



CITY OF FORT BRAGG

Incorporated August 5, 1889

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NOTICE OF AVAILABILITY **THE DRAFT ENVIRONMENTAL IMPACT REPORT** **AND NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Fort Bragg (Lead Agency) is seeking written comments on the Draft Environmental Impact Report (DEIR) for a proposed Grocery Outlet in accordance with the California Environmental Quality Act (CEQA). This notice has been prepared in accordance with CEQA Guidelines Section 15085 and 15087(c), which requires public notification of availability of a Draft EIR.

APPLICATION: Coastal Development Permit 2-22 (CDP 2-22), Design Review 7-22 (DR 7-22), Lot Merger 1-22 (MGR 1-22)
APPLICANT: Best Development Group
PROJECT: Construct 16,157 sq ft grocery store (see below details for full description)
LOCATION: 825, 845, 851 S. Franklin St. (APNs: 018-120-47, 018-120-48 and 018-120-49)
LOT SIZE: 1.63 acres (total)
ZONING: Visitor Highway Commercial (Coastal Zone)

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on September 15, 2022 and will end on October 31, 2022 for interested individuals and public agencies to submit written comments on the document. **Written comments concerning the Draft EIR are due by 5:00 p.m. on October 31, 2022** and should be submitted to the attention of Heather Gurewitz, Associate Planner, City of Fort Bragg Community Development Department, 416 N. Franklin Street Fort Bragg, CA 95437; or by e-mail to hgurewitz@fortbragg.com or phone at (707) 961-2827.

PUBLIC HEARING: The Fort Bragg City Council will conduct a public hearing at a regularly scheduled meeting on **Tuesday, October 11, 2022 at 6:00 PM** or as soon thereafter as the matter may be heard at Town Hall, at the corner of Main and Laurel Streets (363 North Main Street), Fort Bragg, California. The hearing will be opened for public participation. All interested persons are invited to appear at that time to present their comments. Verbal comments may be made during the meeting, either in person at Town Hall or virtually using Zoom if a Zoom link is provided at the time of agenda publication. Public Comment regarding this Public Hearing may be made in any of the following ways: (1) Emailed to the Community Development Department, at hgurewitz@fortbragg.com (2) Written comments delivered to City Hall, 416 N. Franklin Street before 3:00 PM on the day of the meeting; or (3) Verbal comments made during the meeting, either in person at Town Hall or virtually using Zoom if a Zoom link is provided at the time of agenda publication.

PROJECT LOCATION: 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 and is appealable to the California Coastal Commission because it is within 300 feet of what is considered a coastal bluff. Properties within the Coastal Zone are regulated by the Coastal Land Use and Development Code (CLUDC), also known as Fort Bragg Municipal Code (FBMC) Title 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.

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 is 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. For more details regarding the project background, full project description, and project objectives, please see Chapter 2.0, Project Description, of the Draft EIR.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Noise and Cumulative Greenhouse Gas Emissions. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the project.

DOCUMENT AVAILABILITY: Copies of the Draft EIR can be reviewed at the following location:
Fort Bragg Library
499 E Laurel Street, Fort Bragg, CA 95437.

The Draft EIR can also be found online at:

<https://www.city.fortbragg.com/departments/community-development/active-planning-reports-and-studies>