Arellano, Humberto Jr.

From: Lawrence Bullock <lcbullock@gmail.com>
Sent: Wednesday, April 19, 2023 8:56 PM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

I am writing to express my SUPPORT for the proposed Grocery Outlet in Fort Bragg.

I have lived here in the Fort Bragg/ Mendocino area for 40 years and would appreciate not having to drive all the way to Ukiah to shop at the GO there.

Thank you for your time.

Lawrence Bullock

Arellano, Humberto Jr.

From: City of Fort Bragg <helpdesk@fortbragg.com>
Sent: Wednesday, April 19, 2023 9:23 PM
To: cdd
Subject: Grocery outlet

Follow Up Flag: Follow up
Flag Status: Completed

Message submitted from the <Fort Bragg, CA> website.

Site Visitor Name: Sherry Fischer
Site Visitor Email: feathersprings@comcast.net

I support a Grocery outlet in Fort Bragg

Arellano, Humberto Jr.

From: Joy <lokistof@yahoo.com>
Sent: Thursday, April 20, 2023 1:16 PM
To: cdd
Subject: In favor of Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

As a Fort Bragg resident living in walking distance to the proposed Grocery Outlet, I am strongly in favor of the proposed location. We need local lower priced food options, and it will prevent me from having to drive to Willits to shop at the GO there. To those who are concerned that Safeway or Purity or Harvest will go out of business if we add a GO to Fort Bragg, all it means is that those of us (and there are many) who go to Willits or Ukiah to shop at Grocery Outlet can now do it locally. As for additional traffic and/or concerns about RVs, Safeway manages, and overflow for Starbucks parks along Franklin or Walnut, and the same will happen with GO. In fact, they will probably park in the same locations, get a latte, grab their burgers from Safeway and walk to get their brews from Grocery Outlet and then continue on their merry way to the campground of their choice as they do now…

Joy Korstjens

Arellano, Humberto Jr.

From: lstanton61 <lstanton61@gmail.com>
Sent: Thursday, April 20, 2023 2:14 PM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

Please allow Grocery Outlet. It is clear Fort Bragg needs an affordable alternative to Safeway and Harvest. Most of the population is low income and needs this. The available space is perfect as there are several low income and senior apartments nearby. Also, moderate income folks shop at Grocery Outlet and find it to be a clean and well run store.
Let Fort Bragg grow or it will stagnate.
Linda Stanton

Sent from my Galaxy

Arellano, Humberto Jr.

From: Munoz, Cristal
Sent: Friday, April 21, 2023 11:53 AM
To: cdd
Subject: FW: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

From: Norvell, Bernie <bnorvell2@fortbragg.com>
Sent: Friday, April 21, 2023 11:40 AM
To: Munoz, Cristal <cmunoz@fortbragg.com>
Subject: Fwd: Grocery Outlet

Bernie Norvell
Mayor City of Fort Bragg

Begin forwarded message:

From: Kate Erickson <kmaryerickson@gmail.com>
Date: April 21, 2023 at 11:30:18 AM PDT
To: "Norvell, Bernie" <bnorvell2@fortbragg.com>
Subject: Grocery Outlet

Dear Bernie,
I am in favor of letting the Grocery Outlet project move forward. We need more affordable food choices along our coast.

Thank you for your consideration,
Kate Erickson

Arellano, Humberto Jr.

From: Kate Erickson <kmaryerickson@gmail.com>
Sent: Friday, April 21, 2023 11:30 AM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

I am in favor of letting the Grocery Outlet project move forward. We need more affordable food choices along our coast.

Thank you for your consideration,
Kate Erickson

Arellano, Humberto Jr.

From: Sarah W <redwoodsinger@yahoo.com>
Sent: Friday, April 21, 2023 10:38 AM
To: cdd
Subject: Recommend YES on Grocery Outlet commment

Follow Up Flag: Follow up
Flag Status: Completed

Writing to recommend Grocery outlet! I have lived here since 2006 and my patients and mom who are on fixed incomes (and everyone else) deserves lower cost food options! Buying a home here costs an exorbitant amount so anyone (like ourselves) trying to live and work on the coast need this choice and service!

Sarah Wagner Flaim
Sent from my iPhone

Arellano, Humberto Jr.

From: Ed Burke <edburke@mcn.org>
Sent: Tuesday, April 25, 2023 2:30 PM
To: cdd
Subject: Grocery Outlet

We need the presence of grocery outlet in Fort Bragg.

Edward Burke.

Sent from my iPhone

Arellano, Humberto Jr.

From: Patti Schumacher <breesnanna@sbcglobal.net>
Sent: Tuesday, April 25, 2023 9:26 PM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Flagged

I'm writing the email to show my support of having a Grocery Outlet Store in our town, Fort Bragg, California. We need this store in our town to keep our tax dollars in our city instead of people driving over the hill to go to their grocery outlet store. There are so many Senior Citizens and families that need to be able to shop discounts. They can't afford to pay tourist prices at the other two groceries stores. It will not put the current grocery stores out of business. People should have choices and go to the store they can afford. Plus it will provide more jobs for kids going to College or wanting to stay here after high school.

Hope you consider approving the Grocery Outlet store to open a store here in the old social service building. In my opinion it isn't a problem at that location.
Sincerely

Patti Cervelli Schumacher
Sent from my iPad

Arellano, Humberto Jr.

From: Kathe Todd <kathe@pacific.net>
Sent: Tuesday, April 25, 2023 1:26 PM
To: cdd
Subject: Grocery Outlet

Please allow the Grocery Outlet to come to Fort Bragg!

Kathe Todd
44690 Larkin Road
Mendocino

Virus-free.www.avg.com

Arellano, Humberto Jr.

From: Beverlee Younger <beverleeyounger@gmail.com>
Sent: Tuesday, April 25, 2023 12:09 PM
To: cdd
Subject: Grocery Outlet

Hello!
Please allow the Grocery Outlet to come to Fort Bragg.
Beverlee Younger

Arellano, Humberto Jr.

From: Wendy Younger <wyounger@hotmail.com>
Sent: Wednesday, April 26, 2023 1:40 PM
To: cdd
Subject: Grocery Outlet

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

For Pete's sake, here is yet another letter of support, from me, regarding the Grocery Outlet. We need this option for affordable groceries. You must have information about the percentage of citizens living in Fort Bragg at or below the poverty line. Seniors and low income residents should not have to buy garbage food items from the dollar store to try to exist on. Grocery Outlets, which are family owned and run, offer produce and food items (name brand and organic specialties), at very affordable prices. A wonderful alternative for healthier food options, this store would be such a boon to our community. Reasonably priced groceries, family owned, no need to drive to Willits to shop a Grocery Outlet store.... I cannot understand any argument opposing the project. If perhaps somebody who say, owned a local grocery store, believed that the addition of Grocery Outlet to our community threatens them financially, then perhaps they would be in opposition and come up with numerous reasons to try to keep this from happening. I believe however, that there is enough to go around and that the corporate stores, and little local stores will be fine. Loyal customers who buy convenience items from the "shop around the corner" or niche/specialty items from the ginormous high end grocery store at town's edge, will continue to shop for the specific things they can find at those stores alone.

In closing, please approve it already!

Thank you,

Wendy Younger
164 Hocker Lane
Fort Bragg, CA 95437

Arellano, Humberto Jr.

From: Auntie B <1ladybrett1@gmail.com>
Sent: Thursday, April 27, 2023 11:53 AM
To: cdd
Subject: Grocery Outlet please!!!

"Please allow the Grocery Outlet to come to Fort Bragg"

Arellano, Humberto Jr.

From: Apryl Bonham <akbonham@mcn.org>
Sent: Thursday, April 27, 2023 10:10 AM
To: cdd
Subject: Grocery Outlet

I am a resident of the Mendocino coast and very much in favor of the Grocery Outlet project in Fort Bragg.

Sent from my iPhone

Arellano, Humberto Jr.

From: Dean Cornwall <deancornwall36@gmail.com>
Sent: Thursday, April 27, 2023 1:49 PM
To: cdd
Subject: YES to Grocery Outlet

I would like to add my comment of support for the grocery outlet planning permit. The current lot is under used, and it is a perfect location for the proposed grocery outlet. It is located close to Highway 20, so the trucks don't need to drive too much through town, and is convenient for Fort Bragg residence along with, the greater micropolitan area. I fully support this application and I hope it passes through.
Thank you.

Arellano, Humberto Jr.

From: dawnjf@mcn.org
Sent: Thursday, April 27, 2023 9:31 AM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

My name is Dawn Ferreira.I am a registered voter un the city of Fort Bragg.
I believe the Grocery Outlet should be allowed in Fort Bragg at the address on South Franklin St.It is a good place for it and The Grocery Outlet is a necessity to Fort Bragg with the cost of living here.

Thank you
Dawn Ferreira
320 N Mcpherson St
Fort Bragg,CA 95437
7079629492

Arellano, Humberto Jr.

From: Auntie B <1ladybrett1@gmail.com>
Sent: Thursday, April 27, 2023 11:58 AM
To: cdd

Dear City of Fort Bragg

“Please allow the Grocery Outlet to come to Fort Bragg”

Brett McClain
23161 CA-1, Fort Bragg, CA 95437
707-964-6865

Thank you very much!!

Arellano, Humberto Jr.

From: Beverlee Younger <beverleeyounger@gmail.com>
Sent: Thursday, April 27, 2023 12:16 PM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

Hi there!
Please allow the Grocery Outlet to come to Fort Bragg.
I sent this message yesterday, but forgot to mention that I am a long time resident of Mendocino.
Beverlee Younger
Larkin Road
Mendocino

Arellano, Humberto Jr.

From: Marilyn Stubbs <stubbsmm@gmail.com>
Sent: Friday, April 28, 2023 3:51 PM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

I am very much in favor of Grocery Outlet and the location. They provide many products that are not sold in Fort Bragg and their prices are so much better than what we have to pay currently.

We, on the north coast, deal with very high prices for our groceries. We end up driving over the hill to Ukiah or Willits in order to save money. The cities of Ukiah and Willits win and Fort Bragg loses! And, we all get to pay the high price for fuel to get over there!

I'm disgusted that Harvest Market and others have caused delays in this project trying to protect their profits. Please allow this store to come into our community. It is very much needed by all of us!! And, just maybe the current stores will become more competitive!

Thank you,

Mrs. M. Stubbs
Comptche

Arellano, Humberto Jr.

From: R. Sutherland <sutherlandr51@gmail.com>
Sent: Friday, April 28, 2023 2:35 AM
To: cdd
Subject: Grocery outlet

To whom it mat concern
And a resident of Fort Bragg who was born here I would like to voice my support for a grocery outlet store. Grocery outlet provides a number of products as well as food at a discounted price. The cost of living here has doubled if not tripled in the time I raised my children. I truly don't understand how new families are making ends meet.
A grocery outlet would also provide cheaper food for our seniors. Who are also seeing increased cost of living with no raise in they're social security.
I voice my support loud for a fort bragg grocery outlet. As I local food bank worker I have seen the increase in the number of people needing our services. Discounted food would allow them to stretch their good bugjet a bit farther.
Thank you

Arellano, Humberto Jr.

From: Lea Hartsock <caspartech@comcast.net>
Sent: Saturday, April 29, 2023 6:16 PM
To: cdd
Subject: Grocery outlet

Follow Up Flag: Follow up
Flag Status: Completed

Sending this letter in support of grocery outlet. Everybody needs another option for grocery selection. It would help Fort Bragg bring in extra jobs and another option for shoppers. Please don't pass this opportunity up.

thank you
lea hartsock
7073570160

Arellano, Humberto Jr.

From: Kate Hee <katehee57@gmail.com>
Sent: Saturday, April 29, 2023 9:17 PM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern,

I am in favor of having a Grocery Outlet on the coast for several reasons.
I was born and raised in Fort Bragg. I shop for groceries at Mendosas in Mendocino, Harvest Market, Purity, the farmers markets, local farms, B&C grocery, Corners of the Mouth, and reluctantly at Safeway. I am a senior citizen on a fixed income. I'm still able to drive out of town to buy affordable groceries at Grocery Outlet, and I make a trip over to Ukiah about once a month. The cost of living on the coast is extremely high. We need a local, affordable Grocery store on the coast. This is so important for so many low income people. I will continue to shop at all the other stores I listed for certain things. Having a Grocery outlet won't really impact the other Grocery stores, but not having a Grocery Outlet certainly hurts the lower income people on the coast who can't afford to purchase quality food at a decent price.
I encourage you to move forward and approve a Grocery Outlet for our community.
Regards,
Kathryn Hee

Arellano, Humberto Jr.

From: Pamela Merritt <pamela.merritt@gmail.com>
Sent: Saturday, April 29, 2023 8:53 AM
To: cdd

Follow Up Flag: Follow up
Flag Status: Completed

I am in favor of a Grocery Outlet in Fort Bragg. We need to be able to have an alternative to the extremely high prices in our home town. I was born and raised here and find it very frustrating that I can barely afford to shop here.

Pam Merritt

Arellano, Humberto Jr.

From: Kathy Orsi <korsi@mcn.org>
Sent: Saturday, April 29, 2023 7:04 AM
To: cdd
Subject: In Favor of Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

April 29, 2023

Dear Planning Commissioners,

Thank you for coming to the meeting with a clear slate and an open mind to hear public opinion on the Grocery Outlet's application.

I continually express my views on Facebook when given the opportunity supporting Grocery Outlet coming to Fort Bragg. A store on the outskirts of town, will bring value to residents, particularly those on a budget. Young families and the elderly need more shopping choices. Young families are already going out of town to shop at Grocery Outlet so they can make ends meet, most living pay check to pay check. That gas money should stay in their wallets and their grocery money should stay on the Coast! In addition, the jobs this store will create will help so many in our community.

I hear great things about Grocery Outlet stores in other areas….always supporting and donating to the Community.

Your sincere and thoughtful objectivity is most appreciated when considering Grocery Outlet's application.

I ask you to recommend to approve their application. I guarantee our lovely Harvest Market will continue to do fine. I will continue to shop at all the stores, as each meet different needs.

Sincerely,

Kathy Orsi
Lifelong Fort Bragg Resident

Arellano, Humberto Jr.

From: Susan Romander <skrrda@gmail.com>
Sent: Saturday, April 29, 2023 7:33 AM
To: cdd
Subject: Supporting Grocery Outlet 🛒

Follow Up Flag: Follow up
Flag Status: Completed

There are people that will still shop Harvest, Safeway or Purity, but it's good for a rural community to have choices. I support Grocery Outlet for our community.

Thank you,
Susan Romander
--
https://linktr.ee/susanromander

Arellano, Humberto Jr.

From: vanette <vanette@mcn.org>
Sent: Saturday, April 29, 2023 8:08 AM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

I want to add my name to those supporting the Grocery Outlet in Fort Bragg. As a retired senior citizen and a fourth generation Fort Bragger, I applaud any action taken to lighten the financial hardships of people trying to make ends meet in these troubled times.

Sincerely,
Vanette (Thurman) St John

Arellano, Humberto Jr.

From: Peggy Brown <peggyibrown76@gmail.com>
Sent: Sunday, April 30, 2023 2:18 PM
To: cdd
Subject: Grocery outlet

Grocery outlet would be a plus for Fort Bragg and sorrounding area. Even tourist's might benefit. Please vote yes for the store

Arellano, Humberto Jr.

From: Jo ann Grant <jgomesgrant@yahoo.com>
Sent: Sunday, April 30, 2023 7:06 PM
To: cdd
Subject: GROCERY OUT- LET

Please, PLEASE,help us on the coast, we need some food with better prices . In my 70's have lived here all my life, now on SS and need choices here, pretty soon I'll be to old to get over that hill for food. Very expensive area to live in now. Help us please. Just do it.

Arellano, Humberto Jr.

From: Kathy Larkin <ktlarkin45@gmail.com>
Sent: Sunday, April 30, 2023 8:35 AM
To: cdd
Subject: Grocery Outlet

We are writing to support the building of the new Grocery Outlet in Fort Bragg. We have routinely shopped at the Grocery Outlets over the hill for the last 10 years and will continue to do so if the current project on the coast is not approved.

Kathy & David Larkin
30550 Simpson Lane
Fort Bragg, CA 95437

Sent from Mail for Windows

Virus-free.www.avg.com

Arellano, Humberto Jr.

From: John <jruczak@comcast.net>
Sent: Sunday, April 30, 2023 9:14 AM
To: cdd
Cc: 'John'
Subject: Grocery Outlet Store Project.

Follow Up Flag: Follow up
Flag Status: Completed

4-30-2023
Hello...I would like to voice my opinion in favor of the store project.
Many people are unable to drive to Willits or Ukiah to visit those stores.
Also during this time of increased inflation many people are experiencing food budget problems due to higher energy costs, etc.
In my case I am 75 years old and my wife is 76. We have a smaller income than we used to during our more productive years.
So we vote YES!! on the project.

Thank you, John Ruczak, and Veronica Taylor.
We are local residents.

Arellano, Humberto Jr.

From: J. L.K. <eyelandgirlazul@gmail.com>
Sent: Monday, May 1, 2023 4:34 PM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Flagged

I support the Grocery Outlet project.
Variety... lower prices... competition... an abundance of supplies for our community during an emergency are all good things.
Please let the Grocery Outlet building begin!
Thank you
Homeowner in Fort Bragg
JLKD

Arellano, Humberto Jr.

From: JULIE MCHENRY <juliemchenry@comcast.net>
Sent: Monday, May 1, 2023 4:24 PM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Fort Bragg Planning Commission,

Once again I am writing in Support of The Grocery Outlet it is mind boggling that our town would deny a grocery store which is badly needed for the members of our community that are on a fixed income or the working poor families . I really feel this has been a class issue all along. Fort Bragg needs to provide for all citizens.

Thank you,

Julie A. McHenry

See you at the meeting.

Arellano, Humberto Jr.

From: tboyd@mcn.org
Sent: Wednesday, May 3, 2023 7:17 AM
To: cdd
Subject: I support grocery outlet

Follow Up Flag: Follow up
Flag Status: Flagged

I support the grocery outlet project. Food is exorbitantly expensive on the Mendocino Coast. I see young mothers shopping for food at the dollar store trying to stretch their food dollars. We need alternative food options for lower income families.

Loyal shoppers of Purity, Harvest Market and Down Home Foods are not going to change their shopping habits.

thank you,

Cathleen Boyd
Fort Bragg, CA

Arellano, Humberto Jr.

From: No One <one989335@gmail.com>
Sent: Wednesday, May 3, 2023 9:17 PM
To: cdd
Subject: Citizen of Fort Bragg

In favor of Grocery Outlet

Arellano, Humberto Jr.

From: Marilyn <redandm@mcn.org>
Sent: Thursday, May 4, 2023 6:35 PM
To: cdd
Subject: comments on Grocery Outlet EIR before May 10 2023 Hearing

Follow Up Flag: Follow up
Flag Status: Completed

To: Community Development Department, Fort Bragg CA

Fort Bragg Planning Commissioners

I am writing with comments regarding the review of the EIR for the Grocery Outlet project proposed for the corner and South & Franklin Sts Fort Bragg.

First, I would like all the city planning to work to retain the districts and small town facilities we already have in Fort Bragg. This location was used by County Social Services and is not directly adjacent to other high traffic retail, and it is quite a distance from the Central Business District. It will increase vehicle and foot traffic greatly in that area. That is a major impact.

Starting wages will be low for all except upper management. However, that is true for all the retail businesses as far as I know.

The irony is that I have not heard from any Fort Bragg resident who is working and low income that is not delighted at the idea of Grocery Outlet opening in Fort Bragg, no matter where we would put it. The Grocery Outlet in Willits is well regarded in that community and many of our residents shop there.

Not only should we consider the changes this would entail in our town, but there are other environmental impacts further afield - perhaps less trips to Willits and Ukiah from here to get less expensive goods?

Thank you for considering all the factors.

Marilyn Boese

Fort Bragg

Arellano, Humberto Jr.

From: Greg Burke <greg@mendosir.com>
Sent: Thursday, May 4, 2023 12:31 PM
To: cdd
Subject: Grocery Outlet

Dear Planning Commission Members,

Please vote for approval of the Grocery Outlet project.

As affordable housing demands continue to grow in our community, affordable living options need to follow. With the cost of everything going up, a large percentage of our coastal population could benefit from a discount grocery store. Typically the silent majority, those in favor, will not attend the meeting or even write a letter, but someone needs to be able to speak up for their interests.

Thank you for your consideration,

Greg Burke

City of Fort Bragg
Received
MAY 0 4 2023

May 30, 2023

CDP 2-22
DR 7-22 GROCERY OUTLET PROJECT
MGR 1-22

3.7 Transportation and circulation

- Provides additional shopping options within walking distance of the new Plateau residences, the Moura Senior Housing and the numerous apartments in that area
- Decreases traffic on Hwy 20 from those travelling over the hill to stretch their food budget.

3.1 Aesthetics

- Removes a slowly decaying long vacant building along south Franklin Street.
- Consistent with the existing visual character of other commercial development within the block.

Karen Calvert
P.O. Box 70
Albion CA 95410-0070

Arellano, Humberto Jr.

From: Derek <helios@saber.net>
Sent: Thursday, May 4, 2023 3:21 PM
To: cdd
Subject: Please Approve the Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

Greetings Commissioners,

As a long time low income citizen of Fort Bragg, and former Planning Commissioner, I'd like to add my Support to Approve the Grocery Outlet.

It would add value to our community by allowing lower income families to afford higher quality food items.

The location is quite suitable, as it served many clients daily when it was County offices, without any traffic or other neighborhood issues.

As it is now, that vacant building is a blight upon our community, attracting vandalism and bringing down property values due to that.

Please consider voting "YES" to approve it.

Thank you,

Derek Hoyle -

Arellano, Humberto Jr.

From: pdlit@yahoo.com
Sent: Thursday, May 4, 2023 7:06 PM
To: cdd
Cc: aweibel@mcn.org
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

Planning Commissioners:

i live between Elk and Philo, 30995 Philo Greenwood Rd. Although the proposed Grocery Outlet might save me money on some products, there are many grocery outlets in Fort Bragg currently and these kind of chains take money out of Fort Bragg and Mendocino County while adding very little in the way of jobs, which are lost at other grocery outlets, or beauty. They are simply one more step, one more degradation, to the beauty, the ambiance and energy that brought many of the residents to this area.

We don't need more chains, more duplicative commerce; we need housing. The forces represented by this type of project do NOTHING to enhance our area. How long will we allow commercial interests to destroy this coastal area?

Please, at a minimum, require a meaningful EIR that considers the needs of the people, not business. Truthfully, i believe the hand-in-hand lockstep of government and business, which values business more than county residents, is destroying our County and our Country.

Peter D. Lit

a senior voter

Arellano, Humberto Jr.

From: Spirit <spiritway02@yahoo.com>
Sent: Thursday, May 4, 2023 6:00 PM
To: cdd
Subject: RE: No grocery outlet

We want structures that bring the people UP...like beauty. Working together on projects that beautify. .that reduces pollution. Scarcity. Competition...start w name change of ft bragg. .ugh...name means everything

On Thu, May 4, 2023 at 2:48 PM, cdd <cdd@fortbragg.com> wrote:

Good Afternoon –

Your public comment has been received. Thank you.

Sincerely,

Community Development Department

Phone: (707) 961-2827

From: Spirit <spiritway02@yahoo.com>
Sent: Thursday, May 4, 2023 2:04 PM
To: cdd <cdd@fortbragg.com>
Subject: No grocery outlet

Environmental impacts too costly to town. To planet...

Selling fresh organic food is needed for town's prosperity. Healthy people create healthy lives created and sustained by healthy food and water. Upward!!

Think health equals wealth...

Arellano, Humberto Jr.

