

Dear Planning Commission and City Council,

My name is Ann Rennacker and I worked at the G/P Mill Site for six years in the late 80's and early 90s, when G/P was winding down their big Mill due to a lack of large Redwood logs. They were shutting down shifts, even though there was a new edger optimizer installed in Mill II to use lazer technology to cut Fir scientifically so that the maximum number of board feet would be obtained. While I worked in the Yard Office I observed that since there was a shortage of Redwood to burn in the powerhouse, there was a lot of "junk" being trucked in to burn, and G/P was getting paid extra to accept bad things to burn, not just wood. There were several instances when OSHA would find that emission standards were violated, and poisonous toxins were spewing out of the smokestack. There would be violations written up and fines paid, so after a few instances of this the burning of the toxic material was done at night. That was a way to avoid OSHA planes being able to fly over and test the emissions. As a result, there is a lot of dioxin and heavy metals in the Millpond. There was also a huge scandal involving a lawsuit when several workers were doused with PCBs from an exploding transformer, but we were told that it was just "mineral oil" and not to worry, just go home and take a shower. There was a rivulet of toxic chemicals running through the lumberyard between buildings. It was not safe. Many of the employees, including me, has cancers and brain tumors. Much dioxin soil was taken to ballfields, McGuire's Ranch, Mitchell Creek area and Simpson Lane area, and not all of it has been cleaned up. There are a lot of cancer and brain tumor cases in these area, but it is hard to prove where the illnesses originated. We need to make sure this does not affect our future generations.

Now that G/P is ordered to do a site cleanup, they are trying hard to do the minimum possible, so we have a plume of atrazine in the groundwater in one section, gasses in the ground in another section, and have had to accept deed restrictions and land use covenants in several places. DTSC is not making the G/P Corporation clean up to a higher level because the City officials agreed to these restrictions and got the Coastal Trail land and Noyo Science Center land. G/P was able to ^{G/P} get the City Manager and Planner, and the Council to agree to zone these areas industrial and leave the toxins. But then they pulled a stalling strategy for years, and now that only the wetlands and ponds need remediation, we have an opportunity to get this last, and most difficult area to be cleaned to a high standard. This can turn Fort Bragg into the crown jewel of the North Coast. Citizens and visitors can then enjoy the beauty and majesty of this most scenic part of the Pacific Coast.

The Mill Site tours given this week were not satisfactory for the few people who went on them. The walks were very hurried, did not focus on the possible benefits of daylighting creeks and removing the Dam, and were more negative about the work involved, the costs, the regulations, and the trouble for City staff. There was also a minimization of the toxins in the Millpond. Marie seems to think that removal of the Dam is not a good idea and she is trying to influence everyone to her opinion. I was

not happy after the first tour I took, so asked for another chance and then asked Marie to allow the group to catch up to her before she talked. She did, but again she focused on all the negatives of the ideas, the huge cost and trouble it can cause, and how long and expensive the process will be. Even when a person in ^{the} group asked for the benefits of daylighting creeks, none were explained. I found out that on the first tour Monday some people got to go down the Beach Berm and see the rickety unstable Dam and spillway, with all the debris of concrete and rip-rap on the beach below. We were not allowed to see that part, and were hurried through the property. I would like to have another, more objective Millsite tour for all citizens so we can make informed opinions, from unbiased and honest tours.

Only a thorough remediation of the wetlands, removal of the toxins from the Pond and removal of the Dam and spillway will ensure that in the future we can be totally proud to boast of the best place in America to visit. The townspeople can raise money for daylighting creeks and we will be a world class destination for tourists from around the world. There are grants available for restoration from the California Greenhouse Gas Reduction Fund and we can have citizen volunteers to help the City in implementing this.

In closing, I ask that we do not hurry to allow G/P to avoid a complete remediation, that we have more objective Mill Site tours to explain the daylighting plans, and that we work together to make this truly an awesome tourist attraction.

Thank you for considering my opinion.

