

From: gently be <gentlybe1@gmail.com>

Date: March 23, 2015 at 3:40:10 PM PDT

To: <davet@flobeds.com>

Cc: <LPeters2@fortbragg.com>, <MCimolino@fortbragg.com>, <dhammerstrom@fortbragg.com>, <mjones@fortbragg.com>, <lruffing@fortbragg.com>, <wesley.labat@mail.house.gov>, <gjerde@co.mendocino.ca.us>, <bob.merrill@coastal.ca.gov>

Subject: Fort Bragg Hare Creek Proposal

To all of you who serve our North Coast Community ~

Thank you for your time and efforts to help make our coastal community a thriving and healthy environment.

I'm writing to express my opposition to the proposed Hare Creek Shopping Center in Fort Bragg.

A more detailed letter is attached, and is in the file that was sent to Marie Jones before the last meeting.

Because I'm not able to attend the meeting I am sending this note.

May we as a community find creative alternatives and solutions that are for the well being of all.

Thank you sincerely,

Shira Lee

Mendocino. California

January 23, 2015

To the Fort Bragg Planning Commission ~

This letter is being written in place of my attending the Hare Creek Development Meeting which is slated for January 28, 2015 in Fort Bragg.

As one who has lived on the coast for 23 years, I have reflected about this proposed development and would like to express my concerns. Due to physical illness, I am unable to attend in person.

Firstly, I commend the developers and architects for the thoroughness of their reports. As the daughter of an architect and city planner, I spent vacations during my teen years working in an architecture and planning office, helping to prepare and copy hundreds of environmental impact reports. I can understand the labor and time that has been invested in this idea.

My view is that the coast is a unique and gorgeous environment. Putting a shopping center in that location cheapens and degrades the beauty and gift of the land and the view.

I understand that the owner/developer might not feel that leaving open space would be for his benefit. I am looking at what would be for the benefit of all beings, including generations to come.

It would be my first choice to leave the land as open space, yet I am not the owner or the developer. It would be wonderful if a non-profit or altruistic individual or group could purchase this space in order to leave it as is.

What if there was some time taken to truly reconsider how this land could best be used? If there is an insistence on building something, why not take the high road rather than degrading the coast into another "anytown, usa" with cheap retail stores that one can find across this country?

One person suggested a performing arts center. Others have said, "let's have some green industry here."

I am opposed to the proposal because it is the easy/default way out. If we keep doing what we've been doing (building unnecessary shopping malls) then we're going to keep going downhill as a community and as a society.

When does the pattern stop?

There is plenty of unused retail space available in downtown Fort Bragg. The area can be revitalized, utilizing some of the resources, intelligence and creativity of our extended community.

There is, for example, a necessary wave of awareness of the need for growing and processing organic local food. Some sort of innovative educational facility or conscious industry that creates work, income and non-polluting resources is another idea.

Regardless of the type of development, I'd like to know that the use of this land is done with complete respect for the environment, and for all members of our community, including the developmentally disabled, the elderly, the physically disabled, veterans and young people.

This letter is an invitation to think bigger than what we've already seen and experienced.

Let's try something new and broaden our vision.

Thank you for considering my input on the use of this land ~

Sincerely,

Shira Lee

Mendocino, California

REC'D MAR 23 2015

RE: Permit Appeal Hearing Hare Creek Development Project

Respected Fort Bragg City Council Members:

By way of introduction, let me state that
I have lived in Mendocino County for almost four decades.

I first arrived here to work in the second largest
Indian Reservation in Northern California.

Over time, I have met, worked with, and listened and learned
from the stories of many of the Original People of
what we now call Mendocino County.

As a health care worker,
(both inland and on the coast);
as a craftsman who sold in coastal galleries,
(as well as galleries across the nation);
and as the owner and editor
of *The Round Valley News* for fifteen years,
I have had the privilege to meet and come to know
many fine humans whose ancestors
originally came from
as far away as:

Mt. Shasta to the east, Pit River and Wintun,

Conkow, Maidu and Nomlacki of the Central Valley,

Yuki and Wylacki
of Round Valley
and its surrounding ridges,

The inland Redwood Pomo of Willits,
and Coastal Pomo of Fort Bragg.

Many of the elders I have learned the history of
this area from are no longer with us to address you today.
But their spirits are still with us.

