

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

Costco Warehouse and Fueling Station Site Development Permit

East Side of Airport Park Boulevard between
Ken Fowler Auto Center and the southern terminus of Airport Park Blvd.
File Nos: 11-01-REZ-SDP-CC-PC and 11-16-EIR-CC

You are invited to attend a Planning Commission meeting.

NOTICE IS HEREBY GIVEN that an application had been received from David Babcock and Associates requesting: 1) City Council approval to rezone the Project parcels from Industrial/Auto Commercial and Light Industrial/Mixed Use to Retail Commercial; and 2) Planning Commission approval of a Site Development Permit to allow the construction of a Costco Wholesale Warehouse with a 20 pump fueling station on the east side of Airport Park Blvd. between Ken Fowler Auto Center and the southern terminus of Airport Park Blvd. (APNs 180-110-08, 09, 10 and 180-080-57, 58, 59, 62, 63, 64, 65, 66, 67). The Project consists of the construction of a 148,000 square foot Costco Wholesale warehouse and fuel station on a 15.3-acre site. The proposed Costco warehouse would include a bakery, pharmacy, optical center, hearing aid testing center, food court, photo center, tire center (sales and installation), and fuel station.

The building would be located on the northwest corner of the site with the building's entry located at the southeast building corner. Four vehicle bays for the tire center would be located on the south side of the building (pedestrian entry to the tire center is provided from within the store). The fueling station would be located in the southeast corner of the site and would have 16 pump stations initially with an option to expand to 20 pump stations. The Project also includes 607 vehicle parking spaces located to the side (south) and rear (east) of the building, 20 bicycle parking spaces, a loading dock on the east side of the building, small delivery area on the north side of the building, landscaping and associated site improvements. The Project includes signs on the building and fuel station canopy. No monument/free standing sign is proposed.

The Project requires approval of modifications to the landscaping requirement to: 1) provide a planter island between every four parking spaces; and 2) provide 50% shade coverage of all paved areas within 10 years of planting.

On December 18, 2013, the City Council certified the Costco Wholesale Project EIR (resolution 2013-34) which analyzed the potential impacts associated with the construction and operation of the proposed Project, including the required Site Development Permit. The Planning Commission will rely on the EIR certified by the City Council as the environmental review document for the Site Development Permit. At the December 18th meeting, the City Council also adopted resolution 2013-35 making the findings required for a statement of overriding considerations and introduced an ordinance to rezone the Project site to retail commercial. The adoption of the rezoning ordinance is currently scheduled for the January 15, 2014 City Council meeting.

Significant Environmental Effects: The EIR identified potentially significant environmental effects related to the construction and operation of the Project that are addressed in the EIR to aesthetics, air quality, biological resources, cultural resources, geology/soils, global climate change, hazards/hazardous materials, hydrology/water quality, and transportation and traffic. Significant and unavoidable environmental effects have been identified for air quality, global climate change, and transportation and traffic. Less-than-significant effects discussed in the EIR include land use and planning, noise, population/housing, public services/utilities, and urban decay.

Public Meeting Date: January 22, 2014 at 6:00 p.m. or soon thereafter

Public Meeting Location: Civic Center City Council Chambers
300 Seminary Avenue, Ukiah, CA 95482

What Will Happen: You may comment on the Site Development Permit. The Planning Commission will consider

all testimony and all Project documents when deciding on the Site Development Permit.

Submitting Written Comments: Mail and hand deliver written comments to Kim Jordan, Planning and Community Development Department, City of Ukiah, CA 95482 or email comments to kjordan@cityofukiah.com. The office is open Monday through Friday from 8:00 a.m. to 12:00 noon and 1:00 to 5:00 p.m.

Additional Information: To receive additional information, contact Kim Jordan, the Project Planner, at (707) 463-6207, kjordan@cityofukiah.com, or in person at the Planning & Community Development Department, 300 Seminary Avenue, Ukiah. The office is open Monday through Friday from 8:00 a.m. to 12:00 noon and 1:00 to 5:00 p.m.

The EIR is available for review at:

City of Ukiah Planning & Community Development Dept. 300 Seminary Ave. Ukiah, CA 95482	City of Ukiah website "Featured Topics" cityofukiah.com	Main Branch Library 105 North Main Street Ukiah, CA 95482
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ADA Accommodations: Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Please call (707) 463-6752 or (707) 463-6207.