1

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To: Councilpersons and Planning Commissioners

3/27/17

Re: Daylighting creeks across the old GP Millsite – imagine the gems instead of fear

Councilpersons and Commissioners,

I write today of the isolated middle section of the Coast Trail's drainage challenges, erosion control fears, and residual contaminants that may / may not influence site conditions. During this wet year new flow paths emerged that haven't been seen in some time or have returned to paths unused during the long California drought. Heavy rains remind us of where drainage challenges intersect human developments or lead to erosion. Invest in a walk across GP to observe drainage flow paths, as-is or take a look at the existing culvert inlets and outlets across this middle section. These pipes are in serious need of maintenance. But replace them? NO! too expensive and requires maintenance and reinvestments 30 years later. I found old, worn, rusted, plugged culverts, undersized to convey tremendous downpours. I've seen ponded water across the paved surfaces, sometimes quite deep, flowing at surprising velocity running around my ankles and eroding the bluff edge. Where does this water and energy come from? Drainage doesn't flow as it did in the past. Now surface waters are intercepted by culverts now buried, plugged, rusted away, etc or flowing across smooth roadways and the extensive asphalt surfaces into new flowpaths. When high flows encounter small grains of soil then the energy of flowing waters pluck the grains from the land one at a time or saturate interstitial spaces between particles making the soils heavy with porewater in a weakened state that collapses into the coves that line our coast. Concern about erosion is well founded given the misguided flow paths wandering the millsite now. An overall drainage plan is central to the Daylighting.

Across the northern trail, drainage threads were identified and gathered together or separated into basins where a channel was excavated along a meandering path where its outlet could run to the sea over bedrock or via pipeline. It was an exercise in daylighting the creeks without so much controversy... it was simply designed by engineers and constructed. It was not so dramatic as is being conjured up for the public and City Council to dread. The wetland complexes at the millsite have been painted to the public as potential toxic nightmares that might be unveiled upon excavation during daylighting. But look again. Imagine the new and existing wetlands restored to basic function as pearls of potential for tourists, locals, birds, amphibians. We all like to be near water. A trail around these wetlands and daylighted streams offers a different view than the ocean vistas along the north or south trails. A quiet place out of the wind - flooded with birdsong – that would continue to support the geese and deer. There are many alternative avenues to daylight here as per Marie's map.

As Fort Bragg enjoys a successful history of grant funded enterprises, restoring wetlands and daylighting creeks could easily become another showcase brownfield restoration project on a scale like Arcata's wildlife sanctuary marsh, like San Antonio Texas' Riverwalk that invigorates local businesses.

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Restoration was to be half of the project on the north and south trails. But this is the section that can really showcase restoration of wetland habitat - and not necessarily where the original ones were... Wetland habitat will follow the water – a fortunately simple concept in this overthought problem which should be viewed as a resolution to a problem and NOT a problem in itself. **Do not let fear of regulation be a cause in itself to dismiss daylighting! Regulatory entities WANT a project like this. Wetland sanctuaries can come to our fair city through the creek daylighting! Don't let your vote be the one that casts it off. At least try the least controversial leg and see how it goes, perhaps Alder Creek, as option E around the millpond or F through the millpond.**

Marie reminds us that if low value wetlands (which are usually dry) must be sacrificed for high functional wetlands (that are usually wet and therefore serve a variety of wildlife) then there is mitigation 4:1 required. The required mitigation can be targeted to resolving Pond 8.

Stormwater drainage that has been disrupted from its natural course finds a low point and erodes the land in its way downhill ultimately to the ocean (another fortunately simple aspect of daylighting). **Natural streams reform their bed and banks over geologic time (which also includes today) by eroding some areas and filling others as part of their natural dynamic. So long as there is a wide enough lowland this is not a problem and the stream is empowered to maintain itself. Culverted drainage systems do not maintain themselves. Ignoring the creeks now simply pushes off the future necessity of wrestling with the existing drainage patterns given that these steel pipes are rusted with holes or plugged with trash. It's a certainty that the drainage network will have to be evaluated and adjusted anyway.** Resolving them is a natural task that can begin the daylighting process. It is a mistake to get caught up in fear of the future if we make a bold commitment to daylighting. Fear of the unknown is worse... Walking away and ignoring the existing drainage issues won't resolve them! Resolution by new pipes is costly and requires maintenance and replacement 30-years later... Why not use these 30 years we are all living in to create a haven for ourselves and our grandchildren?

