Best Development
Grocery Outlet EIR
Planning Commission Hearing

City of Fort Bragg Town Hall
416 North Franklin Street
Fort Bragg, CA 95437

May 10, 2023

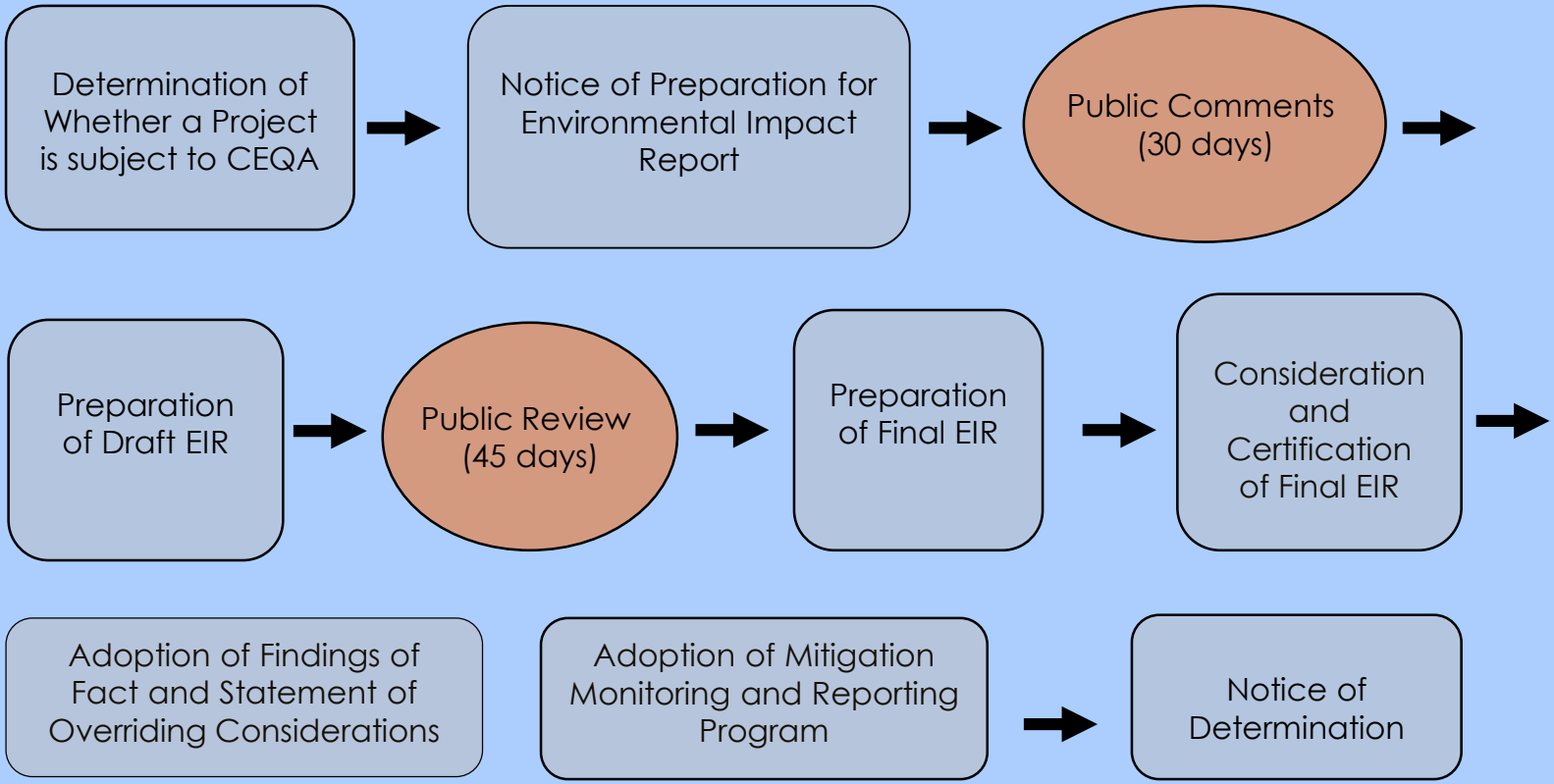
De Novo Planning Group

Environmental Review Process

What is an EIR?

- Adocument describing the anticipated environmental effects of implementing a project, as required by CEQA.
- A forum for public participation in the environmental review process.
- An EIR includes Mitigation Measures to reduce potential adverse environmental impacts.
- An EIR does not advocate or promote the project.
- Certification of the EIR does not determine whether or not the project will be approved.

