

Friday, March 13, 2015

To: City Council, City of Fort Bragg
416 North Franklin St.
Fort Bragg, CA 95437

To: Dan Gjerde, Supervisor
Mendocino County Board of Supervisors
501 Low Gap Road
Ukiah, CA 95482

Subject: Proposed Hare Creek Center; Appeal of Planning Commission Decision to accept the Negative Mitigated Declaration to the EIR.

Attachments: 1. City Staff Memo: Dick LaVen to Dave Goble; August 27, 2003: "Notes on 1995 Todd Point area groundwater recharge and water balance report by Nolan Associates.
2. Map OS-1 "Open Space and Environmentally Sensitive Areas"
3. Map OS-2 "Special Review and Runoff Sensitive Areas"
4. Unanswered Questions since 2003
5. Monitoring Well Standards (from water.ca.gov)

Dear Council Members and Supervisor Gjerde,

We are writing as very-concerned Homeowners of Todd's Point in Fort Bragg in support of the Appeal that has been submitted to you regarding the Planning Commission decisions on the proposed Hare Creek Center.

We want to expand on some very specific issues that are covered or mentioned in the Appeal document but need more emphasis for our very local situation. These issues are as follows:

1. Water Supply Adequacy and Quality:

We are strongly challenging the Mitigated Negative Declaration in part based on the LaVen memo to Dave Goble in 2003. We seek an opportunity to explain our issues in detail and discuss their implications.

TODD'S POINT HOMEOWNERS, Fort Bragg, California

(Continued)

Many of us have enjoyed adequate water and almost perfect water quality over many years from our wells. Now, of course the situation has drastically changed and many wells have dried up or are running quite short of water. Protection of our water availability, present and future, is on everyone's mind here on Todd's Point.

Many of our wells extend below sea level. These wells rely on fresh water static pressure to hold the inflow of the sea water at bay. Some wells have already run dry and owners have had to import water.

This low water level reduces the ability of the fresh water to hold back the salt water. Salt water intrusion is nearly impossible to recover from. Drilling new wells is not an answer after catastrophic failure of the aquifer.

Similarly, recharging the groundwater from/through a temporary filtration technology such as a "bio-swale", then discharging directly into graded and/or back-filled terrain will only compound the issue. Concentrated petroleum and manufactured chemicals will find their way into our water supply.

Therefore we find it very worrisome that the Nolan Report of 1995 states that 24 bore holes were drilled to find water sources and we can find no evidence that these holes were properly closed and abandoned per California Well Standards, Sections 19 and 23. These holes are possibly direct 6" diameter entrances for pollutants into our drinking water. (See next section on Drainage and Runoff)

Therefore we specifically request that all "captured" water be formally treated with current technologically recognized processes. The final effluent, before introduction to re-charge galleries, must be monitored and the results reported to the Regional Water Quality Control Board and local property owners on a monthly basis. This can be best done by mail, email or a website with public accessibility.

In addition to these steps, we request that an impound fund or insurance policy be established with a minimum of 3 to 5 million dollars, for the purpose of providing a connection to an alternate water source, such as City Water, if the aquifer is contaminated.

TODD'S POINT HOMEOWNERS, Fort Bragg, California

(Continued)

To facilitate a base line of water quality, many of our Todd's Point residents have committed to have Alpha Labs test their water for content and quality and this will be coordinated and conducted in a professional manner. We are prepared to provide a list of those homeowners committed to this program as well as a description of the methodology of collection and testing.

2. Drainage and Water Runoff, Effects Of:

Please note the attached General Plan Maps OS-1 and OS-2 which very which specifically illustrate the importance of drainage and runoff and the quality of the Todd's Point water supply underground. These maps show that the specific areas affected by this proposed shopping center have been designated earlier by the City as very sensitive.

It appears to one of our professional contractors that the parking area appears to approximate 25,000 square feet which would entail about 500 tons of aggregate rock base material and then 500 tons of asphalt. This is in addition to the 20,000 cubic yard grading plane.

Any type or size of aggregate rock must be crushed to achieve sharp edges for compaction. Upon crushing, hard metals are exposed and leached into the ground as well as into the sand that is derived from crushing. This material is now very toxic.

Recycled aggregate rock material is the worst for this purpose because not only hard metals, but toxic oil that was used to make original asphaltic concrete goes into the ground. You also have the rubber vehicle tires, motor oil and hydraulic oils that have been added to the material in the past. This material is obviously extremely toxic.

When hot asphaltic concrete is used it is heated crushed aggregate rock mixed with heated oil or melted hot rubber tires, all known for toxicity and linked to lung cancer and other respiratory diseases. Asphalt shingles have the same problem.

So we are highly alarmed by the prospect of the inevitable runoff of water from this 25,000 square foot parking area and drivewayin addition to the composition roofing and the other pollutant sources present. This runoff would drain automatically to the Eastern-most lots up on the unpaved stretch of Bay View Ave. and would most definitely affect the water quality of every well along the south bluff of Todd's Point, and perhaps more.

TODD'S POINT HOMEOWNERS, Fort Bragg, California

(Continued)

3. Traffic Routes and Increased Traffic Volumes

In spite of the limited traffic studies in Mitigated Negative Declaration, It seems doubtful that anyone has truly thought realistically about the current or the anticipated traffic flow just in the short distance between the Highway One intersection and Harbor Drive and the shopping center access road.

After a busy access road entrance, Ocean View Drive S curves between two sections of the sizeable motel that was NOT there when the EIR was drafted. There are cleaning and maintenance people as well as guests and visitors frequently crossing the street between the two units. There is no cross-walk and people cross at random points and times, often not looking. A large number of walkers and tourists make their way from the highway and motel down to the college and Pomo Park to the west crossing what will be the access road intersection.

This short upper section of Ocean View Drive obviously just cannot handle the increased traffic flow from a shopping center located to the south of an Ocean View intersection immediately behind a thriving motel which occupies both side of the street. It is already a somewhat dangerous area now and would become extremely risky when providing access to a new shopping center just to the south of this roadway.

It is apparent even now that a 4-way stop sign and cross-walks are badly needed here.

4. Project Access Roads, Connection to Bay View Ave.

We submit that the connection of the Harbor Drive/Access Road to Bay View Ave. would be a complete disaster for the residents of Todd's Point and the quiet rural nature of their properties. This connection would automatically increase circular traffic starting from the proposed shopping center that would simply circle from that center down Bay View Ave. to Pacific and then over to and back up Ocean View to Highway One. Right now much of the traffic through Todd's Point is purely exploratory by non-residents due to the ocean view access at the foot of Ocean View Drive, Pomo Park, and the view access at the foot of Bay View Ave.

(The traffic and parking situation at the foot of Bay View Ave on the bluff is at crisis level now and is dealt with in the next section)

TODD'S POINT HOMEOWNERS, Fort Bragg, California

(Continued)

Please bear in mind that there are no sidewalks on 90% of these streets and the foot traffic is increasing on all the streets annually due to tourism and local walkers and bikers. This pedestrian traffic presently competes with auto traffic on Ocean View and Pacific and is quite heavy in the warmer months. A circular route around Todd's Point created by the connection of the proposed center to Bay View Ave. would create much higher traffic flow and associated hazards.

5. Effects on Bay View Avenue from Ocean Access

At this moment there is a substantial traffic, parking, and sanitation problem at the ocean foot of Bay View Ave. At times there are up to a dozen cars parked in front of two homes adjoining the bluff end of the road and the two houses immediately east of those two. The four homeowners are completely frustrated and alarmed by the myriad of illegal and unsanitary conditions that develop there daily. The only maintenance for this location is from the homeowners and it is most unpleasant work for concerned volunteering homeowners, not to mention at times somewhat dangerous.

People have been harassed and threatened at this location, property has been damaged, the noise is frequently disturbing to intolerable, and the degree of homeless activities and illegal chemical transactions and consumption is growing. Homeowners have been afraid of retribution for calling the Sheriff.

Quality of life on Todd's Point is definitely threatened by the proposed shopping center and the proposed connection of Bay View Ave. to the access roads.

We respectfully petition the City Council of Fort Bragg to uphold the appeal of the Mitigated Negative Declaration for the Hare Creek Project and reject it as incomplete and untimely. And further, we ask that you uphold the prior decision of the Planning Commission denying the permits for the Hare Creek Development Project.

If a postponement is decided, we ask that the issues we present in this letter and its attachments be investigated and discussed with us.

TODD'S POINT HOMEOWNERS, Fort Bragg, California

(Continued)

We respectfully submit our above concerns to your attention and decision:

This letter is submitted by the property owners listed below. Address information will be furnished on request.

Mark Farver
Carin Berolzheimer
Paul Kemp
Nancy Kemp
William Young
Angela Young
Connie Tomcik
Michael Tomcik
Rodney Stevenson
Donna Stevenson
Mavis Moore
Carol Zanutto
Larry Zanutto
Dale Waddington
Donna Waddington
Judy Harringer
Larry Harringer
Charles Haines
Janice Haines
Nicholas Paul
Idella M. Paul
Joan Murphy
Mike Meadows

Robert Calvert
Lynda Calvert
Dermot O'Kelly
Marietta O'Kelly
Truthful Loving Kindness
Guy Burnett
Bruce Myers
Katherine Myers
Tom Charter
Patricia Charter
Sydney Woollard
Nancy Woollard
Jerry Southam
Carole Southam
Darwin Smith
Jane Smith
Judy Mashhour
Fara Mashhour
Kristin Mashhour
Ed Ritter
Shelley Ritter
Deborah Meadows

To: Dave Goble

From: Dick LaVen

Date: August 27, 2003

Subject: Notes on 1995 Todd Point area groundwater recharge & water balance report by Nolan Associates:

Summary and conclusions:

1. This level of analysis is no longer adequate. The information readily available will allow us to do a better job.
2. The information provided in the report does not support the report's conclusions about the adequacy of the Todd Point aquifer.
3. The information provided in the report supports the assumption that the area east of Hwy 1 does not contribute to the recharge of the Todd Point aquifer.

Contributions to the Todd Point aquifer from the area east of Hwy. 1:

The Nolan Associates report cites work by Krazan & Associates on the proposed K-Mart site. Krazan & Associates put down 24 borings in the winter of 1994-95 and came up with mostly dry holes. Krazan & Associates only hit water in one hole.

The author reports sandstone bedrock outcrops and shows the outcrops on the map. The outcrops are in the T intersection of Hwy 1 and Hwy 20. These outcrops are shown on the Nolan Associates Figure 1.

