

**From:** Liz Helenchild [mailto:deejayliz@yahoo.com]  
**Sent:** Wednesday, March 18, 2015 11:10 PM  
**To:** Jones, Marie  
**Subject:** Hare Creek Mall

*Dear Marie Jones,*

*I am cc-ing you my letter to FB City Council below:*

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

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 It has been pointed out that many of the findings so far have been sketchy and/or outdated; ie the traffic survey.

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

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

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

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

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

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

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

parking problems, & accidents. Siting a shopping destination beyond walking distance for most people will add car trips, pollute, etc. Will more sprawl follow?

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

I urge you to disapprove the Hare Creek Mall.

Sincerely,

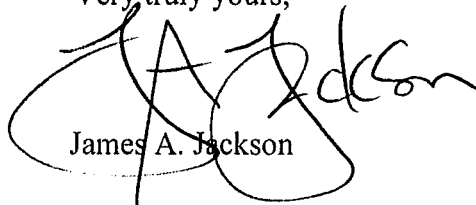
Liz Helenchild  
Box 1276  
Mendocino CA 95460

Fort Bragg City Council  
March 18, 2015  
Page 11

preparation of an environmental impact report (EIR).

If the City Council believes that any environmental issue has not been adequately addressed in the MND and supporting documents, it should identify any such issue and require further study so that proper findings can be made that the Project as conditioned does not create any significant impact on the environment. If there are no such issues, the Planning Commission's approval of the MND should be upheld and the opponents' appeal denied. Furthermore, the CDP, design review and related permits should be approved for this Project.

Very truly yours,

A handwritten signature in black ink, appearing to read "James A. Jackson", is written over a printed name. The signature is stylized with large, sweeping loops and a long horizontal stroke extending to the right.

James A. Jackson

From: frank@whitethornconstruction.com [mailto:frank@whitethornconstruction.com]

Sent: Thursday, March 19, 2015 12:36 PM

To: Peters, Lindy; Cimolino, Michael; Ruffing, Linda; davet@flobeds.com; gjierde@co.mendocino.ca.us; wesley.labat@mail.house.gov; bob.merrill@coastal.ca.gov

Subject:

I am writing to express my strong objections to the proposed Hare Creek Mall at the intersection of Hwy 1 and Hwy 20. The headlands are beautiful, and tourists come to Ft. Bragg for the beauty, not for another mall. The local businesses would suffer from additional competition; the Boatyard shopping center is just across the street. Traffic at that intersection would be greatly impacted by such a project. Let's keep our coastal views pristine, and not allow uglification such as a mall on the headlands.

Frank Letton

March 18, 2015

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

RE: HARE CREEK PROJECT

Todd Point has unique circumstances. Residents get their water from runoff from the high ground near Hwy 1, and it radiates down hill toward the ocean. All the residences are on a horseshoe shape around the edge of Todd's Point. The proposed development is in the center at the highest point and all water recharged from there carries any pollutants like a shooting gallery to the parcels. The developer states that they have a state of the art filtration system that puts pure water back in the ground. We challenge that statement. There are no facts or history backing this claim.

A pertinent comparison, Lawrence Livermore Labs, is a one square mile facility run by the federal government. There is a long established history there of pollution to the surrounding properties. Runoff from the site has spread in an underground plume all around the perimeter. The Feds have put in numerous wells with sensors for continuous sampling around the adjoining parcels to monitor the spread of the pollution. As the judgment of resultant lawsuits the Federal government has been deemed to be the deep pocket and has been held responsible for damages. The courts have required the government to purchase orchards, vineyards and ranches and also required they provide water to some developments. The government tried to stem the runoff pollution with various methods, including absorption mats and chemical traps. All proved unsatisfactory. The last solution I was aware of was to dig approximately a three acre pond with an impervious liner, put in diatomaceous earth with other chemicals and divert runoff to the pond. In the summer when the pond dried up it was dug up and trucked to hazardous dump sites. Does Fort Bragg truly need another polluted area beside the mill site to deal with??

The development boasts that the water will be gathered from the roofs and used to water the landscaping. If you look online for Living Off the Grid, gathering water off of a composition roof is not recommended because of the petroleum benzine's and other chemicals that drain off. The asphalt blacktop is even worse with lots of extra toxic chemicals. Also not mentioned are pesticides sure to be used in the developments landscaping. Is it worth the risk of polluting our wells for an unneeded development without an EIR?

Due to the geographical location of all homes on Todd's Point and the fact that our wells are our only resource for water we feel the area should be treated as an "unusual circumstance" under the California Environmental Quality Act (CEQA).

March 18, 2015

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

Respectively submitted for your information and consideration.

