

NOTICE OF 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 15.33-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 fuel station would be located in the southeast corner of the site and would have 16 stations initially with an option to expand to 20 stations. The Project also requires the consolidation and reconfiguration of all or portions of twelve parcels in order to create the Costco Project parcel.

The Costco Wholesale Project EIR ("EIR") analyzed the potential impacts associated with the construction and operation of the proposed Project, including the required Rezoning, Site Development Permit, and parcel consolidation and reconfiguration. City Council certification of the EIR is required prior to consideration of the Project rezoning and site development permit. The Planning Commission will rely on the EIR as the environmental review document for the Site Development Permit.

Since the EIR identified significant and unavoidable impacts to air quality, global climate change, and transportation and traffic (see below), City Council adoption of a Statement of Overriding Considerations (SOC) is required in order to approve the Project. The SOC is required to identify the benefits of the Project that outweigh the significant and unavoidable impacts of the Project. The City Council may consider the SOC at its 12/4/2013 meeting (see below).

Significant Environmental Effects: The EIR identified potentially significant environmental effects 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.

City Council Public Hearing: On December 4, 2013, City Council will conduct a public hearing and take possible action to: 1) certify the EIR; 2) adopt a Statement of Overriding Considerations; and 3) introduce an ordinance to rezone the property. If the City Council certifies the EIR, adopts the Statement of Overriding Considerations, and introduces the ordinance to rezone the Costco Project site, the Planning Commission would conduct a public hearing to consider the Site Development Permit at the date, time and location noted below.

Public Meeting Date: December 11, 2013 at 6:00 p.m. or soon thereafter

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

Please see reverse side for additional information.

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.

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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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.

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.

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.