For many decades I worked closely with Mrs. Margaret Hoaglen,
who dedicated her life to advocating for
the victims of substance abuse and domestic violence.
She was the primary initiator of many fine programs
implemented state-wide as a result of her significant efforts,
Wellness Programs that are bringing healing to many communities today.

She was Coastal Pomo,
of the original people of Fort Bragg,
and was born and raised in Fort Bragg,
prior to marrying into another tribe, and moving to Round Valley.

It is in her memory that I address you today,
I know she would be standing here herself,
and her spirit is goading me to write you this letter
and bring you some history.

The Original People
from all over what we now call Mendocino County
ALL have stories of regular
travel to the exact site we are discussing today
(that we now call Todd's Point)

They would put aside their differences
and on a regular basis, gather, meet, and learn from one another;
sharing songs, dances and stories
at that important crossroads where the earth meets the sea and sky.

(i.e. the intersection of the trail [Hiway 20]
from Little Lake Valley [Willits]
that served all the inland tribes
with the Coastal Trail [Hiway 101] that linked all the coastal tribes
from as far south as Gualala to as far north as Klamath.)

Those two trails brought them all
to the large open flat spot
where the earth meets the sea and sky....
And it is a site that, even today, you can see as far as 4 miles away,
(from what is now Hiway 20)
just as all humans could for thousands of years
or "since time began".

To this day, many still do come to the Coast
to escape the heat of long summer days,
to fish and gather along the coast,
share stories with family and friends,
and meet new friends and learn about their ways.

I, too, at their recommendation,
found welcome respite from the inland heat
and would travel every summer to
visit the coast - often taking workshops at the Mendocino Art Center
to meet other new elders and learn new skills,
which is where I met J.D. Mayhew
and learned his stories of his life at Todd's Point.

In the late 70's I even had a summertime weaving studio
at the Todd Farm House . . .
along with three other textile artists,
long
before the Boatyard Center was Built . .
or the College, or the U-Haul, or . . .
many of the private residences along that coastline at Hare Creek.
It was just that one yellow, two-story
redwood farmhouse at that intersection.
And an unobstructed view to the sea.

**So I remember all the meetings,
as well as the trade-off some 35 years ago
that was brokered
with the City of Fort Bragg
to trade the property that is now the Community College Campus**

for the property across the highway that is now the Boatyard Center.

The thinking at that time was:
the establishment of a community college
on that site, a site that had always served as a "neutral zone"
where even warring tribes could come together
and share with and learn from one another
was (more) **in keeping with the traditional uses of that site** since time began.

And, it would be OK to build a shopping center
just before that intersection
on property (already) within the Fort Bragg City Limits.

In order to do this "swap"
and deed this property to the City,
all the acreage to the east of the College site
(approximately 18.5 acres) was incorporated
into the boundaries of the City of Fort Bragg, as well.

This piece of land, approximately 18.5 acres,
in between the highway and the area actually deeded for the college
was considered a "buffer" that could potentially be utilized
for expansion needs of the college as it grew,
and was presented as such to the Coastal Commission
as justification for the expansion of City boundaries into
an area within their state responsibility area, (west of Hiway 101)
and still under their direct purview.

I am not certain of the exact date the Development Group
applied to the County for the lot lines and zoning changes
on that land in between the College and the highway
(slipped in as part of a General Plan Update? Some time in the 80's?)
but it would be of value for all to be aware that these
changes often get made, without the public being aware of them.

FIFTEEN YEARS LATER,
(Or Twenty years ago, in 1995,) a LARGE PROJECT
was brought before you, the Fort Bragg City Council,
by the same Developers
to put in a **HOTEL, a K-MART, and APARTMENT BUILDING**
on part (~13 acres) of those remaining 18.5 acres that had been reserved
as a "buffer" between the College and the highway.

This generated much Straum and Draum,
as such development
was in violation of the Local Coastal Plan,
for exactly the same reasons
being brought before you on this current issue,
(and recently substantiated in the CCC staff's letter
to you addressing this issue, dated March, 2015.)

Again, more meetings.
Again, more appeals.

The structured settlement at that time was
to deny the K-Mart and apartment building,

but to allow the Hotel and putt-putt course,
as it was
a "visitor-serving facility."

Fast forward 20 years to 2015:

NOW the daisy chain continues,
for development of what was initially envisioned as buffer,
and

I would like to point out that:

**"Breaking a large project into smaller pieces,
in order to avoid a complete environmental review
of all the cumulative impacts"** is in direct violation of CEQA,
and surely will be noted by the California Coastal Commission
—should this project go before them for further review.