Since we cherish the natural function of a living river or stream, we must give it enough room and add buffer strips that can incorporate changes in shape and sinuosity... These expand and contract in response to rain and stormwater runoff. The amount of volume required to convey a stream in flood flow can be estimated by standard hydrological equations $Q = CIA$ for example where the discharge rate (Q) for any frequency of storm (100 years is the standard now). From there, the channel dimensions and necessary flood plain areas can be back calculated as depth and width so when the high floods do come, there is room for waters to spread. Urbanized storm water can return to the wilds as a source of long lost aquatic. Grant sources would vie to fund such a glorious project. Daylighting resolves the bluff edge erosion problem we don't want to see but don't know what to do about. It also resolves the fact that the middle portion of GP has a knotted thread of intersecting rotten culverts that form the basis for the existing drainage network. It has already begun to unravel. Daylighting resolves that problem too. Erosive energy and precious water would be returned to service as wetland and riparian habitats bringing more songbirds and amphibians to the suite of

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mammals and geese etc already here. No longer would this sweetwater be buried and out of site. The north and south trails were funded to restore ecology. Why not use the opportunity of likely adequate funding to tackle the challenges of planning wildland streams and ponded wetlands to utilize the open space, reclaim Coastal Wetlands from GP. Work with the Koch Brothers, GP, and the Coastal Commission and Coastal Conservancy and the other regulators to make a huge success of it.

Pond 8 could remain where it is with a new outlet that reaches the beach instead of its western outlet over the dam. Maple Creek could be routed around the mill pond which would dewatering it. If dewatering the mill pond must happen in order to remove remaining toxins then could be done by daylighting Maple Creek through the northern paths. This would minimize the ecological problem posed by the still toxic mill pond – if it is indeed still toxic when the remediations are done... Speaking of remediation, that would require dewatering in order to excavate the necessary contaminants. Would this not be an elegant solution to marry a popular daylighting creeks project with one that conveniently resolves much of the Mill Pond problem?

We will have a trash amendment coming along through the Water Boards. We will find that Maple and Alder Creeks also transport litter as they flush our town. The “polishing” function of the Mill Pond includes collecting our litter. This matter plugs culverts! In wildland streams culverts are more commonly plugged with sticks and rocks. I have heard from Paul Johnson and from Q ball about the massive garbage plug found in a nonfunctional pipeline back when.



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To Fort Bragg City staff, City Council and Planning Commission,

It is premature to be choosing one of the given options in terms of daylighting the creek without talking about the pond, the dam, the beach berm, the spillway, the crib wall and the estuary. ~~Apparently a decision could be made as soon as tonight.~~ To base these decisions on studies done in 2005 seems shortsided when we are dealing with an ocean property that could be influenced by global warming, sea level rising, earthquakes, 200 year floods, tsunamis, etc. We need new studies!

Contrary to what Marie Jones writes in the staff report there is no mention of daylighting creeks in the Stetson Study. The Arcadis Mill Pond Complex study was not included on the web page. On page 5 of the staff report attachment X was listed, but was not provided. Option D on the map handed out on the walk does not correspond with option D on the staff report, neither does option E.

The mill tour was a "running tour". If you were a good walker and managed to walk right behind Marie Jones you could ask her questions and hear her answers. 1 hour was not enough. Only group 1 on Monday at 4 pm got to see the beach berm, spillway, and crib wall up close as GP does not want us to see that there are huge concrete blocks and rubble at the beach.

We were told that pond 5 is clean. How clean is it when the city does not pretreat the storm water flowing into it? We were told that the Mill Pond covering 7.3 acres (or used to cover that area) is much smaller and/or less deep now and got filled by concrete and dirt. What kind of dirt? The same dirt (harbor dredge) as was used to cover 80% of the GP site?

The community knows that GP got paid for accepting harbor dredge and that about 80% of the site (415 acres total) is covered with asphalt, crushed rock, or a mixture of both. The artificial fill material consists of gravel and sand to a depth of approximately 0-20 ft. Big parts of the site used to be forested (hence forestry zoning) and had wetlands that were pristine (not driven over and walked on).

Natural attenuation over time washes out dioxins, atrazine, cadmium, lead, and arsenic from the harbor dredge, but we know that the Mill Pond and other areas are still toxic. By rezoning certain areas industrial land the problem has not gone away. The Mill Pond is also covered by an invasive, non-native plant (parrot's feather).

