



Mayor Peters
Members of the City Council
City of Fort Bragg
416 N. Franklin St.
Fort Bragg, CA 95437

January 8, 2018

Dear Mayor Peters and City of Fort Bragg Councilmembers,

I am writing to express the strong support of the State Coastal Conservancy ("Conservancy") for the proposed transfer of the 11.64 acre Noyo Center Property (portions of Mendocino Assessor's Parcel Numbers 018-430-01 and 008-020-09, the "Property") from the City of Fort Bragg ("City") to the Noyo Center for Marine Science ("Noyo Center"), a 501(c)3 non-profit organization. The property was acquired by the City in June 2011 with a loan of state funds by the State Coastal Conservancy (Conservancy). The loan has since been fully repaid by the City.

At the time that the Conservancy funded the acquisition of the Property, the Conservancy and City contemplated that the future use of the property would be for open space, public access and marine education and research. Indeed, the Conservancy's grant was conditioned on the requirement that the Property be dedicated to these purposes in perpetuity. To our understanding, these are the activities to which the Noyo Center is dedicated and which it proposes to undertake on the Property.

In addition, the timing of the proposed transfer is appropriate. We have been informed by the Noyo Center that it is immediately in a position to move forward with several activities, including restoration of the open space areas of the property and using the restoration process as an educational opportunity for the local community. On completion of the restoration of the site, the Noyo Center expects to develop a public access trail. In addition, the Noyo Center is ready to initiate fundraising for the anticipated construction of the Noyo Center for Marine Science building.

Assuming the City approves the transfer, the transfer will also be subject to the requirements of the Conservancy grant and the Offer to Dedicate Title in Fee and Declaration of Restrictive Covenants ("OTD") recorded by the City over the property in June 2011. Under the OTD, the Conservancy must formally approve the transfer before it occurs.

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We see no impediments to Conservancy approval, but note that our approval will require that the use, maintenance and operation of the Property will continue to be limited to open space, public access and marine education and research and otherwise comply with the requirements of the OTD. We also will require that the Noyo Center agree to abide by relevant provisions of the original grant to the City. We look forward to working with the City staff and with the Noyo Center staff on the specifics of these pre-transfer requirements.

Thank you for your consideration of this letter. Should you have any further questions, feel free to contact me or the Conservancy Project Manager, Joel Gerwein. Mr. Gerwein's telephone number is 510-286-4170 and his email is joel.gerwein@scc.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Samuel Schuchat", with a long horizontal flourish extending to the right.

Samuel Schuchat, Executive Officer

Cc: Marie Jones, Fort Bragg Community Development Director
Sheila Semans, Executive Director, Noyo Center for Marine Science
Joel Gerwein, Project Manager, State Coastal Conservancy

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