



## NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

**DATE:** May 13, 2022

**TO:** State Clearinghouse  
State Responsible Agencies  
State Trustee Agencies  
Mendocino County Clerk  
Other Public Agencies  
Organizations and Interested Persons

**SUBJECT:** Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Best Development Grocery Outlet

**LEAD AGENCY:** City of Fort Bragg  
Community Development Department  
416 N. Franklin Street  
Fort Bragg, CA 95437

**PROJECT PLANNER:** Heather Gurewitz, Associate Planner  
hgurewitz@fortbragg.com  
(707) 961-2827 x118

**PURPOSE OF NOTICE:** This is to notify public agencies and the general public that the City of Fort Bragg, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the Best Development Grocery Outlet. The City of Fort Bragg is interested in the input and/or comments of public agencies and the public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed Project, and public input. Responsible/trustee agencies will need to use the EIR prepared by the City of Fort Bragg when considering applicable permits, or other approvals for the proposed Project.

**COMMENT PERIOD:** The 30-day public review period will begin on **May 19, 2022 and conclude on June 20, 2022**. Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 PM, June 20, 2022. Please send your comments (including the name for a contact person in your agency) to: Attn: Heather Gurewitz, Associate Planner at the City of Fort Bragg, 416 N. Franklin Street, Fort Bragg, CA 95437; or by email to hgurewitz@fortbragg.com.

**SCOPING MEETING:** On **Tuesday, June 7, 2022 from 5:30 PM to 6:30 PM** the City of Fort Bragg will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed Project and scope of the EIR. The meeting will be held at the Fort Bragg Town Hall located at 363 North Main Street, Fort Bragg, CA 95437. Due to COVID-19, this meeting will be made available online via a Zoom Webinar. Attendees may participate in the Zoom Webinar at <https://us06web.zoom.us/j/87040183228>. Representatives from the City of Fort Bragg and the EIR consultant team will be available to address questions regarding the EIR process and scope. If you have any questions regarding the scoping meeting, contact Heather Gurewitz, Associate Planner at the City of Fort Bragg, at (707) 961-2827 x118 or hgurewitz@fortbragg.com.

**PROJECT LOCATION AND SETTING:** The Project site is located at 825, 845, and 851 S. Franklin Street in the City of Fort Bragg, Mendocino County, California. The 1.63-acre site is located on the north side of N. Harbor Drive, the west side of S. Franklin Street, and the south side of South Street. The Project site is located approximately 230 to 450 feet east of S. Main Street/Highway 1 (a four-lane conventional highway managed by the California Department of Transportation [Caltrans]) and is located in the City's Coastal Zone but outside the area in which appeals of coastal development approvals may be appealed to the California Coastal Commission pursuant to Public Resources Code section 30606. Properties within the Coastal Zone are regulated by the Coastal Land Use and Development Code (CLUDC), also known as Fort Bragg Municipal Code (FBMC) Chapter 17. The Project site consists of three parcels identified by Assessor's Parcel Numbers (APNs) 018-120-47, 018-120-48 and 018-120-49.

See Figures 1 and 2 in the initial study for the Project's regional location and vicinity.

The northern portion of the Project site contains existing development and the southern portion of the site is vacant with a dirt driveway. A 16,436-square-foot (sf) vacant former office building and associated 47-space parking lot are located in the northern half of the site. The building, locally referred to as the "Old Social Services Building," has not been leased since 2010 but has been used as storage since then. Wooden fencing is currently located along the western property line and adjacent to the south side of the existing building. Shrubs and trees are located in the northern portion of the site. The southernmost lot is vacant, with one-third bare soil and two-thirds covered with annual grasses and forbs with scattered shrubs.

The Project site does not contain any creeks/streams, riparian areas, or wetlands on site (Wildland Resources Managers, Revised March 2022). The Project site is located in Zone "X," an area of minimal flood hazard, as shown on Federal Emergency Management Agency's (FEMA) National Flood Hazard Layer FIRMette map number 06045C1016G, effective July 18, 2017.

The Project site is relatively flat with site elevations ranging from approximately 117 feet to 122 feet above mean sea level (msl).

See Figure 3 in the Initial Study, which shows the aerial view of the Project site.