In California, the species is becoming an increasing problem in irrigation and drainage canals. A 1985 survey of irrigation, mosquito abatement, flood control, and reclamation agencies in California indicated that parrotfeather infested nearly 600 miles of waterways and over 500 surface acres. Although parrotfeather is considered by some to be susceptible to herbicides, it is difficult to achieve complete control. Herbicides including 2,4-D, diquat, and endothall, glyphosate, Roundup, imazapyr and triclopyr have been used to manage parrotfeather. They are all toxic and cancer causing. Glyphosate is the most heavily used herbicide in the United States -- 220 million pounds in 2015 alone. I want to know with what herbicide GP has tried to eradicate the parrotfeather, when, how often and for how long. In addition, the plant provides choice mosquito larvae habitat.

Why was the site-specific plan abandoned that came about after many years of studies?

GP does not relish trying to clean the property. They offered Marie Jones, Community Development Director, that part of the property. How big is it? Where is a map of it? We do not want that property until it has been thoroughly cleaned of Dioxin, Lead, Arsenic, Cadmium and the various other toxins. Marie Jones tried to explain that what's left is not toxic, but the tests show otherwise and many citizens have read the reports. We were told that the chance to get cancer is only one in a million if we would visit this property every day for the next 30 years. I might not be around for another 30 years. This is not acceptable.

Before any decisions get made I am requesting that the city forces DTSC and GP to thoroughly remediate the mess GP has created. Then trees should be replanted and wetland areas taken care off. The property looks like a war zone.

It is crucial to base any decisions on the newest information available as far as global warming, sea level rising, earthquakes, 200 year floods, tsunamis, etc. and not on studies from 2005. See

<https://walrus.wr.usgs.gov/climate-change/highNRG.html>

<https://walrus.wr.usgs.gov/climate-change/lowNRG.html>

Sincerely, Annemarie Weibel
3-23-17

Opportunities and Challenges

Tonight, 6 p.m. at Town Hall, the Fort Bragg City Council will discuss daylighting the ancient creeks out on the mill site. If our community demands the fullest possible cleanup, we have the chance to achieve an outcome that benefits everyone. Let's uncover these long buried year 'round creeks. Let's restore the lowland areas. This will require the removal of the old beach berm. Let's thoroughly clean the mill pond. Let's show that we are preparing for sea level rise and doing our part to mitigate climate disruption. Everyone involved with this cleanup and restoration will be a winner, our community, the environment, even the land owner, Georgia-Pacific, who must pay for the clean-up. This is their responsibility and it is only just.

Our community will have to raise the money for the restoration costs. It will be our decision to take on this exciting opportunity. This is our home and we will be in charge of the restoration. This effort will find support from many quarters. With Georgia-Pacific's acceptance of responsibility and a clear path forward, there might even be a transfer of ownership relatively quickly.

The need to "draw down carbon" by taking it out of the atmosphere is understood by both private and government funders. Environmental restoration accomplishes this. Climate change adaptation in coastal communities has significant funding. Urban greening programs and wetland restoration funding is actively looking for projects. The California Greenhouse Gas Reduction Fund is available for projects like ours. The Coastal Conservancy has already expressed interest in studying this. Private foundations are looking to support this kind of effort when there are educational opportunities. With the successes of the Noyo Center and our history of an inspiring Marine Science program at the college, our community has shown what is possible. Tribal interest in bringing back traditional practices suggest exciting possibilities.

After years of delays in the mill site cleanup, things appear to be moving much faster now. Since the closing of the old mill, Georgia-Pacific has done everything it could to avoid difficult decisions. Every time they came upon a wetland area they kicked it down the road to be dealt with later. As troubling as that seemed to be, year after year, we are now in the excellent position to create a master wetland restoration plan as we move forward. G-P just wants out.

We will want to build a community based advisory group that can take the lead in formulating a regenerative design and an overall wetland restoration plan. When the cleanup is behind them and we have begun the restoration, Georgia-Pacific will be bragging far and wide about their green credentials.

I have briefly mentioned some of the many benefits of this restoration opportunity. Let's look a little deeper. The health and economic benefits to creek daylighting are numerous. David Paoli, retired civil engineer and native of Fort Bragg thinks the concept is very reasonable. "If paths are extended from Laurel Street, Redwood Avenue and Alder Street. It completes the wonderful north and south coastal trails and could greatly enhance the experience of visiting Main Street downtown then slipping over to the park-like wetland area." Walkable and bike-able, these paths could have low power lighting powered by micro hydro providing energy for essential services and public safety. Healthy bodies and cleaner air are a benefit for us all.

