

**Michael Baker**

**INTERNATIONAL**

*We Make a Difference*



# Proposed Hare Creek Center Project

Environmental Scoping Meeting

September 19, 2016

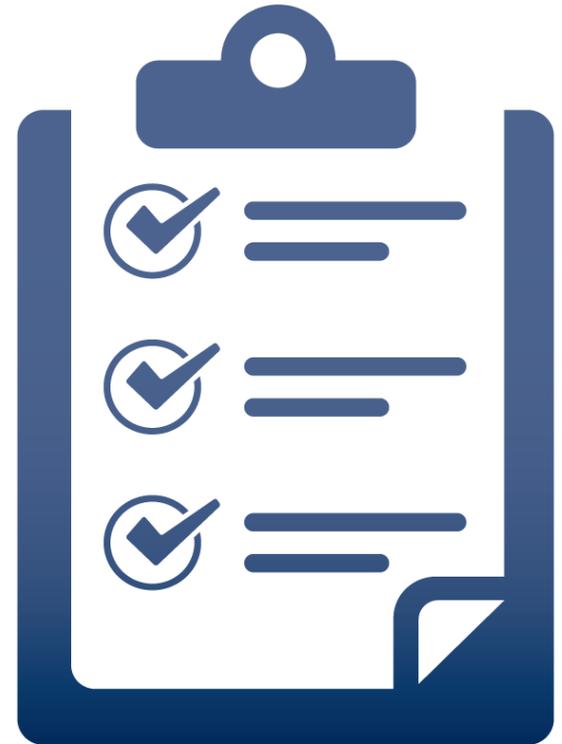
# Purpose of Scoping Meeting

- To receive comments
- Receive input on project alternatives
- Identify significant effects to be analyzed
- Identify environmental issues that are not significant



# Agenda

- Introductions
- Project Overview
- What is CEQA?
  - What is an EIR?
  - The EIR Process
  - Key Environmental Issues
- Comment Period
- Next Steps