From: Spirit <spiritway02@yahoo.com>
Sent: Thursday, May 4, 2023 2:04 PM
To: cdd
Subject: No grocery outlet

Follow Up Flag: Follow up
Flag Status: Completed

Environmental impacts too costly to town. To planet...
Selling fresh organic food is needed for town's prosperity. Healthy people create healthy lives created and sustained by healthy food and water. Upward!!

Think health equals wealth...

Arellano, Humberto Jr.

From: Ali Van Zee <yourali747@gmail.com>
Sent: Thursday, May 4, 2023 3:27 PM
To: cdd
Subject: Grocery Outlet

To whom it concerns.

My husband and I have lived in Fort Bragg for the last 5 years, but I have been coming here for over 50 years. My parents built a hole in Surfwood in the early 80's and, after my father passed away in 2000, my mom bought a little cottage here in Fort Bragg. I may not be a native, but my connection runs deep and I'm dismayed you are even considering this ill-advised plan.

This City thinks big box stores will be its salvation; that it will generate more taxes. It won't. The infrastructure required to service this store will only add to the City's expenses and be out of proportion to any income generated.

Fort Bragg and Mendocino thrive on tourism and yet our City does little to funnel tourist dollars to our dying downtown. We should be *supporting* the businesses we have by making our downtown more welcoming. We need trees and drought-resistant plants to break up the bleak, gritty streets of what is rapidly becoming a wasteland. Tourists will not be coming up here if all they see are the same sterile cookie-cutter big box stores they're trying to escape.

Fort Bragg is well served by Harvest Market, Safeway and Purity Market as well as Down Home Foods, our Farmer's Market and a number of smaller mom and pop markets. Bringing in Grocery Outlet puts all these businesses at risk … and then you'll just go chasing more big box stores in a never-ending cycle.

You could certainly turn those empty buildings into more safe housing for the homeless, including their pets. You could turn the current parking lot into green space with fencing and picnic tables and places for the residents to enjoy. You could also turn those buildings into a cooperative or classrooms/workshops where people could learn trades or painting, sculpting etc.

There are any number of uses for the existing buildings that would enhance life here rather than drown us in more trash and unrecyclable plastic that will inevitably end up on our streets and ocean from Grocery Outlet.

Do BETTER!

Ali Van Zee

~We survive together, or not at all~

Arellano, Humberto Jr.

From: montanagrl <montanagrl54@gmail.com>
Sent: Thursday, May 4, 2023 3:13 PM
To: cdd
Subject: Grocery Outlet

To whom it may concern:

I am in full support of Fort Bragg allowing the building of the Grocery Outlet store. We need this store since it will provide additional options for the residents and visitors to our town. It will also provide more employment to our community, which is definitely needed.

Please approve Grocery Outlet coming to Fort Bragg.

Linda Williams
16700 Pearl Ranch Rd
Fort Bragg, CA 95437

Arellano, Humberto Jr.

From: Cheryl Schuessler <luckycheryl@comcast.net>
Sent: Friday, May 5, 2023 9:38 AM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

I am writing in support of the Grocery Outlet in Fort Bragg. People should have the choice, given the opportunity, to spend their grocery dollars where they want. More access to affordable food is critical now adays, especially for retired people or others living on fixed incomes.

Please carefully consider how the G.O. will **positively** impact the citizens of City of Fort Bragg by providing an alternative grocery shopping option. Not only will your decision impact the City, but all of the communities up and down the coast who come to Fort Bragg to shop.

Thank you for your time and consideration.
Cheryl Schuessler

Sent from Mail for Windows

Arellano, Humberto Jr.

From: NormaLee Andres <normalee@mcn.org>
Sent: Friday, May 5, 2023 10:41 PM
To: cdd
Subject: I just wish to voice my support of GROCERY OUTLET project/development

Follow Up Flag: Follow up
Flag Status: Completed

I know the folks who have single family homes in the area are not happy about the project, but for the good of the community at large, I think the positives outweigh the negatives.
Norma Andres
16401 Pine Dr
Fort Bragg, CA

Arellano, Humberto Jr.

From: Janet Kabel <jmkabel@sbcglobal.net>
Sent: Saturday, May 6, 2023 8:51 AM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning Commission and City Council Members:

I am writing you to urge the prompt approval of Grocery Outlet's EIR and related permits. Grocery Outlet has bent over backwards to address the concerns of a few individuals who feel that any development threatens "the environment". This project is going into a previously developed parcel in a commercially zoned area. It should have never required the added expense of an EIR and to add even more burdens on the developer might prevent them from ever building a needed lower cost option for shopping on the coast.

The current proposal and its special conditions more than address any realistic concern that a reasonable person might have. Yes there will be increased traffic and noise but surely that level of noise is to be expected along a commercial corridor. Yes some other stores might lose business but isn't competition a fact of business?

More good than harm will come from the approval of the project than its denial. Residents will have an option for lower cost groceries locally rather than driving over the hill. New jobs will be created. For those opposed to the project, nothing will force them to patronize Grocery Outlet.

Please do not let a well funded minority deny the benefits that Grocery Outlet will provide to the many.

Sincerely,

Janet Kabel
309 E Bush
Fort Bragg

Arellano, Humberto Jr.

From: Judith Valadao <j.valadao@sbcglobal.net>
Sent: Saturday, May 6, 2023 10:57 AM
To: cdd
Subject: Support Grocery Outlet
Attachments: In favor of petition.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Planning Commissioners,

Please add my name as well as the names of those included in the attached petition in favor of Grocery Outlet.
Many people in our area are living at or below poverty level and need lower priced foods in order to get by from
day to day. Many of these people are families with children.

During emergencies such as the fires and Covid pandemic our grocery store shelves were down to near empty. Having
an additional food source would help with the many shoppers along the coast.

My shopping habits will not change...Purity Market is my go to place and that will not change. Those who are in desperate need
of more affordable food have to travel out of town to get their needs met. Not having to travel would mean more money to spend
on food locally.

I for one, am sick of the same group coming out once more to oppose most everything trying to be done for the local community.
I would hope that you, as Planning Commissioners would find this an opportunity to do something positive for the community that
needs it the most.

Please find attached the petition in favor of Grocery Outlet to be located on South Franklin Street in Fort Bragg.

Thank you for your time,

Judy Valadao

change.org

Recipient: Fort Bragg City Council

Letter: Greetings,

Raise awareness that many locals want grocery outlet

Signatures

Name	Location	Date
Ryan Bushnell	Fort Bragg, CA	2021-04-09
Rick Jeffery	Fort Bragg, CA	2021-04-09
Judith Valadao	Fort Bragg, CA	2021-04-09
Susan Bushnell	Clarksville, TN	2021-04-09
Evelyn Anderson	Mendocino, CA	2021-04-09
carrie engle	Fort Bragg, CA	2021-04-09
Kristine Gilmore	Fort Bragg, CA	2021-04-09
Patricia Peeler	Fort Bragg, CA	2021-04-09
Brittaney Dondanville	Fort Bragg, CA	2021-04-09
Joseph Kreisel	Brentwood, CA	2021-04-09
Mike Tubbs	Redwood valley, CA	2021-04-09
Janet Nylund	Fort Bragg, CA	2021-04-09
Tammy Lowe	Fort Bragg, CA	2021-04-09
Richard Millis, II	Fort Bragg, CA	2021-04-09
Gary Koski	Fort Bragg, CA	2021-04-09
Laurie Koski	Fort Bragg, CA	2021-04-09
Bruce Koski	Fort Bragg, CA	2021-04-09
Marcie Lazarus	Fort Bragg, CA	2021-04-09
Naomi Mannonen	Fort bragg, CA	2021-04-09
Ronald Valadao	Fort Bragg, CA	2021-04-09

Name	Location	Date
Kimberly Gillette	Fort Bragg, CA	2021-04-09
Tina Rose	Fort Bragg, CA	2021-04-09
Kim Taylor	Fort Bragg, CA	2021-04-09
Ashley Vance	Fort Bragg, CA	2021-04-09
Sarita Colberg	Fort Bragg, CA	2021-04-09
Julie McHenry	Fort Bragg, CA	2021-04-09
Jennifer Clark	Fort Bragg, CA	2021-04-09
Jessica Turner garcia	Fort Bragg, CA	2021-04-09
Charles A Peavey	Fort Bragg, CA	2021-04-09
sandy ellingwood	Fort Bragg, CA	2021-04-09
Robin Scaramella	Fort Bragg, CA	2021-04-09
Janelle Fraser	Fort Bragg, CA	2021-04-09
Fred Zatkoff	San, CA	2021-04-09
Alyssa Babcock	Fort Bragg, CA	2021-04-09
Donald Anderson	Fort Bragg, CA	2021-04-09
Carrie Hull	Fort Bragg, CA	2021-04-09
Michele Anderson	Fort Bragg, CA	2021-04-09
Kim Evans	Fort Bragg, CA	2021-04-09
Marilyn Costa	Fort Bragg, CA	2021-04-09
Jimmie Teem	Myrtle creek, OR	2021-04-09
Sandra Jones	Mendocino, CA	2021-04-09
Paula Deeter	Medford, OR	2021-04-09

Name	Location	Date
Crystal Rowley	Fort Bragg, CA	2021-04-09
Kelly Wooden	Fort Bragg, CA	2021-04-09
Nathan Strouth	Federal Way, WA	2021-04-09
Evelyn Hautala	Fort Bragg, CA	2021-04-09
Cheri Maas	Fort Bragg, CA	2021-04-09
Crystal Porcayo	Yakima, WA	2021-04-09
Kelly Mehtlan	Ukiah, CA	2021-04-09
Mike and sherrie White	Fort Bragg, CA	2021-04-09
Morgan Davenport	Fort Bragg, OR	2021-04-09
Pat Collins	Fort Bragg, CA	2021-04-09
Judy Bremer	Fort Bragg, CA	2021-04-09
Cathy Perkins	Fort Bragg, CA	2021-04-09
Pam West	Fort Bragg, CA	2021-04-09
Stacey Anderson	Fort Bragg, CA	2021-04-09
Angel Serrano	Fort Bragg, CA	2021-04-09
Ervin Spowehn	Fort Bragg, US	2021-04-09
Polly Bishop	Fort Bragg, CA	2021-04-09
Linda Rambo	Fort Bragg, CA	2021-04-09
James Mallory	Fort Bragg, CA	2021-04-09
Dawn Ferreira	Fort Bragg, CA	2021-04-09
Lisa Davenport	Fort Bragg, CA	2021-04-09
Johanna Maxey	Mendocino, CA	2021-04-09

Name	Location	Date
Richard Daniels	Fort Bragg, CA	2021-04-09
Brian Hurley	fort bragg, CA	2021-04-09
Jane Woodward	Fort Bragg, CA	2021-04-09
Michael Ferguson	Fort Bragg, CA	2021-04-09
Debra Bryant	Willits, CA	2021-04-09
Susan Owens	Fort Bragg, CA	2021-04-09
Tyler Allen	Fort Bragg, CA	2021-04-09
cheryl schuessler	Fort Bragg, CA	2021-04-09
David Schuessler	Fort Bragg, CA	2021-04-09
Mandi Waymire	Fort Bragg, CA	2021-04-09
Gina Balassi	Fort Bragg, CA	2021-04-09
Karen Norton	Fort Bragg, CA	2021-04-09
David Howe	Fort Bragg, CA	2021-04-09
Peter Robblee	Fort Bragg, CA	2021-04-09
Glenda Holloway	Fort Bragg, CA	2021-04-09
Sarah Van Horn	Fort Bragg, CA	2021-04-09
Nancy James	Fort Bragg, CA	2021-04-09
Karen Knoebber	Fort Bragg, CA	2021-04-09
Traci Kelley	Fort Bragg, CA	2021-04-09
Sue Spowehn	Fort Bragg, CA	2021-04-09
Laura Rogers	Fort Bragg, CA	2021-04-09
Eric Martin	Fortuna, CA	2021-04-09

Name	Location	Date
Lara Nielsen	Fort Bragg, CA	2021-04-09
REBECCAH Kinney	Fort Bragg, CA	2021-04-09
Russell Jewett	Fremont, CA	2021-04-09
Ryan Ferguson	Fort bragg, CA	2021-04-09
Marilla Peeler	Fort Bragg, CA	2021-04-09
Marleigh Caparros	Swedesboro, US	2021-04-09
JON INWOOD	Brooklyn, NY	2021-04-09
Franco Carlo	New York	2021-04-09
Sean Patrick	Fort Bragg, CA	2021-04-09
Patty Stuckey	Fort Bragg, CA	2021-04-09
Terri Russ	Fort Bragg, CA	2021-04-09
Mike Peat	Fort Bragg, CA	2021-04-09
Brenda Sallinen	Fort Bragg, CA	2021-04-09
kirbo good	Centreville, US	2021-04-09
Cora Stone	Medford, OR	2021-04-09
Brenda Choi	Los Angeles, CA	2021-04-10
Kasey Hockett	Fort Bragg, US	2021-04-10
Donna Winkler	Fort Bragg, CA	2021-04-10
Marian Holmes	Fort Bragg, CA	2021-04-10
Deanna Lawrason	Fort Bragg, CA	2021-04-10
Hannah Hiatt	Phoenix, US	2021-04-10
Fran Nelson	Fort Bragg, CA	2021-04-10

Name	Location	Date
Vanette St John	Fort Bragg, CA	2021-04-10
Jeanne Kinney	Fort Bragg, CA	2021-04-10
Josie Drake	Fort Bragg, CA	2021-04-10
Donna Niemeyer	Pasco, WA	2021-04-10
Jessica Dias	Fort Bragg, CA	2021-04-10
Laurel Hosford	Mendocino, CA	2021-04-10
Zena Coughlin	Redwood Valley, CA	2021-04-10
Shirley Graves	US	2021-04-10
Traci Colbert	Willits, CA	2021-04-10
Jonna Mabery	Fort Bragg, CA	2021-04-10
Monica Hernandes	Newark, US	2021-04-10
Dawn Messex	Fort Bragg, CA	2021-04-10
Martin Scribner	Fort Bragg, CA	2021-04-10
Diane Lionberger	Fort Bragg, CA	2021-04-10
Wilma Woods	Fort Bragg, CA	2021-04-10
Lynn Stampfli	Mendocino, CA	2021-04-10
Rantala Roy	Fort Bragg, CA	2021-04-10
Brenda Perkins	Yoder, CO	2021-04-10
Carrie Sallinen	Fort Bragg, CA	2021-04-10
Jerry Ball	Fort bragg, CA	2021-04-10
Linda Muncy Bishop	Fort Bragg, CA	2021-04-10
Carol Sisco	Dayton, NV	2021-04-10

Name	Location	Date
Kari Shelley	Eureka, CA	2021-04-10
Erin Grant	Eureka, CA	2021-04-10
Jen Souza	Fort Bragg, CA	2021-04-10
Colleen Pierce	Aberdeen, WA	2021-04-10
Darlene Glenn	Santa Rosa, CA	2021-04-10
James Mullen	North Versailles, US	2021-04-10
Atanacio Cha’vez Johnson	Santa Rosa, CA	2021-04-10
Cynthia Manzano	Fort Bragg, CA	2021-04-10
debbie adamczak	Fort Bragg, CA	2021-04-10
Debra Bryant	FORT BRAGG,CA, CA	2021-04-10
Janice Harrison	Fort Bragg, CA	2021-04-10
Sherry Fischer	Fort Bragg, CA	2021-04-11
Dawn Ciro	Fort Bragg, CA	2021-04-11
Ann Meadlin	Fort Bragg, CA	2021-04-11
Jesieka Grover Silva	Fort Bragg, CA	2021-04-11
James Bugenstien	US	2021-04-11
Linda Reeder	Los Angeles, CA	2021-04-11
John Graves	Boonsboro, MD	2021-04-11
Julia Seaholm	Fort Bragg, CA	2021-04-11
Lorie Reynolds	Fort Bragg, CA	2021-04-11
Tracie Smith	Fort Bragg, CA	2021-04-11
Mark Fish	Albion, CA	2021-04-11

Name	Location	Date
Roxanne Rohe	Fort bragg, CA	2021-04-11
Orsi Hannah	Fort Bragg, CA	2021-04-11
Marc Dallaire	Bel Air, MD	2021-04-11
Katie Exline	Grants Pass, OR	2021-04-11
Sarah Bushnell	Fort Bragg, CA	2021-04-11
Rusty Sherry Bell	Casper, CA	2021-04-11
Kathryn McCully Mccully	Henderson, NV	2021-04-11
Leti Soria	Fort Bragg, CA	2021-04-12
Eric Nylund	Fort Bragg, CA	2021-04-12
Anna Shaw	Fort Bragg, CA	2021-04-12
Sharon Lee	Fort Bragg, CA	2021-04-12
Danae Waugh	Fort Bragg, CA	2021-04-12
Renee Haas	Ukiah, CA	2021-04-12
Judy Dawley	Fort Bragg, CA	2021-04-12
Rachel Miskelly	Fort Bragg, CA	2021-04-12
Eggy Preuss	Fort Bragg, CA	2021-04-12
Michael Johnson	Santa Rosa, CA	2021-04-12
Dina Gregory	Mendocino, CA	2021-04-12
Sonny Simpson	Fort Bragg, CA	2021-04-12
David Thorpe	Little River, CA	2021-04-12
Karen Parker r	Fort Bragg, CA	2021-04-12
Christopher Hodges	Plymouth Meeting, US	2021-04-12

Name	Location	Date
Adrian Navarro	Tracy, US	2021-04-12
Artemis LoPriore	US	2021-04-12
Kassandra Evans	Fort Bragg, CA	2021-04-12
Will Lee	Fort Bragg, CA	2021-04-12
Daniel Ferguson	Fort bragg, CA	2021-04-12
Kelly Forward	Sturgis, SD	2021-04-12
Diana Welch	Ukiah, CA	2021-04-12
Emily Pendergrass	Fort Bragg, CA	2021-04-12
Melissa Jensen	Sandpoint, ID	2021-04-12
Debbie Wisniewski	Las vegas, NV	2021-04-12
Paul House	Fort Bragg, CA	2021-04-12
Dera Miller	Fort Bragg, CA	2021-04-12
carolyn leason	malden, US	2021-04-12
tess tickle	NYC, US	2021-04-12
Apryl Bonham	Fort Bragg, CA	2021-04-12
sean davies	Washington, US	2021-04-12
Stella Dragness	Fort Bragg, CA	2021-04-12
Brian Yanez	San Francisco, US	2021-04-12
Patti Schumacher	Fort Bragg, CA	2021-04-12
Jonna Mathews	Fort Bragg, CA	2021-04-12
Lorraine Williams	Fort Bragg, CA	2021-04-12
ANTHONY VEEDMONT	El Paso, US	2021-04-12

Name	Location	Date
Janet Figueiredo	Fort Bragg, CA	2021-04-12
Tamara H	US	2021-04-12
Greg Ward	Fort Bragg, CA	2021-04-13
Andres Ogando	Hialeah, US	2021-04-13
Kathryn Hee	Fort Bragg, CA	2021-04-13
Amani Hamilton	Minneapolis, US	2021-04-13
LARRY BUNNER	Pahrump, NV	2021-04-13
Susan Hee	Fort Bragg, CA	2021-04-13
Olivia Reynolds	Fort bragg, CA	2021-04-13
Eva Chilton	Fort Bragg, CA	2021-04-13
Kari Paoli	Fort Bragg, CA	2021-04-13
Isabel Rogerson	Fort Bragg, CA	2021-04-13
Lynn Chastain	Victoria, VA	2021-04-13
dana carr	Estacada, OR	2021-04-13
Joshua MARGERISON	Fort Bragg, CA	2021-04-13
Judy Filmer	Vallejo, CA	2021-04-13
Austin Ward	Corvallis, OR	2021-04-13
Marcia Mollett	Fort Bragg, CA	2021-04-13
Nicole Clark	Fort Bragg, CA	2021-04-13
Claire Normoyle	Mckinleyville, CA	2021-04-13
Anna Smith	Killeen, US	2021-04-13
Ahtziri Barrios	Porterville, US	2021-04-13

Name	Location	Date
Paula Christensen	Fort Bragg, CA	2021-04-13
Jevaughn Cassanova	Philadelphia, US	2021-04-13
larry cote	Fort Bragg, CA	2021-04-13
Deborah Kinney	Fort Bragg, CA	2021-04-13
Ed Ratliff	Santa Rosa, CA	2021-04-13
Stephanie Bishop	Fort Bragg, CA	2021-04-13
Maria Mello	Fort Bragg, CA	2021-04-13
Stephanie Berry	Fort Bragg, CA	2021-04-13
Grace Tubbs	Fort Bragg, CA	2021-04-13
Brittany Yates-Tuomala	Santa Rosa, CA	2021-04-13
Liza Daniel	Fort Bragg, CA	2021-04-13
Michelle Matson	Fort Bragg, CA	2021-04-13
Diane Butterfield	Ukiah, CA	2021-04-13
Michael Renzi	Fort Bragg, CA	2021-04-13
Thurman Atkinson	Saint John, US	2021-04-13
Elleanna Kendrick	Fleming Island, US	2021-04-13
Ed English	Fort Bragg, CA	2021-04-13
Sheila English	Fort Bragg, CA	2021-04-13
Lynnett Cooper	Fort Bragg, CA	2021-04-13
Lisa Green	Fort Bragg, CA	2021-04-13
Rachel Schnars	Erie, US	2021-04-13
Jerry Grogan	Lincoln, US	2021-04-13

Name	Location	Date
Guilherme Renault	Astoria, US	2021-04-13
Carley Brennfleck-Miller	Fort Bragg, CA	2021-04-13
jayleigh ritenour	Turtle Creek, US	2021-04-13
lynn mayhew	Fort Bragg, CA	2021-04-13
Colton Goodenow	Bellevue, US	2021-04-13
Garth Hagerman	Mendocino, CA	2021-04-14
Daniel Robinson	Pepperell, US	2021-04-14
Lynn Wegiel	US	2021-04-14
Blake Martinez	Mesquite, US	2021-04-14
Patricia Androff	Fort Bragg, CA	2021-04-14
keeley Oberheim	Abingdon, US	2021-04-14
Agim Demirovski	Staten island, US	2021-04-14
Carlos Felix	Oak Grove, US	2021-04-14
Jason Grayson	San Francisco, US	2021-04-14
Dan Ahmad	Greensboro, US	2021-04-14
Dan Butterfield	fort bragg, CA	2021-04-14
Antonio Arizmendi	Bellflower, US	2021-04-14
Tayler Darden	Manteca, US	2021-04-14
kylisha davis	Manteca, US	2021-04-14
Rose Matson	Fort Bragg, CA	2021-04-14
Morgan Cooper	Santa Rosa, CA	2021-04-14
Virginia Raper	Fort Worth, TX	2021-04-14

Name	Location	Date
Dianna Mertle	Fort Bragg, CA	2021-04-14
alma murrieta	Douglas, US	2021-04-14
Michele Nhothibouth	Fresno, US	2021-04-14
Karmah Mendez	Fort Bragg, CA	2021-04-14
Sarah Mechling	Fort Bragg, CA	2021-04-14
Tyler Wilhelm	Clinton, US	2021-04-14
Joy De Lara	San Rafael, CA	2021-04-14
Grace Cochran	California	2021-04-14
Tommy Jet	US	2021-04-14
Marjie Beckman	Fort Bragg, CA	2021-04-14
paul meyers	Akron, US	2021-04-14
Maryam Bijvand	Los Angeles, US	2021-04-14
Jacqueline Bazor	Fort Bragg, CA	2021-04-14
Nabiha Ahmed	Alexandria, US	2021-04-14
Shay Ashford	Atlanta, US	2021-04-14
Noelle Wooden	San Francisco, CA	2021-04-14
James Gregg	Indianapolis, US	2021-04-14
Jesse Ruiz	Tulare, US	2021-04-14
Maja Kendl	US	2021-04-14
Michele Smith	Fort Bragg, CA	2021-04-14
Okuyasu Nijimura	Erie, US	2021-04-14
Sharon Harrelson	Clovis, US	2021-04-14