The geologic cross-section shown on the Nolan Associates Figure 2 shows a slice through a bedrock ridge trending in a northerly direction. The prism of Hwy 1 is built on this sandstone outcrop and on the shallow terrace soils to the north. Construction of the highway prism and continued traffic has compacted the prism into a de-facto dam.

Based on these observations, it is reasonable to conclude that it is unlikely that groundwater moves from east to west across bedrock and Hwy. 1 prism barrier.

Adequacy of the Todd Point groundwater recharge and water balance evaluation:

The Nolan Associates report references reports by Scott (1982) and the USDA Soil Conservation Service (1987) describing the marine terrace fill material and underlying bedrock on Todd Point as:

1. An excessively drained sandy loam soil formed from and on marine terrace material. This soil has depths of 0 to 4 feet
2. Marine terrace deposits, sand and gravel. The deposits range from 0 to 24 feet in thickness.
3. Very irregular surfaced Coastal Belt Franciscan sandstone. The sandstone bedrock itself is widely recognized as non-water bearing.

The Nolan Associates report states that "south of the bedrock outcrop, the terrace surfaces (and presumably the underlying bedrock surfaces slope)

southward towards Hare Creek. North and west of the bedrock outcrop, slopes drain to the north and west. This divides the Todd Point "aquifer" into at least three separate units; east of the bedrock ridge (which may be ignored), south of the ridge, and north and west of the ridge. The Nolan Associates report started off on that idea, but conveniently forgot about it when the water balance was developed.

The bedrock itself does not produce groundwater. The bedrock is fractured and most of the fracture zones are readily observed on airphotos. Wells have been successfully drilled into the bedrock, but if those producing wells are plotted on a map, they will be found to be located near bedrock fracture zones.

It is wrong to imply that the sandstone is producing 8.7 gpm. The water produced by the wells is water draining from the marine terrace material and accumulating in the fracture zones, and the volume stored in the cracks is less than what Nolan Associates imply. The cracks simply accumulate what runs through the terrace soils. In addition, the bottom of some of the Todd Point wells might be below sea level and might be tapping fresh groundwater held in a lens on top of salt water. The study quotes Scott (1982), who drew the right conclusions. There is no water in the sandstone.

The Nolan Associates report indicates that there are 36 residences on Todd Point, plus the College of the Redwoods campus. The Nolan Associates report provided data from 12 well driller's reports. Presumably, since very few buildings are served with City of Fort Bragg water, there are many other wells drilled into the Todd Point aquifers.

In theory, there are well driller's reports for most of the wells drilled into the Todd Point aquifers. It is recognized that the well driller's reports are less than precise, and yes, we need to take the information provided with several grains of salt, but the reports will provide data that will be useful in further characterizing the aquifers.

It is rumored that peoples' wells run dry now and they have to import water. Where are those wells? We need to see them, to identify their locations on a map and to have the well owners explain their problems. There will be a pattern.

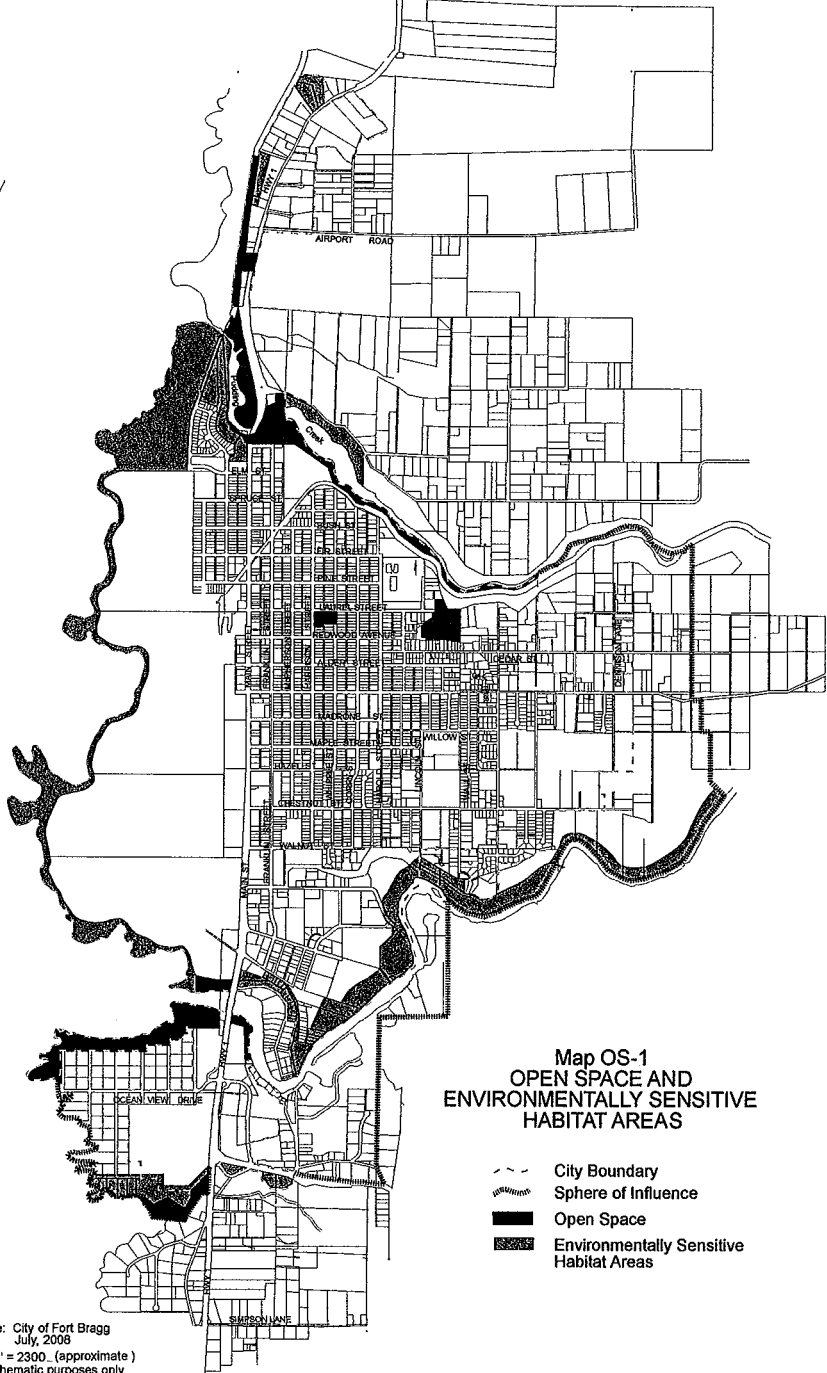
Also Nolan Associates report does not tell us where wells were drilled & came up with dry holes. Nor does the report tell us about CR's water source and use. (City Water)

The water balance itself is based on the assumption that all 174 acres delineated by Nolan Associates contribute water to a single Todd Point aquifer. But the eastern section covers about 51 acres and the southern section covers about 19 acres. That leaves 104 acres to supply water to the largest northern and western aquifer, not 174 acres as assumed in the water balance model.

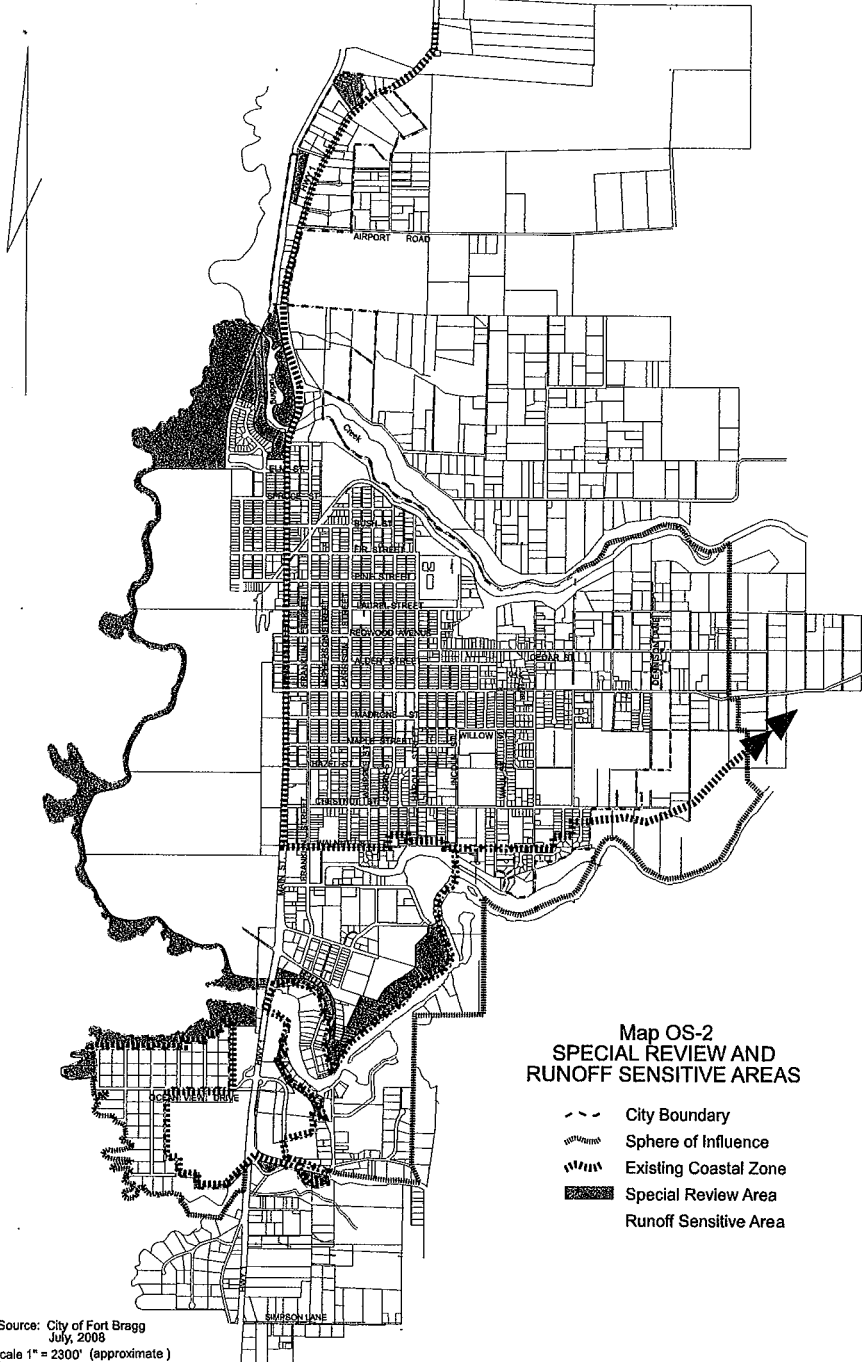
There is no thought to cones of depression set up by wells and how they react when the cones intersect. The interference between wells is magnified when they are drawing from the same bedrock fracture zone. It's like two people slurping from straws in a single old-fashioned ice cream soda glass.