In closing, I would like to state to the
City Planning Staff as well as the Pattons
that your embrace of "historic building design"
as a way to sell this project visually
as "being in keeping with traditional architecture"
(i.e. western fort stockade-like structures)
is a limited view of history, at best. . .
It only goes back in time about 140 years.
Unless you count the Russians,
(which would be un-American)
who had similar forts in the area some 200 years ago.

The actual "traditional use" of that site
as a place for gathering, teaching and learning
of one another's cultures dates back over 10,000 years.

An alternative approach that might satisfy all
as well as seed-crystal future awareness
and evolution of new traditions for the future
would be to build a world-class
Performing Arts Center there.

One that is visionary and unique in design,
allowing for transparency at the upper levels
that would still allow for those at a distance
to be able to "look through" the structure
and still enjoy that ah-ha! moment as they approach from the East
as well as allow enjoyment of the night sky from within.

A cutting-edge and, yes, very modern design would
immediately attract the attention
of all who come upon it . . .
evoking
"Wow! I wonder what happens there? Let's go see!"
. . . naturally drawing in visitors to explore its offerings.

World-class performance artists would eagerly come to your fair City to share and teach the very best of what their culture(s) have to offer, in addition to experiencing what our many resident cultures within the County offer. Such a development would call forth the very best of all cultures.

Additionally, it would be a “commercial development” project in keeping w/zoning obtained in 2007 (?)* and a welcome addition that that would guarantee a long, valuable and sustainable revenue stream for the developers . . . for whom the Patton Family Center could be named, and long-remembered as its initiators.

This approach to commercial development would also fulfill the City Council's stated goal of becoming a world class destination for visitors, in a way that would (also) encourage the renewal of all your empty storefronts, stimulate full occupancy downtown, as well as in the Boatyard Center, ALL without competing with existing businesses, and utilizing far less water (as grocery stores & restaurants are the top two water users/sq ft.) and sewage facilities in the process.

Please, on this day, DENY the existing Lot Line, Design, and Construction Permit APPEAL and, as time is of the essence, direct staff to, instead, explore such an option with the Patton Family, their Development Group, and their architects.

Humbly submitted as food for thought,
on this day, 23 March 2015

C. Swan
P.O. Box 1070,
Covelo, CA 95428

From: Catherine Hart <catherinehart.editor@gmail.com>

Date: March 23, 2015 at 2:57:22 PM PDT

To: <LPeters2@fortbragg.com>, <davet@flobeds.com>, <MCimolino@fortbragg.com>, <sdeitz@fortbragg.com>, <dhammerstrom@fortbragg.com>, <mjones@fortbragg.com>, <lruffing@fortbragg.com>, <wesley.labat@mail.house.gov>, gjerde <gjerde@co.mendocino.ca.us>

Subject: I request the City Council to require an EIR for Hare Creek proposed project

I believe it is appropriate that the City Council require that an EIR be prepared.

The Council should determine that it has been presented with a fair argument that this project may have a significant effect on the environment.

Truthfully, I do not believe this is going to be a good development for the people of Fort Bragg and hope the project will ultimately be rejected. Instead, I'd like to see the fence come down along the beautiful ocean front along Main Street, and urban renewal and revitalization take place downtown and in our neighborhoods.

Catherine Hart

--

Catherine Hart

PO Box 411, Mendocino, CA 95460

707-962-0625

groove@mcn.org

"Love is the key. Show your love."

- Tuck & Patti

Ana R. Munoz
200 E. Oak St.
Fort Bragg, CA 95437

REC'D MAR 23 2015

City of Fort Bragg
416 N. Franklin St.
Fort Bragg, CA 95437

Attn: Cindy VanWormer, City Clerk

Dean Ms. VanWormer,

This letter is to voice my concern over the direction the City of Fort Bragg has taken during the last few years with regards to the actions taken by our City government as lead by Ms. Linda Ruffing. She has had enough time to implement her ideas for a well-planned framework for sustainable development and prosperity.

She has failed one hundred percent to the City's Mission Statement as well as the vision for Fort Bragg 2020 of 2009.

The culture of Fort Bragg has degraded to the point that it is no longer the small town where it was safe to walk the streets at night, it has become dangerous even at mid-day.