# Introductions

## City of Fort Bragg

Marie Jones, Community Development Director

## Environmental Consultants

Florentina Craciun, AICP

Michael Baker International



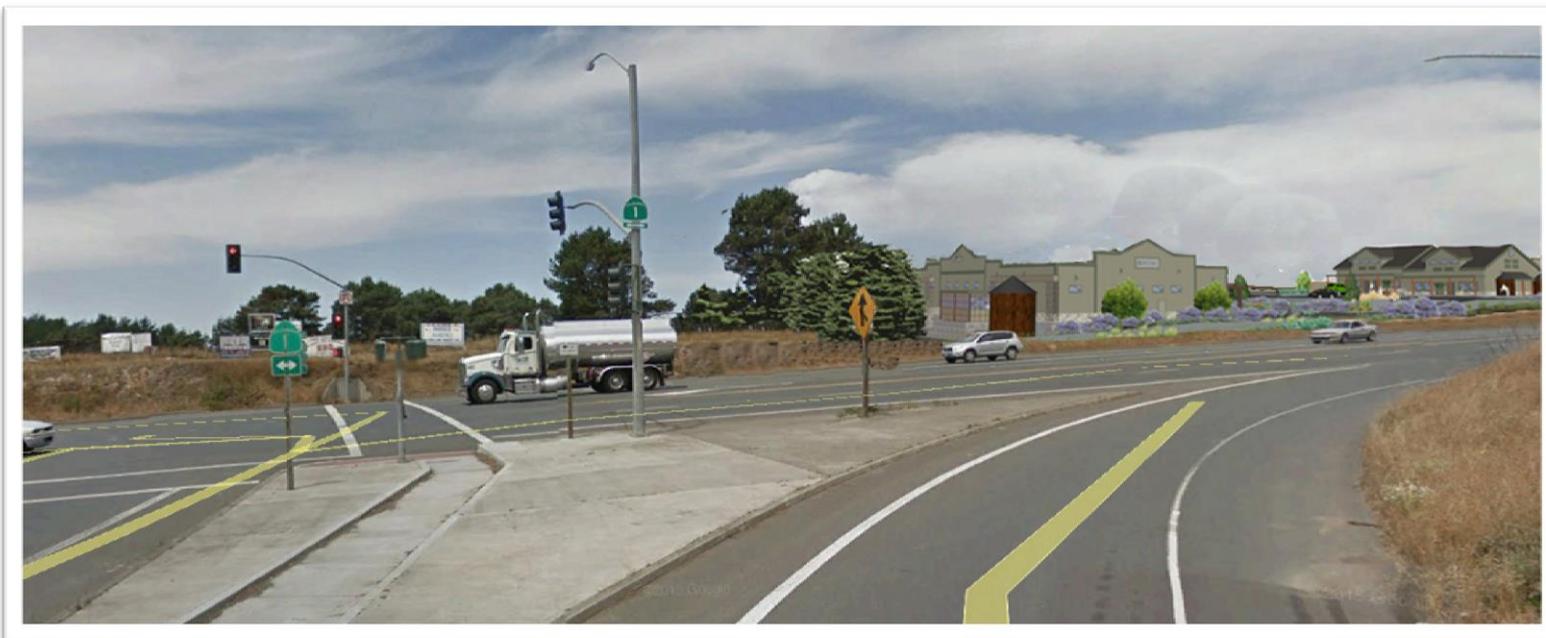
# Permitting History

- **2000:** an application for a Scenic Corridor Review (SCR 10-00) permit to remove all scotch broom and six Monterey pine trees
- **2004:** an application for a major subdivision, general plan amendment and rezone to develop: a Highway 20 extension road onto the site; a gas station/mini-mart, a 4,022 square feet restaurant, an 11,192 square feet office building, and 91 one- and two-story multi-family units. Application was withdrawn.
- **2007:** an application to develop 70 multi-family housing units, 33 single-family residential units, two office buildings (totaling 10,000 square feet), a 140-seat restaurant, and a gas station with a minimart on this parcel and the adjoining parcels of the entire vacant 18 acre site. Application was withdrawn due to Caltrans access limitation.
- **2011:** an application for a Local Coastal Program amendment permit (LCP 1-11) and a Zoning Amendment (1-10) to rezone the project site. Application withdrawn.
- **2013:** an application for a Coastal Development Permit, Use Permit Design Permit, Lot Line Adjustment and Design Review for a 29,500 square foot shopping center was denied and staff was directed to work with the applicant and the Coastal Commission staff to revise the project and to prepare an EIR.

# Current Application - 2016

- Coastal Development Permit, Use Permit Design Permit, Lot Line Adjustment and Design Review for:
  - Building A at 15,000 square feet,
  - Building B at 10,000 square feet,
  - Building C at 4,500 square feet, and
  - Associated 99 space parking lot, loading zones, pedestrian improvements, rainwater storage tanks, utilities, drainage improvements, and associated landscaping.





# What is CEQA?

- California Environmental Quality Act
- Public disclosure process
- Public participation is essential
- Avoid or mitigate for environmental impacts
- Certification of EIR does not indicate approval of project



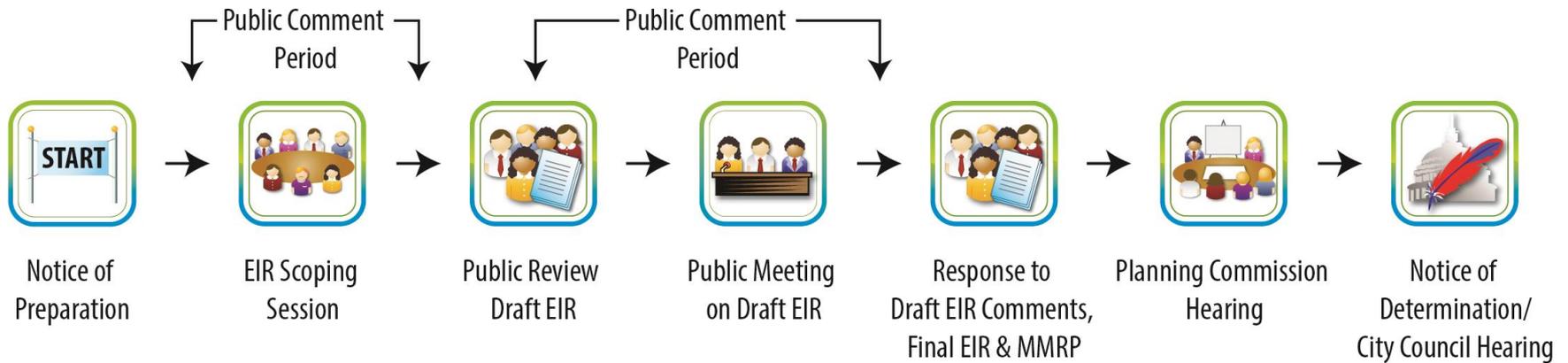
# What is an EIR?

- **An informational document**
  - Discloses information about the effects a proposed project could have on the environment
  - Identifies mitigation measures
  - Describes feasible alternatives to the proposed project