**PROJECT DESCRIPTION:** The proposed Project includes demolition of the existing 16,436-sf vacant former office building and parking area and subsequent development and operation of a 16,157-sf Grocery Outlet (retail grocery store) with associated improvements on the Project site. Grocery Outlet describes itself as a value grocer, meaning that it sells brand name products at bargain prices due to their opportunity buying style. Associated improvements include a parking lot, loading dock and trash enclosure, circulation and access improvements, and utility infrastructure. The Project would also include a merger of three existing parcels (lots) to create one 71,002-sf

(1.63 acres) parcel to accommodate the footprint of the proposed retail store within the resulting parcel.

The proposed site plan is shown in Figure 5 in the Initial Study.

For more details regarding the project operations, building architecture and signage, landscaping, circulation and parking, and utilities and service systems, please see the Project Description in the attached Initial Study.

**PROJECT APPROVALS:** The City of Fort Bragg will be the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050. If the final City decision making body, the City Council, certifies the EIR in accordance with CEQA requirements, the City may use the EIR to support the following actions:

- Adoption of a Mitigation Monitoring and Reporting Program (MMRP);
- Approval of a Zoning Clearance (ZC);
- Approval of a Coastal Development Permit (CDP);
- Approval of Design Review;
- Approval of a Parcel Merger;
- Approval of a Sign Permit;
- Approval of an Encroachment Permit;
- Approval of a Grading Permit;
- Approval of a Building Permit.

The proposed Project is subject to a number of existing requirements of regulatory agencies other than the City of Fort Bragg, but will not require any specific discretionary approvals from such agencies. For example, although the proposed Project is subject to the policies of the Local Coastal Program governing portions of the City and requires a coastal development permit from the City, the approval by the City of such a permit for the proposed Project cannot be appealed to the California Coastal Commission due to the character and location of the Project site. (See Public Resources Code section 30606.)

In addition, although the proposed Project is subject to water quality regulations and general permits put in place by state and federal agencies, no state or federal approvals are required in order for site construction to proceed. Construction activities for the proposed Project will be subject to the requirements of General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ, also known as the CGP), issued by the State Water Resources Control Board. This General Permit requires operators of construction sites to implement stormwater controls and develop a Stormwater Pollution Prevention Plan (SWPPP) identifying specific best management practices (BMPs) to be implemented to minimize the amount of sediment and other pollutants associated with construction sites from being discharged in stormwater runoff. SWPPPs must be submitted to the applicable Regional Water Quality Control Board (here, the North Coastal Regional Water Quality Control Board), but advance approval of the SWPPP by that state agency is not required.

Discharges of stormwater and non-stormwater from the Municipal Separate Storm Sewer System (MS4) within the jurisdictional boundary of the City of Fort Bragg are subject to Water Quality Order No. 2013-0001-DWQ, NPDES General Permit No. CAS00004, Waste Discharge Requirements for Storm Water Discharges from MS4s (Phase II MS4 Permit). The Phase II MS4 Permit authorizes the City to discharge stormwater runoff and certain non-stormwater discharges

from its MS4 to waters of the United States and provides a framework and requirements for the implementation of the City MS4 Program. The proposed Project can operate within the parameters of these existing authorizations without the need for any specific discretionary approvals from the North Coastal Regional Water Quality Control Board, the United States Environmental Protection Agency, or any other federal or state agency.

Finally, construction activities of the proposed Project will be subject to the Mendocino County Air Quality Management District (MCAQMD), and may require additional permits for demolition. No individual permits required for project construction or operation to proceed.

**AREAS OF POTENTIAL IMPACTS:** The Draft EIR will examine some of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics to be addressed in the Draft EIR include the following:

- Air Quality
- Biological Resources
- Greenhouse Gases, Climate Change, and Energy
- Land Use and Planning
- Noise
- Transportation
- Cumulative Impacts
- Growth Inducing Impacts

**INITIAL STUDY:** An Initial Study has been prepared for this Project. The Initial Study identifies environmental areas/issues that would result in No Impact or a Less than Significant Impact, and environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft EIR. Areas/issues that would result in No Impact or a Less than Significant Impact, as identified in the Initial Study, will not be addressed further in the Draft EIR. A copy of the Initial Study is available on the City's website at: [www.city.fortbragg.com/departments/community-development/active-planning-reports-and-studies](http://www.city.fortbragg.com/departments/community-development/active-planning-reports-and-studies)



Signature: \_\_\_\_\_

Date: 5/13/2022

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