The economy is dismal for most of us who have to have a regular job, or two, just to make ends meet. We do not have the privilege to earn \$150,000/year to spent tax dollars on projects that produce nothing except more expense to the tax payer.

Where are the job opportunities? Where is the help to promote businesses? Where is the reduction in spending by the city?

Ms. Linda Ruffing needs to be replaced by a manager who can understand the City's Mission Statement and the dreams and aspirations of the working individuals who inhabit this beautiful community. Under her leadership we have neither sustainable development nor prosperity.

Regards,



Ana Munoz

REC'D MAR 23 2015

3-22-2015

Mayor Turner,

I am concerned with the proposed Hare Creek shopping center. I urge you to oppose this proposed project.

At a time when there are many vacant shops and buildings in our ghosting downtown, where much commercial space exists, it makes no sense to construct more commercial spaces at the edge of town.

-2-

To do so would
would in my
opinion damage
tourism upon which
our economy largely
depends.

Please do not
support any waiver
to environmental
reports nor grant
a permit to build
a shopping complex
on the Patton property.

Thank you,
James Ward
Fort Bragg

From: Tom Wodetzki [mailto:tw@mcn.org]

Sent: Monday, March 23, 2015 11:13 AM

To: TW Wodetzki

Subject: Fwd: [MCN-Announce]- Hare Creek Center project

Begin forwarded message from Annemarie Weibel <aweibel@mcn.org>

Dear neighbors,

It is not too late to write a letter and/or show up today, Monday, March 23rd, at Town Hall for the 6 pm meeting (come early to get a seat) and let the Fort Bragg City Council know how you feel about this project. People who can not find a seat can use the overflow space at the gymnasium at 213 Laurel Street. As long as the letters are sent in before 6 pm to the city and to the mayor (minimum) or turned in that night before the end of the meeting they will count. The decision is appealable to the California Coastal Commission within 10 days of the meeting at no cost.

Keeping the wildlife at Todd Point (unless they are endangered), talking about cheap food, desire for open space, union issues, or jobs created is not an argument unless it directly relates to the Mitigated Negative Declaration, or the Coastal General Plan:

<http://ca-fortbragg.civicplus.com/284/Coastal-General-Plan>

or the Coastal Land Use Development Code:

<http://ca-fortbragg.civicplus.com/159/Coastal-Land-Use-Development-Code>

See Mitigated Negative Declaration for talking points:

<http://city.fortbragg.com/486/Active-Permit-Applications>

Scroll to the bottom and click on:

<http://city.fortbragg.com/DocumentCenter/View/4266>

the Agenda Item Summary

<https://cityfortbragg.legistar.com/View.ashx?M=F&ID=3668087&GUID=E641BFE5-616F-46B0-B699-5DDBB80E773F>

CACLU's appeal of the MND asking for an EIR

<https://cityfortbragg.legistar.com/View.ashx?M=F&ID=3668062&GUID=035FEA4E-FBD1-4E79-B24D-4F60F256D2A0>

From citizens for appropriate coastal land use (CACLU)

<https://www.facebook.com/citizensforappropriatecoastallanduse>

<http://noyonews.net/?p=9430>

You can contact

Council Members:

Dave Turner, Mayor <davet@flobeds.com>,

Lindy Peters <LPeters2@fortbragg.com>,

Michael Cimolino <MCimolino@fortbragg.com>,

Scott Deitz <sdeitz@fortbragg.com>, and

Doug Hammerstrom <dhammerstrom@fortbragg.com>

and

Marie Jones, Community Development Director <mjones@fortbragg.com>,

Linda Ruffing, City Manager <lruffing@fortbragg.com>,

Jared Huffman, Congressman <wesley.labat@mail.house.gov>,

Dan Gjerde, 4th District Mendocino County Supervisor,

<gjerde@co.mendocino.ca.us>,

All correspondence should be copied to Bob Merrill, California Coastal
Commission <bob.merrill@coastal.ca.gov>

Annemarie

From: Nancy Thornburn [mailto:nt@thornburns.com]

Sent: Monday, March 23, 2015 10:05 AM

To: Turner, Dave; Peters, Lindy; Cimolino, Michael; Deitz, Scott; Hammerstrom, Doug

Cc: Jones, Marie; Ruffing, Linda; wesley.labat@mail.house.gov; gjerde@co.mendocino.ca.us; bob.merrill@coastal.ca.gov

Subject: Hare Creek Center Project

Dear City Council Members,

I am writing in support of the Hare Creek Center Project. I believe that the project has been well designed, both environmentally and esthetically. I feel that it's the city's job to work with developers to bring forward projects that meet the criteria that the city and the community has set forth in its zoning decisions. This project appears to have done this. The property has been zoned for this type of development since at least 2008, which was the most recent zoning map I found on the city website. That means for at least 7 years the city and the community members that provided input at planning meetings has wanted a commercial project in this location. Therefore, it makes sense to approve it. How can you deny a project that meets the requirements the city has set forth?