There is no thought about potential health problems when the report proposes to recharge the aquifer from septic systems. The report says the terrace soils give "poor filtration for septic disposal" and that the SCS soils report recommends community sewage systems because of the potential for failure of septic tank absorption fields. But the report includes 150 gallons per day per household contributed to groundwater from each septic system as if it were a good thing. How about a dye study? It's better than a cholera epidemic.

So what should we do? My recommendation is a detailed inventory of surface topography, bedrock surfaces & fractures and wells & septic systems & interviews of residents & water use on the site. This will identify sub-basins. Then let some good groundwater modeler build a picture of what happens under 3 drought years in a row for each of the sub-basins, all the while separating septic leachfield contributions from rainfall contributions.



Source: City of Fort Bragg
 July, 2008
 Scale 1" = 2300 (approximate)
 For Schematic purposes only



**Map OS-2
SPECIAL REVIEW AND
RUNOFF SENSITIVE AREAS**

- - - City Boundary
- Sphere of Influence
- ////// Existing Coastal Zone
- Special Review Area
- Runoff Sensitive Area

Source: City of Fort Bragg
July, 2008
Scale 1" = 2300' (approximate)
For Schematic purposes only

Effective Date of Coastal General Plan

The date of effective certification by the Coastal Commission pursuant to Section 13544 of Title 14 of the California Code of Regulations.

Effluent

A liquid discharged as waste, such as the outflow from a sewage treatment facility or storm sewer.

EIR (Environmental Impact Report)

A report on the effect of a proposed development proposal or other major action which would significantly affect the environment. The report consists of an inventory of existing environmental conditions, projected impacts of development, and mitigation for significant adverse impacts, as required by CEQA. A General Plan EIR is necessarily more general than a site-specific EIR.

Endangered Species, California

A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant, which is in serious danger of becoming extinct throughout all or a significant portion of its range, due to one or more factors, including loss in habitat, change in habitat, over-exploitation, predation, competition, or disease. The status is determined by the State Department of Fish and Game together with the State Fish and Game Commission.

Endangered Species, Federal

A species which is in danger of extinction throughout all or a significant portion of its range, other than the species of the Class Insect as determined to constitute a pest whose protection under the provisions of the 1973 Endangered Species Act, as amended, would present an overwhelming and overriding risk to humans. The status is determined by the U.S. Fish and Wildlife Service and the Department of the Interior.

Environmentally Sensitive Habitat Area (ESHA)

Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in the ecosystem and which could be easily disturbed or degraded by human activities and developments.

Environmentally Sensitive Habitat Area (ESHA) Buffer

A transitional area adjacent to environmentally sensitive habitat that provides distance and physical barrier to human intrusion. The purpose of this buffer area is to provide for a sufficient area to protect environmentally sensitive habitats from significant degradation resulting from future development. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA they are designed to protect. The width of the buffer area shall be a minimum of 100 feet, unless an applicant can demonstrate, after consultation and agreement with the California Department of Fish and Game, and the City, that 100 feet is not necessary to protect the resources of that particular habitat area and the adjacent upland transitional habitat function of the buffer from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the environmentally sensitive habitat areas and in no event shall be less than 30 feet in width.

EPA

Environmental Protection Agency.

Erosion

The wearing away of the ground surface as a result of the movement of wind, water, or ice.

Estuary

A coastal water body, usually semi-enclosed by land, having open, partially obstructed, or intermittent exchange with the open ocean, and in which ocean water is at least occasionally diluted by freshwater from the land. The salinity level may be periodically increased to above that of the open ocean due to evaporation. The mean high tide line shall be defined as the statistical mean of all the high tides over the cyclical period of 18.6 years, and shall be determined by reference to the records and elevations of tidal benchmarks

Monitoring Well Standards

Section 19. Requirements for Destroying Monitoring Wells and Exploration Holes.

General requirements for destroying monitoring wells and exploration holes are contained in Section 23 of the Water Well Standards. Special considerations for monitoring wells and exploration holes are as follows:

A. *Monitoring Wells.* Monitoring wells shall be destroyed in accordance with the following requirements and Section 23 of the Water Well Standards, irrespective of their original date of construction:

1. *Preliminary Work.* A monitoring well shall be investigated before it is destroyed to determine its condition and details of its construction. The well shall be sounded immediately before it is destroyed to make sure no obstructions exist that will interfere with filing and sealing.

The well shall be cleaned before destruction as needed so that all undesirable materials, including obstructions to filling and sealing, debris, oil from oil-lubricated pumps, or pollutants and contaminants that could interfere with well destruction, are removed for disposal.

The enforcing agency shall be notified as soon as possible if pollutants or contaminants are known or suspected to be present in a well to be destroyed. Well destruction operations may then proceed only at the approval of the enforcing agency. The enforcing agency should be contacted to determine requirements for proper disposal of all materials removed from a well to be destroyed.

2. *Sealing Conditions.* The following minimum requirements shall be followed when various conditions are encountered:

- a. The monitoring well casing, and any other significant voids within the well, shall, at a minimum, be completely filled with sealing material, if the following conditions exist:
 - The monitoring well is located in an area of known or potential pollution or contamination, and,
 - The well was constructed and maintained in accordance with these standards.

Sealing material may have to be placed under pressure to ensure that the monitoring well is properly filled and sealed.

- b. A monitoring well shall be destroyed by removing all material within the

original borehole, including the well casing, filter pack, and annular seal; and the created hole completely filled with appropriate sealing material, if the following conditions exist:

- The well is located in an area of known or potential pollution or contamination, and,

- The well's annular seal, casing, screen, filter pack, or other components were not constructed or maintained according to these standards so that well destruction be merely filling the well casing with sealing material, as in "a" above, would not prevent potential water-quality degradation from the movement of poor-quality water, pollutants, or contaminants through the destroyed well structure.

Material to be extracted from the original borehole shall be removed by means of drilling, including overdrilling, if necessary. The enforcing agency should be contacted to determine requirements for proper disposal of removed materials.

Casing, filter pack, and annular seal materials may be left in place during sealing operations, if the enforcing agency agrees they cannot or should not be removed. In such a case, appropriate sealing material shall be placed in the well casing, filter pack, and all other significant voids within the entire well boring. Casing left in place may require perforation or puncturing to allow proper placement of sealing materials. Sealing material may have to be applied under pressure to ensure its proper distribution.

- c. Monitoring wells shall, at a minimum, be destroyed in accordance with the requirements of Section 23 of the Water Well Standards if located in an area free of any known or potential contamination or pollution.

B. *Exploratory Borings.* Exploratory borings shall be completely filled with appropriate sealing material from bottom to top, if located in areas of known or suspected contamination or pollution. Borings located outside such areas shall, at a minimum, be filled with sealing material from ground surface to the minimum depths specified in Section 23 of the Water Well standards. Additional sealing material shall be placed below the minimum surface seal where needed to prevent the interchange of poor-quality water, pollutants, or contaminants between strata penetrated by the boring.

Appropriate fill or sealing material shall be placed below and between intervals containing sealing material. Sealing material is often economical to use as fill material.

The boring shall be inspected immediately prior to filling and sealing operations. All obstructions and pollutants and contaminants that could interfere with filling and sealing operations shall be removed prior to filling and sealing. The enforcing agency shall be notified as soon as possible if pollutants or contaminants are known or suspected to be in a boring to be destroyed. Well destruction operations may then proceed only at the approval of the enforcing

agency. The enforcing agency should be contacted to determine requirements for proper disposal of removed materials.

C. *Placement of Material.* The placement of sealing material for monitoring wells and exploratory borings is generally described in Section 23 of the Water Well Standards and Appendix B (Bulletin 74-81). The following additional requirements shall be observed when placing sealing material for monitoring well or exploratory boring destruction.

1. *Placement Method.* The well or exploratory boring shall be filled with appropriate sealing, and fill material where allowed, using a tremie pipe or equivalent, proceeding upward from the bottom of the well or boring.

Sealing material shall be placed by methods (such as the use of a tremie pipe or equivalent) that prevent freefall, bridging, and dilution of sealing materials, and/or prevent separation of aggregate from sealants. Sealing material may be placed by freefall only where the interval to be sealed is dry and no more than 30 feet in depth. Fill material shall be placed by methods that prevent bridging and voids.

2. *Timing and Placement.* Sealing material shall be placed in one continuous operation (or "pour") from the bottom to the top of the well or boring, unless conditions in the well or boring dictate that sealing operations be conducted in a staged manner, and prior approval is obtained from the enforcing agency.

3. *Groundwater Flow.* Special care shall be used to restrict the flow of groundwater into a well or boring while placing sealing and fill material, if subsurface pressure producing the flow is significant.

4. *Sealing Pressure.* Pressure required for the placement of cement-based sealing materials shall be maintained long enough for cement-based sealing materials to properly set.

5. *Verification.* It shall be verified that the volume of sealing and fill material placed during destruction operations equals or exceeds the volume to be filled and sealed. This is to help determine whether the well or boring has been properly destroyed and that no jamming or bridging of the fill or sealing material has occurred.

D. *Sealing and Fill Materials.* Materials used for sealing exploratory borings and monitoring wells shall have low permeabilities so that the volume of water and possible pollutants and contaminants passing through them will be of minimal consequence. Sealing material shall be compatible with the chemical environment into which it is placed, and shall have mechanical properties consistent with present and future site uses.

Suitable sealing materials include neat cement, sand-cement, and bentonite, all of which are described in Section 9 of these standards. Bentonite shall not be used as a sealing material opposite zones of fractured rock, unless otherwise approved by the enforcing agency. Drilling mud or drill cuttings are not acceptable as any part of sealing material for well destruction. Concrete may be used as a sealing material at the approval of the enforcing agency.

Fill material, if any, shall meet the requirements of Section 23 of the Water Well Standards. Fill material shall be free of pollutants and contaminants and shall not be subject to decomposition or consolidation after placement. Drilling mud or cuttings are not acceptable as any part of fill material.

