

**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 Boulevard  
File Nos: 11-01-REZ-SDP-CC-PC and 11-16-EIR-CC**

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 141,138 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. The fueling station would be located in the southeast corner of the site and would initially have 16 pump stations with an option to expand to 20 pump stations in the future if the demand warrants expansion. The Project also includes 579 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 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 June 7, 2017, the City Council certified the Costco Wholesale Project EIR (resolution 2017-24) 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 June 7<sup>th</sup> meeting, the City Council also adopted resolution 2017-24 making the findings required for a statement of overriding considerations and introduced an ordinance to rezone the Project site to Retail Commercial. The ordinance was adopted on June 21, 2017, and will become effective on July 21, 2017.

**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, including 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:** July 26, 2017 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.

**The EIR is available for review at:** City of Ukiah Community Development and Planning Department, 300 Seminary Ave., Ukiah, CA 95482; on the City of Ukiah website under "Projects and News" at [cityofukiah.com](http://cityofukiah.com).

**Additional Information:** To receive additional information, contact Kevin Thompson, Project Planner, at (707) 463-6207, [kthompson@cityofukiah.com](mailto:kthompson@cityofukiah.com), or in person at Community Development and Planning 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 Kevin Thompson, Community Development and Planning Department, City of Ukiah, CA 95482 or email comments to [kthompson@cityofukiah.com](mailto:kthompson@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.

**PLEASE TAKE NOTICE** that if you or someone else fails to raise an issue or present evidence during the hearing before the Planning Commission or fails to appeal the Planning Commission decision to the City Council, you may be precluded from raising that issue or presenting that evidence in a judicial challenge to the decision.

**ADA 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.