Concerned Todd's Point Resident

A handwritten signature in black ink, appearing to read "AP Zantika", with a long horizontal flourish extending to the right.

From: judith greenleaf [mailto:[grnleaf@mcn.org](mailto:grnleaf@mcn.org)]

Sent: Thursday, March 19, 2015 10:44 PM

To: Jones, Marie

Cc: announce mcn list

Subject: hare creek center

I would very much like to see a grocery outlet here on the coast. I think we need an affordable place to buy food and household products in this community of many low income families struggling to make ends meet. I always spend more than \$100 at Grocery Outlet when I go to Ukiah or Santa Rosa, stocking up on quality products far more reasonably priced than available locally. Although the dollar tree sells food, it does not have high quality food. Grocery Outlet does stock some organics and other basically health giving items. As in all stores, one has to read the ingredients to make wise choices.

The people who would benefit most from Grocery Outlet are not from the demographic that is opposing the shopping center. Lower income people are less likely to raise their voices, less computer savvy, less familiar with approaching authorities and governing agencies, starting petitions, organizing, and making their wishes known. Perhaps a vote or some method of drawing out a fuller spectrum of community opinion would be helpful. Thank you, Judith Greenleaf

From: [frank@whitethornconstruction.com](mailto:frank@whitethornconstruction.com) [mailto:[frank@whitethornconstruction.com](mailto:frank@whitethornconstruction.com)]

Sent: Thursday, March 19, 2015 12:36 PM

To: Peters, Lindy; Cimolino, Michael; Ruffing, Linda; [davet@flobeds.com](mailto:davet@flobeds.com); [gijerde@co.mendocino.ca.us](mailto:gijerde@co.mendocino.ca.us); [wesley.labat@mail.house.gov](mailto:wesley.labat@mail.house.gov); [bob.merrill@coastal.ca.gov](mailto:bob.merrill@coastal.ca.gov)

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Frank Letton

**From:** Carolyn Carleton [<mailto:carleton@mcn.org>]  
**Sent:** Friday, March 20, 2015 10:07 AM  
**To:** Jones, Marie; Ruffing, Linda; Dave Turner; Dan Gjerde  
**Cc:** Jared Huffman; Bob Merrill  
**Subject:** Hare Creek Center

Dear Ft. Bragg City Council men and women,

I am writing in support of the proposed Hare Creek Center in the south end of Ft. Bragg. I am a 30 year resident of Elk and occasionally shop at the Ukiah's Grocery Outlet but would rather my shopping dollars stay on the coast. I appreciate the inclusion of a lower cost grocery store. I also appreciate that the access to the proposed shopping center is from the college access road instead of directly off Highway 1. The design by Debra Lennox is sensitive to the surroundings and wisely incorporates skylights and native species landscaping. My vote is to go forward with the development of the Hare Creek Center.

Sincerely,

Carolyn Carleton Browe

Carleton Designs  
30000 Greenwood Road  
Elk, Ca 95432  
(707)877-3540  
fax: 1-877-488-2069  
[carleton@mcn.org](mailto:carleton@mcn.org)  
[www.carletondesigns.com](http://www.carletondesigns.com)



**From:** Antoinette Lawrence [mailto:[tmmaggiecat39@gmail.com](mailto:tmmaggiecat39@gmail.com)]  
**Sent:** Friday, March 20, 2015 11:52 AM  
**To:** David Gurney  
**Cc:** judith greenleaf; Jones, Marie; [Announce@lists.mcn.org](mailto:Announce@lists.mcn.org) MCN  
**Subject:** Re: [MCN-Announce]- hare creek center

Thanks, Judith, for your post.

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

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

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

Toni

**From:** Carolyn Carleton [<mailto:carleton@mcn.org>]  
**Sent:** Friday, March 20, 2015 10:07 AM  
**To:** Jones, Marie; Ruffing, Linda; Dave Turner; Dan Gjerde  
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Carolyn Carleton Browe

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[www.carletondesigns.com](http://www.carletondesigns.com)

**From:** chavestaps [mailto:[chavestaps@gmail.com](mailto:chavestaps@gmail.com)]

**Sent:** Friday, March 20, 2015 1:49 PM

**To:** Jones, Marie

**Subject:** Grocery Outlet/Mill Site

We need a desalination plant (water and jobs) on the mill site and more shopping choices in this town. Water is crucial to any growth. The rest of the mill site would be a great location for an aquarium (jobs, research, education and tourism). Grocery Outlet might find a location better suited without a mall. Thank you for reading my ideas!

Peggy Chaves

Sent from my U.S. Cellular® Smartphone