

# **NOTICE OF PLANNING COMMISSION PUBLIC HEARING**

## **Walmart Expansion Project**

### **Environmental Impact Report & Site Development Permit**

#### **1155 Airport Park Blvd., APN 180-070-38, Airport Industrial Park**

**CITY FILE NUMBERS: 09-28-SDP-PC and 09-42-EIR**

**\*\*You are invited to attend a Planning Commission Meeting on a Project in Your Neighborhood\*\***

**NOTICE IS HEREBY GIVEN** that an application has been submitted by TAIT and Associates requesting approval of a Site Development Permit (SDP) to allow the expansion and alteration of the existing 109,030 square foot Walmart store in the Airport Industrial Park at 1155 Airport Park Blvd., Ukiah, California. The EIR analyzes a maximum Project of 161,350 square feet. The expansion would include additional food and general merchandise sales floor area, additional tenant space, new food sales support area, expanded outdoor garden center, new indoor garden space, two new entry vestibules, expansion of the parking lot from 567 to 612 vehicle spaces, and a new truck dock with two additional loading berths (for a total of four truck dock loading berths). In addition, the Project would remove the existing Tire and Lube Express, relocate the outdoor garden center, and revitalize the building's exterior design. The landscaping would be modified, with enhancements to perimeter screening and parking lot shade trees. The Project incorporates several sustainable building features. The expanded Walmart store would extend its operating hours to 24 hours per day, 7 days per week. The expanded store may also include distilled spirit sales (beer and wine are currently sold), a vision care center and a limited-service medical clinic. The EIR analyzes an addition of 52,320 square feet for a total store size of 161,350 square feet (a 3% increase of the proposed square footage).

The Project requires approval of a Major Site Development Permit. As part of the Site Development Permit, the Planning Commission will consider the applicant's request for modifications to the landscaping standards for landscaping lot coverage and shade coverage. In order to approve the Site Development Permit, adoption of a Statement of Overriding Considerations for the significant and unavoidable environmental effects for Traffic identified in the EIR would be required.

**The Planning Commission will conduct public hearings and possibly:**

1. Provide Planning Commission comments and adopt a resolution certifying the environmental impact report (EIR).
2. Receive public comment, provide Planning Commission comments, and provide direction to staff on the Statement of Overriding Considerations and Major Site Development Permit and associated request for approval of modifications to the landscaping standards.

**Public Hearing Date:                      Wednesday December 14, 2011 at 6:00 p.m.**

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

**Environmental Review.** An EIR has been prepared for the project pursuant to the requirements of the California Environmental Quality Act (CEQA). On March 11, 2010 a Notice of Preparation (NOP) was sent to responsible agencies, organizations, and interested parties to provide notice that the City of Ukiah as the Lead Agency would be preparing an Environmental Impact Report (EIR) for the proposed Walmart Expansion project. The comment period to identify and provide input on the potentially significant environmental effects to be addressed in the EIR was from March 11 to April 12, 2010 and a scoping meeting was held on March 18, 2010. A Notice of Availability (NOA) of the draft environmental impact report (DEIR) was mailed to interested parties and neighboring property owners on June 30, 2011. The comment period on the DEIR was July 5 to August 18, 2011, and Planning Commission held a public hearing and received public comment on the DEIR on August 10, 2011. The final (EIR) has been prepared and responds to the comments received on the DEIR.

The Final EIR was released on October 31, 2011, and Planning Commission held a public hearing and received public comment on November 9, 2011.

**Significant Environmental Effects:** Potentially significant environmental effects identified in the EIR include aesthetics (light and glare); air quality; geology/soils; hazards and hazardous materials; hydrology; noise; transportation; and biological resources. Less-than-significant effects addressed in the EIR include Urban Decay, Land Use, Public Services and Utilities, and Global Climate Change.

**What Will Happen:** Public comment on the EIR was closed at the November 9, 2011 Planning Commission meeting. You can comment on the Statement of Overriding Considerations and/or Site Development Permit and associated landscaping modifications. The Planning Commission will consider all testimony and all project documents and may decide to certify the EIR.

Should the Planning Commission choose to certify the EIR at this meeting, the Commission may conduct a public hearing to consider the 1) Site Development Permit and associated request for approval of modifications to the landscaping standards and 2) Statement of Overriding Considerations for the significant and unavoidable environmental effects identified in the EIR. No decision on the Statement of Overriding Considerations or Site Development Permit will be made at this meeting.

**The DEIR, FEIR, and related project documents are available for review on the homepage of the City of Ukiah website at [cityofukiah.com](http://cityofukiah.com) and at:**

City of Ukiah  
Planning & Community Development Dept.  
300 Seminary Ave.  
Ukiah, CA 95482

Main Branch Library  
105 North Main Street  
Ukiah, CA 95482

**Additional Information:** To receive additional information contact Kim Jordan, the project planner, at (707) 463-6207, [kjordan@cityofukiah.com](mailto:kjordan@cityofukiah.com), or in person at the Planning & Community Development Department, 300 Seminary Avenue, Ukiah. The office is open Monday through Thursday from 7:30a.m to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. The office is closed on Fridays.

**Submitting Written Comments:** Mail and hand deliver written comments to Kim Jordan, Planning and Community Development Department, City of Ukiah, 300 Seminary Avenue, Ukiah, CA 95482 or email comments to [kjordan@cityofukiah.com](mailto:kjordan@cityofukiah.com). The office is open Monday through Thursday from 7:30a.m to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. The office is closed on Fridays.

**Accommodation:** 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) 463-6206 to arrange accommodations.