- E. *Additional Requirements for Monitoring Wells and Exploratory Borings in Urban Areas.* The following additional requirements shall be met for destroying wells and exploratory borings in urban areas, unless otherwise approved by the enforcing agency:
1. The upper surface of the sealing material shall end at the depth of 5 feet below ground surface; and,
 2. If the well casing was not extracted during destruction and sealing operations, a hole shall be excavated around the well casing to a depth of 5 feet below ground surface after sealing operations have been completed and the sealing material has adequately set and cured. The exposed well casing shall then be removed by cutting the casing at the bottom of the excavation. The excavation shall be backfilled with clean, native soil or other suitable material.
- F. *Temporary Cover.* The well or borehole opening and any associated excavations shall be covered at the surface to ensure public safety and to prevent the entry of foreign material, water, pollutants, and contaminants; whenever work is interrupted by such events as overnight shutdown, poor weather, and required waiting periods to allow setting of sealing materials and the performance of tests. The cover shall be held in place or weighted down in such a manner that it cannot be removed, except by equipment or tools.

From: Ed and Carolyn Jones [mailto:tootall@mcn.org]

Sent: Saturday, March 14, 2015 12:00 PM

To: Jones, Marie

Subject: outlet shopping center

Marie,

This letter is to confirm our support for the Outlet Grocery store and shopping center on the Patton property. As we all know, the Patton family has continually improved the retail situation in the Fort Bragg area---the Boatyard being a prime example. The businesses there are all beneficial to our area, and the upkeep of the buildings and property has always been excellent.

This family should be able to develop their property. They have paid taxes on the acreage for decades, have generously donated or approved usage for community events---circus, carnivals, logging events---just to name a few. Why keep them from further developing a business or businesses that would benefit a community that is already struggling with a failing economy?

We give our support for the Outlet project.

Thank you,

Ed and Carolyn Jones
222 N. Sanderson Way
Fort Bragg, CA 95437

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

From: Betty Piver [mailto:piver@mcn.org]

Sent: Sunday, March 15, 2015 6:03 PM

To: Jones, Marie

Subject: Shopping Center



Marie:

I would like to confirm my 100% support for the shopping center with Outlet Grocery Store on the Patton property across from the Boatyard shopping center. The economy in our community warrants a more affordable grocery store, and the Patton family has done an outstanding job with the construction of retail business for the citizens of Fort Bragg. They also maintain their properties in an outstanding manner showing great pride of ownership.

The weak excuses by citizens against this project are selfish. The work this family has done in the past should definitely be taken into consideration when voting for this project's approval.

Thank you,

Betty Piver
208 N. Sanderson Way
Fort Bragg, Ca 95437

Sent from my iPad

REC'D MAR 13 2015

To The Fort Bragg City Council

March 9, 2015

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I would like to voice my displeasure that you are considering allowing a shopping mall to be built on the coast. My husband and I have lived here for many years and part of the joy of living here is the beauty that surrounds us. We have no problem traveling to the so called conveniences when we need something other than what we can find on the coast. What you are considering starting is more of the same everywhere else in too many parts of America. I am born and raised in California and over the years have watched the natural beauty of this state being paved over with ugliness and greed. I honestly believe humans need respite from all the consuming we are brainwashed into "needing". That is one of the reasons visitors come up here, to get away from the constant barrage of wall to wall stores. I don't feel you have the right to decide for so many of us such a drastic change in the face of this small community, nor to send a very clear message that this kind of "development" (your kind) is welcome. Take a trip down the coast, all of the way down. There are very few spots left that are unsullied. Leave the land alone. And if land "unused" is more than you can stand, let's make it a commons or natural science museum. We are a culture in need of educating.

I also understand the last environmental impact report was 20 or more years ago. I believe it is time for a new report to be generated before any further considerations can be made. Have you considered the massive (for our roads) amount of traffic a mall will generate? Where is the water to come from? What about our local businesses and the impact this will have on them, and it WILL have a major impact. I honestly see nothing positive whatsoever in your proposal.

Aurora Shattuck



REC'D MAR 18 2015

March 17, 2015

Fort Bragg City Council
416 Laurel Street
Fort Bragg, CA 95437

Dear Gentlemen:

I am writing to express my strong opposition to the Patton development proposed for the intersection of Highways One and 20. I have attended the meetings and read what is available and feel that I am competent to comment on the project.

In the broadest terms, I object to the project because of the negative effect I believe it will have on the Fort Bragg Community. This is a town struggling to reinvent itself as a tourist destination after the extreme decline of the logging and fishing industries. We want tourists to come here, and now that our oceanfront has been opened up, we can certainly expect that more tourists will find Fort Bragg to their liking. What they won't like is a large discount food store and other box stores at the key point of entry to the city – that is a given spoiler. They will also not like seeing even more shuttered downtown businesses, the inevitable result of allowing a peripheral commercial development such as the Patton project to be built. For the city planners to believe that won't happen defies logic, not to mention every study ever made on the impact of peripheral shopping malls on downtown businesses.


I object to the project on multiple environmental grounds, all of which have been competently presented to the city council and the planning commission by local citizens. I will just mention them briefly: the effects of greater traffic at that intersection and on that location; the hazards to wildlife; the visual and aesthetic effects (to replace what is now a beautiful rolling oceanfront scene with a truly ugly big store is unthinkable – and permanent). I was alarmed to learn that the city is dismissive of the concerns and objections of the Department of Fish and Wildlife regarding water and the impact on Hare Creek. Their legitimate and well researched concerns were dismissed out of hand by Marie Jones with the comment that "Well, Fish and Wildlife doesn't understand our city water system." I think the reverse is true. I am astonished that a twenty year old groundwater study was used to assess the impact of this project on the water table at this extended location.

I thought that the Planner's suggestions to mitigate some environmental impacts were in some instances almost laughable – like painting murals on large water storage tanks that for some reason have to be placed in a highly visual location.

I have lived in Fort Bragg since 1976. I remember well when the previous owner of this property, Alan Carlson, proposed a development at this same location. Even at that time, the project was very unpopular and roundly denounced by the citizens. Yet the Fort Bragg City Council and the planning commission continued to disregard public sentiment and rubber stamped the project right on through. The result was that it went to a referendum, where it was, of course, hugely rejected by the voters. Recently we have seen a similar thing happen in Ukiah, when an out of town developer proposed a large development on the former Masonite property. Despite strong local opposition, the project was approved at all levels of government, and so it, too, went to a referendum. In spite of massive amounts of money spent on publicity by the developer, the project was soundly defeated. That is where we are

headed with the Patton project, because it seems as though nobody involved with local government and planning is actually listening to what the people they claim to represent are saying. Referendums are expensive. Much cheaper to listen to the compelling and rational opinions of the people who live here and get it right before a referendum is required.

Sincerely,

A handwritten signature in black ink, appearing to read "Peggy Templer". The signature is fluid and cursive, with a large initial "P" and a long, sweeping underline.

Peggy Templer
20117 Hanson Rd
Fort Bragg, CA 95437

From: Julie Rogers <jraerogers@comcast.net>
Sent: Tuesday, March 17, 2015 8:51 PM
To: Hammerstrom, Doug; Turner, Dave; Peters, Lindy; Cimolino, Michael; Ruffing, Linda; Deitz, Scott
Cc: bob.merrill@coastal.ca.gov
Subject: Proposed Hare Creek Development

March 17, 2015

To Whom It May Concern,

We are writing to object to the proposed Hare Creek Development.

We do not need another “strip mall” on our coast or in our city, we need attractive and well-thought-out areas to enjoy, and to attract tourists and prospective residents (the new Glass Beach trail is a beautiful example).

It would be wonderful to be able to preserve that Hare Creek area as open space — to preserve the “entrance” to our town as beautiful and inviting, not commercialized and tacky.

Our landscape is unique and breathtaking, we should not spoil it.

A strip mall is definitely not beautiful. A strip mall is unsightly and most likely temporary. Malls across the country are in decline and being abandoned.

Our town should be focusing on improving the downtown and harbor areas to make them more prosperous and attractive to residents and tourists, and to preserve the beautiful coastline that makes this such a special area.

There are so many empty shops downtown — those buildings should be improved to make them attractive to potential businesses. We should give our current downtown and harbor areas the attention they deserve.

Other coastal cities have managed to develop attractive downtown and harbor areas without introducing unsightly mall areas to the plan. Take a look at the harbor area in Florence, Oregon or the downtown area of Cloverdale, California. Take a look at the Open Space plan in Boulder, Colorado. Look what was done with the old cannery in Monterey.

A Grocery Outlet will not improve our town. It will introduce more low quality items, unhealthy food, and low quality jobs. We have 3 grocery stores here in Fort Bragg, in addition to the smaller specialty markets, and more in Mendocino — more than enough to serve the people here.

In addition, the unbelievably outdated EIR that the prospective developers submitted should be rejected - the fact that they thought this was relevant information illustrates the lack of respect that they have for our town and our environment. We need an updated, timely EIR for any new projects in our city.

Sincerely,

Julie Rogers and Rodney Fedor

17510 Franklin Road
Fort Bragg, CA 95437

From: Liz Helenchild <deejayliz@yahoo.com>
Sent: Tuesday, March 17, 2015 3:06 PM
To: Hammerstrom, Doug
Cc: Peters, Lindy; Cimolino, Michael; Ruffing, Linda; davet@flobeds.com;
gjerde@co.mendocino.ca.us; wesley.labat@mail.house.gov; bob.merrill@coastal.ca.gov
Subject: Hare Creek Mall

Dear Mr Hammerstrom,

As a 45-plus year resident of the Mendocino Coast, I oppose the proposed Hare Creek Mall. I appeal to your foresight & wisdom in halting this ill-considered project, at least until more studies have been done. A few of my concerns:

It would be irresponsible to proceed without a complete Environmental Impact Report. It has been pointed out that many of the findings so far have been sketchy and/or outdated; ie the traffic survey.

Location at the "gateway" to the coast is totally inappropriate. A strip mall, no matter how cleverly landscaped, would permanently destroy the scenic splendor where green meets blue at the edge of the continent, with predictable impacts on tourism, our main source of income. We absolutely rely on stupendous natural beauty as a resource to attract visitor dollars.

The Coastal Trail will be a huge attraction & asset, & hikers are unlikely to be pleased by the sight of commercial development so near the ocean.

The narrow old Hare Creek bridge is already a bottleneck, clearly not adequate for increased traffic.