The claim that this is the entrance to Fort Bragg for visitors and should, therefore, be left open is not valid even today. When you reach Highway 1 from the 20 what you really see is a fence covered in event ads. Not the most attractive sight.

I hope a minority of vocal individuals won't deter you from approving what would be an asset for this community.

Sincerely,
Nancy Thornburn
Fort Bragg, CA

Cc: Marie Jones, Community Development Director
Linda Ruffing, City Manager
Jared Huffman, Congressman
Dan Gjerde, 4th District County Supervisor
Bob Merrill, California Coastal Commission

-----Original Message-----

From: Irene L. Malone [mailto:irenelsm@mcn.org]

Sent: Monday, March 23, 2015 9:57 AM

To: Jones, Marie

Subject: Re: Hare Creek

> Please do not support the construction of the mall at the Hare Creek
> site. A Grocery Outlet in another part of town, perhaps in one of the
> many vacant buildings, would be acceptable, but the environmental
> damage and negative impact on the coast at the Hare Creek entrance to
> Fort Bragg is not appropriate.

>

> Thank you for your attention,

>

> Irene L. Spath Malone

> 1400 Taubold Court

> Fort Bragg, CA 95437

>

> 964.1931

From: Alice Chouteau [<mailto:alicat@mcn.org>]
Sent: Monday, March 23, 2015 9:16 AM
To: VanWormer, Cindy
Subject: To city council re: Hare Creek mall project

We have both previously spoken at meetings to oppose this project. We plan to attend tonight's meeting with city council, and hope for an opportunity to speak again. However, if there are too many public speakers, we want to go on record--this project needs to have an EIR. The mitigation report is deeply flawed. Shopping malls are passé, and chain stores like Discount Grocery hurt local businesses the city is supposed to protect. The acreage for this project should not have been re-zoned as commercial.

Thanks

Alice and Douglas Chouteau

T

Sent from my iPad

-----Original Message-----

From: Kelly Renzi [mailto:krenzi@mcn.org]

Sent: Sunday, March 22, 2015 8:31 PM

To: Jones, Marie

Subject: Hare Creek Project

To Whom It May Concern...

I am pro-growth for Ft. Bragg and support a grocery outlet here. I would be delighted to have a shopping alternative to the higher prices at existing markets. The project is tasteful and all criteria for environmental concerns have been met.

Criticisms directed at the appearance of this project on the coastline seem illogical when you drive past poorly maintained buildings of struggling businesses, unsightly residences with illegal structures, junk, garbage, rusty cars, rusty sheds and broken fences, boats and spray can painted wooden signs advertising something "For Sale". By contrast the proposed store is fresh and attractive compared to some existing structures in the same vicinity. Clearly, some projects in Ft. Bragg's political building history have passed when perhaps they shouldn't have, but I don't see that with this one.

I see job growth, options to save on merchandise, alternatives and choices and forward movement for the property owner.

I say Go For IT.

Please consider this opinion when voting.

Kelly Renzi

P.S. The Dollar Store was also met with opposition. I've spoken with the employees, they are GRATEFUL to be working, the place is a hit with shoppers, and locals are patronizing the business in droves.

From: John Zucker [<mailto:jzucker@ix.netcom.com>]
Sent: Monday, March 23, 2015 8:19 AM
To: Jones, Marie; Ruffing, Linda; Dave Turner; Dan Gjerde; Jared Huffman
Cc: Bob Merrill
Subject: Hare Creek Center

Hello,

Would you please take a moment to consider my comments regarding the proposed Hare Creek Center in Fort Bragg.

To begin, if I were to take sides, I'm not sure which side to take. I have friends with opinions for and against. The one common thing I noticed is the ones with opinions against have little invested in the project but the energy to oppose it. So, if I wanted to take a side, I would have to take the overriding position of respecting the owner's property rights. No one should be allowed to stop a project simply because they don't want to look at a building. If an owner wants to invest in a project that has a chance to fail because of a subsequent boycott, that should be the owner's decision to make. Also, if the City of Fort Bragg wants something like a park in that particular spot, the City should purchase the land and build the park. That said, it's really not my place to comment since I'm not a resident of Fort Bragg. My comments are actually to address the larger picture.