Environmental Review Process



Environmental Review Timeline

Notice of Preparation and Initial Study: May 19, 2022

- Public Scoping Meeting: June 7, 2022
- Public Comment Period: May 19 – June 20, 2022

Draft EIR: September 15, 2022

- Public Hearing to Receive Draft EIR comments: October 11, 2022
- Public Comment Period: September 15 – October 31, 2022

Final EIR: April 24, 2023

Key Findings from Initial Study

The following issues were analyzed in the Initial Study (Appendix A of the Draft EIR) and were determined to have no change, or less-than-significant impacts:

- Agricultural Resources
- Cultural and Tribal Resources
- Geology/Soils
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Population and Housing
- Public Services/Recreation
- Wildfire

Because these issues were fully analyzed in the Initial Study, no further analysis of these issues was required.

Key Findings from Draft EIR

The following issues were analyzed in the Draft EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Greenhouse Gas Emissions/ Energy
- Land Use and Planning/ Urban Decay
- Noise
- Transportation/Circulation
- Utilities and Service Systems

As discussed in the Draft EIR, no significant and unavoidable impacts would result from the Project.

Key Findings from Draft EIR

The following issues were determined to have no change, or a less-than-significant impact in the Draft EIR:

- Aesthetics
- Air Quality
- Greenhouse Gas Emissions/ Energy
- Land Use and Planning/ Urban Decay
- Transportation/Circulation
- Utilities and Service Systems

The following issues were determined to have potentially significant impacts in the Draft EIR:

- Biological Resources
- Noise

Key Findings from Draft EIR

***Biological Resources*: Impacts related to the following were determined to be less-than-significant:**

- Special-status invertebrate, reptile, amphibian, fish, and plant species
- Wetlands
- Riparian habitat and sensitive natural communities
- Movement of wildlife
- Conflicts with local policies or ordinances protecting biological resources
- Conflicts with an adopted Habitat Conservation Plan/Natural Community Plan

Key Findings from Draft EIR

***Biological Resources*: Impacts related to the following were determined to be potentially significant:**

- Special-status bird species
- Special-status bat species

The Draft EIR includes mitigation measures which would reduce these potentially significant impacts to a less-than-significant level. All mitigation measures included in the Draft EIR are presented in the Executive Summary. Mitigation Measures address the following:

- Preconstruction surveys for special-status birds and special-status bats, and measures to follow should active nests/roosts or behaviors indicating that active nests/roosts are present are observed.

Key Findings from Draft EIR

***Noise*: Impacts related to the following were determined to be potentially significant:**

- Temporary increases in ambient noise levels due to construction
- Groundborne vibration levels due to construction

The Draft EIR includes mitigation measures which would reduce these potentially significant impacts to a less-than-significant level. All mitigation measures included in the Draft EIR are presented in the Executive Summary. Mitigation Measures address the following:

- Measures to follow during construction to reduce construction noise and vibration, including but not limited to: limiting construction hours, locating staging areas away from residences, limiting engine idling, temporary construction sound wall, and using static drum rollers should compaction be required within 25 feet of residential structures.

Final EIR

The Final EIR includes:

- All comments received on the Draft EIR (in writing and at public hearing)
- Written responses to all comments received
- Minor changes (revisions) to the Draft EIR
- The Final Mitigation Monitoring and Reporting Program (MMRP)

Final EIR

The City of Fort Bragg received 29 comment letters on the Draft EIR during the public review period from local residents and the Fort Bragg Local Business Matters group. Main discussion points made by the commenters pertained to:

- Temporary and permanent increases in ambient noise levels due to construction and operation
- Increases in traffic congestion, access to Noyo Harbor, and emergency vehicle circulation
- Potential for urban decay
- Impacts related to biological resources (wetlands and species)
- The need for an affordable grocery store in Fort Bragg

Final EIR

The Final EIR includes revisions to the Draft EIR. The revisions address the following:

- Minor clarifications and consistency changes
- Clarifications regarding the reduction in VMT (Vehicle Miles Traveled) which would result from re-routing trips away from the Willits Grocery Outlet Store
- Incorporation of the updated traffic analysis results pertaining to LOS (Level of Service) as a result of the changes in traffic movement prohibitions which occurred after the traffic analysis was completed in 2019
- Clarifications regarding the soil test pits
- Incorporation of an Urban Decay Analysis completed for the Project
- Discussion of the effectiveness of the construction noise and vibration mitigation measures

Final EIR

The Final EIR includes the following Appendices:

- Appendix A: Letter from Remy, Moose and Manley to the City of Fort Bragg RE: Best Development Grocery Outlet Draft EIR (SCH # 2022050308) – Responses to legal and other issues raised in comments from Mr. Jacob Patterson
- Appendix B: Urban Decay Study
- Appendix C: Wetland Data Sheets from March 29, 2022 Field Survey
- Appendix D: Grocery Outlet Water Bills from February 2022 to October 2022
- Appendix E: Grocery Outlet Design Review

CEQA Recommendation and Next Step

Planning Commission Hearing (May 10, 2023)

- Recommendation to City Council

City Council Hearing (Date TBD)

- EIR Certification
- Project Consideration