Bright all-night lights will degrade quality of life for the adjacent residential neighborhood. Increased traffic on the road to the mall will be an enormous hazard near the preschool on that road.

Impact of increased traffic around the college campus must also be assessed.

The drought will continue. No matter how cleverly engineered the swales & catchments, if rainfall continues way below normal, the City will predictably be in worsening water crisis. A sustainable water source for the Mall has not been discovered or developed.

Recent improvements (streets, sidewalks, curb cuts, etc) in central Fort Bragg suggest a walkable town, a forward-thinking trend in city planning. Fewer short car trips will of course reduce pollution, congestion, parking problems, & accidents. Siting a shopping

destination beyond walking distance for most people will add car trips, pollute, etc. Will more sprawl follow?

Whether or not this project is rammed forward depends on your values & vision for the City's future. Does Ft Bragg Officialdom act to satisfy personal profit in a time frame comfortable for seller & developers? Or does it seek to guard the increasingly rare, relatively unspoiled beauty the North Coast offers, while upholding the most prudent ecological practices?

I urge you to disapprove the Hare Creek Mall.

Sincerely,

Liz Helenchild
Box 1276
Mendocino CA 95460

From: francesca ciancutti <cesca@mcn.org>
Sent: Tuesday, March 17, 2015 8:08 AM
To: Ruffing, Linda; davet@flobeds.com; Peters, Lindy; Hammerstrom, Doug; gjerde@co.mendocino.ca.gov; bob.merrill@coastal.ca.gov
Subject: Hare Creek Strip Mall proposal

Greetings reps and friends of the Mendocino Coast,

I live in Mendocino but often use Fort Bragg as my main town center for health care, shopping and recreation. I am a strong supporter of local businesses and hope that the GP site will transform in part to an interactive marine education museum. Because the proposed Hare Crk. strip mall is technically part of FB and right on the coastline I wish to state another opposing voice.

Growing up in San Diego throughout the 70's -80's I know that strip malls literally strip the vital essence from local businesses for a short run and then both the mall jobs and local businesses die. In general the commercial junk that strip malls offer is from sweat labor that only a corporate head or two might gain from in the long run.

Again, I support co-creating an infrastructure that enhances this amazing yet ecologically endangered ocean life zone through education and recreation projects that will bring just as many jobs but will also be protecting not stripping away the city Fort Bragg. Thank you for your hard work and time.

Sincerely,

Francesca Ciancutti

From: htldegard mckaig <hemckg@aol.com>
Sent: Monday, March 16, 2015 4:30 PM
To: Hammerstrom, Doug; Peters, Lindy; Cimolino, Michael; Ruffing, Linda;
davet@flobeds.com; gjerde@co.mendocino.ca.us; wesley.labat@mail.house.gov;
bob.merrill@coastal.ca.gov
Subject: Fwd: How to oppose the Hare Creek Strip Mall at Hwy 20 & 1 intersection

Dear Friends and Neighbors,

I am writing as a concerned coastal resident, worried about the possibility of yet another strip mall on our coastline, this one to be constructed alongside Highway One, just North of Highway 20 on the west side. The Fort Bragg City Council will discuss this and possibly take action on the proposal on *Monday, March 23, 2015*.

Here I will just list several of my own thoughts, but I also want to say that this is not just a Fort Bragg issue (important as that may be); it concerns us all on the coast (I live on Gibney Lane in the Fort Bragg postal zone). It is a significant open space on an increasingly crowded coastline.

First, I understand the current EIR is much outdated. We need an updated, timely EIR.

Second, it is my understanding that in city planning the entrance to a town or neighborhood is of the utmost importance. As of now, the open, rolling terrain alongside Highway One is one of the few welcoming, attractive points of entry to Fort Bragg and it should be preserved.

Third, strip malls are by definition unsightly and temporary. This one is

certain to be both - and just think of looking at the backsides of the many malls along Highway 101 in Marin and Sonoma. Alas, dead strip malls litter this country.

Fourth, The Grocery Outlet will provide poor quality, often highly unhealthy food. It will provide minimum wage, unbenefited jobs, and most part-time. It will not offer "better" prices than Safeway. It is far from "local."

Fifth, the mall will accelerate the decline of Fort Bragg's core, now severely blighted. And it will present a very negative precedent given that the future of the headlands remains up in the air. As we all know, development feeds development.

I suggest that others who are concerned contact any or all of the following: Linda Ruffing lruffing@fortbragg.com; Dave Turner davet@flobeds.com; Dan Gjerde gjerde@co.mendocino.ca.us; Jared Huffman wesley.labat@mail.house.gov. Any or all other council members. All correspondence should be copied to Bob Merrill, California Coastal Commission bob.merrill@coastal.ca.gov

Petitions and information are available from Daney Dawson: 964-2486, DaneyD@mcn.org

Yours sincerely,

Cal Winslow, 8 March 2015

From: Noyo Hill House <nhh@mcn.org>
Sent: Sunday, March 15, 2015 4:29 PM
To: Hammerstrom, Doug; Peters, Lindy; Cimolino@fortbragg.com; Ruffing, Linda; davet@flobeds.com; gjerde@co.mendocino.ca.us; wesley.labat@mail.house.gov; bob.merrill@coastal.ca.gov
Subject: Hare Creek mall

Dear recipients:

We wish to add our voices to the chorus of Fort Bragg area residents who adamantly oppose construction of the proposed Hare Creek mall just west of the Boatyard by the junction of Highways 20 and 1. Our objection comes down to the glaring conflict here between private and public interest. The proposed mall has no redeeming social or economic merit, in addition to which it would confront area visitors arriving from the south and east with a visual blight in a place where the natural scenery is a primary resource. Unlike the Boatyard, which is situated above the highways essentially out of sight, the proposed mall would obliterate the until recently pleasing view across the rolling grassland to the west. The ugly mass of story poles currently in place should make that abundantly clear to anyone who takes a second look.

We understand perfectly the legal rights of private ownership and that the owners of that land wish to turn it to their own economic benefit. But like many of us in this country, we were raised to believe that personal freedom ends where it impinges on the freedom of others and that private gain at the expense of the public is simply wrong. While approval of this project might benefit certain private parties, it clearly is not in the long-term interest of the greater Fort Bragg community. We therefore urge those of you in a position to halt the proposed mall, most immediately the Fort Bragg City Council, to do so on behalf of a majority of the local populace.

Sincerely,

Russell H. Bartley
Sylvia Erickson Bartley

From: Miriam Davis <mdavis@mcn.org>
Sent: Sunday, March 15, 2015 10:43 AM
To: Ruffing, Linda
Subject: Hare Creek Development

Dear Ms Ruffing,

Please oppose the development at Hare Creek. A mall there would be a horrible entrance to our city and the coast. Also, I think it would be hurtful to our already suffering downtown.
At the least, we need a new and comprehensive EIR.

Thank you,
Miriam Davis
Caspar

From: Zida Borcich <zida1@sbcglobal.net>
Sent: Sunday, March 15, 2015 9:20 AM
To: Hammerstrom, Doug; Peters, Lindy; Cimolino, Michael; Ruffing, Linda;
davet@flobeds.com; gjerde@co.mendocino.ca.us; wesley.labat@mail.house.gov;
Wodetzki Tom; ssawyer@mcn.org
Cc: bob.merrill@coastal.ca.gov
Subject: RE: Hare Creek Center

I am a Comptche resident who depends on the coastal area for services and recreation. In the interest of participating in a representative government, which granted is unwieldy, I am writing to express my position that I do not support building another mall.

Although not a conspicuous consumer I do live, work, shop, and own property here. I raised my family here.

The best thing we have going for us, both as residents and for those merchants who wish to attract and profit from tourism, is the beauty of our nature. To blight it up with more commercial areas may only be self-defeating to us as a community.

Jobs created by this action would either be temporary (e.g. construction, if even hired from here rather than brought in from the outside) or low income (for retail sales positions). Those who would profit seem to be this one property owner and franchised business corporations located elsewhere.

Perhaps local sales tax to use for government services would be one of your considerations. It seems those needs would be more than adequately funded by the property taxes from over inflated real estate values, but regardless it seems like something that could be addressed with wiser options.

I also strongly encourage an up to date EIR before any approval is considered further.

Sandra Sawyer
POB 189
Comptche, CA 95427

From: Rita Crane <ptemple@mcn.org>
Sent: Sunday, March 15, 2015 2:57 AM
To: Hammerstrom, Doug; Peters, Lindy; Cimolino, Michael; Ruffing, Linda; davet@flobeds.com; gjerde@co.mendocino.ca.us; wesley.labat@mail.house.gov
Cc: bob.merrill@coastal.ca.gov
Subject: Hare Creek Center: Coastal Land at Southern Gateway of Fort Bragg

March 15, 2015

re: The shopping center that is being proposed for the Southern Gateway to Fort Bragg alongside Highway One, just North of Highway 20 on the west side.

Dear All:

1. Southern Gateway: I would suggest to the Fort Bragg City Council and Mayor that the appeal regarding the permits for the Hare Creek retail shopping center be denied for good.

This area is the Southern Gateway to the town of Fort Bragg, and it does merit special attention. Since the fishing and logging economies have gone boom and bust, the remaining industry is tourism.

As a member of the Northcoast Artists Gallery, I've had the opportunity to speak directly with visitors for several years, it's evident they enjoy coming to Fort Bragg because they consider it a 'real town' **that is also quaint and charming.**

Adding another 'mall' at the gateway seems counterproductive to the focus on tourism. Not in keeping with the entrance to a quaint town!

2. Coastal Land: Along this property, the Pacific Ocean is visible from Highway One, so this property is actually even more special as Southern Gateway. It is coastal property with a view. The center would destroy that view. So this property merits even more consideration!

3. EIR: Although the MND was approved by the Planning Commission, several of the mitigated items are based on old data. I understand that there is only an insufficient and highly controversial Mitigated Negative Declaration that does not reduce all publicly identified potentially significant direct, and cumulative, effects from the project on the physical environment to below the legal threshold for significance as defined in the CEQA Guidelines. We need an updated, current EIR.

