



AGENCY: City Council
MEETING DATE: October 11, 2022
DEPARTMENT: Community Development
PRESENTED BY: H. Gurewitz/ S. McMurtry, Consultant
EMAIL ADDRESS: hgurewitz@fortbragg.com

AGENDA ITEM SUMMARY

TITLE:

Conduct Public Hearing, Receive Report and Public Comments on the Draft Environmental Impact Report (DEIR) for the Proposed Grocery Outlet

ISSUE:

A Grocery Outlet was proposed for 825, 845, and 851 S. Franklin St. The Coastal Development Permit, Lot Merger, and Design Review were approved and a Mitigated Negative Declaration (MND) was adopted in July 2021. A lawsuit was filed against the MND and the applicant. Rather than fight the lawsuit, the applicant requested that the City rescind the previously issued permissions. The Applicant reapplied, with the City preparing an Environmental Impact Report (EIR) for the project. A Notice of Preparation was issued on May 19, 2022 and a public scoping session was held on June 7, 2022. The City's consultant, De Novo Planning Group, has prepared a Draft EIR. The report was released to the public on September 15, 2022 for comments, and tonight's public hearing is an opportunity for the public to provide in-person comments on the draft document. The comment period for the Draft EIR closes on October 31, 2022.

A copy of the draft EIR document is available online at the City's website at:

<https://www.city.fortbragg.com/home/showpublisheddocument/3667/637986626325070000>

and a paper version of the document is available for public review at the Fort Bragg Public Library.

RECOMMENDED ACTION:

Open the public hearing, receive the staff report and public comments, close the public hearing, and provide comments (if any) to the consultant.

ALTERNATIVE ACTION(S):

Continue the hearing to a later date.

FISCAL IMPACT:

None.

GREENHOUSE GAS EMISSIONS IMPACT:

N/A.

CONSISTENCY:

The proposed hearing is consistent with the Inland Land Use and Development Code Section 17.72.100(E) which requires a public hearing for a draft EIR.

IMPLEMENTATION/TIMEFRAMES:

The required 45-day review period for the draft EIR will end on October 31, 2022. The consultant will then prepare responses to all comments received on the project and prepare an errata document and prepare the Final EIR.

Upon completion of the Final EIR, the proposed project and its land use entitlements will be reviewed at a Planning Commission public hearing for recommendation to City Council. After receiving the Planning Commission recommendation, the City Council will have a public hearing for a decision on the project and review/certification of the Final Environmental Impact Report.

ATTACHMENTS:

1. Notice of Availability
2. The Draft Environmental Impact Report can be found on the City's website under Community Development Department [Active Planning Reports and Studies Page](https://www.city.fortbragg.com/home/showpublisheddocument/3667/637986626325070000) or: <https://www.city.fortbragg.com/home/showpublisheddocument/3667/637986626325070000>

NOTIFICATION:

Active Planning Environmental Reports "Notify Me" Subscribers