The daylighted creeks will provide many opportunities for education and community building. With a thorough clean up our entire community can find work to do together building a healthier and more resilient coastal environment.

Some tribal people have expressed interest in the daylighting vision. In Ukiah the Grace Hudson Museum is creating a beautiful space filled with native plants and grasses. They even have a short section of a small daylighted creek.

Creating these beautiful spaces will add value to every effort that follows out on the Headlands. Earthquake, tsunami and sea level rise must be planned for. Everyone who uses the coastal trail wants to see the north and south trails connected. Let's do this. At some point the center section of the trail will have to be closed again for additional clean up. The connecting of the north and south trails can proceed if we plan for the work that must follow. Signage on the trail and a straight forward awareness in our community will avoid delays at this time. We have an important decision to make. It won't be easy, but the opportunity is great.

George Reinhardt
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964-2477

Day-Lighting Presentation and Public Testimony – March 23, 2017 – 1 of 2 pages

My name is Geri Morisky, and I'm a legal resident of Fort Bragg. (P. O. Box 1605)

I'm here tonight to fully support Day-Lighting Alder Creek and restoring the Mill Site as a dynamic heart and economic driver of downtown Fort Bragg.

As someone who worked for an award winning Planning Director in Walnut Creek back in the 70's, and a mother and grandmother, I deeply care about our families, our children, and HOW we face a challenging future – AND WHAT FACE WE PUT ON OUR FUTURE. Together we can create our own BACK TO THE FUTURE.

When I walked with Marie Jones and friends on the Creek Day-Lighting Walking Tour on Tuesday, we were treated to a full and lasting series of rainbows over the Mill Site -- a symbol of our own "pot of cultural and environmental gold:"

Restoration of industrial sites and revitalization of local economies are STILL key tools of community wealth building – and a vital focus of people and communities here in California and across our nation. An innovative and progressive Mill Site Restoration would move us beyond just tourism to become a **major destination** for modeling and bringing alive environmental, economic and cultural restoration.

These projects attract not only local BUT national collaborative help and funding. What our group and others in the community would like to see:

A collaborative cultural, educational and environmental center that offers all our youth, citizens and visitors a place of learning and employment, showcasing our LIVING heritage of native tribal stewardship-sustainability models, our unique eco-system of ocean, rivers and wetlands, our redwood forests and organic farms. Remediation becomes an educational and vocational training opportunity.

This center could collaborate with our Noyo Marine Science Center, the California Academy of Sciences, and Grace Hudson Museum -- and along with our gifted Pomo weavers and elders -- we can work with the University of California at Berkeley to bring the world's largest collection of Pomo baskets from their basement to our cultural center, and many more collaborative opportunities.

A model for habitat and wetland restoration and corridors for wildlife, organic food production, and other resilience models for our community's sustainable future. We can all explore these more in the upcoming City Vision workshop.

And for the sake of our children, our families and our visitors, I ask for a more careful oversight and participation of local officials in a full comprehensive clean-up of any remaining toxins, with a trust fund to handle ongoing remediation.

On the toxin issue and care of our children and families, I encourage the staff to read **Living Downstream** by Sandra Steingraber, and her talk to the Bioneers Conference on December 18, 2014, **The Environmental Life of Children**.

Working in the Planning Department for the City of Walnut Creek in the 1970's, I'm deeply aware of all the personality and power dynamics driving the planning process, plus all the agencies and sectors that have to be satisfied, and mounds of paperwork, hard work and heart that go into planning a project of this size.

Fortunately, the visionary and dedicated Planning Director always reminded us of Paul Hawkin's famous environmental-entrepreneurial work wisdom:

Good management is the art of making problems so interesting and their solutions so constructive that everyone wants to get to work and deal with them. Not to mention lots of good humor!

I grew up in the redwood forests of Northern California, have lived around the world in traditional villages. This special coastal community remains my place of total caring commitment for a better future for all of us – locally and nationally.

I lived in the 60's at UC Berkeley, the 70's in Walnut Creek, California and the 80's in Boulder, Colorado. Both cities have maintained their ratings as the top 11 cities in the United States for many, many years. These ratings come from **The Initiative for Creativity and Innovation in Cities** and methodologies from New York University's School of Professional Studies. They focus on open space and environmental stewardship, full access to quality education, access to good jobs and technology, health care, access to affordable housing, livability for people of all walks and stages of life – and above all, the shared trust that comes from active ongoing mutual involvement and respectful community collaboration.