Sincerely,
Rita Crane

--

Rita Crane Photography

P.O. Box 91
Albion CA 95410
www.ritacranestudio.com

From: Jewels Joyce Marcus <jewelsjoyce@mcn.org>
Sent: Saturday, March 14, 2015 8:34 PM
To: Hammerstrom, Doug; Hammerstrom, Doug; Peters, Lindy; Cimolino, Michael; Ruffing, Linda; davet@flobeds.com; gjerde@co.mendocino.ca.us; wesley.labat@mail.house.gov
Cc: bob.merrill@coastal.ca.gov
Subject: Hare Creek Strip Mall Project

To all concerned:

I am adamantly against such a project for the following reasons:

- 1) It would mean a great deal of earth removal on the ocean side of the highway
- 2) It would bring many more toxic fumes and noise from vehicles and shoppers during and after its completion
- 3) The traffic report was done when it was a slow month for the area instead of during a busy month when there is high tourist traffic
- 4) Adding another grocery store to the area is unnecessary and would negatively impact the existing stores
- 5) I don't like the idea of having yet another large shopping center / mall environment outside of our sweet old-time town, which could use extra help in developing that area as a shopping center. It's already proven that malls take away business from town centers
- 6) I moved up here from the city to escape all of that traffic and noise and shopping environment of cheap Chinese crap and the owners of the land and many people supporting the project seem hell bent on recreating it here.

From: Karin Faulkner <karin.faulkner@gmail.com>
Sent: Saturday, March 14, 2015 5:40 PM
To: Hammerstrom, Doug; Peters, Lindy; Cimolino, Michael; Ruffing, Linda;
davet@flobeds.com; gjerde@co.mendocino.ca.us; wesley.labat@mail.house.gov
Subject: Against proposed new strip mall at Hwy 20 corner

To all concerned:

I am writing as a concerned coastal resident, worried about

the
proposal of

a
strip mall on our coastline,

at
Highway One,
and
Highway 20 on the west

side.

Strip
malls are by
ugly - without charm, style or heritage !

One of the most important reasons our part of the Mendocino Coast is prized by locals and visitors is for its undeveloped beauty and historical architecture.

This
is a significant open space on an increasingly crowded

coastline
! Once built on it cannot return to open space again. Now,
the open, rolling

terrain alongside Highway One is one of the few attractive
points of entry to Fort Bragg and it should be preserved.

If allowed to be built the
mall will accelerate the
already-present
decline of Fort Bragg's core

And it will present a very negative precedent
for the future of our treasured coastal areas.

Karin Faulkner

Resident for 35 years.

--

"Everything is a miracle. It is a miracle that one does not dissolve in one's bath like a lump of sugar."

— *Picasso*

From: Myra Beals <beals0@gmail.com>
Sent: Saturday, March 14, 2015 5:31 PM
To: Peters, Lindy; Hammerstrom, Doug; Cimolino, Michael; Ruffing, Linda;
davet@flobeds.com; wesley.labat@mail.house.gov; gjerde@co.mendocino.ca.us
Cc: bob.merrill@coastal.ca.gov
Subject: Hare Creek Strip Mall
Importance: High

I am writing as a concerned coastal resident, worried about the possibility of yet another strip mall on our coastline, this one to be constructed alongside Highway One, just North of Highway 20 on the west side.

This issue concerns us all on the coast (I live in the Mendocino postal zone). I do my shopping, visit friends, use the library and walk the coast in Fort Bragg. This is a significant open space on an increasingly crowded coastline.

First, I understand the current EIR is much outdated. The Council must require an updated, timely EIR.

Second, it is my understanding that in city planning the entrance to a town or neighborhood is of the utmost importance. As of now, the open, rolling terrain alongside Highway One is one of the few welcoming, attractive points of entry to Fort Bragg and it should be preserved.

Third, strip malls are by definition unsightly and temporary. This one is certain to be both – and just think of looking at the backsides of the many malls along Highway 101 in Marin and Sonoma. Alas, dead strip malls litter this country.

Fourth, the mall will accelerate the decline of Fort Bragg's core, now severely blighted. What will the tourists who

support the local economy come to see if the downtown is all vacant storefronts? And it will present a very negative precedent given that the future of the headlands remains up in the air. As we all know, development feeds development.

Concerned coastal resident,

Myra Beals
P.O. Box 1113
Mendocino, CA 95460

From: susan allen nutter <sanutter@mcn.org>
Sent: Saturday, March 14, 2015 3:51 PM
To: Peters, Lindy Personal; Hammerstrom, Doug; Cimolino, Michael; Ruffing, Linda; davet@flobeds.com; gjerde@co.mendocino.ca.us; wesley.labat@mail.house.gov; sdietz@fortbragg.com
Cc: bob.merrill@coastal.ca.gov
Subject: Hare Creek Development Project

I am writing as a concerned coastal resident, worried about the possibility of yet another strip mall on our coastline, this one to be constructed alongside Highway One, just North of Highway 20 on the west side. The Fort Bragg City Council will discuss this and possibly take action on the proposal on *Monday, March 23, 2015*.

This is not just a Fort Bragg issue (important as that may be). It concerns us all on the coast (I live on Glass Beach Drive in Fort Bragg). It is a significant open space on an increasingly crowded coastline.

First, I understand the current EIR is much outdated. We need an updated, timely EIR.

Second, it is my understanding that in city planning the entrance to a town or neighborhood is of the utmost importance. As of now, the open, rolling terrain alongside Highway One is one of the few welcoming, attractive points of entry to Fort Bragg and it should be preserved.

Third, strip malls are by definition unsightly and temporary. This one is certain to be both - and just think of looking at the backsides of the many malls along Highway 101 in Marin and Sonoma. Alas, dead strip malls litter this country.

Fourth, The Grocery Outlet will provide poor quality, often highly unhealthy food. It will provide minimum wage, unbenefited jobs, and most part-time. It will not offer "better" prices than Safeway. It is far from "local."

Fifth, the mall will accelerate the decline of Fort Bragg's core, now severely blighted. And it will present a very negative precedent given that the future of the headlands remains up in the air. As we all know development feeds development.

From: Linda Perry <lindapea@mcn.org>
Sent: Saturday, March 14, 2015 2:49 PM
To: Hammerstrom, Doug; Peters, Lindy; Cimolino, Michael; Ruffing, Linda; davet@flobeds.com; gjerde@co.mendocino.ca.us; wesley.labat@mail.house.gov
Cc: bob.merrill@coastal.ca.gov
Subject: Hare Creek Strip Mall

Leaders:

I am 100% against the proposed strip mall at Hwys 1 and 20 in Fort Bragg. It is insane* for our small community to have two large shopping centers just across the street from each other.

1. Rite Aide at Boatyard failed. Though corporate, at least it had a local drug store.
2. In its place we have Dollar Stores at Boatyard.
Remember all of the smaller shops, drug stores, groceries, department stores, cafe's and restaurants that have failed with the expansion or new arrival of corporates such as Safeway and CVS.
3. The open space glorious green rolling hills of the proposed location is just too precious a beauty to destroy. In fact that view is the last single most beautiful view in the Fort Bragg area until quite north of town. It must be preserved. The view we would be left with, (as it is all along the freeways in many communities), is the back side of the mall.
4. So many stores have failed or are limping along already in the core of the town. A new mall would quite possibly destroy that core and the community.
5. The EIR needs to be made current.
6. Strip malls classically die, but not until after they have created ruin in the town left behind in their wake.

Please consider the local needs of shop keepers in the town as truly more valuable to our community than large corporate absentee ownerships. As a community we need to support our local economy and the health of our citizens. Please lead the community entrusted to you in the direction which will create beauty, community, safety, and local control.

Thank you
Linda A. Perry
resident since 1972
homeowner since 1987

*Definition of insane: Doing the same thing that doesn't work, over and over again, thinking the outcome will change.

From: agnes@mcn.org
Sent: Saturday, March 14, 2015 2:40 PM
To: Hammerstrom, Doug; Peters, Lindy; Cimolino, Michael; Ruffing, Linda; davet@flobeds.com; gjerde@co.mendocino.ca.us; wesley.labat@mail.house.gov
Cc: Ruffing, Linda; davet@flobeds.com; gjerde@co.mendocino.ca.us; bob.merrill@coastal.ca.gov
Subject: consider the proposed Fort Bragg Hare Creek Strip Mall

Dear Public Officials;

I am a resident of the Mendocino coast and am opposed to the planned Hare Creek strip mall. I am worried about the possibility of yet another strip mall on our coastline, this one to be constructed alongside Highway One, just North of Highway 20 on the west side. The Fort Bragg City Council will discuss this and possibly take action on the proposal on Monday, March 23, 2015.

This is not just a Fort Bragg issue (important as that may be); it concerns us all on the coast (I live in Mendocino in the coastal zone).

It is a significant open space on an increasingly crowded coastline.

First, I understand the current EIR is much outdated. We need an updated, timely EIR.

Second, it is my understanding that in city planning the entrance to a town or neighborhood is of the utmost importance. As of now, the open, rolling terrain alongside Highway One is one of the few welcoming, attractive points of entry to Fort Bragg and it should be preserved.

Third, strip malls are by definition unsightly and temporary. This one is

certain to be both – and just think of looking at the backsides of the many malls along Highway 101 in Marin and Sonoma. Alas, dead strip malls litter this country.

Fourth, The Grocery Outlet will provide poor quality, often highly unhealthy food. It will provide minimum wage, unbenefited jobs, and most part-time. It will not offer “better” prices than Safeway. It is far from “local.”

Fifth, the mall will accelerate the decline of Fort Bragg’s core, now severely blighted. And it will present a very negative precedent given that the future of the headlands remains up in the air. As we all know, development feeds development.

I urge you to take these points into consideration when making the decision.

Sincerely,

Agnes Woolsey

From: Madeline Force <madeline0827@hotmail.com>
Sent: Saturday, March 14, 2015 2:27 PM
To: Hammerstrom, Doug; Peters, Lindy; Cimolino, Michael; Ruffing, Linda; davet@flobeds.com; gjerde@co.mendocino.ca.us; wesley.labat@mail.house.gov
Cc: bob.merrill@coastal.ca.gov
Subject: How to oppose the Hare Creek Strip Mall at Hwy 20 & 1 intersection

Greetings,

I am writing to oppose the proposed development currently in review for the property being referred to as the "Hare Creek Strip Mall" at the intersections of Highways 1 & 20.

I agree with comments provided by Cal Winslow and so am using his language in this email. Admittedly it is not my own, but far speedier to send this. I cannot improve on what he has said.

First, I understand the current EIR is much outdated. We need an updated, timely EIR.

Second, it is my understanding that in city planning the entrance to a town or neighborhood is of the utmost importance. As of now, the open, rolling terrain alongside Highway One is one of the few welcoming, attractive points of entry to Fort Bragg and it should be preserved.