Name	Location	Date
Cassie Bass	mullins, US	2021-04-14
Debra Dutra	Fort Bragg, CA	2021-04-15
James Taylor	Anaheim, US	2021-04-15
Sukie Shagame	US	2021-04-15
Stacy Weeks	Fort Bragg, CA	2021-04-15
Aimee Pricer	Fort Bragg, CA	2021-04-15
Jessica Latner	Fort Bragg, CA	2021-04-15
Lucy bowles	Fort Bragg, CA	2021-04-15
Mimi Hershenson	Carlsbad, US	2021-04-15
Jolene Hernandez	Placentia, US	2021-04-15
b b	Las Vegas, US	2021-04-15
Nicolas Klassen santiago	Fort George G Meade, US	2021-04-15
Kennedy Thomas	Atlanta, US	2021-04-15
karen partida	Chula Vista, US	2021-04-15
Shawn Mersing	Philadelphia, PA	2021-04-15
Marie Samson	Manteca, US	2021-04-15
Churros Loser	Pomona, US	2021-04-15
lorilie morey	rohnert park, US	2021-04-15
Shanda Lanser	Fort Bragg, CA	2021-04-15
Julia Lanser	Fort Bragg, CA	2021-04-15
Jesse Taylor	Knoxville, US	2021-04-15
Jared Peterson	Anaheim, US	2021-04-15

Name	Location	Date
Mortada Abdulradha	Pompano Beach, US	2021-04-15
Ella Ogg	Minneapolis, US	2021-04-16
Koda Turner	Chico, US	2021-04-16
John Whitney	Fort Bragg, CA	2021-04-16
reuel brundage	willits, CA	2021-04-16
Isabell Burns	Fort Bragg, CA	2021-04-16
Carol Millsap	Fort Bragg, CA	2021-04-17
Benjamin Mitchell	Pittsfield, US	2021-04-17
Melisa c Rosales	Lodi, US	2021-04-17
Brennen Wells	Byron center, US	2021-04-17
michael Fobbs	Pittsburg, US	2021-04-17
Yusra Sartaj	US	2021-04-17
Peyton Schobelock	Lewis Center, US	2021-04-17
Zane Grey	Hillsborough, US	2021-04-17
Susanna Chu	Lancaster, US	2021-04-18
Troy Sanchez	Lake Orion, US	2021-04-18
Naomi Mendez	Merced, US	2021-04-18
Brianna Olsen	Sparta, US	2021-04-18
Danny Lanser	Fort Bragg, CA	2021-04-20
Brad Clark	Dallas, TX	2021-04-21
Liz Smethurst	Fort Bragg, CA	2021-04-27
Barbara Van De Walker	Fort Bragg, CA	2021-04-28

Name	Location	Date
Dawn Motherwell	Fort Bragg, CA	2021-04-29
Christine Churchill	Fort Bragg, CA	2021-05-01
Carol Robinson	Fort Bragg, CA	2021-05-01
charles jenkins	Atlanta, US	2021-05-04
Tranna Washington	Atlanta, US	2021-05-04
V Foster	Atlanta, US	2021-05-04
Cody Burris	Williamsburg, US	2021-05-09
Anita Galli baez	Fort Bragg, CA	2021-05-11
Robert Gordon	Mendocino, CA	2021-05-14
Linda Bishop	Fort Bragg, CA	2021-05-19
Alyse Wooden	Mendocino, CA	2021-05-21
Michele Pense	San Francisco, CA	2021-05-21
Felicia Holmes	Ukiah, CA	2021-05-21
Kathy Shafsky	Fort Bragg, CA	2021-05-21
Joe Braga	Fort Bragg, CA	2021-05-21
Sandra Liljeberg	Fort Bragg, CA	2021-05-21
Laura Rogers	Fort Bragg, CA	2021-05-21
Betty Peterson	Fernley, NV	2021-05-21
Tammy Johnston	Fort Bragg, CA	2021-05-21
Kathy Orsi	Fort Bragg, CA	2021-05-21
Robin Vargas	Fort Bragg, CA	2021-05-21
John Redding	Fort Bragg, CA	2021-05-21

Name	Location	Date
Teena Zatkoff	Caldwell, ID	2021-05-21
Lynn Orsi	Ukiah, CA	2021-05-21
Sherry Friscia	Fort Bragg, CA	2021-05-21
Sandra Bradford	Weaverville, CA	2021-05-21
Deanne Thomas	Fort Bragg, CA	2021-05-21
Jesus Campos	Egg Harbor Township, US	2021-05-21
Sara Noonan	Albion, CA	2021-05-21
Tara Mcgregor	Fort Bragg, CA	2021-05-21
Mark Vollmer	Fort Bragg, CA	2021-05-21
Elizabeth Paoli	Fort Bragg, CA	2021-05-21
Tammy Liwe	Fort Bragg, CA	2021-05-21
Janelle Fraser	Fort Bragg, CA	2021-05-21
michele mehtlan	Fort Bragg, CA	2021-05-21
Dan Raymann	San Jose, CA	2021-05-21
Lisa Walker	Fort Bragg, CA	2021-05-21
Nick Plaskon	Macomb, MI	2021-05-21
Alice Welsh	Ukiah, CA	2021-05-21
Lucinda Maulsby maulsby	Decatur, TX	2021-05-21
Nancy Philips	Fort Bragg, CA	2021-05-21
Tabetha Connell	Fort Bragg, CA	2021-05-21
Gina Balassi	Fort Bragg, CA	2021-05-21
Cindy Olvera	Fort Bragg, CA	2021-05-21

Name	Location	Date
Elaine Tavelli	Fort Bragg, CA	2021-05-21
Lena Gentile	Fort Bragg, CA	2021-05-21
Jennifer Ornelas	Fort Bragg, CA	2021-05-21
Robert Taylor	Fort bragg, CA	2021-05-21
Douna Scramaglia	Fort Bragg, CA	2021-05-21
Lanette Gordon	Fort Bragg, CA	2021-05-21
Evan Anderson	Lake Stevens, WA	2021-05-21
Heather Baird	Fort bragg, CA	2021-05-21
Erica Zissa	Mendocino, CA	2021-05-21
Allisson Amaya	Fort Bragg, CA	2021-05-21
Daniela Wilkens	Fort Bragg, CA	2021-05-21
Jessica Fitch	Fort Bragg, CA	2021-05-21
JACLYN CAINE	Fort Bragg, CA	2021-05-21
Deborah Hughes	Fort Bragg, CA	2021-05-21
Ginny Munoz	Fort Bragg, OR	2021-05-21
Tyler G	Fort Bragg, CA	2021-05-21
Lesley Bryant	Fort Bragg, CA	2021-05-21
Martha Rayon	MOUNT VERNON, MO	2021-05-21
Gabe San	Fort Bragg, CA	2021-05-21
Luz Delgado	Fort Bragg, CA	2021-05-21
Hailee Kelley	Fort Bragg, CA	2021-05-21
Ariane Casey	Fort Bragg, CA	2021-05-21

Name	Location	Date
Michael Hilburn	Fort Bragg, CA	2021-05-21
Diana Berry	Fort Bragg, CA	2021-05-21
Alaina Zimmerman	Fort Bragg, CA	2021-05-21
Sharon Smith	Fort Bragg, CA	2021-05-21
Kenzie Bowman	Fort Bragg, CA	2021-05-21
Sophie Vieira	Fort Bragg, CA	2021-05-21
Becky Munoz	Fort Bragg, CA	2021-05-21
Jacob Campa	San Antonio, US	2021-05-21
Janet Phenix	Fort Bragg, CA	2021-05-21
Rosalie Taylor	Burney, CA	2021-05-21
Sherie Mottlow	Fort Bragg, CA	2021-05-21
Kayla Sanchez	Fort Bragg, CA	2021-05-21
Gary McCray	Fort Bragg, CA	2021-05-21
Ava Pjerrou	Fort Bragg, CA	2021-05-21
Sharon Cottrell	Fort Bragg, CA	2021-05-21
James Godwin	Fort Bragg, CA	2021-05-21
Tamara Baxman	Fort Bragg, CA	2021-05-21
Regina Smith	Fort Bragg, CA	2021-05-21
Lisa Manzano	Fort Bragg, CA	2021-05-21
Linda Stanton	Fort Bragg, CA	2021-05-21
Janice Schultz	Lakeport, CA	2021-05-21
Alicia Cruttenden	Everett, WA	2021-05-21

Name	Location	Date
Sarah Flowers	Fort bragg, CA	2021-05-21
Kylara Shealor	Fort Bragg, CA	2021-05-21
Ronalie Silveira	Fort Bragg, CA	2021-05-21
Marilyn Costa	Fort Bragg, CA	2021-05-21
Jennifer Ellis	Fort Bragg, CA	2021-05-21
Elizabeth Canady	Albion, CA	2021-05-21
amanda baer	Point Arena, CA	2021-05-21
Christina Wideman	Marysville, CA	2021-05-21
Madeline Maxi	Olivehurst, CA	2021-05-21
Sarah Custer	Fort Bragg, CA	2021-05-21
LARRY MASTERSON	San Francisco, CA	2021-05-21
Martha Harbour	Fort Bragg, CA	2021-05-21
Olivia Bruchler	Berkeley, US	2021-05-22
Bonnie Lifvendahl	Fort Bragg, CA	2021-05-22
Linda Hilliard/Thurman	Fort Bragg, CA	2021-05-22
Kathy Larkin	Fort Bragg, CA	2021-05-22
Darnell Michlig	Westport, CA	2021-05-22
Laurie Garrison	Santa Rosa, CA	2021-05-22
Debbie Jones	Fort Bragg, CA	2021-05-22
Donna Norvell	Fort Bragg, CA	2021-05-22
Adriana Santana	Point Arena, CA	2021-05-22
Jeff Costa	Clarkston, WA	2021-05-22

Name	Location	Date
Linda Lowery	OCEAN SPRINGS, US	2021-05-22

Arellano, Humberto Jr.

From: Gale Beauchamp <gbrealty@mcn.org>
Sent: Sunday, May 7, 2023 1:24 PM
To: cdd
Cc: Gale Beauchamp
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning Commissioners,

We urge you to approve the Grocery Outlet project without delay.

Our community deserves an additional food shopping option that promises bargain pricing. The location is ideal to serve many of our subsidized residents, especially those who may not have vehicles.

The other obvious plus to this project is the replacement of an eyesore property that is in great disrepair and inviting overnight occupation.

Clearly, their business model is a good fit with our challenged coastal economy. The jobs and city revenue alone make the project even more attractive. Additionally the information provided describing their modest trash/refuse production was impressive.

Please support this very positive development within our city.

Best regards,
Daryl and Gale Beauchamp
20515 Nottingham Ct.
Fort Bragg

Arellano, Humberto Jr.

From: Sarita Colberg <srcolberg@sbcglobal.net>
Sent: Sunday, May 7, 2023 10:39 AM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

To all it may concern,

We own a family childcare here in Fort Bragg which has been open for 23 years now. We currently feed our family and the children of 15 low income families. All 16 of our families support the Grocery Outlet and many of us already shop at the Willits store with the time and expense of traveling.

All of our families are working and receive no or little assistance in the way of food from Social Services. We were lucky to receive a lot food assistance through our local Food Bank during covid, but what is provided to us and our families is now minimal. I only shop sales to keep cupboards, fridge and freezer stocked, often ordering online and traveling to Willits to Grocery Outlet. My local shopping is done at Safeway for sale products only unless we run out of milk or other products like eggs which are never cheap. I spend a ton of money making sure all the children have healthy real food to eat.

Please to not let those who do not need an affordable grocery option sway your perception away from how many do need it. Those who prefer to and can afford to shop at other local stores will still do so and they may just ignore the Grocery Outlet's existence. Additionally, please realize how many opposing this project do not live in Fort Bragg or our surrounding community; living in Caspar and south your objection should hold no bearing on this decision.

Our final comment on the opposition has to do with location; a more desirable location was attempted at length and received the same push back. No location will be prefect and the current one does have the added benefit of being within walking distance to a concentrated population of low income residents. Those who live across the street knew the zoning before the bought property there and do not have the right to tell property owners they can not use their property out of inconvenience. If you have ever been to the property or even driven past you know that claims of it being a wetland or any other natural aspects which need to be preserved are false and simply grasping at straws trying to stop the project.

Please approve the Grocery Outlet project because our community is largely low income and even middle income residents live in poverty due to housing and utility costs which, like everything else, continue to rise.

Thank you,
Sarita Colberg and Sean Patrick
Sarita's Childcare
334 N Corry St.
Fort Bragg, CA 95437

Arellano, Humberto Jr.

From: Daniel Ferguson <TheifAssassin@hotmail.com>
Sent: Sunday, May 7, 2023 8:26 PM
To: cdd
Subject: Grocery outlet

Follow Up Flag: Follow up
Flag Status: Completed

We want a grocery outlet !!
Get Outlook for iOS

Arellano, Humberto Jr.

From: Daniel Ferguson <iacton@att.net>
Sent: Sunday, May 7, 2023 8:25 PM
To: cdd
Subject: Grocery outlet

Follow Up Flag: Follow up
Flag Status: Completed

We want a grocery outlet
Get Outlook for iOS

Arellano, Humberto Jr.

From: Janet <jnlady49@yahoo.com>
Sent: Sunday, May 7, 2023 6:26 AM
To: cdd
Subject: Grocery outlet

Follow Up Flag: Follow up
Flag Status: Completed

We really need and want a grocery outlet in Fort Bragg.
Please make this happen groceries are getting so expensive.

Thank you,
Janet Nylund
30153 Sherwood rd
Fort Bragg, CA

Sent from my iPad

Arellano, Humberto Jr.

From: Kim <kimmer@mcn.org>
Sent: Sunday, May 7, 2023 8:58 AM
To: cdd
Subject: Yes Please We Want a Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

To Whom it May Concern:

We grew up and still live, and shop, in Fort Bragg; and believe that a new grocery store in Fort Bragg is way overdue. We haven't had a new place to shop for food since the 1980's. It is essential that locals have an affordable option. Please let us have a Grocery Outlet.

Thank you for your time,

Kim Taylor
Chuck Chernow

Sent from my iPhone

Arellano, Humberto Jr.

From: Rebecca Thurman <bthurman95437@gmail.com>
Sent: Sunday, May 7, 2023 8:04 AM
To: cdd
Subject: Grocery Outlet store.

Follow Up Flag: Follow up
Flag Status: Completed

Please approve the Grocery Outlet for Fort Bragg. This community is in great need of it. The people who shop at Harvest and Safeway will continue to shop there but there is a great amount of us who cannot afford those high prices and are forced to go out of town to Willits and Ukiah. The grocery Outlet will also be providing jobs for our community. It's a win win. Please let them in. Thank you.
Sent from my iPhone

Arellano, Humberto Jr.

From: robsuey <robsuey@mcn.org>
Sent: Sunday, May 7, 2023 9:44 PM
To: cdd
Subject: Yes we want a Grocery Outlet!

Follow Up Flag: Follow up
Flag Status: Completed

Sent from my Verizon, Samsung Galaxy tablet
Yes we want a Grocery Outlet

Arellano, Humberto Jr.

From: Carrie Durkee <cdurkee@mcn.org>
Sent: Monday, May 8, 2023 9:24 AM
To: cdd
Subject: Grocery Outlet.

Follow Up Flag: Follow up
Flag Status: Completed

Greetings Planning Commissioners:

We do not want another chain in Fort Bragg.
The money leaves town.
Profit is the motive.
Where is the building for the future?

We could use support instead for co-ops for local people. Help make the path smoother for cooperative endeavors.

Thank you for the work that you do.
Sincerely,

Carrie Durkee

Arellano, Humberto Jr.

From: dawnjf@mcn.org
Sent: Monday, May 8, 2023 11:58 AM
To: cdd
Subject: Grocery outlet

Follow Up Flag: Follow up
Flag Status: Completed

I support the Grocery Outlet coming to Fort Bragg at the old Social Service building on S Franklin St.

Thank you
Dawn Ferreira
320 N Mcpherson St.
Fort Bragg, CA 95437

Arellano, Humberto Jr.

From: Steph Panis <nativelove1989@gmail.com>
Sent: Monday, May 8, 2023 8:06 AM
To: cdd

Follow Up Flag: Follow up
Flag Status: Completed

YES WE NEED A GROCERY OUTLET

From: sandra sawyer
To: cdd
Subject: Yes to Grocery Outlet
Date: Monday, May 8, 2023 10:57:15 PM

Yes to Grocery Outlet. We need cheaper food options.
Thanks
Sandra Sawyer
Comptche

Sent from my iPhone

Arellano, Humberto Jr.

From: Robin Scaramella <robinscaramella25@gmail.com>
Sent: Monday, May 8, 2023 12:10 PM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

I'm 100% for this store, as it will not only help me but also families, seniors and low income families.
I've shopped at the store in Willits dozens of times. I rarely can afford to shop at Costco, and with gas prices so high I'm unable to go to the Willits store.
Many say Purity will lose business. I will never quit shopping there and go there every Wednesday for their produce and meat.
Other items I purchase at Safeway, because Harvest is way out of my price range. With a Grocery Outlet I would save a considerable amount of money!
Please take into consideration for the people of Fort Bragg and approve the store.
Thank you

City of Fort Bragg
Received
MAY 08 2023

May 8, 2023

I do most of my grocery shopping in Fort Bragg at Safeway, Purity and Harvest Market. When I go out of town I shop at Costco and Grocery Outlet. Shopping at Grocery Outlet and Costco save me money. I would rather spend my money at home but it does help to save money for other things. Maybe the check out line at Safeway would not be so long if Grocery Outlet was in Fort Bragg.

I say yes to having Grocery Outlet being in Fort Bragg.

Tania Sousa
1060 Cedar St
Fort Bragg Ca. 95437

City of Fort Bragg
Received
MAY 0 9 2023

Mountain Mikes

Date: May 5 2023
Re: For the Grocery Outlet hearing

Dear Planning Commissioners and City Council members,

I am the owner of Mountain Mikes Pizza. We are happy to be serving quality pizza made by our local staff.

I did write a letter two years ago. Sadly, I thought this was going to be already built. As you know my business is close in vicinity to where the Grocery Outlet will be built. It would greatly enhance this area, and our city.

Being on Main Street, I catch wind of everything. The reason I am writing today, there are people who may not appreciate a "familiar" sign or a larger named restaurant. However, please remember, there are locals who run and work in these businesses. We live here. We are part of the community. We provide jobs, pay taxes, make tasty food for my customers, and so much more. We bring people together under our roof. This is one business, who sees how beneficial a Grocery Outlet will serve this community.

When I hear comments regarding how traffic will change for the worse, being on the corner of Hwy 1 and N. Harbor, I just don't see it. I think this is slightly exaggerated. Even the few emergency vehicles will have a clear path to the hospital for example.

People want their dollars to go farther. They want diversity in their stores. If we do not try to grow our city a little bit, the job base will shrink, as is what is happening now. It's a known fact, the city loses its young to outside opportunities and more affordable options once they turn 18 plus. Let's work hard to make it a place for the young, old and in-between.

Planning Commissioners, please vote yes for a Grocery Outlet.

Thank you.

Rohit Kumar

898 S Main Street, Fort bragg, CA 95437

Arellano, Humberto Jr.

From: Mike stephens <strix@mcn.org>
Sent: Tuesday, May 9, 2023 4:07 PM
To: cdd
Subject: Grocery Outlet Support

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

My name is Mike Stephens I live and own property within the city limits of Fort Bragg. I am writing to the Fort Bragg planning commission to encourage them to please approve the project to bring a Grocery Outlet store to our city. Aside from the benefits it will bring to coastal residents, I understand that your primary concern at the moment is whether to require a EIR for project approval or accept the negative declaration that there won't be any adverse environmental impacts from this project. I do not see a need for such a study rather I see this as another effort to stymie the project or cause further delays. I am concerned about the prospect of no out-of -town business ever coming to Fort Bragg. It's a discount grocery store, something we can all benefit from.

Thank you for your consideration.

Sincerely,

Mike Stephens

Arellano, Humberto Jr.

From: Jo ann Grant <jgomesgrant@yahoo.com>
Sent: Wednesday, May 10, 2023 6:53 AM
To: cdd
Subject: Grocery Out Let

Follow Up Flag: Follow up
Flag Status: Completed

Yes, please my husband and I would love to see Grocery outlet in Fort Bragg, please let this happen, thank you. My daughter that lives in Annapolis, cal would love it too, it would help their family a lot, if good money and has and time. Please, please. Fort Bragg is the only town on the coast that can grow, please let it grow in the right direction, please give us a grocery outlet. We're just regular working people that have lived here all our lives. 73 years.

Arellano, Humberto Jr.

From: Kate Hee <katehee57@gmail.com>
Sent: Wednesday, May 10, 2023 8:01 AM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,
I won't be able to attend the meeting tonight, but wanted to express my opinion regarding the Grocery Outlet.
My husband and I are strongly in favor of having a Grocery Outlet in Fort Bragg.
It is much needed in this community.
Please allow this project to move forward.
Regards,
Kathryn and Wesley Hee

Arellano, Humberto Jr.

From: Craig Johnson <seajay24@yahoo.com>
Sent: Wednesday, May 10, 2023 11:09 AM
To: cdd
Subject: Grocery outlet

Follow Up Flag: Follow up
Flag Status: Completed

Being on a fixed retirement income, I now get per month, what I made in a week while working, I strongly encourage you to approve the grocery outlet project, I and many others need this store.
Thank you,
Craig Johnson.

Sent from my iPhone

Arellano, Humberto Jr.

From: Cyrus Kroninger <cykroninger@gmail.com>
Sent: Wednesday, May 10, 2023 10:03 AM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

To Whom it may concern,

As a lifelong resident of the Mendocino Coast, I have always had an interest in increasing economic opportunities for residents.

While I understand the desire to keep Fort Bragg's character as a small town, there needs to be growth and opportunity for all residents. As a staple product, wide ranging food availability is severely lacking in Fort Bragg. There is a serious need for competition with the largest grocery store in the area, Safeway. Grocery Outlet offers exactly that competition while offering different products and increased availability.
I urge you to please approve the Grocery Outlet permit.

Thank you,

Cyrus Kroninger

Arellano, Humberto Jr.

From: Jim Moose <JMoose@rmmenvirolaw.com>
Sent: Wednesday, May 10, 2023 9:58 AM
To: cdd
Cc: Terry Johnson (Terry@bestprop.net); Marie Jones (marie@mariejonesconsulting.com); Lisa Kranitz (lkranitzlaw@gmail.com)
Subject: letters relevant to Planning Commission meeting tonight -- in favor of Grocery Outlet project
Attachments: Letter supporting Grocery Outlet from Windows Done Right (00671273xB0A85).pdf; Auburn Chamber of Commerce letter supporting Grocery Outlet (00671277xB0A85).pdf

Follow Up Flag: Follow up
Flag Status: Completed

Sir or Madam,

Please be so kind as to forward the two attached letters to the members of the Planning Commission. The letters are in favor of the proposed Grocery Outlet project, for which the Commission will be conducting a public hearing. The first letter is from Fort Bragg businessman Ryan McLaughlin of Windows Done Right. He talks about his 10-year relationship with a Grocery Outlet owner/operator who has helped him with his business and talked about how he (the operator) and his partner have approach the operation of their Grocery Outlet and how engaged they are in their own community. The second letter is from Jackie Weston is from the Auburn Chamber of Commerce. It talks about what a great addition a Grocery Outlet has been to the Auburn community.

