

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022050308

Project Title: Best Development Grocery Outlet

Lead Agency: City of Fort Bragg

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Project Location: Fort Bragg, Mendocino County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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 2.0-5.

See Chapter 2.0 of the DEIR for the project location, list of entitlements, and full description of the project.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See Chapter ES, Executive Summary, of the Draft EIR for the complete summary of project impacts and proposed mitigation measures.

As shown, Impacts 3.3-2, Impact 3.3-3, 3.6-1, and 3.6-2 in Sections 3.3, Biological Resources, and 3.6, Noise, require mitigation in order to reduce or avoid those effects.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City of Fort Bragg received written comment letters on the NOP for the proposed Project. A copy the letters are provided in Appendix A of the Draft EIR. Based on input received on the Project as described above, the following subjects could be described as areas of controversy relating to the Project:

- whether the Project site contains wetlands;
- whether the Project site provides valuable habitat for wildlife such as blue herons;
- whether the building demolition required for the Project will deal adequately with any bats that may be inhabiting the existing on-site structure;
- whether the Project would have significant construction-related and operational air quality effects;
- whether the Project would have a cumulatively considerable contribution to a cumulatively significant increased risk of cancer due to air pollutant emissions;
- whether the Project would cause significant construction-related and operational noise impacts on adjacent residential properties;
- whether greenhouse gas emissions from the Project will cause significant environmental impacts;
- whether the Project will result in adverse aesthetic effects compared with baseline conditions;
- whether the Project's design and water quality mitigation will sufficiently address water quality impacts;
- whether the City has a sufficient reliable water supply for the Project;
- whether the Project will have significant transportation-related impacts;
- whether pedestrians traveling to and from the Project site could be subject to risk of accidents from increased traffic;
- whether the Project is consistent with all applicable City General Plan policies and Local Coastal Program policies; and
- whether the existing structure on the Project site can be feasibly repurposed and reused.

Provide a list of the responsible or trustee agencies for the project.

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, unless appealed. 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. However, the approval by the City of such a permit for the proposed Project can be appealed to the California Coastal Commission due to the character and location of the Project site.

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 MCAQMD.