Third, strip malls are by definition unsightly and temporary. This one is certain to be both – and just think of looking at the backsides of the many malls along Highway 101 in Marin and Sonoma. Alas, dead strip malls litter this country.

Fourth, The Grocery Outlet will provide poor quality, often highly unhealthy food. It will provide minimum wage, unbenefited jobs, and most part-time. It will not offer "better" prices than Safeway. It is far from "local."

Fifth, the mall will accelerate the decline of Fort Bragg's core, now severely blighted. And it will present a very negative precedent given that the future of the headlands remains up in the air. As we all know, development feeds development.

My feeling is that even if a current EIR is approved, the beauty of the coastline and the vitality of businesses in the Fort Bragg would suffer were this project allowed to move forward. Fort Bragg does not need a grocery outlet and cannot not keep businesses alive in many of the current spaces we have.

Why would it seem like a good idea to anyone (other than the people who will directly profit \$ from this development?)

Let's make a good decision by looking at healthier ways this can be developed if the owner is intent on developing this land. The Fort Bragg area could benefit greatly by introducing an assisted living facility.... Just a thought.

Madeline Force Richards

From: Tom Wodetzki <tw@mcn.org>
Sent: Saturday, March 14, 2015 1:37 PM
To: TW Wodetzki
Subject: How to oppose the Hare Creek Strip Mall at Hwy 20 & 1 intersection

Begin forwarded message from "Zida Borcich" <zida1@sbcglobal.net>

I sent a letter opposing the Hare Creek Strip Mall to all the pertinent people. If you'd like to, too, just copy and paste into the

"To:" dhammerstrom@fortbragg.com; LPeters2@fortbragg.com; MCimolino@fortbragg.com; lruffing@fortbragg.com; davet@flobeds.com; gierde@co.mendocino.ca.us; wesley.labat@mail.house.gov;

And copy Bob Merrill of the California Coastal Commission in the "Cc:" line: bob.merrill@coastal.ca.gov
Zida

From: Rita Crane [mailto:p temple@mcn.org]

Time sensitive: Send in comments by March 18.

Sincere apologies if you prefer not to receive group emails. This is the only one I will be sending.

Dear Art loving and Artist friends,

Your love of beauty and the coast is why I'm sending you this email.

Thought you might like to be aware there is something you can do to challenge the ill conceived plan by the owner of the Boatyard to put another mall right across from his first one, at Hwy 20 and Hwy One.

An Appeal Team of concerned citizens (CACLU) is working on legal approaches to the challenge, and we've hired a lawyer who is well versed in environmental regulations affecting coastal land in California.

Thoughtful comments from caring citizens is also very helpful. Shared on the Mendocino list serve were the two messages below: Cal Winslow has itemized some of the concerns and provided email addresses in his message. John Gilmore has provided other important email addresses.

One can easily copy and paste one or several of the issues Cal brings up, put them in your own words or not, and send to the addresses provided.

Please feel free to forward Cal's message to any of your friends who would want to know how to help.

Thanks for caring.

All the best,

Rita

*** Forwarded from Cal Winslow:***

Dear Friends and Neighbors,

I am writing as a concerned coastal resident, worried about the possibility of yet another strip mall on our coastline, this one to be constructed alongside Highway One, just North of Highway 20 on the west side. The Fort Bragg City Council will discuss this and possibly take action on the proposal on *Monday, March 23, 2015*.

Here I will just list several of my own thoughts, but I also want to say that this is not just a Fort Bragg issue (important as that may be); it concerns us all on the coast (I live on Gibney Lane in the Fort Bragg postal zone). It is a significant open space on an increasingly crowded coastline.

First, I understand the current EIR is much outdated. We need an updated, timely EIR.

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the future of the headlands remains up in the air. As we all know, development feeds development.

I suggest that others who are concerned contact any or all of the following: Linda Ruffing lruffing@fortbragg.com; Dave Turner davet@flobeds.com; Dan Gjerde gjerde@co.mendocino.ca.us; Jared Huffman wesley.labat@mail.house.gov. Any or all other council members. All correspondence should be copied to Bob Merrill, California Coastal Commission bob.merrill@coastal.ca.gov

Petitions and information are available from Daney Dawson: 964-2486, DaneyD@mcn.org

Yours sincerely,

Cal Winslow, 8 March 2015

From: Tom Wodetzki <tw@mcn.org>
Sent: Saturday, March 14, 2015 1:13 PM
To: TW Wodetzki
Subject: How to oppose the Hare Creek Strip Mall at Hwy 20 & 1 intersection

Begin forwarded message from "Zida Borcich" <zida1@sbcglobal.net>

I sent a letter opposing the Hare Creek Strip Mall to all the pertinent people. If you'd like to, too, just copy and paste into the

"To:" dhammerstrom@fortbragg.com; LPeters2@fortbragg.com; MCimolino@fortbragg.com; lruuffing@fortbragg.com; davet@flobeds.com; gjerde@co.mendocino.ca.us; wesley.labat@mail.house.gov;

And copy Bob Merrill of the California Coastal Commission in the "Cc:" line: bob.merrill@coastal.ca.gov
Zida

From: Rita Crane [mailto:ptemple@mcn.org]

Time sensitive: Send in comments by March 18.

Sincere apologies if you prefer not to receive group emails. This is the only one I will be sending.

Dear Art loving and Artist friends,
Your love of beauty and the coast is why I'm sending you this email.

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Rita

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Petitions and information are available from Daney Dawson: 964-2486, DaneyD@mcn.org

Yours sincerely,

Cal Winslow, 8 March 2015

From: Zida Borcich <zida1@sbcglobal.net>
Sent: Friday, March 13, 2015 12:17 PM
To: Hammerstrom, Doug; Peters, Lindy; Cimolino, Michael; Ruffing, Linda;
davet@flobeds.com; gjerde@co.mendocino.ca.us; wesley.labat@mail.house.gov
Cc: bob.merrill@coastal.ca.gov
Subject: Hare Creek Center

I am writing to add my name to the growing list of people who live, visit or love it here who are against building yet another horrible looking strip mall at Hare Creek.

I don't think I need to say again what's wrong with it...you are undoubtedly inundated with all of the very good arguments about its ill-conceived nature and design. I just want to make sure this plea is counted. Please do not let this thing go through.

We have plenty of grocery stores and plenty of strip malls. We don't need any more businesses that will pull traffic away from our beleaguered downtown. At all. This one would be built and eventually abandoned, as strip malls are wont to do, and that Todd Point hill will never go back to what it was, and it will be one more blight on our gorgeous, open, natural place.

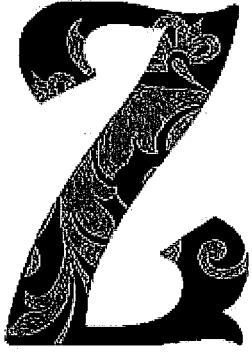
Tourists are not coming here to look at the back of ugly buildings blocking the view, nor are they coming here to buy non-local, non-organic, non-healthy food from a store that pays minimum wages and no benefits to its workers and sends its profits out of the community. WE don't need it! Our environment doesn't need it! And our business climate does not need it!

It would just be lining the pockets of already-rich developers who have no feeling for this place and don't even live here. They already have a bunch of empty stores in the Harvest Market mall. Why don't they just use those and leave Todd Point alone?

Well, sorry, I wasn't going to get into it, but it makes my blood boil...every single little town in this country that gets a mall out of the main downtown - just go ask them - the downtown DIES. The downtown dies, and ours is already on life support. Don't, please don't let this awful thing happen to our beautiful town.

Sincerely
Zida Borcich

studio



mendocino

Zida Borcich

Telephone 707 964 2522

Fax 707 927 1753

160 South Harold Street

Fort Bragg, California 95437

www.studio-z.com

www.studiozmendocino.wordpress.com

www.mybabysloveletters.com

"I have decided to stick with love. Hate is too great a burden to bear."

~Martin Luther King Jr.

From: Carollynn Bartosh <cwbartosh@zoho.com>
Sent: Thursday, March 12, 2015 4:01 PM
To: wesley.labat@mail.house.gov; Hammerstrom, Doug; Peters, Lindy; Cimolino, Michael; Ruffing, Linda; davet@flobeds.com; gjerde@co.mendocino.ca.us; wesley.labat@mail.house.gov; bob.merrill@coastal.ca.gov
Subject: Please don't build the Hare Creek Mall

Dear Readers:

I'm writing about the possibility of a strip mall being constructed on the west side of Highway One at Highway 20, which I understand will be discussed by the Fort Bragg City Council on March 23. I used to live in the greater Mendocino area, and though I moved away twenty years ago I still love it there and visit regularly, almost every year and sometimes twice a year, staying at B&B's and cottages, dining out, and shopping in the local stores. I love the area so much that I still stay on top of local issues, and friends there let me know about this one and who to write about it. I'm certain that my views represent many who come visit regularly—*religiously* you could even say, for the ocean and land there inspire that kind of devotion.

My husband and I keep visiting because the area is not like the places we come from: places full of strip malls. Right now that area offers open space and a coastline not developed to the shore, something more and more scarce everywhere in California. Of course many people move there for the same reasons.

We come for the coast and pray that development does not encroach more on open views and empty headlands. We come for shops and restaurants in the historic core, and cheer to see when mom-and-pop stores and unique businesses open. Every year we wonder if the places we discovered on the last trip have made it. Some do, some don't, but at least the growth and profits from those businesses will mostly stay on the coast rather than be funneled far away to corporate entities whose business model further erodes local pay scales, bringing part-time jobs with no benefits. Corporations with practices that undercut sustainability may offer cheaper prices that lure locals in the short run, but in the long run they gut the real community and leave it far poorer culturally as well as economically, with fewer locals left to even shop in their big box. The economic blight these temporary malls eventually bring to urban landscapes is nothing to aim for.

The more Fort Bragg becomes like other suburban towns, the less we want to visit. Yes, there's strip mall blight in Fort Bragg already, but adding to it by creating an even bigger "welcome" at that corner will make many of us visitors simply not want to come at all. Investing in preserving the coast and the historic core will.

