

**DRAFT FINDINGS
FOR A USE PERMIT
AT 1825 Airport Road; APN 180-110-07;
FILE NO. 24-000177**

The following findings are supported by and based on information contained within this staff report, the application materials and documentation, and the public record, in accordance with UCC Sections 9262 and 9174.

1. The project, as conditioned, is consistent with the goals and policies of the General Plan for commercial and economic development.
2. The project, as conditioned, is consistent with Division 9, Chapter 2, Article 15.7, Section 9174.2 and 9174.3 of the Ukiah City Code as described in the staff report.
3. Pursuant to City Code Section 9174.3, the proposed modification was reviewed by Planning staff and the Police Department; it has been determined that the criteria for modification of the cannabis-related business permit has been met.
4. The Use Permit is determined to be compatible with surrounding land uses and will not be detrimental to the public's health, safety and general welfare.
5. The proposed project is subject to the California Environmental Quality Act (CEQA). The project has been reviewed by City staff in accordance with CEQA Guidelines to determine if implementation would create significant environmental impacts. The City has determined that the establishment on-site consumption at this commercial cannabis businesses does not meet any of the thresholds that would trigger a significant environmental impact, and thus according to the "general rule exemption" (Section 15061 (b)(3) of the CEQA Guidelines, no further environmental analysis is required.
6. A notice of public hearing was provided in accordance with UCC §9262.