Thank you,

Jim Moose
Attorney

RMM
REMY | MOOSE | MANLEY LLP
555 Capitol Mall, Suite 800 | Sacramento, CA 95814
P (916) 443-2745 x 225 | F (916) 443-9017
jmoose@rmmenvirolaw.com | www.rmmenvirolaw.com

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Windows Done Right
Ryan McLaughlin
Fort Bragg, CA 95437
wdrcleaning@gmail.com
(530)514-1385

May 9, 2023

To whom it may concern,

It is with great pleasure to recommend Grocery Outlet Bargain Market to become a part of this beautiful town's history, prosperity, and community.

I have known a Grocery Outlet Owner/Operator personally for over a decade. He has also worked with me here in Fort Bragg over the years, helping my business grow and always showed excitement in helping this wonderful town sparkle.

During that time, he would talk to me about what he and his business partner were doing within Grocery Outlet. Not only do they bring in an opportunistic buying model which allows them to sell name brand products at a discounted price, they also are heavily engaged within the community helping wherever they can, giving thousands of their hard-earned dollars each year to the community.

I am confident and without reservation that a Grocery Outlet Bargain Market would greatly be appreciated and accepted her in this historic town, willing to serve and give back to those in need. Thank you very much for your time and consideration.

Sincerely,

Ryan McLaughlin
Windows Done Right

Arellano, Humberto Jr.

From: Tina Rose <trose502@gmail.com>
Sent: Wednesday, May 10, 2023 7:35 AM
To: cdd
Subject: Support of Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

Please note that this family is in support of approving a Grocery Outlet to Fort Bragg.
Please approve the proposal.
Thank you,
The Rose Family

Arellano, Humberto Jr.

From: Meli Treichler <meli.treichler@gmail.com>
Sent: Wednesday, May 10, 2023 9:10 AM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning Commission,

Please consider allowing a Grocery Outlet to be built in Fort Bragg. I live in Point Arena. I actually work in town at the local Co-op. I see on a daily how expensive groceries are. As part of my duties, I change the price tags on the shelves. Food costs are still rising. For example; a small head of cauliflower is currently $10.79 at the co-op. I travel to Ukiah or Willits every other week for groceries. Cauliflower At Grocery Outlet is around $3 for a large head. I will also stop by a Safeway in ether of those towns to finish up what I couldn't find at G.O.

If you allow this store to come to Fort Bragg. I believe it'll bring way more business to the whole town. I would also go to Safeway, Starbucks, gas station, Walgreens, and get lunch at a local restaurant. Since I work at a town's center, I know there would be HUNDREDS more community members that would do the same. Mountain View Road and highway 20 are pretty dizzying roads to travel over. Please please make the decision to add this store to Fort Bragg. We would all benefit.

Sincerely,
Melanie Treichler

Arellano, Humberto Jr.

From: Thomas Tuffin <arabesque77@gmail.com>
Sent: Wednesday, May 10, 2023 10:51 AM
To: cdd
Subject: Grocery outlet

Follow Up Flag: Follow up
Flag Status: Completed

Yes on Grocery Outlet....jobs, variety, friendly competition...all of the above. Send your local money over the hill or keep it in our own community.

Arellano, Humberto Jr.

From: stellawells1950 <stellawells1950@gmail.com>
Sent: Wednesday, May 10, 2023 8:02 AM
To: cdd
Subject: Please make the grocery outlet store in fort bragg.open here. .much needed here.stoo taking money over the hill.

Follow Up Flag: Follow up
Flag Status: Completed

Sent from my U.S.Cellular© Smartphone

Arellano, Humberto Jr.

From: Jim Moose <JMoose@rmmenvirolaw.com>
Sent: Wednesday, May 10, 2023 9:58 AM
To: cdd
Cc: Terry Johnson (Terry@bestprop.net); Marie Jones (marie@mariejonesconsulting.com); Lisa Kranitz (lkranitzlaw@gmail.com)
Subject: letters relevant to Planning Commission meeting tonight -- in favor of Grocery Outlet project
Attachments: Letter supporting Grocery Outlet from Windows Done Right (00671273xB0A85).pdf; Auburn Chamber of Commerce letter supporting Grocery Outlet (00671277xB0A85).pdf

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Flag Status: Completed

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Thank you,

Jim Moose
Attorney

RMM
REMY | MOOSE | MANLEY LLP
555 Capitol Mall, Suite 800 | Sacramento, CA 95814
P (916) 443-2745 x 225 | F (916) 443-9017
jmoose@rmmenvirolaw.com | www.rmmenvirolaw.com

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Auburn Chamber of Commerce

Serving Auburn since 1906

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Roper's Jewelers

Josh Hanosh
President-Elect
Dedicated Designs

Gary Gilligan
Vice President
Mountain Mandarin Festival

Monique Hall
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River Valley Bank

Scott McCallum
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CAC Fit

Board of Directors

Manouch Shirvanioun
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Candace Hile
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Eric Chun
Creative Music Services

Cynthia Haynes
Veterans Day Parade

Garrett Konrad
IFC Insurance Marketing

Natalie Litchfield
IFC Insurance Marketing

Nalesh Chandra
Tabu Ohana

Chamber Staff

Jackie Weston
CEO

Rebecca Niehaus
Administration

Rosie Joe Herrnberger
Bookkeeper

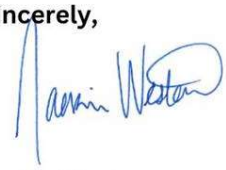
May 9, 2023

To whom it may concern:

My name is Jackie Weston and I am the CEO of the Auburn Chamber of Commerce in Auburn California. We are a small/medium-sized Chamber with over 500 members. I cannot begin to explain all of the benefits of having Grocery Outlet in our community. The development of all the Grocery Outlets in our area over the past few years has been incredible. I found when our Grocery Outlet was recently purchased (during the pandemic) it completely changed for our community. The store is now busier than our big chain grocery stores and the employees there are far more energetic and caring than at any other store. Walking into the Grocery Outlet is like an episode of Cheers where everyone knows your name and are willing to go to any length to find you what you need or get it ordered.

Our current owners of our Grocery Outlet are incredible people. I have never had a member of the Chamber so willing to jump in to sponsor events, donate food or drink for any event we need as well as put together incredible raffle prizes for any need that may come. I thought I was incredibly lucky until I looked around at the other non-profits around our area and realized they are doing it for everyone. I don't think they tell any organization or non-profit no. I am so incredibly grateful to have such a wonderful store, organization and ownership in our town and couldn't be more thankful for their generosity.

Sincerely,



Jackie Weston
Auburn Chamber of Commerce CEO

1103 High Street, Suite 100 ~ Auburn, CA 95603 ~ (530) 885-5616
Tax ID# 94-1021496

Arellano, Humberto Jr.

From: Mark Wolfe <mrw@mrwolfeassociates.com>
Sent: Wednesday, May 10, 2023 5:23 AM
To: cdd; Lemos, June
Subject: Letter to Planning Commission for May 10, 2023 Meeting
Attachments: FBLBM Ltr to Plng Commn_5-10-23.pdf

Dear Madam Clerk:

Attached in PDF format please find correspondence addressed to the Planning Commission concerning the proposed Best Development/Grocery Outlet project, currently set for public hearing on May 10, 2023 as Item No. 6.A on the meeting agenda. Please distribute to Planning Commissioners in advance of the public hearing.

I would be grateful if you could acknowledge receipt of this email and the attachment.

Thank you very much.

Mark R. Wolfe
M. R. Wolfe & Associates, P.C. | **Attorneys**
Land Use | **Environmental Law** | **Elections**

580 California Street | Suite 1200 | San Francisco, CA 94104
415.369.9400 | Fax: 415.369.9405 | www.mrwolfeassociates.com
The information in this e-mail may contain information that is confidential and/or subject to the attorney-client privilege. If you have received it in error, please delete and contact the sender immediately. Thank you.

m | r | wolfe
& associates, p.c.
attorneys-at-law

May 10, 2023

By E-Mail

Planning Commission
City of Fort Bragg
c/o City Clerk
416 N. Franklin Street
Fort Bragg, CA 95437
cdd@fortbragg.com
jlemos@fortbragg.com

Re: Proposed Grocery Outlet at 825, 845, 851 South Franklin Street
[Coastal Development Permit 2-22 (CDP 2-22), Design Review 7-22 (DR 7-22); Parcel Merger 1-2022 (MGR 1-22)]

Dear Planning Commissioners:

On behalf of Fort Bragg Local Business Matters (FBLBM), this is to request that the Planning Commission decline to recommend that the City Council certify the Final EIR and approve the above-referenced Grocery Outlet project (Project) at this time. The Final EIR does not meet CEQA's requirements for good-faith, reasoned responses to public comments timely submitted on the Draft EIR, and also includes significant new information that CEQA requires be circulated for public review and comment before it can be certified as complete. As a result, and as explained further below, the Final EIR does not adequately disclose, evaluate, or mitigate all of the Project's potentially significant impacts.

Air Quality/Health Risk Assessment

In comments on the Draft EIR submitted on behalf of FBLBM, we sought further information and analysis concerning the potential health impacts of diesel particulate matter (DPM) emissions on residents living immediately adjacent to the Project site from heavy-truck deliveries occurring over the lifetime of the Project. We

noted that the Draft EIR reported 8 heavy-duty diesel truck deliveries per week, and 4 to 5 medium-duty diesel truck deliveries per day, with many of these trucks with top-mounted refrigeration units that also generate DPM emissions. We also noted that the Draft EIR had acknowledged existing DPM emissions from trucks traveling on Highway 1 near the site, but had not provided any detail on this topic. Given that DPM has been listed by the California Air Resources Board as a known carcinogenic toxic air contaminant (TAC), is important that the health risks to residential receptors living very close to the Project site from even a comparatively small number of diesel truck trips per week be quantified and evaluated.

Responding to these comments, the Final EIR declines to provide any further details relating to existing and potential future risks from cumulative exposure to DPM emissions from the Project. Instead of preparing a health risk assessment, it doubles down on the Draft EIR's unsupported assertion that the number of truck trips is too small to represent a significant health risk form TAC exposure. This response does not meet the standards of adequacy under CEQA for good faith, reasoned analysis in response to substantive public comments. (*Berkeley Keep Jets Over the Bay Committee v. Board of Port Commissioners* (2001) 91 Cal.App.4th 1344, 1371.) Under CEQA, lead agencies have to "receive and evaluate public reactions to environmental issues related to the agency's activities." (Guidelines, § 15201, emphasis added.) This means that a lead agency has to provide "a good faith reasoned analysis in response[ ]" to every public comment received and cannot simply dismiss concerns raised by the public. (*Santa Clarita Org. for Planning v. County of L.A.* (2003) 106 Cal.App.4th 715, 723.)

The Planning Commission should direct staff to undertake a meaningful assessment of cumulative health risks result from exposure to the Project's DPM emissions in combination with existing emissions from truck traffic on Highway 1.

Noise Impacts

In our earlier comments, we observed that the Draft EIR had omitted consideration of receptors at the Super 8 Motel immediately adjacent to the Project site to the west, and that the noise contours in Figures 3.5-1 through 7 of the Draft EIR suggest that Project-related noise levels exceeding applicable significance thresholds at this location. In response, the Final EIR asserts that the City's General Plan's indoor and outdoor residential noise standards of 45 Ldn and 60 Ldn

respectively apply to hotels and motels, and that "these thresholds and standards were used to analyze Project impacts to the Super 8 Motel."

This response fails to show how these standards were applied to the Motel. The noise contour figures in the Draft EIR indicate that the Super 8 Motel was actually excluded from this analysis., as were portions of the Seabird Lodge and Harbor Lite Lodge to the north and south. The comment response again fails to meet CEQA's standards of good faith, reasoned analysis in response to substantive public comments.

Traffic

Several commenters raised significant, material concerns regarding the Draft EIR's analysis of traffic impacts, emergency vehicle response impacts, and pedestrian safety. The Final EIR's responses to many of these comments consist of references to the same discussions in the Draft EIR that the commenters had questioned, with no new analysis provided. Such responses also do not meet CEQA's standards for good faith, reasoned analysis in response to public comment.

Urban Decay

In response to our comments on the Draft EIR requesting an urban decay analysis, the City to its credit undertook to prepare one. The result, which concludes the Project will have no urban decay impacts resulting from closures of competing retailers in the market area, is appended to the Final EIR as a new appendix. Unfortunately, this new urban decay study has not been circulated for review and comment and accordingly has not been subjected to public scrutiny as required by CEQA.

An agency must recirculate a revised draft EIR for public comment whenever "significant new information" is added after public notice is given of the availability of the draft EIR for public review but before certification. (CEQA Guidelines, § 15088.5(a).) "Significant new information" requiring recirculation includes information showing that the draft EIR was "so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded." (Guidelines, § 15088.5(a)(4).) The purpose of recirculation is to subject the new information "to the same critical evaluation that occurs in the draft

stage," so that "the public is not denied an opportunity to test, assess, and evaluate the data and make an informed judgment as to the validity of the conclusions to be drawn therefrom." (*Laurel Heights Improvement Association v. U.C. Regents* (1993) 6 Cal.4th 1112, 1132.). This purpose has not been fulfilled with respect to the urban decay study prepared for this Project.

For the above reasons, the Planning Commission should decline to certify the Final EIR as adequate under CEQA at this time, and should instead direct staff to prepare a revised EIR that corrects the deficiencies discussed above, and to circulate it together with the new urban decay study for public review and comment.

Thank you for your consideration of these concerns.

Most sincerely,

M. R. WOLFE & ASSOCIATES, P.C

Mark R. Wolfe
On behalf of Fort Bragg Local Business Matters

MRW:

Arellano, Humberto Jr.

From: KEITH FULLER <ktf6847@aol.com>
Sent: Wednesday, May 10, 2023 1:00 PM
To: cdd
Subject: Grocery outlet

Follow Up Flag: Follow up
Flag Status: Completed

We are In Support of Grocery outlet in Port Bragg Keith and Joan Fuller

Sent from my iPhone

Arellano, Humberto Jr.

From: Munoz, Cristal
Sent: Wednesday, May 10, 2023 1:32 PM
To: cdd
Subject: FW: Planning Commsision Meeting tonight.

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----
From: jay@mcn.org <jay@mcn.org>
Sent: Wednesday, May 10, 2023 12:51 PM
To: Lemos, June <jlemos@fortbragg.com>; Ducey, Peggy <PDucey@fortbragg.com>; Munoz, Cristal <cmunoz@fortbragg.com>
Subject: Planning Commsision Meeting tonight.

Dear Chair Deitz,
Public Comment on non agenda items perhaps.
Regarding tonight's meeting.
It would be nice if you could alternate speakers by allowing one in person followed by one on Zoom etc until all have spoken.
I understand it may be up to your discretion but those on Zoom are always penalized by having to sit close to their computers and or on their phones and can't do much else and if their phone battery dies can't speak at all.
I would appreciate you considering my recommendation.
Kind Regards,
Jay

Arellano, Humberto Jr.

From: Kimber McCandless <kimberkgm@yahoo.com>
Sent: Wednesday, May 10, 2023 11:49 AM
To: cdd
Subject: Grocery Outlet Fort Bragg Ca

Follow Up Flag: Follow up
Flag Status: Completed

Yes, yes and yes to building a GO in Fort Bragg. Why would you not want to make the people of the community happy with another option?
You can find items at GO that you can not find in other stores and it's a kick to shop there, AND of course the prices are are way lower. Again, making the community happy.
Sincerely
KGM

Sent from my iPad

Arellano, Humberto Jr.

From: Munoz, Cristal
Sent: Wednesday, May 10, 2023 1:32 PM
To: cdd
Subject: FW: Public Comment Planning Commissin

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----
From: jay@mcn.org <jay@mcn.org>
Sent: Wednesday, May 10, 2023 12:55 PM
To: Munoz, Cristal <cmunoz@fortbragg.com>; Ducey, Peggy <PDucey@fortbragg.com>
Subject: Public Comment Planning Commissin

I would like to see more parking and less landscaping..
Parking is more important than landscaping that requires extra maintenance, water, pruning etc.
The EIR does not address what type of additional landscaping would replace the much needed parking especially for the second RV spot.
Kid regards,
Jay McMartin

Arellano, Humberto Jr.

From: Maddy Hirshfield <mhirshfield_nblc@att.net>
Sent: Wednesday, May 10, 2023 12:44 PM
To: cdd
Cc: City Clerk
Subject: Letter opposing new grocery store
Attachments: Fort Bragg Planning Comm.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Please find attached letter.

Maddy Hirshfield
Political Director
North Bay Labor Council
1371 Neotomas Avenue
Santa Rosa, CA 95405
707-545-6970 (office)
707-570-6180 (cell)

May 10, 2023

City of Fort Bragg Planning Commission
c/o Community Development Department
416 N. Franklin Street, Fort Bragg, CA 95437
cdd@fortbragg.com

Dear Honorable Planning Commission:

We are writing on behalf of North Bay Labor Council which proudly represents over 70,000 hard working union members throughout Northern California, including almost 600 members and working families in the general Fort Bragg area.

We are concerned about a Sacramento based developer's plan to build a new discount grocery store at 851 S. Franklin Street and the possible negative impact it will have on our members and existing businesses in your community. These are businesses that currently provide good, livable wages and benefits to their employees.

The proposed Grocery Outlet is a national discount grocery chain that does not provide most of their employees with the dignity of livable wages or affordable medical benefits and does not live up to industry standards. Our mission is, in part, to ensure that working families have the opportunity to make a family sustaining wage and benefits allowing them to live and thrive in the communities where they work.

Not only will this Grocery Outlet make it harder for other businesses that provide good wages and benefits in your community to compete, it will also likely result in the loss of several better paying positions for our members. A net loss of these better paying positions will directly impact other surrounding businesses as workers will have fewer resources to invest back into the community.

We understand and respect that competition can be healthy and that growth is inevitable. That said, we ask you to consider the bigger and longer-term negative impacts that this proposed Grocery Outlet will have on working families. This is to say nothing of the impact on traffic, emergency response and commute times, pollution (air, noise, light).

We respectfully ask that the Planning Commission not recommend approval of this project and Final Environmental Impact Report (FEIR), as submitted, to the Fort Bragg City Council. The FEIR fails to both adequately address the many concerns that residents raised at the public scoping hearing, about project impacts. As well, it does not provide proper mitigations to offset these many impacts to neighbors, residents, and existing businesses in Fort Bragg. ,

Respectfully,

Jack Buckhorn
Executive Director

Maddy Hirshfield
Political Director

Cc: Fort Bragg City Council
c/o City Clerk
cityclerk@fortbragg.com.

1371 Neotomas Ave
Santa Rosa, CA 95405
707-545-6970

Arellano, Humberto Jr.

From: Jacob Patterson <jacob.patterson.esq@gmail.com>
Sent: Wednesday, May 10, 2023 1:21 PM
To: cdd
Subject: Public Comment -- 5/10/2023 PC Mtg., Item No. 6A

Follow Up Flag: Follow up
Flag Status: Completed

Planning Commission,

Please incorporate the documents found at the following links as part of this public comment for your public hearing on the Grocery Outlet project proposed for S. Franklin Street tonight. Rather than downloading and resubmitting the PDF files that the City already has for these prior relevant records, I am providing the file download links to the City's agenda materials for the relevant meetings where the complete files are available and can be viewed or downloaded at the following links. The linked files should be incorporated into this comment by reference as if set forth in full herein and the Planning Commission should consider them as you make your recommendations. The linked files are the public comments to the Planning Commission and City Council and an appeal document from the prior version of this project that was approved but later rescinded at the request of the applicant. The linked prior comments raise many issues that remain relevant and applicable to the identical project that is being reviewed using an EIR rather than an MND and I hereby renew any and all objections to the proposed Grocery Outlet project that were raised during the entitlement review for the same project that was processed with an MND rather than the newer EIR.

From 5/26/2021 PC Hearing (11 files):
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9466720&GUID=3D43F433-3637-421F-93FE-F79ED9011493
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9467062&GUID=F96AE27E-756E-48FB-9F42-83E171241E07
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9467196&GUID=B8731001-AB77-4F6D-9D14-CFA48A1B3755
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9467203&GUID=C23AAC6D-BC12-40D2-BB77-612ECCB1BB37
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9467214&GUID=F893EB8C-217A-411A-9840-591C35201D3A
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9466722&GUID=D5C9E262-FE89-4F24-BC8B-AE24237C7E33
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9466804&GUID=37C73306-089E-49D0-A88F-E73FBBFEC530
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9466805&GUID=32C2E3D1-D7D9-4AFB-87A2-EBCD2E722F96
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9466806&GUID=3B8649F9-9A00-4454-B657-5322EA5C6831
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9466807&GUID=1FD39D36-1CB5-4E56-8F5B-FEF7AF85D3E4
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9466808&GUID=4C4148CA-1074-4E63-AC75-8039D6CBDF87

From 6/9/2021 PC Hearing (1 file):
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9478896&GUID=F9C10D72-3363-4BFC-8B12-4DD20AFF41FE

From 7/12/2021 CC Hearing (1 file):
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9598711&GUID=9BE9C15E-A7B8-45C4-8559-67019F58DC3E

From 7/26/2021 CC hearing (9 files):
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9683680&GUID=72EF8882-0745-429B-A222-697DBF78C9A9
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9630658&GUID=42D092AE-60A4-443A-86F8-304A3AE5C8DE
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9656012&GUID=3D4B3F08-C181-488A-B5F3-2260E6154B4E
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9656020&GUID=8A8325AA-487A-4DDF-8BB9-43AAB94835EE
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9674849&GUID=4C835875-EFA2-49E9-9EC1-563029565251
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9671451&GUID=751CC56A-3CE0-4CD3-8596-E2519AC5AFEF
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9674848&GUID=2F834F55-1CF4-44E7-BBFE-C6F478A5BAC2
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9675402&GUID=E2DD25AA-3D1C-4086-B76E-3A37DB021AE9
https://cityfortbragg.legistar.com/View.ashx?M=F&ID=9630418&GUID=31EF40E5-0E45-4B78-9695-B3C74556AF12 [Note: This is Kashiwada's appeal document rather than a comment]

Regards,

--Jacob

Arellano, Humberto Jr.

From: Jacob Patterson <jacob.patterson.esq@gmail.com>
Sent: Wednesday, May 10, 2023 1:55 PM
To: cdd
Subject: Public Comment -- 5/10/2023 PC Mtg., Item No. 6A, Views to Ocean
Attachments: 09252019 Staff Report - AutoZone.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Planning Commission,

Contrary to assertions otherwise, the City has local precedent about how we analyze and apply the Coastal General Plan Policy that protects views along and TO the ocean through the project site. The EIR and the materials assert (incorrectly) that the City ignores views to the ocean when future intervening development could block the existing views that are not currently blocked by existing development on the parcels that are between the project site and the ocean. The Auto Zone proposal for Todd's point illustrates the City's actua; past practices, which is to evaluate and protect views TO the ocean through the project site. In the past, the site design was adjusted to make the projects consistent with this policy, which requires the views to be protected to the maximum extent feasible. This has even been done through recorded view easements.

As applied to this project, the existing views to the ocean through the developed site where Chevron is located should similarly be protected or we would be using a "novel" interpretation and application of this policy that is inconsistent with past practices. That would be arbitrary and capricious and demonstrate that the applicant's preferred interpretation of the relevant policy language is novel and unprecedented. The EIR should be revised to reflect reality rather than the current inaccurate and unfounded assertion that protecting these views TO the ocean, which is the explicit language of the policy, would present a "novel" interpretation of this policy. In fact, the opposite is true and ignoring the existing views by completely blocking the existing views to the ocean due to the proposed site layout is contrary to our local interpretive precedent and application of this policy to past projects and presents a direct inconsistency with the requirement to protect existing views along and to the ocean to the maximum extent feasible. Moreover, it is feasible to protect these views by shifting the proposed building to the south and retaining some of the parking areas to the north of the site, which still meets ALL project objectives.