Engaging our whole community with true transparency and trust will bring forth an incredible wealth of VOLUNTARY TALENT AND SKILLS that exist here. All the tasks, steps and funding need not fall on Fort Bragg City's hard working staff.

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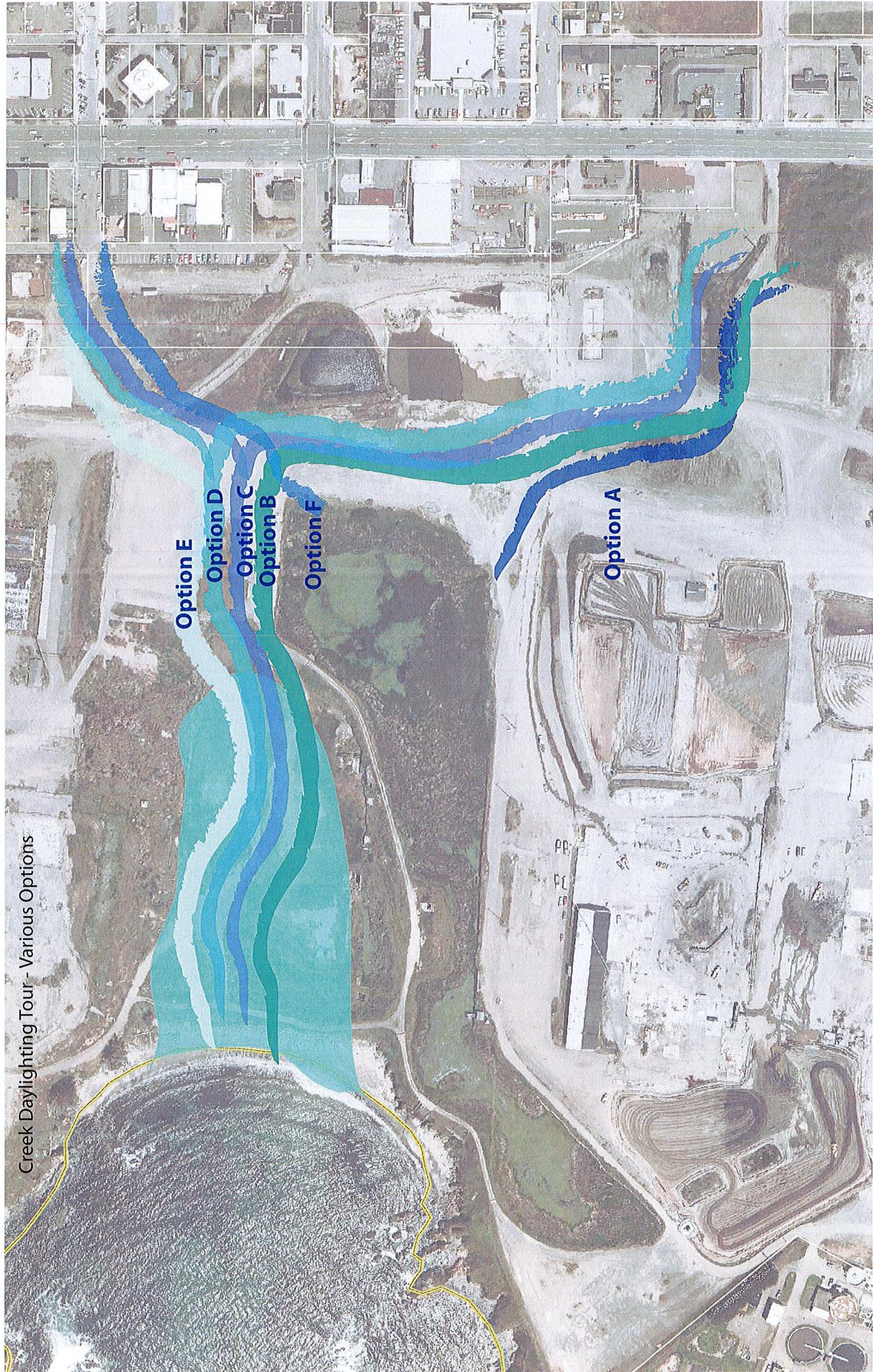
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Engaging our whole community with true transparency and trust will bring forth an incredible wealth of VOLUNTARY TALENT AND SKILLS that exist here. All the tasks, steps and funding need not fall on Fort Bragg City's hard working staff.

