

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 #: _____

Project Title: Avalon Project

Lead Agency: City of Fort Bragg

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Project Location: Fort Bragg Mendocino
City *County*

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

The Avalon Project is located at 1201 N Main Street in Fort Bragg, CA. The project proposes the merger of two parcels and development of approximately 46,490 SF of commercial use: a 65-unit hotel (comprised of three 3-story buildings, with a maximum height of 35 feet); Restaurant and Cocktail Lounge (both contained in one of the hotel buildings); Event Center (in separate detached single story building); and construction of a 75-space parking lot with associated infrastructure.

The project also includes restoration of wetlands and wetland buffers onsite to include the following: invasive plant removal; establishment of native plants; rip and amend compacted substrate; and monitoring.

In addition to this CEQA document, the project would require the following: Coastal Development Permit; Use Permit; Design Review; and Parcel Merger.

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

Potentially significant effects include impacts to wetlands both during construction and post construction. Several mitigation measures have been drafted to reduce these impacts to less than significant, such as:

BIO-1: Buffer Area. The proposed development includes 30-foot to 50-foot buffers from wetlands. Buffers shall be demarcated and clearly illustrated on a plat, to be recorded as a deed restriction accompanying the deed for new parcel resulting from Parcel Merger. Contouring topography within the wetland buffer shall occur only with hand tools and disturb minimum of substrate to achieve functionality of swale and emergency spillway, as conveyed in "Wetland Restoration, Buffer Enhancement and Mitigation monitoring Plan", dated August 7, 2019.

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

City staff consulted with State and local agencies, including several site visits to discuss potential issues. The applicant modified and refined the project design and description in response to these consultations. No known issues remain from agency perspective.

The City has received comment from the public concerned with impacts to views for those traveling Airport Road. This issue has been discussed in MND under Section I Aesthetics. As sited, the proposed project would maintain at least 30% of frontage from view blocking development fro those traveling CA Hwy 1 / N Main Street.

The City also recieved comments from Audobon Society concerned about impacts to migratory and year-round birds. Mitigation has been included to address these concerns by requiring bird surveys, prior to grading/ construction activities and requiring educational materials, both written materials in guest rooms and on interpretive panels along the public boardwalk that connects N Main Street / CA Hwy 1 and a multiuse trail referred to as the Haul Road.

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

Sherwood Valley Band of Pomo
California Coastal Commission
California State Parks
California Department of Fish and Wildlife
Caltrans
North Coast Regional Water Quality Board
Fort Bragg Fire Department
Mendocino County of Building and Planning