[CDD staff, please confirm receipt of this comment prior to the 2 PM online publication deadline.]

Regards,

--Jacob

MEETING DATE:	**September 25, 2019**
PREPARED BY:	**S McCormick**
PRESENTED BY:	**S McCormick**

AGENDA ITEM SUMMARY REPORT

APPLICATION NO.: Coastal Development Permit 9-18 (CDP 9-18)
Design Review 3-18 (DR 3-18)
Minor Subdivision 1-18 (DIV 1-18)

OWNER: Wayne Mayhew

APPLICANT: AutoZone Parts, Inc. – Mitch Bramlitt

AGENT: LACO Associates

PROJECT: Coastal Development Permit, Design Review, and Minor Subdivision to construct a 7,500 SF AutoZone retail store with 26-space parking lot and associated improvements and infrastructure. The existing 2.5-acre parcel is vacant and the proposed subdivision would create two lots. Lot 1 on the northern portion of the site would be the site of the proposed retail store. No development is proposed for the southernmost lot at this time.

LOCATION: 1151 S Main Street, Fort Bragg

APN: 018-440-58

LOT SIZE: 2.5-acres

ACTION: The Planning Commission will consider adoption of the project Mitigated Negative Declaration; and approval of Coastal Development Permit (CDP 9-18), Design Review (DR 3-18), and Minor Subdivision 1-18 (DIV 1-18)

ZONING: Highway Visitor Commercial (CH) in the Coastal Zone

ENVIRONMENTAL DETERMINATION: A Mitigated Negative Declaration has been prepared for the project. See Attachment 1.

SURROUNDING LAND USES:
NORTH: General Retail / Auto Repair Service
EAST: CA Hwy 1 / Vacant Lot / Drive-thru Restaurant
SOUTH: Lodging-Motel
WEST: Vacant Lot / Mendocino County Single Family Residential

APPEALABLE PROJECT: ☒ **Can be appealed to City Council**

☒ **Can be appealed to Coastal Commission**

STAFF RECOMMENDATION

Staff recommends that the Planning Commission: 1) receive staff report; 2) open the public hearing; 3) take testimony from the public and the applicant; 4) close the public hearing and deliberate; and

5a) direct staff to prepare a resolution with findings for approval based on the project's consistency with the City's Coastal General Plan and Coastal Land Use and Development Code as discussed and mitigated in the MND, and analyzed and conditioned in the staff report; **or**

5b) direct staff to prepare a resolution with findings for denial based on Planning Commission's determination that the project is inconsistent with either: a) Policy LU-4.1, (appearance/small town character); b) CLUDC 17.50.070 (sited and designed to protect views to and along the ocean and scenic coastal areas); and/or c) insufficient findings regarding Design Review Permit; and

Further, staff recommends the Planning Commission continue the public hearing to the next regularly scheduled meeting of Planning Commission on October 9, 2019, in order to provide staff an opportunity to develop a resolution for the selected Planning Commission action.

PROJECT DESCRIPTION

The applicant is seeking a Coastal Development Permit, Design Review and Minor Subdivision to create two parcels and construct a 7,500 SF AutoZone retail store. The retail store would include a 26-space parking lot, roadway improvements to the unnamed frontage road, pedestrian improvements, a bio retention pond, landscaping and signage. The minor-subdivision would create two lots from an existing 2.5-acre parcel; Lot 1 on the northern portion of the site would be the location of proposed AutoZone retail store; no development is proposed for the southernmost lot (Lot 2) at this time (Attachment 2 – Site Plan).

Map 1: Project Location – 1151 S Main Street

CONSISTENCY WITH COASTAL GENERAL PLAN AND COASTAL LAND USE & DEVELOPMENT CODE

The following analysis summarizes the proposed project's compliance with development standards and relevant Coastal General Plan policies that have a bearing on the project. Special conditions are recommended where necessary, to bring the project into conformance with the City's Local Coastal Program.

LAND USE

The zoning designation for the subject site is Highway Visitor Commercial (CH) in the Coastal Zone. The proposed land use is "General retail – 5,000 SF or larger", which is permitted by right in the CH zoning district. The proposed retail store is an AutoZone Parts, Inc., which meets the Coastal Land Use and Development Code definition of formula business:

> "A business which is required by contractual or other arrangement to maintain standardized services, décor, uniforms, architecture, signs or other similar features. This shall include, but not be limited to retail sales and service, and visitor accommodations."

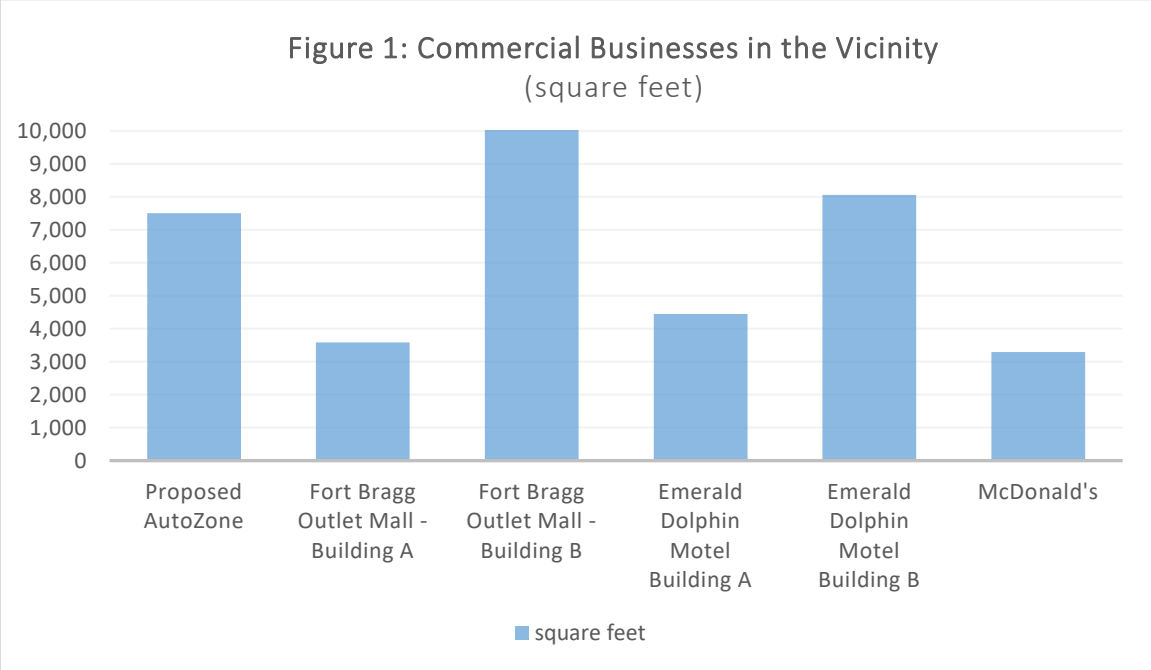
Formula businesses are permitted in Fort Bragg, and compliance with Policy LU-4.1 is intended to ensure that their location, scale and appearance do not detract from the economic vitality of established commercial businesses.

Policy LU-4.1 <u>Formula Businesses and Big Box Retail</u>: Regulate the establishment of formula businesses and big box retail to ensure that their location, scale, and appearance do not detract from the economic vitality of established commercial businesses and are consistent with the small town, rural character of Fort Bragg.

To determine whether the: 1) location; 2) scale; and 3) appearance of the proposed AutoZone would detract from the economic vitality of established commercial businesses, staff has prepared the following analysis:

<u>Location:</u> The zoning designation, Highway Visitor Commercial, is applied to sites along CA Hwy 1 and is generally vehicle oriented. As most visitors to Fort Bragg arrive by motor vehicle, a retail store providing items to maintain vehicles is a vehicle oriented business. Land uses in the immediate vicinity of the project site include lodging, restaurant, café, retail and auto repair. Both the proposed project (retail) and adjacent existing businesses are permitted land uses by right, adhering to the intent of the CH zoning district, and thus would not detract from the economic vitality of established commercial businesses.

<u>Scale:</u> New development is comparable in scale with existing buildings and streetscape. Figure 1 depicts the scale of the proposed retail store, relative to established businesses in the vicinity. As shown, the size of the proposed retail store is comparable with other buildings in the immediate vicinity and would not detract from the economic vitality of established commercial businesses.



Appearance: Staff required the applicant to modify and revise the initial project design to better comply the Citywide Design Guidelines. Architectural features such as transom windows were added to the southern façade, awnings were included to create more articulation and the color palette changed from dark greys to earth-toned browns. In addition, a corner gable architectural element was removed because it made the building taller and landscaping was identified and further refined to improve the overall appearance. The Design Review Permit process gives the Planning Commission an opportunity to further evaluate the proposed design and, if desired, to further modify the design in order to ensure the appearance does not detract from the economic vitality of established commercial businesses. Design Review is discussed in detail further in the staff report. The following images represent the appearance of established commercial businesses in the area to provide context of the proposed project within the existing streetscape.

Image 1: Emerald Dolphin Motel Building A (right), Building B (left)

Image 2 : Fort Bragg Outlet Building A (right) and Building B (left)

Image 3: McDonald's

Image 4: Proposed AutoZone

The benefit of an auto parts retail establishment is to offer visitors and residents supplies to repair and maintain motor vehicles. This do-it-yourself approach to auto care could be interpreted as supportive of our community's small town rural character. On the other hand, one might interpret the arrival of a third auto parts retail store to threaten the economic vitality of existing auto parts retail stores, Napa and O'Reilly's.

The Planning Commission determine whether the project is consistent with the small town rural character of Fort Bragg and Policy LU-4.1. The mission of the City's General Plan is to "*preserve and enhance the small town character and natural beauty that make the City a place where people want to live and visit, and to improve the economic diversity of the City to ensure that it has a strong and resilient economy which supports its residents*." Several statements are listed to affirm this mission and statements relevant to this discussion are listed below:

- *A friendly city with a small town character and a strong sense of community.*
- *A city which strives to create an environment where business and commerce can grow and flourish.*
- *A city that embraces its role as the primary commercial and service center on the Mendocino coast.*
- *A city which promotes itself as a tourist destination and which provides the necessary infrastructure and services to support a growing population of transient visitors.*
- *A city that supports efforts to preserve and strengthen the vitality of commerce in its central business district.*
- *A city that fosters a business climate which sustains and nourishes the growth and expansion of local businesses and cottage industries."*

Development Standards - Site development zoning standards for the Highway Visitor Commercial (CH) zoning district and the proposed project's compliance with these standards is analyzed in Table 1:

Table 1: Zoning Standards for Highway Visitor Commercial (CH)

Development Standards	CLUDC Requirements	Proposed Project	Compliance
Front Setback	15 feet	15 feet	Yes
Side Setback (north)	none	43 feet	Yes
Side Setback (south)	none	88 feet	Yes
Rear Setback	15 feet	78 feet	Yes
Height Limit	35 feet	26 feet	Yes
Lot Coverage	no limitation		Yes

As noted above, the project complies with the Development Standards for CH Zoning District.

Parking - CLUDC 17.26 regulates parking and loading requirements for developments. Off-street parking is required for all retail trade at a ratio of one (1) space for each 300 SF of floor area. In addition, one parking space for disabled persons is required within a parking lot with less than 26

spaces. Bicycle parking is required equal to a minimum of five percent (5%) of required vehicle parking. The proposed retail store at 7,500 SF requires 25 parking spaces, one (1) of which should be an ADA accessible parking space and parking for at least two bicycles. The proposed parking lot contains 26 parking spaces, two (2) ADA accessible spaces and parking for four (4) bicycles. In an effort to utilize land efficiently, CLUDC 17.36.040(f) discourages excessive parking:

i. The City discourages a land use being provided more off-street parking spaces than required by this Chapter, in order to avoid the inefficient use of land, unnecessary pavement, and excessive storm water runoff from paved surfaces.

ii. The provision of off-street parking spaces in excess of the requirements in Table 3-7 is allowed only with Minor Use Permit approval in compliance with Section 17.71.060, and only when additional landscaping, pedestrian amenities and necessary storm drain improvements are provided to the satisfaction of the review authority.

In order to approve the proposed project, Planning Commission would need to include Special Condition 1 or provide direction regarding additional landscaping, pedestrian amenities and storm drain improvements that the Planning Commission would require in order to maintain the current number of parking stalls.

> **Special Condition 1:** Prior to issuance of building permit, applicant will either a) adjust site design to reflect the removal of two (2) parking space for a total of 25 parking spaces. The space to be removed shall be those located nearest to the unnamed frontage road; or b) provide additional landscaping, pedestrian amenities and storm drain improvements as directed by the Planning Commission.

Additional development standards with regards to parking and the projects compliance with these standards are represented in Table 2:

Table 2: Parking Lot Development Standards

Development Standards	Requirements	Proposal	Compliance
Parking Stall Dimensions	90-degree angle parking should have a minimum space width of 9 feet and a minimum space depth of 18 feet.	The proposed parking lot offers space width of 9 feet and a space depth of 18 feet	Yes
Driveway Width	The minimum two-way driveway width is 22 feet	28 feet at entrance; 24 feet interior dimension	Yes
Surfacing	asphalt, concrete pavement or comparable material	heavy duty asphalt driveway, regular and heavy duty concrete parking stalls	Yes

Fencing - CLUDC Section 17.30.050 establishes standards for fences, walls and screening. Fencing is required between different land uses and therefore would be required to separate the proposed project from adjacent residential land uses; specifically, a decorative, solid wall of masonry. During consultation with the California Coastal Commission staff, the question of fencing versus retaining the open space character and blue water views of the site was discussed.

Through this conversation it was determined that split rail fencing and native vegetation would have the least impact on visual resources on the site. Coastal General Plan Policy 1-2 states:

Policy 1-2: Where policies in the Coastal General Plan overlap or conflict, the policy which is the most protective of coastal resources shall take precedence.

The split rail fencing and native vegetation is reflected on the project site plan and preliminary landscape plan. Further analysis of the impact the proposed project would have on existing blue water views will be discussed later in the staff report as part of the Coastal Development Permit analysis on visual resources.

Landscaping - CLUDC Chapter 17.34 establishes requirements for landscaping. Landscaping is a vital component of development, as it enhances the appearance, controls soil erosion and improves air quality. A Preliminary Landscape Plan is required as part of an application for new development (Attachment 3 – Preliminary Landscape Plan). A Final Landscape Plan is required after planning permit approval and prior to issuance of building permit.

Maintenance of all landscaped areas is a requirement of CLUDC 17.34.070 and the applicant would be required to enter into a Landscape Maintenance Agreement with the City to guarantee proper maintenance of landscaping.

> **Special Condition 2:** Prior to building permit approval, a Final Landscape plan shall be prepared by a qualified professional in accordance with CLUDC 17.34 and approved by the Community Development Department.
>
> **Special Condition 3:** Prior to final building inspection or the issuance of a certificate of occupancy, and prior to the recordation of a final subdivision map, the applicant shall enter into a landscape maintenance agreement with the City to guarantee proper maintenance in compliance with CLUDC 17.34.070(A). The form and content of the agreement shall be approved by the City Attorney and the Community Development Director or designee.

The proposed projects conformance with landscaping requirements is analyzed in Table 3:

Table 3: Landscape Development Standards

Development Standards	Requirements	Proposal	Compliance
Parking lot screening	Landscaping must screen cars from view from the street to a minimum height of 36 inches.	Landscaping includes a variety of native and drought tolerant landscaping comprised of plants 1-8 feet tall	Yes
Adjacent to structures	Eight feet of landscaping between parking areas and buildings, exclusive of sidewalks	The proposed project includes eight feet of landscaping between sidewalk and building	Yes
Adjacent to side property line	Minimum of eight feet landscaping where parking meets side property line	The proposed project includes eight feet of landscaping	Yes

Adjacent to street	15 foot setback required	32 foot setback (possibly more with implementation of Special Condition 1)	Yes
Location of interior landscaping	Shall be located so pedestrians are not required to cross unpaved areas to reach building.	Landscaping is proposed between sidewalk and building and as located, will not obstruct pedestrian travel	Yes
Stormwater Management	Landscaping shall be designed for infiltration and retention of stormwater.	The project plans include the required design for infiltration and retention of stormwater from the parking lot surface.	Yes
Trees	see discussion below		

The proposed project includes the removal of six (6) mature coniferous trees (Bishop pine, Monterey pine and Douglas fir). These conifers are scattered individuals and are not considered a forest community or special habitat, per California Department of Fish and Wildlife (CDFW) staff. Mitigation Measure ASETH-3 and AESTH-4 from the MND included provisions to ensure the establishment of replacement trees:

ASETH-3: Prior to issuance of Building Permit, a Final Landscaping Plan shall be submitted, in accordance with CLUDC Chapter 17.34. The plan shall utilize attractive native and drought tolerant plants and shall depict the location of six native trees to be planted to replace the six conifers removed as part of the project. Tree placement shall take scenic areas into consideration and shall not block views.

ASETH-4: A Tree Mitigation Monitoring Plan shall be submitted along with the Final Landscaping Plan demonstrating a 10-year plan to: 1) prevent net loss of canopy; 2) maintain aesthetics associated with existing trees; 3) maintain habitat value. If tree(s) perish during this monitoring period, new tree(s) will be planted as replacement and with a new 10-year monitoring plan timeline.

In addition, mitigation measure BIO-3 is included to enhance and protect vegetation on site:

BIO-3: Plant species listed as invasive (High, Moderate, or Limited) on the California Invasive Plant Inventory (Cal-IPC Inventory) shall not be installed anywhere in the project area as they pose a risk to the surrounding plant communities. Existing invasive scotch broom and pampas grass shall be removed from the site, and the site shall be kept free of these invasive plants into the future.

The City's Coastal General Plan contains several policies to protect and enhance existing trees and vegetation that are relevant to this project:

Policy OS-5.1 Native Species: Preserve native plant and animal species and their habitat.

Policy OS-5.2: To the maximum extent feasible and balanced with permitted use, require that site planning, construction, and maintenance of development preserve existing healthy trees and native vegetation on the site.

Policy OS-5.4 Condition development projects, requiring discretionary approval to prohibit the planting of any species of broom, pampass grass, gorse, or other species of invasive non-native plants deemed undesirable by the City.

Policy OS-11.8: Landscape with Native Plant Species. The City shall encourage development to use drought-resistant native plant species for landscaping, to reduce the need for irrigation and landscaping chemicals
Policy OS-14.3: Minimize Disturbance of Natural Vegetation. Construction shall minimize the disturbance of natural vegetation (including significant trees, native vegetation, and root structures), which are important for preventing erosion and sedimentation.

Policy CD-1.11: New development shall minimize removal of natural vegetation. Existing native trees and plants shall be preserved on the site to the maximum extent feasible.

Planning Commission could consider mitigation measures AESTH-3, AESTH-4 and BIO-3 adequate and conclude that the project complies with the above policies.

Lighting. The applicant submitted a lighting plan (Attachment 4 - Photometric Plan), which illustrate ten (10) wall mounted LED lights around the exterior of the building and two (2)16-foot tall LED light poles. All lighting is shown to be recessed and downcast, which complies with City regulations regarding outdoor lighting.

Solid Waste/Recyclable Materials Storage - Project plans illustrate a trash/recyclable storage area located in the northwest corner adjacent to the parking lot. CLUDC 17.30.110 requires that such storage areas be fully enclosed and that landscaping be provided to soften and screen the enclosures. The proposed project complies with these standards.

Signage – The placement, type, size and number of signs are regulated by CLUDC 17.38. The proposed AutoZone signage would include two signs: 1) a monument sign near the entrance to parking lot; and 2) channel lettering signs above the entrance on the south elevation. Compliance with development standards for signage is illustrated in Table 4:

Table 4: Signage Development Standards

Development Standards	Requirement	Proposal	Compliance
Number of Signs Allowed	(3) Three	(2) Two	Yes
Maximum Sign Area	86 SF total	wall mounted: 48.5 SF monument: 28.8 SF TOTAL: 77.3 SF	Yes
Wall Mounted Sign	Below the roof	above entrance on southern façade, below the roof	Yes
Freestanding Monument Sign	Maximum of 6 feet in height	6 feet in height	Yes
Address	Must include an illuminated street address of six inches in height	Proposed monument signs includes street address of six inches in height	Yes

Based on the following findings, the proposed sign plan may be approved:

1. The two proposed signs: 1) freestanding monument; and 2) wall mounted channel lettering comply with height limits, maximum sign area allowed. The address number is of the minimum size and height necessary to enable pedestrians and motorists to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;
2. With the inclusion of Special Condition 4, the placement of the sign on the site is appropriate for the height and area of a freestanding sign, as it is within the six maximum height limit, 86 SF maximum sign area, and would not obstruct visibility;
3. The flush, wall mounted sign relates to the architectural design of the structure. Signs do not cover windows, or spill over natural boundaries, and/or cover architectural features;
4. The proposed signs do not unreasonably block the sight lines of existing signs on adjacent properties, as the proposed southern lot is vacant and the adjacent business has a wall mounted sign on the eastern façade;
5. With the inclusion of Special Condition 4, the placement and size of the freestanding monument sign will be outside of traffic visibility area and not impair pedestrian or vehicular safety;
6. The design, height, location, and size of the signs are visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and
7. The proposed signs are in substantial conformance with the design criteria in Subsection 17.38.060.F (Design criteria for signs), as the design of the signage is trademarked and the sign plans are developed and will be constructed by professionals Attachment (5 – Sign Plan).

   Special Condition 4: The proposed monument sign shall be relocated outside of the traffic visibility area (setback 15 feet from the driveway).

SUBDIVISION ANALYSIS

CLUDC Chapter 17.88 establishes the standards for the design and layout of subdivisions. All improvements, dedications and easements associated with the proposed subdivision must comply with the requirements of the City Engineer in compliance with the City's Local Coastal Program and California Map Act. Additionally, Policy CD-1.10 requires that future potential development of newly created parcels resulting from divisions of land are also analyzed.

Policy CD-1.10: All proposed divisions of land and boundary line adjustments shall be analyzed for consistency of potential future development with the visual resource protection policies of the LCP, and no division of land or boundary line adjustment shall be approved if development of resulting parcel(s) would be inconsistent with these policies.

The City of Fort Bragg Public Works Department analyzed the proposed subdivision to ensure the site: 1) is physically suitable for the proposed density of development; 2) will not conflict with existing easements; 3) the soil conditions, as outlined in the preliminary soils report would

accommodate the development; 4) that the City's sewer and water system would accommodate the increased impact; and 5) and that the type and design of improvements would facilitate safe access to site.

Table 5: Subdivision Design and Development Standards			
Development Standards	**Requirement**	**Proposal**	**Compliance**
Street Improvements	Widen Street to full width	Widen the unnamed frontage road to City standards	Yes see Special Condition 5
Frontage Improvements	Pedestrian walkways	Sidewalk, curb and gutter would be installed along unnamed frontage road the length of parcel	Yes see Special Condition 5 and 6
Parcel Design	Minimum Width: 50 feet Minimum Length: none	Lot 1 Min. Width: +/- 196 feet Min. Length: +/- 250 feet Lot 2 Min. Width: +/- 200 feet Min. Length:=/- 205 feet	Yes
Driveway Standards	Subdivision of larger parcels designed with single, or limited access points for safety	A shared driveway will access the proposed project and potential future development of Lot 1	Yes see Special Condition 7
Site Preparation	Grading and Sediment Control Plan	A final grading plan will be submitted prior to issuance of building permit	Yes see Mitigation Measures: AIR-1, BIO-2, HYDRO-1, HYDRO-2

Frontage improvements along the unnamed frontage road include widening the street to full width with full width sidewalk, curb and gutter on the west side of the parcel. Future frontage improvements along Harbor Drive will be required at the time of future development of Lot 1. This complies with several policies in the Circulation Element of the Coastal General Plan, and specifics of the proposed project are outlined in Special Condition 5 and Special Condition 6.