Creek Daylighting Tour - Various Options



Option E

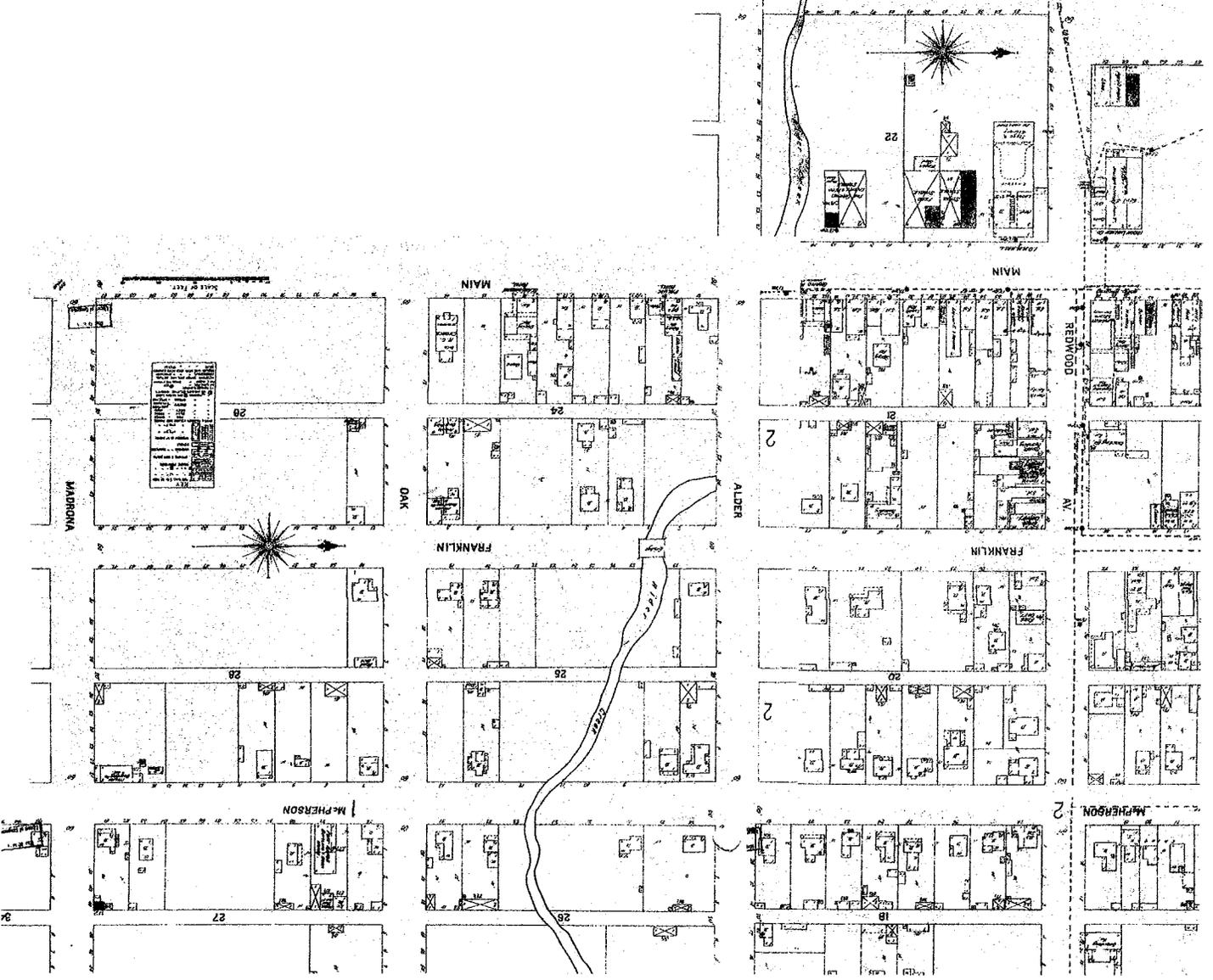
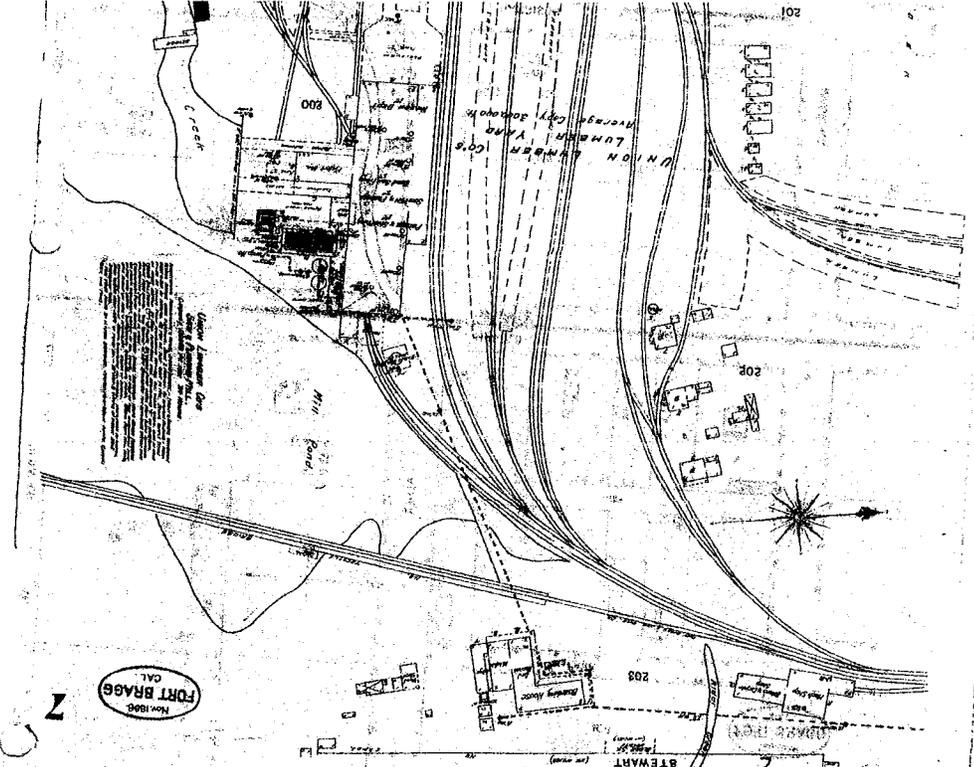
Option D

