

DEPARTMENT OF TRANSPORTATION

DISTRICT 1
P O BOX 3700
EUREKA, CA 95502-3700
PHONE (707) 684-6884
FAX (707) 441-6314
TTY 711
www.dot.ca.gov/dist1



Making Conservation
a California Way of Life.

Governor's Office of Planning & Research

Feb 16 2021

February 12, 2021

STATE CLEARINGHOUSE

Chantell O'Neal
Assistant Director, Engineering
City of Fort Bragg
416 N. Franklin Street
Fort Bragg, CA 95437

1-MEN-1-60.4
Fort Bragg Grocery Outlet
SCH# 2021010142

Dear Ms. O'Neal:

Thank you for the opportunity to comment on the Initial Study for a proposed Best Development Grocery Outlet on a 1.63-acre parcel in the City of Fort Bragg (December 2020). The project would include the demolition of an existing structure to be replaced with the construction and operation of a 16,157 square foot, one-story, retail store including a 53-space parking lot and associated improvements and infrastructure. The site is bordered to the north by South Street, to the south by North Harbor Dive, and to the east by South Franklin Street. It is located one block east of State Route 1 (1-MEN-1-60.4).

We previously commented on the Traffic Impact Analysis (TIA, December 24, 2019). To clarify those comments and to apply policies from current California legislation, we have the following comments as this project moves forward:

Senate Bill 743:

Senate Bill 743 (SB 743) was approved in 2013, incorporated into the State's CEQA Guidelines in 2018, and statewide implementation occurred on July 1, 2020. SB 743 has updated the way transportation impacts are measured in California for new development projects, making sure they are built in a way that allows Californians more alternatives to motor vehicle use. The change in CEQA helps to reduce automobile trips while increasing the use of sustainable modes that are essential to supporting California's growing population and economy, also while meeting climate goals.

SB743 promotes multi-modal transportation networks and supports active transportation. Therefore, we concur with the recommendations in the TIA to fill the existing sidewalk gaps along the project's frontage, include bicycle racks with the

proposed development, and consider bicycle lanes and other non-motorized enhancements where feasible.

The TIA for this project (KD Anderson & Associates, Inc., October 22, 2019) uses traditional Level of Service (LOS) and delay metrics that are no longer accepted for determining transportation impacts or mitigation measures on the state highway system. New metrics have been set for identifying and mitigating transportation impacts within CEQA. These metrics are generally focused on Vehicle Miles Traveled (VMT). However, the City of Fort Bragg may still consider LOS in analysis of the local street network.

We have concluded that no significant improvements on SR 1 are appropriate at this time, considering nexus and proportionality, in association with the Grocery Outlet project.

Recommendations:

- We do not support the recommended mitigation for traffic control improvements on State Route 1 at South Street or North Harbor Drive. This is for two reasons: 1) Caltrans no longer uses LOS to determine mitigation; 2) Meeting a single traffic signal warrant does not require a signal, or other right of way improvement be implemented.
- We also do not concur with restricting left turns from South Street onto State Route 1. There is currently a left-turn prohibition at North Harbor Drive, meaning the southbound traffic leaving the Noyo River Harbor area likely uses South Street or Cypress Street for access to southbound State Route 1. We do not want to encourage additional southbound traffic to Cypress Street by restricting left turns at South Street.

We may have additional comments or recommendations as the proposed project moves through the CEQA process. A field review of the area is scheduled for Tuesday, February 16, 2021.

We look forward to working with the City of Fort Bragg as this project moves forward and expect we will discuss the comments outlined in this letter in more detail at our meeting on Friday, February 19, 2021.

Chantelle O'Neal
February 12, 2021
Page 3

Please feel free to contact me with any questions or for further assistance at (707) 684-6884 or tatiana.ahlstrand@dot.ca.gov.

Sincerely,

Tatiana Ahlstrand

TATIANA AHLSTRAND
Transportation Planning
Caltrans District 1

CC: California State Clearinghouse