Policy C-9.1: Provide Continuous Sidewalks: Provide a continuous system of sidewalks throughout the City.

Policy C-9.2: Require Sidewalks. Require a sidewalk on both sides of all collector and arterial streets and on at least one side of local streets as a condition of approval for new development.

Policy C-9.3: Where feasible, incorporate pedestrian facilities into the design and construction of all road improvements. Program C-9.3.1: Incorporate additional sidewalks from the Noyo Bridge to Ocean View Drive in the Capital Improvement Program.

Policy C-11.2: Handicapped Access. In conformance with State and Federal regulations, continue to review all projects for handicapped access and require the installation of curb cuts, ramps, and other improvements facilitating handicapped access.

Policy C-2.4 Roadway Standards: Continue to provide consistent standards for the City's street system.

Special Condition 5: Improvements to the unnamed frontage road along the entire parcel (Lot 1 and Lot 2) that include widening street to full width, sidewalk, curb and gutter on the west side.

- The developer shall submit to the City Engineer for review and approval improvement drawings drawn by and bearing the seal of a licensed Civil Engineer for the required improvements to unnamed Frontage Road.
- Frontage Road improvements shall be completed prior to final inspection of building permit for development of Lot 1. All frontage and utility improvements (ADA compliant driveway aprons, corner ramps, sidewalk, curb, gutter, conform paving, etc.) shall be implemented according to current City Standards.

Special Condition 6: Improvements to Harbor Avenue the entire road length from Ocean View Drive to the north end of Lot 2 include widening street to full width.

- The developer shall submit to the City Engineer for review and approval improvement drawings drawn by and bearing the seal of a licensed Civil Engineer for the required improvements to Harbor Avenue.
- Harbor Avenue improvement plans and improvements shall be completed prior to final inspection of building permit for development of Lot 2. All street improvements shall be implemented according to current City Standards.

In addition, to frontage improvements, the applicant shall provide plats and legal descriptions for the proposed subdivision, which include several permanent access and utility easements as stated in Special Condition 7 below:

Special Condition 7: Plats and legal descriptions of the proposed parcels, created by a licensed Land Surveyor or authorized Civil Engineer shall be submitted to the Public Works Director for approval prior to issuance of building permit. The surveyor shall provide the lot calculations for the existing and proposed lot configurations, in addition to:

a) The plat(s) and legal description(s) shall convey permanent access and utility (water, storm drainage, circulation, access, etc.) easements. The following easements shall be Included:
   i. A shared driveway located on Lot 1 shall be utilized to access Lot 1 and Lot 2. A private, non-exclusive, joint access easement for the benefit of Lot 2 over Lot 1 shall be created. This shared driveway requires a maintenance agreement between the two parcels. This agreement to be recorded with minor subdivision.
   ii. Abutters rights of access along the public street frontage of Lot 1 and Lot 2 (excepting joint-use driveway) shall be dedicated to the City of Fort Bragg.

iii. The existing 10’ public road embankment slope construction easement shall be perpetuated (Book 1904, Page 446).
iv. A 15’ private utility easement for the proposed water line shall be created across Lot 2 benefiting Lot 1.
v. A private drainage easement shall be created on Lot 2 for the benefit of Lot 1 for overflow from Lot 1 during storm events that exceed the design storm of 85th-Percentile 24-hour storm.
vi. Demarcation of a visual easement, clearly illustrated on the plat, to be recoded as a deed restriction and as a permanent exhibit to the deeds for the new parcels as illustrated in Attachment 5. View blocking development is not permitted within the visual easement; and
vii. All maintenance agreements, map notes, deed restrictions, easements, and lot calculations shall be submitted to Public Works Director for review and approval prior to recordation of Final Map.

b) The proposed development shall have a maintenance agreement between the parcels providing for the upkeep of the jointly-used private facilities within the minor subdivision (shared driveway, drainage, oil and grease separator, etc.). A draft of the agreement shall be submitted prior to issuance of the Coastal Development Permit. The minor subdivision will not be finalized until the maintenance agreement has been formalized.

Policy CD-1.10: All proposed divisions of land and boundary line adjustments shall be analyzed for consistency of potential future development with the visual resource protection policies of the LCP, and no division of land or boundary line adjustment shall be approved if development of resulting parcel(s) would be inconsistent with these policies.

In order to analyze whether the project complies with the above policy, the following additional visual resource policies from the Coastal General Plan and mitigation measure AESTH-3, LAND-1 and LAND-2 from the MND should be considered:

Policy CD-1.1: Visual Resources: Permitted development shall be designed and sited to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance scenic views in visually degraded areas.

Policy CD-1.4: New development shall be sited and designed to minimize adverse impacts on scenic areas visible from scenic roads or public viewing areas to the maximum feasible extent.

Policy CD-1.5: All new development shall be sited and designed to minimize alteration of natural landforms by: 1) Conforming to the natural topography; 2) Preventing substantial grading or reconfiguration of the project site; 3) Minimizing flat building pads on slopes. Building pads on sloping sites shall utilize split level or stepped-pad designs; 4) Requiring that man-made contours mimic the natural contours; 5) Ensuring that graded slopes blend with the existing terrain of the site and surrounding area; 6) Minimizing grading permitted outside of the building footprint; 7) Clustering structures to minimize site disturbance and to minimize development area; 8) Minimizing height and length of cut and fill slopes; 9) Minimizing the height and length of retaining walls.

Policy CD-1.6: Fences, walls, and landscaping shall minimize blockage of scenic areas from roads, parks, beaches, and other public viewing areas.

Policy CD-1.9: Exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity fixtures, and shielded so that no light shines beyond the boundary of the property.

Policy CD-1.11: New development shall minimize removal of natural vegetation. Existing native trees and plants shall be preserved on the site to the maximum extent feasible.

The following Mitigation Measures are proposed in the MND in order for the proposed project to achieve compliance with the above Coastal General Plan policies. Staff discussed these proposed mitigation measures with Coastal Commission staff who indicated that they would be adequate to achieve compliance with the above policies

ASETH-3: Prior to issuance of Building Permit, a detailed Landscaping Plan shall be submitted, in accordance with CLUDC Chapter 17.34. The plan shall utilize attractive native and drought tolerant plants and shall depict the location of six native trees to be planted to replace the six conifers removed as part of the project. Tree placement shall take scenic areas into consideration and shall not block views.

LAND-1: Wooden fencing, such as split rail fencing, with a maximum height of 48 inches and native and drought tolerant landscaping shall be installed along the entire western length of the property. The fencing and landscaping shall be included as part of the final Landscaping Plan to be approved by the Community Development Department, prior to issuance of building permit.

LAND-2: Demarcation of a visual easement, clearly illustrated on plat(s) for proposed subdivision shall be recoded as a deed restriction and as a permanent exhibit to the deeds for the new parcels. The view easement shall be 50 feet wide at widest measurement on the northwest corner of Lot 1 and 24 feet wide at the narrowest point on the southeast corner or Lot 2, as illustrated in Image 5 and Image 6. View blocking development is not permitted within the visual easement, excluding split rail fencing along western property line, driveways and low-lying landscape vegetation (<4 ft.); no trees shall be planted within the view easement.

The proposed project complies with visual resource policies as discussed and conditioned in this staff report, and as discussed and mitigated in the project MND. Should Planning Commission decide the removal of trees and the proposed siting of the structure conflicts with these policies, this could form the basis for developing findings for denial.

DESIGN REVIEW ANALYSIS

As stated previously, the applicant revised and modified the design twice to include architectural and design elements required by Fort Bragg's Citywide Design Guidelines. These guidelines are intended to support positive design characteristics and are provided to assist decision makers through the design review process. All projects that receive Design Review approval from the

Planning Commission must be found to be consistent with the **Project Review Criteria** of Section 17.71.050E as listed below.

1. Complies with the purpose and requirements of this Section.

Purpose: Design Review is intended to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the small-town, coastal, historic, and rural character of the community.

Coastal General Plan Policy LU-4.1 ensures the location, scale, and appearance of Formula and Big Box retail does not detract from the economic vitality of established commercial businesses and are consistent with the small town, rural character of Fort Bragg. Please see discussion above (pages 4-6) regarding the projects compliance with this policy. Staff has worked with applicant to revise the design of the building to bring the project into conformance with the Citywide Design Guidelines (see Table 6, below). However, many design elements are subjective and Planning Commission may interpret this analysis differently.

2. Provides architectural design, building massing, and scale appropriate to and compatible with the site surroundings and the community.

Please see discussion regarding Policy LU-4.1 (pages 4-6) for the projects compatibility in terms of scale and massing with the surroundings and the community for project compliance with these terms.

To determine the appropriateness of the design, staff analyzed the project's conformance with Chapter 2.3: General Commercial Design Guidelines of Fort Bragg's Citywide Design Guidelines. Table 6 below analyzes the project's conformance with the required design guidelines.

Table 6: General Commercial Design Guidelines

General Commercial Design Guidelines	Proposed Project Compliance	Conformance with Guideline
Site Planning		
Building Siting: 1) strip-type development is to be avoided in favor of more pedestrian oriented configurations; 2) view corridors that offer unobstructed views of the shoreline and/or sea from the public right-of-way should be provided; and 3) cluster development to avoid blocking viewsheds to the maximum extent possible.	1) No parking is proposed in front of the building. Parking is oriented on the south and rear, semi street adjacent; 2) a view corridor easement shall be recorded as part of the subdivision, see Special Condition 7; and 3) development is clustered to the north adjacent to an existing retail store, Fort Bragg Outlet.	Yes Special Condition 7
Residential Interface: 1) commercial development should be buffered from residential uses as much as possible; 2) commercial development should not directly face single family residential streets; 3) development on parcel	1) the bioretention area to infiltrate stormwater from the site is located along the rear of parcel, buffering residential zoning. Fencing with landscaping will be installed as stated in mitigation measure LAND-2; 2) the development would directly face the unnamed frontage road;	Yes Mitigation Measure: LAND-2

should be located as far as possible from adjacent residential properties.	and 3) the bioretention area to infiltrate stormwater from the site is located along the rear of parcel, buffering residential zoning	
Open Space, Courtyards, Plazas and Pedestrian Areas: 1) development should provide site amenities and other design features that encourage pedestrian utilization, including benches, seating areas, public art, bicycle racks and lighting; and 2) pedestrian activity areas should provide a sufficient level of wind and rain protection for pedestrians.	1) the project includes bicycle racks; and 2) canopies are provided on the exterior of building as pedestrians walk to entrance.	Yes Planning Commission may wish to condition additional site amenities
Architecture		
Architectural Form and Detail: 1) architectural styles should be compatible with surrounding character, including style, form, size, materials, roofline; 2) long, blank unarticulated walls over 100 feet are discouraged; 3) design features should be consistent on all elevations of a structure; 4) the size and location of various building elements should not be exaggerated to provide additional height for signs; 5) roofs should include two or more roof planes; 6) size and location of doors/windows should relate to scale and proportions of structure; 7) street facing façade should have a public entrance; 8) primary building entries should include features such as, overhangs, peaked roof forms, arches, columns, towers, etc.; 9) windows should be provided at storefront locations; and 10) the use of standardized "corporate franchise" architectural styles is strongly discouraged.	1) see discussion regarding compliance with LU-4.1 above; 2) the southern façade includes canopies and the northern façade includes landscaping along length of building; 3) design features are consistent on south, west, east elevations and the north elevation does not include as many windows; 4) roof height where the signage is sited stands two feet four inches (2'4") taller than other roof lines; 5) there are four roof planes; 6) doors and windows appear to relate to scale and appearance of structure; 7) the street facing façade has a public entrance; 8) the front entrance has an overhang and canopy; 9) there are windows on the east and south elevation; and 10) the applicant revised and modified structure from a standardized AutoZone corporate franchise appearance three times, changing color tone, adding windows, canopies and articulation.	Yes Planning Commission may wish to require additional windows on the northern elevation
Materials and Colors: 1) exterior materials such as fake stone veneer, plastic or corrugated metal siding and heavily troweled finishes should be avoided; 2) materials should be varied to provide architectural interest, however, the number of materials and colors should be limited and not exceed what is required; and 3) Florescent, garish colors should be avoided.	1) the building includes HardiPlank siding and stucco finish; 2) building materials demonstrate a clear separation between the base, mid-section and upper section, with roof corbels; 3) the color palette is muted brown earth tones.	Yes

Architectural Details: 1) when appropriate, incorporate design elements and features from the historic architectural styles of the Central Business District; 2) use of awning, canopies, recesses and arcades is encouraged to provide protection for pedestrians and add interest and color to buildings; 3) exterior lighting should be designed as part of the overall architectural style of the building and shielded to avoid spillover to adjacent properties. Full lighting of building façade is strongly discouraged; and 4) the use of security grills on windows is discouraged.	1) the composition of building (base, midline, roof, transom windows are architectural elements of structures in the Central Business District; 2) the structure includes metal awnings near at the entrance and rear of south elevation; 3) wall mounted light fixtures are downcast and Final Landscape Plan will include additional lighting for pedestrian paths and driveway in conformance with CLUDC; 4) no security grills on windows are proposed.	Yes
Parking and Circulation		
Site Access and Circulation: 1) the number of access driveways should be minimized and located as far from possible from street intersections; 2) parking lots should be accessed from commercially developed streets; 3) ensure visibility for vehicles entering and exiting parking lot.	1) A shared driveway will serve the proposed development and potential future development on Lot 2; 2) the project will be accessed by the unnamed frontage road; and 3) the proposed development adheres to setback requirements and with Special Condition 4, the proposed monument sign will be located outside the traffic visibility area.	Yes with inclusion of Special Condition 4
Parking Lot Design: 1) the use of common or shared driveways is strongly encouraged between adjacent uses; 2) dead end drive aisles are strongly discouraged; and 3) use continuous curbs around perimeter of parking areas.	1)) A shared driveway will serve the proposed development and potential future development on Lot 2; 2) there are no dead end driveway aisles; and 3) the parking area has curbs around the perimeter with curb cuts to allow stormwater to infiltrate into landscaped areas.	Yes
Pedestrian Circulation: 1) clearly define pedestrian walkways so persons will not have to cross parking aisles and landscape islands; and 2) raised walkways, decorative paving, landscaping, and/or bollards should be used to separate pedestrians from vehicular circulation to maximum extent possible.	1) The proposed project includes painted pedestrian crosswalk, however Planning Commission may wish to include a Special Condition for the walkway to be raised; and 2) sidewalks, crosswalks and landscaping are proposed to separate pedestrians from vehicular circulation.	Yes Planning Commission may wish to require parking lot pedestrian crossing to be raised
Loading and Delivery: 1) loading and delivery should be designed to minimize visibility, circulation conflicts and adverse noise; 2) loading and delivery areas should be screened with portions of the building, walls, landscape planting; 3) when adjacent to residential properties, loading areas should be	1) The loading zone is a designated space located in the least visible location on the north west portion of building; 2) the loading zone is tucked along the rear drive of building, screened by the building and trash enclosure; 3) the loading zone is located on the side; and 4)	Yes

located on the side; and 4) colors, materials, appearance of walls/fences should be compatible with landscaping used to soften appearances.	colors of materials are earth toned brown and compatible with the landscaping.	
Landscaping and Amenities		
Landscape Design: 1) landscaping should enhance development by softening appearances, screening, buffering incompatible uses and providing sun/wind protection; 2) plantings should utilize three tier system (ground cover, shrubs, trees); 3) landscaping strip should be used to separate parking lots and along buildings; 4) planters and pots are encouraged to provide visual interest, color and texture; 5) native planting materials, which are drought tolerant are preferred.	1) landscaping would buffer the front of development from the road, surrounding building and in parking lot, and separating commercial from residential land uses; 2) the preliminary landscape plan demonstrates a multi-tier system; 3) a landscaping strip surrounds the structure and parking lot; 4) no planters and/or pots are proposed to provide visual interest; 5) preliminary landscape plan shows native and drought tolerant plants.	Yes Planning Commission may wish to require planters and/or pots
Site Elements and Amenities: 1) outdoor furniture and fixtures such as lighting, trellises, raised planters benches, etc., should be selected as part of design; 2) Decorative paving, such as stamped concrete, stone, brick, pavers colored concrete, etc., should be incorporated into pedestrian areas; 3) light fixtures should be architecturally compatible and used to illuminate entries, walkways, driveways; 4) trash enclosures and mechanical devices should be located in least visible area and screened from public view.	1) outdoor lighting was selected as part of the design; 2) decorative paving is not included as part of the project; 3) photometric plan shows adequate lighting and is architecturally compatible with structure; 4) trash enclosure is located in the northwest portion of the parking lot.	Yes Planning Commission may wish to require decorative paving in pedestrian areas

The project significantly conforms with the Citywide Design Guidelines. However, if the Planning Commission would like to include additional site amenities, staff recommends including a Special Condition to this effect and encourages the Planning Commission to consider what additional site amenities would be beneficial.

> **Special Condition 8:** Applicant shall revise site plan to include the following: a) ___; b) ___; c) ____; and d)___ in order to bring the project more into compliance with the Citywide Design Guidelines.

3. Provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.

As conditioned, and as previously analyzed in this staff report, the project provides attractive site layout and design.

4. Provides efficient and safe public access, circulation, and parking.

As conditioned, and as previously analyzed in this staff report, the project provides safe and efficient access, circulation and parking.

5. Provides appropriate open space and landscaping, including the use of water efficient landscaping.

As conditioned, the project provides appropriate open space, landscaping and use of water efficient landscaping.

6. Is consistent with the Coastal General Plan, any applicable specific plan, and the certified Local Coastal Program if located in the Coastal Zone.

As conditioned, and as noted previously in this report, the project conforms with policies and programs of the Coastal General Plan and the Certified LCP. The Planning Commission may agree that the project's impact on Visual Resources, as conditioned and mitigated, conforms with visual resource policies or Planning Commission may determine the project does not comply with visual resource policies. Staff is seeking direction regarding this issue, in order to develop findings for approval or denial of the proposed project.

7. Complies and is consistent with the City's Design Guidelines.

As conditioned the project complies with the City's Design Guidelines. Please see Table 8 above for the complete analysis.

COASTAL DEVELMENT ANALYSIS

Cultural Resources - The site was surveyed for cultural resources and none were found. Sherwood Valley Band of Pomo has requested that tribal monitors be on site during all ground disturbing activities in the event that cultural resources are discovered. The MND analyzed this issue and identified mitigation measures TRIBAL-1, TRIBAL-2 and TRIBAL-3 to address tribal cultural resource concerns. Staff recommends Special Condition 8 to ensure the applicant is aware that they are required by law to implement these and all MND mitigation measures for this project.

> **Special Condition 8:** The applicant shall implement all Mitigation Measures identified in the MND for this project as required pursuant to the California Environmental Quality Act (CEQA).

Plant and Animal Species - A biological survey was conducted by a Senior Environmental Scientist at LACO Associates and a technical memorandum was prepared for the proposed site. The report indicates that the project has no potential impact on special status plants, fish, wetlands or wildlife, because no special status plants, wetlands, fish or wildlife were found or known to exist on the site. A constructed earthen berm with several native species of coastal scrub vegetation is located in the southwest corner of parcel, however these are not special status species. The grassland habitat is dominated by non-native grasses with widely scattered non-native and native

perennials. Tree species include Bishop pine, Monterey pine and Douglas fir. These conifers are scattered individuals and are not considered a forest community or special habitat, per California Department of Fish and Wildlife (CDFW) staff.

Although the site is not habitat to any botanical or animal resources protected by the Coastal Act, the proposed development would involve the removal of six mature conifers. The mature trees provide nesting habitat for a variety of common bird species and mitigation measure BIO-1 has been drafted to avoid the breeding season. Additionally, mitigation measure AESTH-3 and AESTH-4 require that all six trees identified for removal as part of the project, be replaced and a Tree Mitigation Monitoring Plan be submitted with the final landscape plan to ensure the replacement trees grow to maturity.

Several policies within the Coastal General Plan, specifically, CD-1.11, OS-5.1 and OS-5.2 require that existing native trees and vegetation should be preserved and protected, as feasible.

Policy CD-1.11: New development shall minimize removal of natural vegetation. Existing native trees and plants shall be preserved on the site to the maximum extent feasible.

Policy OS-5.1 Native Species: Preserve native plant and animal species and their habitat.

Policy OS-5.2: To the maximum extent feasible and balanced with permitted use, require that site planning, construction, and maintenance of development preserve existing healthy trees and native vegetation on the site.

Furthermore, the MND included mitigation measure BIO-3 which requires the removal of existing invasive species on site, such as pampass grass and scotch broom.

Public Access - The project applicant will include pedestrian improvements along the entire parcel fronting the unnamed frontage road as part of the minor subdivision process. As such, the project would likely increase pedestrian activity in the area and additional use of Noyo Headlands Trail and Pomo Bluffs. The project would not interfere with public coastal access.

Geologic, Flood, and Fire Hazard - The proposed development would require grading for the foundation of a 7,500 SF structure, parking lot, driveway, sidewalk/curb and gutter and related infrastructure. Salem Engineering Group, Inc. prepared *Geotechnical Engineering Investigation,* March 6, 2018 for the proposed project. This geotechnical report describes the site conditions, geologic and seismic setting of the site vicinity and subsurface soil and groundwater conditions encountered at the exploration locations. Development of the proposed project at the site shall comply with the recommendations and expertise provided in the report, *Geotechnical Engineering Investigation* by Salem Engineering Group, Inc. (March 6, 2018) and design standards included in the latest version of the California Building Code (CBC).

The proposed development is not located in an area subject to tsunami inundation according to maps provided by the California Department of Conservation. According to Federal Emergency Management Agency (FEMA) flood insurance maps, the project site is located outside the 500-year flood plains associated with the Noyo River and Pudding Creek. No flooding concerns are raised relative to the project. Any hazards associated with earthquakes will be addressed by the building permit process under the authority of the California Building Code.

Staff consulted with City of Fort Bragg Fire Department regarding the proposed project. No special concerns related to the project were identified, as there is adequate circulation for emergency vehicles, and the building would include automatic sprinklers as required by the California Building Code. The project could result in additional calls for service, however the site can be adequately served by existing fire stations and no new facilities are required.

The project was also referred to the Fort Bragg Police Department and no specific concerns were identified by the police. The project design includes sufficient lighting to enable effective law enforcement in the evening. The proposed project may result in an increase in calls for service related to expansion of commercial uses at the site, however it would not result in any increased need for additional police stations.

Traffic – New development is not permitted that would result in the exceedance of roadway and intersection Levels of Service standards. In accordance with Policy C-2.6 the traffic study included: 1) the amount of traffic to be added to the street system by the proposed development; 2) other known and foreseeable projects and their effects on the street system; 3) the direct, indirect, and cumulative adverse impacts of project traffic on the street system operations, safety and public access to the coast; 4) mitigation measures as necessary to provide for project traffic while maintaining City Level of Service standards; 6) the responsibility of the developer to provide improvements; and 7) the timing of all improvements (Attachment 1 – AutoZone MND and Attachments).