Retirees have been accused of driving up home prices when they move into Mendocino County, the ostensible result being a lack of low income housing. But the reality is home building costs have increased due to tighter building standards, more extensive permitting considerations, land use restrictions, increased labor insurance costs and inflation and land appreciation in general. While all of these are reasonable and natural, the unavoidable result is homes are more expensive to build. In many cases, retirees are the only group that can afford to live here and contribute to the community much more than they take.

The demographics of job availability has also changed, but in the other direction. Any increase in commercial and industrial activity has created lower paying jobs in greater proportion to jobs that enable family home purchases. Mendocino County has more demand for workers with no place to live. I suspect the County is losing many of its brightest young adults. They venture outside of the County for continuing education and then stay away for jobs. I wonder if the well intentioned focus on preservation and constraint has had unforeseen and unintended results.

So my comments on the Hare Creek Project are to focus more on what we want versus what we don't want. In addition to property rights, please consider Mendocino County's and the City of Fort Bragg's long term goals and decide if this project is supportive or misaligned. Do this while avoiding a myopic perspective. Of course, each individual agency must advance it's specific purpose but that should be in balance with everything else. Does viewshed preservation trump development at any cost? If not, exactly what are the direct and indirect costs? I'm not suggesting to bend the rules, but maybe this is a good time to consider some new ones.

Respectfully yours,
John Zucker
Elk, CA

From: Sunshine Taylor [mailto:staylor@mcn.org]

Sent: Sunday, March 22, 2015 12:39 PM

To: Ruffing, Linda; Dave Turner; gjerde@co.mendocino.ca.us; wesley.labat@mail.house.gov; bob.merrill@coastal.ca.gov

Subject: Proposed Hare Creek Strip Mall

Dear All,

I am forwarding this email to you. I originally sent it to Tom Wodetzki in response to a scathing email written by Cal Winslow regarding several untruths he wrote regarding the Grocery Outlet.

Hi Tom,

I understand that there are folks that are against the proposed Hare Creek Mall development, even though I believe it is being proposed for development in a place that is zoned for such types of businesses. However, I find that people who are continually knocking the Grocery Outlet as a viable source for purchasing decent groceries is really unfair. I personally shop at Grocery Outlet's whenever I can. They have many wonderful items that are delicious, healthy, many that are organic, and their prices DO NOT even come close to Safeway's over-inflated costs. They have a great health food section, awesome cheeses, and wines that are so much less expensive than anywhere I've ever shopped. Their products vary from time to time but that's true of a lot of places. Trader Joe's is the same way. Anyways, I just find it short-sighted to put down a place by saying things about it that really are not fair. And, like I said, I shop at Grocery Outlets regularly whenever I'm in the vicinity of where one is located. Otherwise, Harvest Market is awesome and we are ever so blessed to have it in our neighborhood. Thanks for listening.

Sunshine Taylor

Sent from my iPad

From: Antoinette Lawrence [mailto:tmmaggiecat39@gmail.com]

Sent: Friday, March 20, 2015 7:15 PM

To: Jones, Marie; Ruffing, Linda; davet@flobeds.com

Subject: Hare Creek project

After all the local "bad press" about Grocery Outlet in recent days, I decided to see for myself, and made a trip to Willits. I was pleasant surprised! Despite all the comments about "stuff falling off trucks", "expired food", and no good healthy choices, I found that this is definitely NOT the case. I found a clean and pleasant store, with friendly, helpful staff, and lots of choices. Of course, I read labels, as I do in any store. I found terrific bargains on both organic, and in-organic food, interesting, and well priced local wines, and even lovely, and very well-priced blooming plants. I saved a considerable amount of money on my purchases, and will be returning on a regular basis.

I think that it would be very beneficial to have one of these stores on the coast, and agree that many of our lower income families, and individuals, would be well-served by such a store, as food is expensive on our coast, and likely to stay that way without some competition. Imagine the impact a Trader Joes would have.

I have mixed feelings about its proposed location, pending further environmental input, but feel that it is unfortunate that this store was so maligned by a relatively small percentage of our population in this debate.

Thank you,

Antoinette