**Must be certified prior  
to project approval**



# EIR Process



# Topics to be Addressed

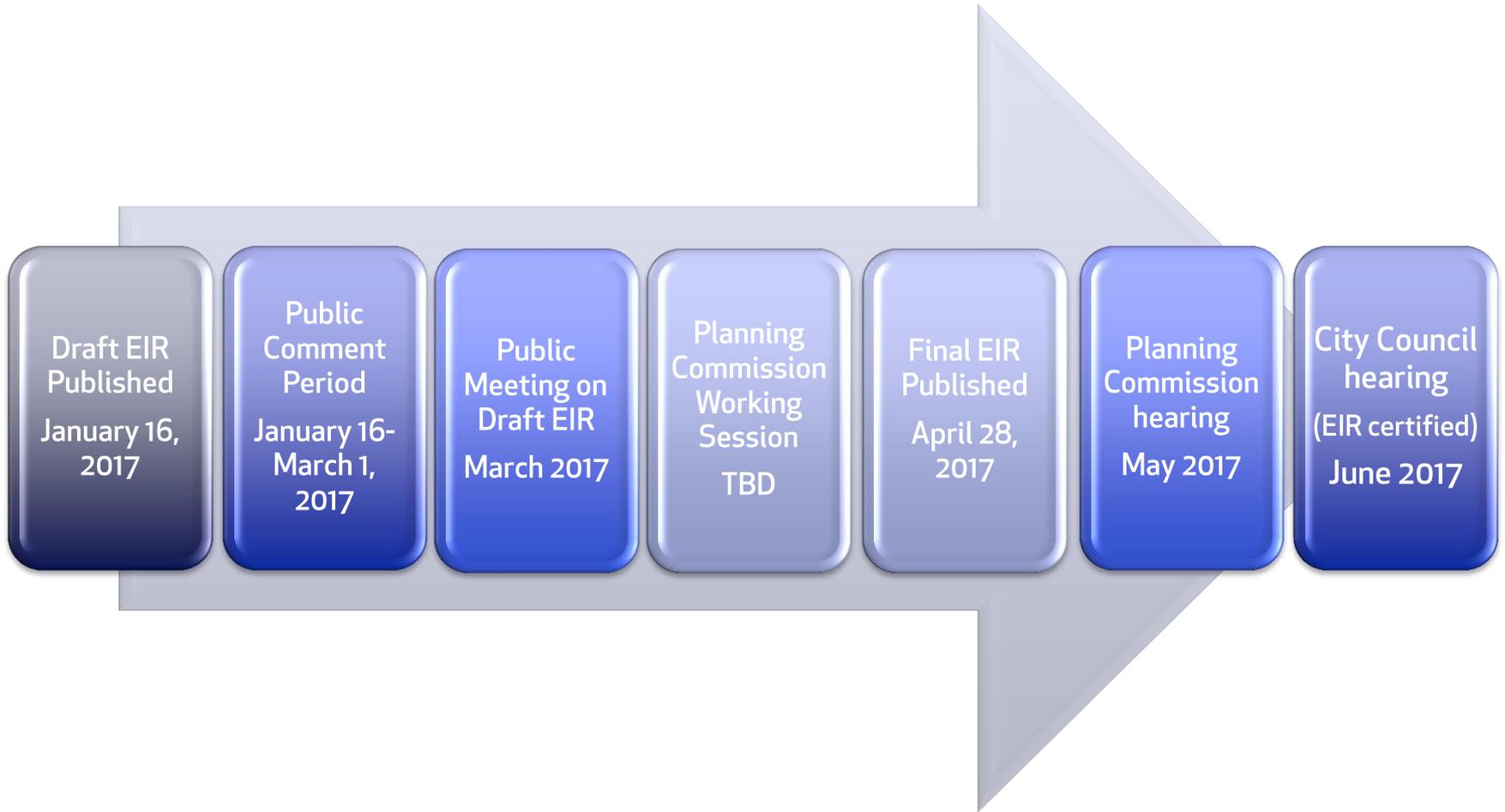
- Aesthetics/  
Visual Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas  
Emissions
- Hydrology/Water  
Quality
- Noise
- Utilities/Service  
Systems
- Transportation/Traffic

# In addition...

- Energy conservation
- Project alternatives
- Cumulative impacts
- Significant irreversible environmental changes
- Growth inducing impacts
- Mitigation measures



# Tentative Schedule



# Scoping comments to

Submit comments by September 20, 2016

- Speaking at tonight's meeting
- Mail to: **Marie Jones**  
Community Development Director  
Community Development Department  
416 N. Franklin Street  
Fort Bragg, CA 95437  
(707) 961-2827 ext. 108
- Email: [mjones@fortbragg.com](mailto:mjones@fortbragg.com)  
Make subject line: "Hare Creek Center EIR"

# Comment Process

- Please treat everyone with respect (no clapping, booing, yelling, etc.)
- Please limit your comments to 3 minutes to give everyone an opportunity to speak.
- If you need more than 3 minutes, you can come back and provide additional comments after everyone has spoken at least once.
- We will stay until everyone is finished providing their input.
- Please feel free to provide written comments and submit them to:  
[mjones@fortbragg.com](mailto:mjones@fortbragg.com)
- The scoping session is being recorded & live streamed (video & audio). It can be viewed on line at:  
<http://city.fortbragg.com/578/Community-Meetings>
- This PowerPoint will be on the City's website tomorrow on the project page for this project:  
<http://city.fortbragg.com/486/Active-Permit-Applications>

# Thank You for Attending!