The Traffic Impact Analysis prepared by LACO and Associates on behalf of the applicant, and the project MND identified the following mitigations measures, so the project would not exceed roadway Levels of Service:

TRANS-1: CA Hwy 1 / Ocean View Drive (Intersection 2) and Ocean View Drive / unnamed frontage road (Intersection 5) - The project must include installation of appropriate Keep Clear signage and street markings at the intersection of Ocean View Drive and the unnamed frontage road. This will allow southbound traffic on the frontage road to merge with eastbound traffic on Ocean View Drive, without impacting the operations of the traffic signal at Highway 1 and Ocean View Drive. There is sufficient additional stacking room between the Ocean View/Frontage Road intersection and the Ocean View/Harbor Avenue intersection to the west to accommodate the anticipated additional queue length for eastbound left and eastbound through traffic.

TRANS-2: CA Hwy 1 / CA Hwy 20 (Intersection 3) - As conditions warrant and concurrent with regular maintenance, the westbound north lane striping could be extended by approximately 100 feet to provide an earlier separation between left turning and right turning traffic.

> **Special Condition 9:** Prior to any construction activities in the City's public right of way, the applicant is required to obtain a City encroachment permit.

Water Supply, Sewage Disposal, Solid Waste – Several policies in the City's Coastal General Plan regulate new development to ensure adequate public services and infrastructure are available to serve the proposed new development and ensure adequate capacity to serve future priority uses.

Policy PF-1.1: All new development proposals shall be reviewed and conditioned to ensure that adequate public services and infrastructure can be provided to the development without substantially reducing the services provided to existing residents and businesses.

Policy PF-1.2: Ensure Adequate Services and Infrastructure for New Development. No permit for development shall be approved unless it can be demonstrated that such development will be served upon completion with adequate services, including but not limited to potable water; wastewater collection, treatment and disposal; storm drainage; fire and emergency medical response; police protection; transportation; schools; and solid waste collection and disposal; as applicable to the proposed development.

a) Demonstration of adequate water and sewer facilities shall include evidence that adequate capacity will be available within the system to serve the development and all other known and foreseeable development the system is committed to serving, and that the municipal system will provide such service for the development;

b) Demonstration of adequate road facilities shall include information demonstrating that: (i) access roads connecting to a public street can be developed in locations and in a manner consistent with LCP policies; and (ii) that the traffic generated by the proposed development, and all other known and foreseeable development, will not cause Levels of Service (LOS) of roads, streets, and intersections within the City to reduce below LOS standards contained in Policy C-1.1 of the Circulation Element of the Coastal General Plan.

Policy PF-1.3: Ensure Adequate Service Capacity for Priority Uses.

a) New development that increases demand for new services by more than one equivalent dwelling unit (EDU) shall only be permitted in the Coastal Zone if: 1) Adequate services do or will exist to serve the proposed development upon completion of the proposed development, and 2) Adequate services capacity would be retained to accommodate existing, authorized, and probable priority uses upon completion. Such priority uses include, but are not limited to, coastal dependent industrial (including commercial fishing facilities), visitor serving, and recreational uses in commercial, industrial, parks and recreation, and public facilities districts. Probable priority uses are those that do not require an LCP amendment or zoning variance in the Coastal Zone.

b) Prior to approval of a coastal development permit, the Planning Commission or City Council shall make the finding that these criteria have been met. Such findings shall be based on evidence that adequate service capacity remains to accommodate the existing, authorized, and probable priority uses identified above.

Policy PF-2.2: Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies. In addition to providing capacity for potential build-out under the City General Plan outside the coastal zone, any expansion of capacity of water facilities shall be designed to serve no more than the maximum level of development in the coastal zone allowed by the certified LCP that is consistent with all other policies of the LCP and Coastal General Plan. The City shall identify and implement water system improvements or changes in service areas that are designed to ensure adequate service capacity to accommodate existing, authorized, and projected probable future coastal dependent priority uses. Such uses include, but are not limited to, industrial (including commercial fishing facilities), visitor serving, and

recreational priority uses in commercial, industrial, parks and recreation, and public facilities districts.

Policy PF-2.5: Wastewater Capacity: Review wastewater capacity and expansion plans as needed
when regulations change and as the treatment and disposal facility nears capacity. In addition to
providing capacity for potential build-out under the City General Plan outside the coastal zone, any
expansion of capacity of wastewater facilities shall be designed to serve no more than the maximum level of development in the coastal zone allowed by the certified LCP that is consistent with all other policies of the LCP and Coastal General Plan. The City shall identify and implement wastewater system improvements or changes in service area that are designed to ensure adequate service capacity to accommodate existing, authorized, and probable future priority uses. Such uses include, but are not limited to, industrial (including commercial fishing facilities), visitor serving, and recreational priority uses in commercial, industrial, parks and recreation, and public facilities districts.

The analysis below indicates that the proposed project, as conditioned, would be in compliance with the above policies. Currently the City's wastewater treatment plant is undergoing a major upgrade and the Public Works Department has determined there is sufficient capacity to serve the proposed development as well as a significant increase of future development. The following special condition has been drafted regarding the sewer connection:

> **Special Condition 10:** Sewer connection: 1) connection fees are due prior to issuance of building permit; 2) the sewer depth in the unnamed frontage road is approximately 10' at site. FBMC 14.28.040 states the minimum size of a sewer lateral shall be 4-inch diameter. The minimum slope of a sewer lateral shall be 2 feet per 100 feet (2% slope). Exceptions will be reviewed and approved at the discretion of the District Manager; and 3) the exact location of the utility hookup configuration in the City right of way shall be approved by the by the Public Works Director or designated staff at the time of review of the encroachment permit application.

The applicant will need to ensure that there is adequate pressure and flow to the subject site for fire suppression:

> **Special Condition 11:** Prior to issuance of building permit, the applicant shall submit documentation to ensure adequate pressure and flow to the subject site in order to provide necessary commercial and fire suppression flows. The Applicant shall provide documentation that water pressures can be achieved or that they have a means (via pressure pump, tank, etc.) for enhancing their system to meet standards.

With the additional water service capacity made available with Summers Lane Reservoir, the Public Works Department has determined there is adequate potable water capacity to serve the proposed development, as well as future potential development. There is one "priority use" project, the Avalon Hotel, in the permitting pipeline at this time and water service capacity would

need to be reserved for this use as required by Coastal General Plan Policy PF-1.3. The Avalon Hotel is a proposed 65-room hotel and meeting facility with a restaurant and bar at the location of the former Hi-Seas Motel site north of Pudding Creek. The City has determined there is adequate water to serve the proposed Avalon project, as well as the two proposed parcels that are part of the proposed minor subdivision.

> **Special Condition 12:** Water Connection: 1) connection fees are due prior to issuance of building permit; 2) the water main is located in Harbor Avenue. A private utility easement benefiting Lot 1 shall be recorded on the Final Map (see Special Condition 7) for connection across Lot 2; and 3) final utility hookup configuration shall be approved by the Public Works Director or designated staff.

Stormwater - The proposed project will result in a significant increase of impervious surfaces on this undeveloped site, including 7,500 SF of building with parking lot and associated improvements. A preliminary stormwater control plan was submitted, which shows that drainage will continue to flow to the west and a 13,773 SF bio retention area has been designed to capture water onsite. In addition, there are several landscaped self-treating areas surrounding the building and in the parking lot. As the project will have over an acre of ground disturbance, the applicant is required to submit a Stormwater Pollution Prevention Plan (SWPPP) to the California State Water Board in order to obtain a Construction General Permit. Furthermore, the City requires a Runoff Mitigation Plan to demonstrate the project meets local, state and federal regulation requirements.

> **Special Condition 13:** Prior to issuance of building permit, a Draft Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved by Public Works Department. A grading plan for the bioretention areas shall be incorporated into the SWPPP.
>
> **Special Condition 14:** Prior to issuance of building permit, a Runoff Mitigation Plan (RMP) must be submitted and approved by the Public Works Department. This requirement could be fulfilled using a SWPPP. If using a SWPPP to fulfil the RMP, a draft version shall be submitted and approved prior to filing for a Notice of Intent (NOI) with the California State Water Resources Control Board.
>
> **Special Condition 15:** In consideration of AutoZone's recent $11 million settlement agreement (*The People vs AutoZone, County of Alameda*, June 17, 2019), provide evidence ensuring adequate measures in the handling and disposal of hazardous materials and their containers.

Several policies with the goal to improve water quality, through project design and implementation of Best Management Practices (BMPs), both during the construction phase and post-development. Mitigation Measures: AIR-1, BIO-2, and HYDRO-1 involve the implementation of BMPs in order for the project to comply with regulations pertaining to stormwater.

Visual Resources – The proposed project location is not identified as a potentially scenic view on Map CD-1 of the Coastal General Plan. However, this vacant site and the numerous vacant residential parcels in the County located west of the site, offer views to the ocean and a general

open space quality. Staff conducted a site visit with California Coastal Commission staff to determine how best to protect views to the ocean through the site. It was decided that a "View Easement" would be the best tool for protecting blue water views from the proposed development and any future potential development. The view easement would be clearly illustrated on the Plat to be recorded as a deed restriction and permanent exhibit to the deeds as a condition of the subdivision (see mitigation measure LAND-2). With mitigation incorporated, the project will have a less than significant impact on blue water visual resources.

In selecting the most protected view easement, the adjacent parcels were considered because many existing views cross through vacant lots. The aerial image below depicts several views from the unnamed frontage road. The red lines offer expansive blue water views today, however cross through vacant parcels that are zoned for residential units and will likely be developed. The white corridor crosses through the center of site and stretches toward Noyo Harbor. Although there could be additional development on these lots, they are more protected than the vacant lots.

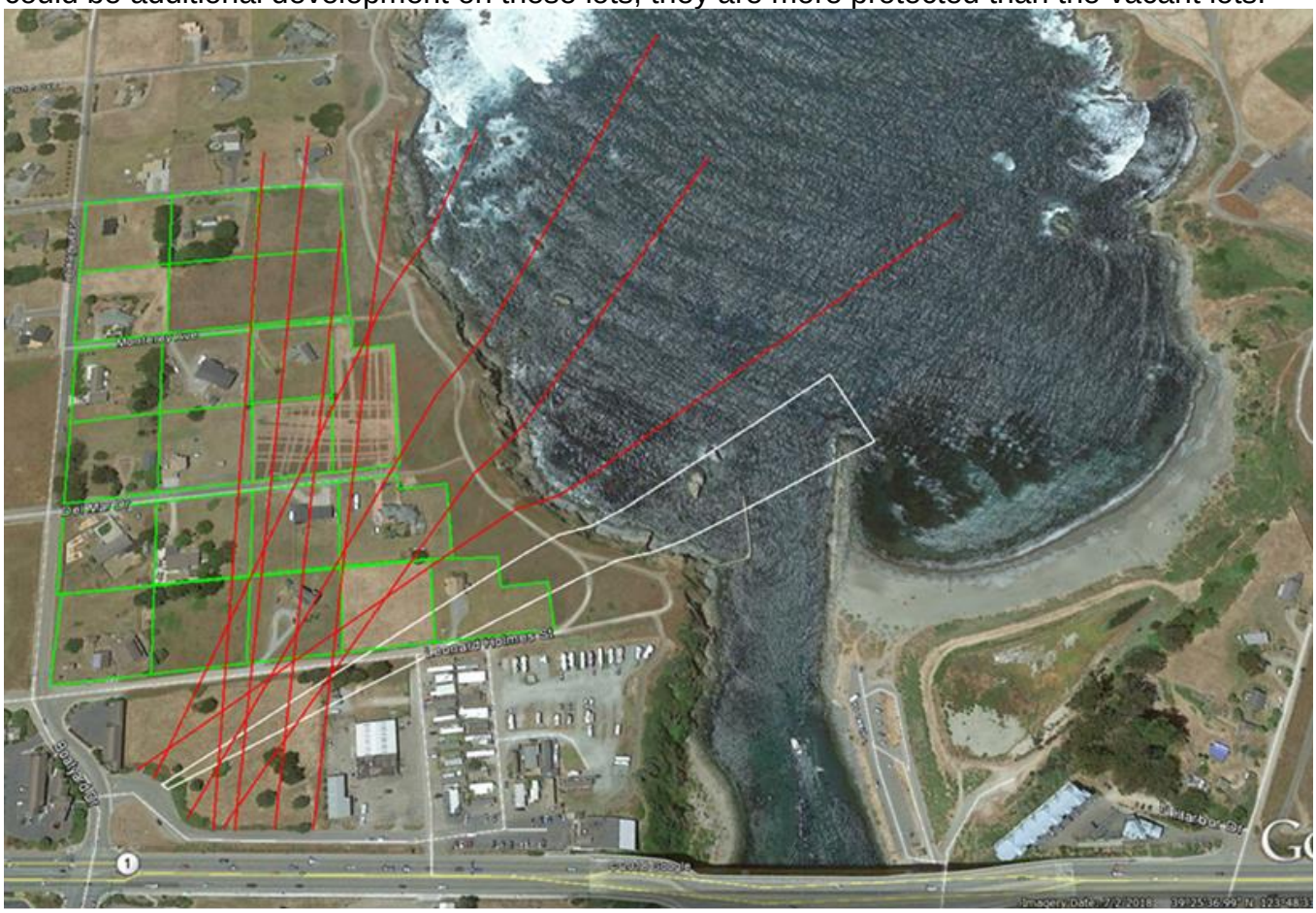


Image 5: Aerial of View Corridor

Image 6: Perspective of view easement across lot from unnamed frontage road

In order to approve a Coastal Development Permit (CDP) for a project that is located "along Highway 20 and Highway 1 on sites with views to the ocean" CLUDC 17.50.070 requires the review authority to find that the proposed project:

1. **Minimize the alteration of natural landforms;**
2. **Is visually compatible with the character of the surrounding area;**
3. **Is sited and designed to protect views to and along the ocean and scenic coastal areas; and**
4. **Restores and enhances visual quality in visually degraded area, where feasible.**

These requirements are also illustrated with following Coastal General Plan Policies:

Policy CD-1.1: Visual Resources: Permitted development shall be designed and sited to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance scenic views in visually degraded areas.

Policy CD-1.4: New development shall be sited and designed to minimize adverse impacts on scenic areas visible from scenic roads or public viewing areas to the maximum feasible extent.

Policy CD-2.5 Scenic Views and Resource Areas: Ensure that development does not adversely impact scenic views and resources as seen from a road and other public rights-of-way.

Policy CD-1.5: All new development shall be sited and designed to minimize alteration of natural landforms by:

1. **Conforming to the natural topography.**
2. **Preventing substantial grading or reconfiguration of the project site.**
3. **Minimizing flat building pads on slopes. Building pads on sloping sites shall utilize split level or stepped-pad designs.**
4. **Requiring that man-made contours mimic the natural contours.**
5. **Ensuring that graded slopes blend with the existing terrain of the site and surrounding area.**
6. **Minimizing grading permitted outside of the building footprint.**
7. **Clustering structures to minimize site disturbance and to minimize development area.**
8. **Minimizing height and length of cut and fill slopes.**
9. **Minimizing the height and length of retaining walls.**

In collaboration with Coastal Commission staff, staff proposes that an easement protecting the view associated with the white view corridor illustrated in Aerial 5, would meet these Coastal General Plan requirements, and therefore the MND includes Mitigation Measure LAND-2 to ensure preservation of this view corridor.

Environmental Determination. The project was analyzed in a Mitigated Negative Declaration pursuant to the CEQA. The MND identified the following mitigation measures which shall be implemented under Special Condition 8.

PLANNING COMMISSION ACTION

Staff recommends that the Planning Commission: 1) receive staff report; 2) open the public hearing; 3) take testimony from the public and the applicant; 4) close the public hearing and deliberate; and

5a) direct staff to prepare a resolution with findings for approval based on the project's consistency with the City's Coastal General Plan and Coastal Land Use and Development Code as discussed and mitigated in the MND, and analyzed and conditioned in the staff report; **or**

5b) direct staff to prepare a resolution with findings for denial based on Planning Commission's determination that the project is inconsistent with either: a) Policy LU-4.1, (appearance/small town character); b) CLUDC 17.50.070 (sited and designed to protect views to and along the ocean and scenic coastal areas); and/or c) insufficient findings regarding Design Review Permit; and

Further, staff recommends the Planning Commission continue the public hearing to the next regularly scheduled meeting of Planning Commission on October 9, 2019, in order to provide staff an opportunity to develop a resolution for the selected Planning Commission action.

ATTACHMENTS

1. Mitigated Negative Declaration and Attachments
2. Site Plan
3. Preliminary Landscape Plan
4. Photometric Plan
5. Sign Plan

6. Findings

NOTIFICATION

- Applicant, Mitch Bramlitt
- Planning Commission
- “Notify Me” Subscriber Lists: Current Planning Permits, Fort Bragg Downtown Businesses, Public Hearing Notices

Arellano, Humberto Jr.

From: Annemarie <aweibel@mcn.org>
Sent: Wednesday, May 10, 2023 1:45 PM
To: cdd
Subject: public comments in regards to the Grocery Outlet EIR 5-10-2023
Attachments: G O 10.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Esteemed Chair Logan and fellow Planning Commissioners,

Please accept my public comments in regards to the Grocery Outlet EIR.

Thanks, Annemarie Weibel

P.S.: Please confirm receipt of my comments.

Esteemed Chair Logan and fellow Planning Commissioners,

I do not envy you as you will have to decide if you can recommend this EIR for the Grocery Outlet (GO) to the City Council to approve or deny. Like the DEIR it is flawed, inadequate, and conclusory so that a meaningful public review is hindered. It still omits analysis of items that are potentially significant. You will need to address the California Environmental Quality Act (CEQA) Findings; the Mitigation Monitoring and Reporting Program; address the Coastal Development Permit 2-22 (CDP 2-22), the Design Review 7-22 (DR 7-22); and the Parcel Merger 1-2022 (MGR 1-22). Many of you have recently joined the Planning Commission and have probably not had the time to read all the documents, know when the meetings/hearings were held and by whom, and viewed all the videos.

Unfortunately the Initial Study (the terribly deficient Mitigated Negative Declaration), which forms the basis for the DEIR, was not included for people to evaluate that have not been keeping track of this project all along (not in agenda and also not on the Community Development Department's web page under Projects.

A reviewer could not find Appendix J (Urban Decay Study) mentioned on page 3.0-9 in the Revision. Where is that study? Actually it is listed as Appendix B in the Final EIR. Why was it not circulated for public review and comment? It seems hard to get a full picture if not all documents are available or are all listed in the same document, or the same web page. Also the information of the Design Review Analysis in Appendix E is different than the information in the Agenda Item Summary Report. Information from pages 28, 29, 30, 32, and 33 are missing in Appendix E.

Even if everyone tries hard to find all the information the various documents list different information like: The 2 Resolutions list different information. Attachment 12 lists a 47-space parking lot, Attachment 14 a 53-space parking lot. The Agenda Item Summary Report refers to a 55-space parking lot on pages 1 & 2. The same Report on page 1 lists only an undeveloped lot on the South Side and does not list the Harbor Lite Lodge and the Arco gas station. Also information about the Related Application on page 1 for CDP 7-96/SCR 7-96 Construction of a 16,423 SF new civic building, parking, and landscaping is not clear.

I therefore recommend that you postpone making a recommendation to the City Council until all the typos and contradictory information have been corrected.

In addition I believe that there are still issues with **traffic, pedestrian safety, and noise**, that have not been mitigated substantially so that the environmental impact would be reduced to an acceptable (or less-than-significant) level. Also, no meaningful mitigation of these impacts have been mentioned. The traffic study did not take into consideration that specially during the summer month and during busy holidays it would be hard to deal with the increased traffic on North Harbor Drive.

On page 3.0-21 of the Revisions there is a referral to an Assessment of Effects of Change in Traffic Control at SR 1/N. Harbor Drive intersection. Where can this be seen? What is the alleged source of the change in traffic control? Caltrans has not confirmed this alleged change.

The Grocery Outlet (GO) will generate hundreds of new car trips per day along S. Main Street (SR 1) and N. Harbor Drive, which means more traffic and longer commutes for residents, workers and tourists. Turning left onto SR 1 from N. Harbor Drive is not safe, especially with increased traffic.

The traffic analysis did not consider the new 68 affordable housing units and a manager's unit to house workforce families, seniors and homeless community members (Danco buildings at the Plateau) on River St. across from the hospital. Neither did it consider the new development by Parents and Friends on Cypress St., nor the Cypress Crisis Respite program on Cypress St. There is no meaningful cumulative impacts analysis.

Delivery vehicles should not drive in front of the building through the **parking lot** as it endangers shoppers. The parking lot should be separate from the loading dock.

Safety, noise, socioeconomic and visual resources are effected when the hospital's ambulances use South St. or Cypress St. to get to SR 1. With increased traffic they will have to switch on their lights and sirens several blocks earlier which will likely impact the public and neighborhood, and reduce real estate values in the adjacent neighborhood. Significant changes in the volume of traffic on South St. will negatively impact emergency response and return times for ambulance services and access to the Hospital. The police department is at the corner of Cypress St. and S. Franklin St. next to the court house and might also have to do that much sooner. The traffic analysis did not analyze that, nor is there any evidence the Ambulance Service was even consulted regarding these concerns. .

Many social, mental health and health services (dentists, clinic, hospital, immediate care, eye doctors, pharmacy) are in this neighborhood. Also many elderly people live there. Lots of cars and trucks are driving through the neighborhood delivering goods now. Some **sidewalks** will be lacking for these elderly people who would want to walk to the GO. The project doesn't even address all of the missing sidewalks or safe pedestrian access to the project.

The increased **noise** from cars, RV's, and trucks from 9am to 10pm will turn this quiet neighborhood into a noisy neighborhood. I pity the owners of the 5 single- family residences and the multi-family residence, as well as the neighbors to the south (not mentioned anywhere). Not only will they have more noise, but the property value may go down.

After hearing each year that the **water** in fall/winter is restricted, I am still not convinced that we now all of a sudden have enough water. When the GO at the Hare Creek mall was discussed the City indicated that 1 % water was left to be split among the Avalon Hotel (did not happen) and the Hare Creek mall (did not happen). The City did not find any water in the wells they drilled. There is an additional storage container, but if that is empty it will not help. Additional storage containers are planned. We do need to consider that the rising sea level not only affects the Noyo River, but also other local creeks.

Why are solar panels not shown or analyzed in the design? Solar and energy systems are now required by the California Energy Commission Building Energy Efficiency Standards. The aesthetic design impacts of this equipment needs to be analyzed, but it is not. We could even place them over the parking lot and help Fort Bragg get power (**utilities**).

I am concerned about the **aesthetic and visual impacts** with the ugly one story building that looks like a two story building (corporate design) with many fake windows that will be used for murals of some sort. The possibility to lose the trees that took years to grow and soften the view to the Chevron gas station seems hard to accept. We all know how hard it is for trees to grow in this salty, windy

environment. I resent the wording in the Revision that mentions that there is a distant keyhole view of the ocean that is interrupted by two large trees. The view is being described as being “very small, distant and fragmented.” This description makes me reflect what we heard from the City with the Hare Creek mall that the ocean could only be seen from SR 1 if one would jerk the head around while driving and even then could only see a sliver. I wonder how badly the city wants the tax money from this development and is willing to help push a project such as this forward. This project is detrimental to the public’s **health, welfare, safety, and is a nuisance**.

The risk is high for residents living close by to be severely affected by the diesel emissions (**air quality/greenhouse gas emissions**). This has not been adequately analyzed in the EIR as discussed by other commentators.

Assessment of alternatives did not address that maybe this store should not be at this site; or a vacant building could be used to prevent increased blight in the neighborhood; or the Planning Commission could ask for a modern, less cookie cutter corporate building as we have seen in a picture from Truckee (**aesthetic, visual resources**). Some property owners have no money for a sprinkling system, have mold or rats in their buildings, and do not seem to be able to maintain, rent, or sell them. The City demands a very high insurance bond if someone hires a worker who has to be licensed. Both shopping centers (Boatyard & the DMV mini mall) have vacancies. Also downtown has had close to 20 vacancies for almost 10 years causing **blight/urban decay**.