Sincerely,
Carollynn Bartosh
Rancho Palos Verdes, CA

From: Marta MacKenzie <mmackenz@mcn.org>
Sent: Tuesday, March 10, 2015 2:10 PM
To: Ruffing, Linda; davet@flobeds.com; gjerde@co.mendocino.ca.us;
wesley.labat@mail.house.gov; bob.merrill@coastal.ca.gov; Hammerstrom, Doug; Peters,
Lindy; Cimolino, Michael
Subject: Hare Creek Strip Mall

My dear public servants:

You have it in your power to stop the very ill-conceived Hare Creek Mall project planned for Highway One near the intersection with Highway 20 . I do not need to reiterate all of the negative aspects of this project as you have heard about them all from numerous sources.

I do not live within the city boundaries of Fort Bragg but just to the east on Cedar Street. Mendocino County is my county. The Mendocino coast is my coast. Fort Bragg is my city for all intends and purposes. I care very much about the preservation of its environment, the vitality of central Fort Bragg and for the impressions made to tourists as they enter this fine city from the east and from the south. Using this property for the planned project does not enhance any of these concerns.

Please stop the Hare Creek Mall project before it goes any further.

Very sincerely yours,

Marta MacKenzie

31725 Cedar St
Fort Bragg, CA
707-964-6600
mmackenz@mcn.org.

From: michael@casparinstitute.org
Sent: Tuesday, March 10, 2015 1:39 PM
To: Ruffing, Linda
Subject: about that Winslow letter



Tuesday, March 10, 2015

Dear Linda,

This is in response to a letter from Cal Winslow, Ph.D. I want to comment on his points one by one.



The EIR is out of date

If this is his best point, the rest must be unimportant. The legally constituted authorities will take care of this without anyone's urging.

The Entrance to a City is Important

I agree ... but this site is a disaster already: an abruptly chopped hill, a decrepit barbed-wire fence ornamented with ugly signs. For anyone arriving westbound on Highway 20, the pretty green meadow is invisible. Leaving town, you can see it.

Strip Malls are by definition ugly

I couldn't find this in my dictionary; could you? Winslow's assertion is irrelevant, because this development is actually a shopping center, smaller than but similar to the Boatyard right across the intersection.

Winslow asserts that dead strip malls litter the country ... but aren't we a Nation that trusts the market and confers certain rights on property owners, including the right to fail? While I agree that Fort Bragg probably doesn't need another shopping center, and I think the City Council does their town a disservice by encouraging this kind of development while the downtown area empties, most of you worthies favored with Winslow's letter can carry on your important work and let the market teach the developers a lesson about what works in Fort Bragg, and what doesn't.

The Grocery Outlet provides poor quality food

Will Winslow's next campaign be Making MacDonalds Go Away? Does he favor a Nanny State that censors what people eat? To

paraphrase a famous Frenchman, I may disapprove of what you eat, but I will defend to the death your right to eat it. It is not the role of you folks to police this sort of thing.

The mall accelerates the decline of Downtown Fort Bragg

While this may be true, it's up to the City Council to find a way to respond to this, and American precedent allows people to build dumb stuff if they want.

I encourage you to give Winslow's diatribe the credence it deserves: NONE. There must be more important things for him to get excited about ...or perhaps these shaky points do not reveal his true motivation.

Thank you for the work you do. Keep on doing it on our behalf. Know that a quiet majority support you and value your efforts.

◆ *Michael Potts ;>*

From: John Gilmore <jgilmore@mcn.org>
Sent: Tuesday, March 10, 2015 12:37 PM
To: Dan Gjerde; Ruffing, Linda; Dave Turner; Jared Huffman; Peters, Lindy; Cimolino, Michael; Deitz, Scott; Hammerstrom, Doug
Cc: Bob Merrill
Subject: Proposed Hare Creek Mall

Dear concerned officials:

I am writing as both a concerned coastal resident and a potential neighbor of the mall proposed to be located on the northwest side of the intersection of Highways One and 20. For over 30 years I have lived across the road and downhill of this location on South Harbor Drive. My wife and I plus our children and grandchildren are very fortunate in having had Todd's Point so readily available for walks, bicycle rides, play, and quiet reflection by the ocean. When I visit the Point almost daily I see many others using it for similar purposes.

The proposed development concerns many other coastal residents and visitors who are not its fortunate neighbors. The site is a significant open space on the increasingly crowded coastline that is the basis of our essential tourist economy. I attended the rather tempestuous Fort Bragg Planning Commission on January 28. From testimony I heard there and upon further reflection, I believe that there are at least six specific issues that merit deeper consideration.

First, the current EIR seemed outdated and inadequate. It took no account of the current and apparently ongoing severe drought, traffic congestion and pedestrian/bicyclist safety west of the intersection on Todd's Point (not just on Highway One), light and noise pollution for neighbors, and alcohol sale near schools. The last is certainly an issue, if not one appropriate for an EIR.

Second, the whole project constitutes visual blight, which also may or may not be an EIR matter. One the afternoon of the hearing on January 28, I bicycled out to and walked the proposed area staked out for the mall. Directly contrary to a claim in the city's presentation that evening, I found the area to be at least as large as that of the Boatyard Center across Highway One. When I stood at the southernmost pylon I found myself directly above the stoplight at the intersection. The proposal also includes removal of trees where I was standing and removal of a hill just north of them. Both these features and the rest of the oceanscape — which is clearly visible to the many of us who get out of our cars to walk, bike, and otherwise access it — would be replaced by an ugly pile of concrete. The architect's claims that the design is acurrant in environmental and artistic sensitivity were simply ludicrous. Full absurdity was reached with the assurance that a stretch of galvanized fence would be painted to resemble or blend with the area it would conceal. As a citizen commented, these claims are simply efforts to fob off a pig's ear as a silk purse. It would seem that the entrance to a town or neighborhood would be of the utmost importance in city planning. If so, then it should be essential to preserve the open, rolling terrain alongside Highway One as perhaps the sole remaining attractive point of entry to Fort Bragg.

Third, strip malls are by definition temporary as well as ugly. I grew up in a beautiful, hilly and wooded suburb thirty miles west of Chicago. Although the central village has retained much of its aspect and character despite gentrification, its surrounding farms and open fields have long been bulldozed and covered in concrete for housing developments and malls. Many of these malls either undergo dizzying change of ownership or have been abandoned. In fact, outmoded, abandoned strip malls are a national issue.

Fourth, I fear that The Grocery Outlet would provide poor quality, chiefly unhealthy food along with mostly part-time jobs at minimum wage, and without benefits. I also doubt that it would be able to sell decent food at prices below our existing groceries.

Fifth, it seems that resources and energy should be put into revitalizing Fort Bragg's downtown core and reversing its decline into vacant storefronts rather than into trying to draw customers away from it.

Sixth, and for all the reasons above, this project would be an extremely negative precedent for use of the headlands, perhaps opening the door for further ill-advised development.

Sincerely yours,
John Gilmore
19050 S. Harbor Drive
Fort Bragg

From: Lillian Cartwright <lilliancartwright@yahoo.com>
Sent: Monday, March 09, 2015 2:04 PM
To: Ruffing, Linda
Cc: bob.merrill@coastal.ca.gov
Subject: Hare Creek Strip Mall

As a resident of Little River, Mendocino County I am very concerned with the Hare Creek Strip Mall proposal. Such a Mall will be a blight on our County for multiple reasons--health, aesthetics, as well as environmental impact. I trust that a thorough EIR report will be instigated immediately before any action is taken on the proposal.

Best regards,
Lillian Cartwright

From: Carrie Durkee <cdurkee@mcn.org>
Sent: Monday, March 09, 2015 1:31 PM
To: gjerde@co.mendocino.ca.us; Ruffing, Linda; Dave Turner; wesley.labat@mail.house.gov
Cc: bob.merrill@coastal.ca.gov
Subject: Hare Creek Strip Mall

Hello to representatives:

As a citizen of the coast, I would like to advocate for the new EIR for the project.

This is not the kind of development that is needed in Fort Bragg. If anything, downtown needs to be revitalized.

Please review the appeal that calls for an up-to-date EIR.

Thank you for your time and effort,
Carrie Durkee
Albion

From: Michele Cheyovich <mchey@mcn.org>
Sent: Monday, March 09, 2015 12:40 PM
To: Ruffing, Linda
Subject: Proposed development

Dear Linda Ruffing,

I am writing to voice my objection to the proposed strip mall at the junction of highways 20 and 1. We are so blessed to have the beautiful coastline as our home and what a pity to line it with unattractive buildings, parking lots and congestion. We already are experiencing vacant retail space that would be far better to improve them and encourage business. I would like to see the coastline stay as pristine as possible.

Thank you for your consideration of this matter.

Sincerely,
Michele Cheyovich

Sent from my iPad

From: Janet Ashford's laptop <jashford@jashford.com>
Sent: Monday, March 09, 2015 10:54 AM
To: Ruffing, Linda
Cc: davet@flobeds.com; gjerde@colmendocino.ca.us; Peters, Lindy; Cimolino, Michael; Deitz, Scott; Hammerstrom, Doug; Jones, Marie
Subject: yes for hare creek

Hi Linda,

Cal Winslow has sent out an email asking people to contact you and the city council to protest the approval of the Hare Creek plans. I'm writing to say that I am in favor of the the development and hope the plans will be approved on appeal. I look forward to shopping there and to seeing Debra Lennox's interesting green design features put into action.

Best wishes,
Janet

Janet Isaacs Ashford
Mendocino, California
707-937-4555
jashford@jashford.com

www.janetashford.com for photography
www.jashford.com for everything else

From: Karen Kreisel Gidley <kjkreisel@yahoo.com>
Sent: Monday, March 09, 2015 10:24 AM
To: Ruffing, Linda; davet@flobeds.com; gjerde@co.mendocino.ca.us;
wesley.labat@mail.house.gov; bob.merrill@coastal.ca.gov
Subject: new mall

I just want to express that i am opposed to the new mall plan. How can Fort bragg afford to build a new mall when half of the shops down town are boarded up? It spoils the beautiful open space. Please plan better. Fix up the downtown, make it a walking tourist place not a driving mall place. Preserve our coastline.

Karen Gidley
Simpson Lane

From: Tom Wodetzki <tw@mcn.org>
Sent: Monday, March 09, 2015 8:39 AM
To: TW Wodetzki
Subject: re proposed Hare Creek Strip Mall
Attachments: Strip Mall letter.docx; ATT00001.htm

Forwarded from Cal Winslow:

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Petitions and information are available from Daney Dawson: 964-2486, DaneyD@mcn.org

Yours sincerely,

Cal Winslow, 8 March 2015

THE MENDOCINO INSTITUTE

8 March 2015

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