



**NOTICE OF PUBLIC HEARING  
MAJOR USE PERMIT  
AT 1825 AIRPORT ROAD; APN (180-11-07)  
FILE NO. 24-000177**

**NOTICE IS HEREBY GIVEN** that the Planning Commission will review and consider a proposal from Emerald Sun, LLC for a Major Use Permit to modify an existing entitlement to allow for non-storefront 'Cannabis Retail' & 'On-Site Cannabis Consumption' at an existing facility located at 1825 Airport Road; APN (180-11-07). File No. 24-000177. No expansion of the existing structure is requested or necessitated.

**PROJECT IMPACTS:** The proposed project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Article 19 Section 15301, Existing Facilities, Class 1(a) and consists of minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

**PUBLIC HEARING DATE/TIME:** Wednesday, September 25, 2024, at 6:00 p.m. or soon thereafter.

**LOCATION:** This meeting will take place both in-person at the Civic Center Council Chambers, located at 300 Seminary Ave., Ukiah, CA, and via teleconference. Teleconference attendance details will be included on the agenda posted to the City website, [www.cityofukiah.com/meetings/](http://www.cityofukiah.com/meetings/) and at the Civic Center Agenda Board no less than 72 hours prior to the meeting. Hearing materials for this project will be made available at the Community Development Counter, as well as the City of Ukiah website, [www.cityofukiah.com/ceqa/](http://www.cityofukiah.com/ceqa/) at least 10 days prior to the Public Hearing.

**WHAT WILL HAPPEN:** The Planning Commission will hold a public hearing to consider all public testimony and either approve, conditionally approve, or deny the project. All interested parties may comment on the project. Hearing-related documents will be available for review at the Community Development Department counter and online at least 10 days prior to the hearing at [www.cityofukiah.com/ceqa/](http://www.cityofukiah.com/ceqa/).

**IF YOU CANNOT ATTEND:** Written comments may be submitted via email or mail to the Planner listed below, or in person prior to the hearing at the Community Development Department, located at 300 Seminary Avenue, Ukiah, CA 95482. Office hours: 8:00 am to 12:00 p.m. and 1:00 p.m. to 5:00 pm, Monday through Friday.

**FOR MORE INFORMATION:** All interested parties may contact Katherine Schaefer, (707) 463-6203 or [kschaefer@cityofukiah.com](mailto:kschaefer@cityofukiah.com); or, visit the Community Development Department located at 300 Seminary Ave. Office hours: 8:00 am to 12:00 pm and 1:00 pm to 5:00 pm, Monday through Friday.

**ADA ACCOMODATION:** If you plan to attend the public hearing and need a special accommodation because of a sensory or mobility impairment/disability, or have a need for an interpreter, please contact Katherine Schaefer at (707) 463-6203 or Stephanie Abba at (707) 462-7921 to arrange assistance.

**APPEAL:** The Planning Commission's action regarding this item shall be final unless appealed to the City Council. The last day to file an appeal is the 10th day after the Planning Commission's decision. To file an appeal, a written statement must be filed with the City Staff with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Community Development or the Planning Commission at, or prior to, the public hearing. All persons are invited to present testimony in this matter.