What we need to do is invest in small businesses, fill the gaps, tap local anchors to get involved and help, and build community pride.

Even with all the legal cases supporting certain CEQA rules we forget that “Impact assessment requires projection, which by its very nature can be subjective. Even quantitative models that profess to provide definitive analytical data often have large margins of error and can be manipulated by “tweaking” the inputs to result in the desired output. Further subjectivity enters into the process in determining the significance of an impact”. In other words, opinion. This is a quote from a book called “Understanding Environmental Impact Assessment, A Layperson’s Guide to Environmental Impact Documents & Processes written by Grosetti Environmental Consulting”.

I urge you not to recommend this project as currently proposed for approval to the City Council. It will not help Fort Bragg in the long run. It is not your job, or the City Council’s job to determine if the GO is favored by people or not. Your job is to examine the potential impacts of the project according to the California Environmental Quality Act (CEQA) and whether or not they can be mitigated enough to reduce it down to an acceptable (or less-than-significant) level. The 29 Special Conditions are an indication that no matter how much lipstick you put on this pig, it is still a pig!

Sincerely, Annemarie Weibel
5-10-2023

Arellano, Humberto Jr.

From: ziacattalini@aol.com
Sent: Wednesday, May 10, 2023 2:05 PM
To: cdd
Cc: aweibel@mcn.org
Subject: Opposition to location of Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning Commissioners,

Sending acknowledgements of gratitude to the project challengers and listeners who rationally concluded that Hare Creek wasn't the place for a Grocery Outlet to sink their corporate roots.

This second proposal is an improvement to the first, it's on the east side of highway one, no natural terrain would be sacrificed, and it's re-purposing an abandoned commercial site, sounds great.

However, the commercial activities of a Grocery Outlet is far different from the business nature of a of Social Services building approved decades ago on a corner that wasn't so busy and for a population far less.

Please consider another location and thank you for your work.

-zc

Arellano, Humberto Jr.

From: Carolyn Brown <cabblab@hotmail.com>
Sent: Wednesday, May 10, 2023 2:58 PM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

We visit Ft Bragg CA often! They need a grocery outlet there. It's a great store and will be a great addition to the area. We have them in Oregon and I love them!

Sent from my iPhone

Arellano, Humberto Jr.

From: Shelley Mae Green <mtn.morn@gmail.com>
Sent: Wednesday, May 10, 2023 4:18 PM
To: cdd; Lemos, June
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

Dear Commissioners and Council members,

If you approve the construction of Grocery Outlet at the proposed location on Franklin St., I suggest you make Cypress St. the access way from Main St. The intersection at Main and Cypress already has a traffic signal. At that signal traffic coming from either north or south on Main can turn onto Cypress safely. On Cypress St. include a left turn lane onto Franklin St., for traffic headed to Safeway. Route the right lane for both through traffic on Cypress St. and for right turns, for traffic headed to Grocery Outlet.

I know a lot of people would like to see a Grocery Outlet here. But is Grocery Outlet the only, or best, alternative? Is the proposed location the best location? Grocery Outlet will be another large employer, paying low wages, and taking profits out of our community. Will the majority of the staff be scheduled enough hours to afford to live here, let alone qualify for health insurance and other benefits?

In this context, I again suggest garage conversions, aka "Community Cottages" as a low-cost, high quality, already approved, rapid way to provide integrated, non-intrusive, affordable housing for both our service based workforce and for seniors.

In summary, I suggest you, and community members, take a larger view of planning the kind and location of our long-term development. Developing and promoting our community's current economic base, Ecotourism, is fundamental. I suggest a secondary economic mainstay: senior care, from the independent living level to end-of-life care. A large proportion of our population are seniors. They are having to move elsewhere in order to receive specialized medical and residential care. Senior Care would provide semi-skilled employment that pays well, 24 hours per day, everyday of the year. The majority of the monies would stay in our community. It would attract more specialized medical professionals to our remote area. It would also bring visiting families, who would enjoy all our community businesses have to offer.

Thank you for your consideration, and dedication.

Sincerely,
Shelley Green
707-813-7002

Arellano, Humberto Jr.

From: Jen <chitlin72@gmail.com>
Sent: Wednesday, May 10, 2023 6:24 PM
To: cdd
Subject: Grocery outlet

Follow Up Flag: Follow up
Flag Status: Completed

Good evening, I wanted to send this email to let you know I am a 5th generation Mendocino native. I would very much like to see this pass and for the grocery outlet to open in Fort Bragg. This is a much needed business for our coastal community and I sincerely hope you all take it into consideration when making your decision.

LETS BUILD IT!!!!!

Sincerely,
Jenifer Holmes

Sent from my iPhone

Arellano, Humberto Jr.

From: Leslie Kashiwada <kashiwa@mcn.org>
Sent: Wednesday, May 10, 2023 3:50 PM
To: cdd
Cc: Lemos, June
Subject: Comments about the Grocery Outlet EIR
Attachments: GroceryOutlet_FEIR_Comments.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Please find attached my public comments about the Grocery Outlet EIR which will be considered at tonight's Planning Commission meeting.

I would appreciate confirmation of receipt.

Thank you,
-Leslie Kashiwada

Honorable Planning Commissioners,

These comments are with regards to the application before you for a Grocery Outlet (GO) from Best Development Company in the location of the current empty Social Services Building on S. Franklin St. between N. Harbor Drive and South St.

You would think from all the glowing praises of those who support this project that Grocery Outlet is a nonprofit that distributes free food. It is not! Rather, it is a grocery store that offers somewhat cheaper food, alcohol, and other household items, many of which it obtains through opportunistic buying (for a glowing review, go to https://www.mashed.com/639091/the-untold-truth-of-grocery-outlet/?fbclid=IwAR05Jkb002c-AyupY5TPlBWOLYF0auMd_iURaEp1kTAt6NRorZwpInUWZUg).

Other non-CEQA arguments in favor of the GO include increased fees and taxes to the City and increased jobs. Note that 20% of GO sales are from alcohol, which is taxed (unprepared food is not), so that might mean more income to the City, but might also increase public drinking. The jobs are non-union and likely part time. If GO takes business away from other local grocery stores, it might result in loss of better-paying full time jobs with benefits. These kinds of trade-offs must be considered, but are only somewhat addressed in the new section on Urban Decay, which was not circulated for public review and comment.

Regardless, this application isn't about popular demand. It is about a Final Environmental Impact Report (fEIR), which, according to CEQA, should examine potential impacts, using quantifiable thresholds, and suggest mitigations for any that are found to be significant, along with possible alternatives.

Because the current composition of the Planning Commission has changed significantly since this project came before it, I will give a brief history:

- Initial Study (IS) produced and given to City Staff (December 2020)
  - Biological Review (Aug 2019 with one site visit on 8/9/2019)
  - Traffic Study (Oct 2019 with data collection Th 7/18/19 – Sat 7/20/2019)
- City Staff prepares a Mitigated Negative Declaration (MND) based on the IS
- Planning Commission reviews the MND and takes public comment
  - This process includes a series of meetings
- Planning Commission approves permit with 32 special conditions
- Two appeals of the approval are filed (mid June 2021)
- Application is approved by the City Council
- The two appellants file a lawsuit to require preparation of an EIR (Aug 2021)
- Best Development requests city vacate approval of GO permit and indicates willingness to prepare a draft EIR and re-file its application (2/28/2022)
- City holds a scoping session for public comments
- Best Develop submits a draft EIR (September 2022)
- Public Comments are taken
- Best Development submits final EIR (May 2023)

This project has been reviewed multiple times, so the process may seem complete but numerous issues still remain. When the City adopted staff recommendation to hire De Novo Planning Group to prepare the EIR, many of us expressed concern. The drastically lower bid, and existing working relationship between Best Development and De Novo led us to believe that the EIR would basically be the IS/MND information dressed up as an EIR. This turned out to be the case as very few additional studies were conducted. In addition, the special conditions placed on the project by the Planning Commission were not fully integrated into EIR, if at all.

While the draft EIR was circulated for public comment as required by law, the responses to those comments in the final EIR consist mostly of hand waving and redirection to the previous studies, not to substantially addressing those concerns.

I will bring up a few significant concerns in this letter, and will save a more detailed analysis for later.

Biological Report

I have written extensively about the deficiency of the biological and geological reports. I will not belabor those points here because I concede that this is not a special site in either regard. I suggest that City staff be more discerning when accepting biological/geological reports. I would point to the 2019 Biological Report done by William Maslach for the sewage treatment plant upgrade as an example of a well-done study. It included multiple days of survey work and correct identification of flora and fauna, as well as detailed analysis of potential impacts or lack thereof. One indication of the inadequacy of the biological study was there being only one (1) survey day and the casual identification of a raven as a crow. Despite being told that crows are not found in this area, the subsequent documents (and a follow-up 1-day study) repeated this misidentification. It does not inspire confidence in the accuracy and adequacy of the analysis.

I must also point out how the botched bat survey was never redone, even though the California Department of Fish and Wildlife requested that such a study be completed before demolishing the old building. There was no mention that this study is planned for a future date.

The mature evergreen trees on the northwest corner of the building will likely not survive the construction process given the proposed site of the new building, despite City policy to encourage existing mature trees be retained. Indeed, the landscaping plan does not include them. It will take more than 10 years for any newly planted tree to develop anything approaching the habitat currently provided by the existing trees. In addition, the landscaping plan includes multiple Monterey Cypress, which are not native to this area and are prone to dropping limbs. This is an inappropriate replacement for the existing mature trees (note, existing mature Monterey Cypress, while not native are worth saving for their habitat value). Trees are not readily take to the wind and salt in this area and most will not thrive.

I have repeatedly discussed the drainage in the low-lying western boundary of the property, but the follow-on study assiduously avoided sampling that area. The planned drainage for the project is placed in that location, which does appear to be well suited because I did not detect any standing water there during the multiple atmospheric rivers that recently dumped large amounts of water on the coast. I did, however, find large puddles of water at the southern end of the property along N. Harbor Dr.

Noise Study
The IS/MND had a woefully inadequate noise analysis using data from a different study done for another project elsewhere on Main St. While I commend the consultant for conducting a new study, impact on surrounding businesses were dismissed without using actual thresholds of significance. Response to comments about the inadequacy of the analysis were not addressed.

I want to mention that the proposed truck well is situated such that truck drivers will have to turn around to back up quite a distance into the receiving area. This means not only noise from truck engines, but also significant noise from backup signaling. I recall a recent trip to Paso Robles, where we stayed in a motel near the intersection of Hwy 101 and Hwy 46. My early morning walk took me behind a Grocery Outlet just north of the motel. A large truck loaded with collapsed cardboard was backing down a long drive, and the backup signaling was unpleasantly loud. I covered my ears and continued walking by. This area of the store is not in close proximity to any residential area, and is not directly adjacent the motel where we stayed, which is a good thing. If I had been roused from sleep by that sound, I would have not only been unhappy, I would have written an unfavorable review about the motel.

The new noise study showed significant impact on Super 8, with lesser impact on the Seabird Lodge to the north and the Harbor Lite Motel to the south. This was dismissed as insignificant because Motel 8 is visitor serving. There was no indication that any effort was made to determine if a manager resides onsite who might be impacted by the noise. This motel was recently remodeled with good recent reviews, but I can imagine visitors will not be happy about being woken up by loud backup beeping. I will discuss more about truck ingress and egress in section on alternatives below.

Utilities and Service Systems
Despite repeated requests from the public, emergency services were never consulted about potential impacts of this project on travel to and from ER. I contacted Davey Beak, the long-time manager of emergency transport at the hospital. After I provided a brief description of the project, he wrote:
“A significant change in the volume of traffic on South Street will absolutely have an effect on our response and return times.
Code 3 (lights and sirens) help but they will have an negative effect on the residential neighborhoods to the South and East of South Street.
Typically, we limit our use of lights and sirens until we are approaching the Franklin

Street intersection. With the additional traffic created by this development we will need to switch to Code 3 several blocks earlier which will likely lead to angry public and reduced real estate values in the adjacent neighborhoods.
Access to our Hospital will also be negatively affected.
A street widening project along with a stop light at HWY 1 would definitely help.
Please share this letter with any appropriate parties.
Thanks,
Davey"

Davey Beak's response made it clear that he was never contacted for input on the project, despite repeated public comments concerning this issue. His comments should be taken under consideration and will likely require further study.

Traffic Study
The traffic study was conducted in late July 2019 with 3 days of consecutive data collection (report produced in October 2019). It is incomplete and outdated. The study should have included data collection on several school days and, as a tourist destination, the study should have included at least one holiday, like Paul Bunyan Days. In addition, while the study included projected traffic from a recently completed project across from the hospital, The Plateau, newer projects on Cypress St were not included because they weren't in the development pipeline in 2019. In addition, impact on ER response and return times were not analyzed. Now that The Plateau is ramping up for occupancy, that impact can be measured.

I was flabbergasted when the EIR foisted sidewalk and crosswalk improvements on the City even though the Planning Commission included it as one of their special conditions. The reason given was that the City had previously included sidewalk improvements (and possibly cross walks at a 4-way stop) in a list of potential future work in the area. This is disingenuous because any increase in pedestrian crossing will be directly due to this project. I recently talked to a friend who lives in senior housing near the proposed project. She did a quick mental count of all the apartment units in the neighborhood and came up with a minimum number of 350. If even a fraction of those residents walk to the project, it will vastly increase pedestrians crossing South St, which currently has no stop. If a stop is added, along with crosswalks, this will completely change the traffic flow in the area. I know CEQA has recently shifted from LOS (loss of service) evaluation to VMT (vehicle miles traveled) analysis as a measure of impact, but city policies still require LOS evaluation, and this seems more appropriate in terms of impact of quality of travel experience (and on ER response and return times).

Finally, the 2019 traffic study assumed no left turn from westbound N. Harbor Dr. onto Main St, but that signage as been removed (and even when it was there, people would just go into the gas station and turn left even closer to the bridge). It was assumed that Caltrans removed that signage, but recent communications indicate that might not be the case. The traffic study proposed a possible mitigation could be to also prohibit left turns from westbound South St onto Main St. This needs to be

clarified with Caltrans. I find people making left turns often do so unsafely, and having big trucks do so would be even more treacherous. In my thinking, the only way to prevent such turns, if Caltrans deems that an appropriate measure, would be to put up an island, or some kind of physical deterrent, because signage is not effective.

I discuss more on traffic in alternatives below.

Alternatives
Only two alternatives were proposed (reduced size and no project), and neither involved reuse of the building. There is a statement that the old building is moldy but there is no data to back up that claim. Additionally, different placement of a new building on the site was not discussed. The previous Planning Commission suggested placing the new building on the south side of the adjoined properties and a redesign of the standard GO façade. This suggestion was dismissed out of hand as impossible, but the developer admitted complying with a similar request for a project in Truckee, CA. The Planning Commission should show some resolve and demand the same if it is warranted. I think the current placement provides the best visibility from main street, which may be why the developer want to site it there, but locals will know where it is, so why is that even a consideration? The Plan Commission did constrain signage to disallow large lit signs, which is much appreciated as those signs are a visual blight.

What follows is a thought experiment about traffic flow. This may seem overly long and pedantic, but has not been explained anywhere in the EIR (or IS/MND) and is important to consider.

The current building placement requires trucks to turn right onto N. Harbor Dr. This is much tighter than a standard 90-degree turn, being about 65 degrees. The intersection has some space to accommodate wide turns, but all it takes is one miscalculation for a truck to tip over and block access to the bridge with no possibility for detours. After making that tight right turn, truck drivers will have to make a quick 70-degree left turn into the GO parking lot. I'm not sure where trucks will turn around to back into the receiving area (there are several options, none of which seem good). When the truck leaves, the driver might turn right onto N Harbor Dr. and left onto Main St (assuming it is going south) if that is allowed, but that seems problematical. Alternatively, truck drivers might exit left onto N Harbor Dr, then left onto S Franklin St and left on South St and left on Main St (or they could cross South St and continue to northbound to turn left on Cypress St, then left at the light on Main St). The travel path of delivery trucks has not been explained and seems somewhat torturous.

Siting the project building on the south end of the adjoined properties pushes all the truck traffic onto South St. This is better in terms of an easier right turn (being 80 degrees instead of 65 degrees), with a 90 degree right turn into the parking lot. How the trucks will turn around to go into the receiving area would have to be determined. Egress would either be left onto South St then left onto Main St. or right onto South St., left onto S Franklin St, left onto Cypress and left at the light onto Main St. Again,

somewhat torturous, but less so that what is being proposed. Unfortunately, it definitely increases traffic on South St, with potential impacts on vehicular flow, especially emergency vehicles.

The proposed new building could also be placed more in the middle of the property, or where the currently building is located, with employee parking on one side and customer parking on the other (note: employee parking was not addressed – will employees be encouraged to park on the street or required to park in the parking lot?). This alternative would lend itself to a flow through for trucks, entering on one street, with a short back in to receiving, then out the other way. This could provide for a better flow, but there is no avoiding the challenges of trucks needing to head south on Main St.

In conclusion, this letter only brings up the most important concerns I have about the impact of the proposed project. It is essential that the Planning Commission carefully consider these impacts and how they might be mitigated. The final EIR is not sufficient and does not provide insight into appropriate solutions. Any concerns about the delay opening a Grocery Outlet in Fort Bragg should be placed at the feet of the developer who has repeatedly tried to cut corners, and obfuscate instead of addressing significant impacts of the project in the proposed located. Please, don't rubber stamp the project because it is popular. If it deserves to be done, it deserves to be done right.

Thank you,
Leslie Kashiwada
kashiwa@mcn.org

P.S. Note that the IS/MND that formed the basis of this EIR is no longer available to the public, nor are the public comments about that flawed document. I want to refer you back to my appeal letter, which outlines serious issues with the IS/MND and my comments about the draft EIR as most of these concerns still apply. If you want to read those comments and aren't able to locate them, feel free to contact me at the email above and I will send them to you.

Arellano, Humberto Jr.

From: Siobhan Murtagh <siobhan2223@yahoo.com>
Sent: Wednesday, May 10, 2023 3:44 PM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

Please let Fort Bragg have a Grocery Outlet! Siobhan Rodgers PO BOX 64 Mendocino, CA 95460

Sent from Yahoo Mail for iPhone

Arellano, Humberto Jr.

From: SUSAN OWENS <susanowens127@gmail.com>
Sent: Wednesday, May 10, 2023 3:44 PM
To: cdd
Subject: Grocery Outlet

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning Commission,

Just asking you, with due consideration, to approve the permits and plans for the new Grocery Outlet. We need this store so bad in Fort Bragg, maybe it will force Safeway and Harvest Market to drop their overly high prices. We live on a fixed income, Social Security, and I could cry every time I buy groceries. Things are so high, there is no reason groceries for 2 people should run almost $300.00 for less than two weeks! We go to Grocery Outlet in Willits or Ukiah when it's possible, but the weather or other circumstances make it, at times, impossible. Please approve the building of Grocery Outlet and help a lot of people in Fort Bragg.

Thank you,
Susan P. Owens

Arellano, Humberto Jr.

From: Carolyn Rissanen <c.rissanen@att.net>
Sent: Wednesday, May 10, 2023 3:03 PM
To: cdd
Subject: Public hearing comment

Follow Up Flag: Follow up
Flag Status: Completed

I am writing to express my support for the Grocery Outlet project. I work at a minimum wage job in Fort Bragg and know many others who do the same. It is important to consider the needs of limited income residents who could really use a lower cost grocery store in town.
I also applaud bringing more jobs to the city, although I am concerned about housing, but that is another subject.
I have not seen any description of how the construction job would be managed, but I do hope there would also be construction work for local folks as well.
I have read the Design Review analysis and I think the project will fit well in the proposed location.

Thank you,
Carolyn Rissanen

Sent from my iPhone

From: cdd
To: "marie@mariejonesconsulting.com"
Subject: FW: GO
Date: Friday, May 12, 2023 8:39:00 AM
Attachments: C2-D25-P19.pdf

Hi Marie –

Please see below. Have a great weekend ☺

Sincerely,

Humberto Arellano
Phone: (707) 961-2827 ext. 111

From: Munoz, Cristal
Sent: Thursday, May 11, 2023 10:52 AM
To: cdd <cdd@fortbragg.com>
Subject: FW: GO

From: Paul Clark <pclark@fortbraggrealty.co>
Sent: Thursday, May 11, 2023 9:52 AM
To: McCormick, Sarah <smccormick@fortbragg.com>; Lemos, June <jlemos@fortbragg.com>
Cc: Paul Clark <pclark@fortbraggrealty.co>
Subject: FW: GO

Missed this attachment Sarah or June can you forward to Marie Jones please it may help

Paul

K&E 17 0453 11-71 4843O•

Sec. Cor. found a 2" bolt with brass cap scribed for Section corner. No tag. M.C. 2, Dwr. 6, Pg. 9

Tagged L.S. 3184 by this survey

Fd. 1" iron bar at north corner of Tarantino. no tag.

T. 18 N. R. 18 W. / T. 18 N. R. 17 W.

Found 5/8" iron pin, tagged L.S. 1880 M.C. 2, Dwr. 6, Pg. 9.

Basis of Bearings

Found 1" bolt, tagged L.S. 1880 M.C. 2, Dwr. 6, Pg. 9.

LEGEND

◎ = Set 1" dia steel reinforcing bar, tagged L.S. 3184, unless noted otherwise.

o = No point set

◉ = Monuments found as noted.

IIIIII = City Limits of the City of Fort Bragg.

M.C. 2, DR. 6, PG. 9

Noyo School

FORT BRAGG RACE COURSE SUBDIVISION
M.C. 1, Dwr. 7, Pg. 4

BLK. 1

Standard Oil Co.

Tarantino
424-O.R.66

678-O.R.547
3.747 Acres

ETHEL SHANNON ET. AL.

NORTH HARBOR DRIVE (County Road No. 415-A)

MYRTLE ST.

HOWARD ALLEY

BLK 2

ALLEY

CALIFORNIA STATE HIGHWAY NO. 1

MEN. 56 E.

567-O.R.583
547-O.R.474
750-O.R.240
670-O.R.143
613-O.R.135
204-O.R.288
370-O.R.557

RAY WELSH et al

JAMES CUMMINGS

BOISE CASCADE

Line of Mean Low Water

Noyo River

West end of County Road

GRID NORTH
θ = 0°09'20" for this survey
GEODETIC NORTH

Bearings are in terms of the California State Grid, Zone 2, based locally on found monuments as shown upon M.C. 2, Dwr. 6, Pg. 9 (see data)

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyors Act at the request of CARLIE SMITH

William K. Dodge

William K. Dodge, L.S. 3184

COUNTY SURVEYOR'S CERTIFICATE

This map has been examined for conformance with the requirements of the Land Surveyors Act this 30TH day of OCTOBER 19 74.

C.F. CAMPBELL, COUNTY SURVEYOR
Mendocino County, State of California

By Andrew E. Johnston Deputy
L.S. 4141

RECORDER'S CERTIFICATE

Filed this 30th day of October 19 74, at 2:06 PM in Map Case 2, Drawer 25 at page 19, at the request of Glover & Dodge, Surv. D.P.W.

Viola Richardson
County Recorder
By: S. Luttrell, Deputy

Prepared by: GLOVER & DODGE
Licensed Surveyors, Fort Bragg, California

Sheet 1 of 1

RECORD OF SURVEY
OF
LANDS OF ETHEL SHANNON ET. AL.

SECTION 18, T. 18 N., R. 17 W. M.D.M.

CITY OF FORT BRAGG

Mendocino County California

Scale: 1" = 50'

Date: October 9, 1974

JOB NO. 3927

MAP CASE NO. 2
DRAWER NO. 25
PAGE NO. 19

Fee $5.00

68086