Option C

Option B

Option F

Option A



Scale of Feet
 1" = 100'
 1" = 200'
 1" = 400'



CALIFORNIA STRATEGIC GROWTH COUNCIL



CENTER FOR CREATIVE LAND RECYCLING

RECLAIM. CONNECT. TRANSFORM.

Proposition 1

On November 4, 2014, California voters approved Proposition 1, the [Water Quality, Supply, and Infrastructure Improvement Act of 2014](#). Proposition 1 authorized the appropriation of \$510 million in Integrated Regional Water Management funding for Implementation and Planning efforts to each [hydrologic region](#) of the State and the Mountain County Overlay area, as identified in the California Water Plan (updated 2013), with some additional modifications, including three sub-regions for the South Coast Hydrologic Region. For the IRWM Grant Program, these areas are referred to as "[funding areas](#)" instead of hydrologic regions. Of this \$510 million, a portion will be devoted to assisting disadvantaged communities. See: <http://www.water.ca.gov/irwm/grants/prop1index.cfm> for more information.

AB-18 California Clean Water, Climate, Coastal Protection, and Outdoor Access For All Act of 2018.

This list is a sampling of large private foundations that fund major environmental projects in Northern California. It is not meant to be inclusive.

The California Wellness Foundation

The Clarence E. Heller Charitable Fund

Clif Bar Family Fund

The Conservation Land Trust

The David and Lucile Packard Foundation

Foundation for Deep Ecology

The Ishiyama Foundation

James and Rebecca Morgan Family Fund

The Joseph and Vera Long Foundation

Moore Family Fund

The Mulago Fund

The PG&E Corporation Fund

The Resources Legacy Fund Foundation

The Schmidt Family Foundation

Social and Environmental Entrepreneurs

Sustainable Conservation

The Thomas and Stacy Siebel Foundation

Tomkat Foundation

True North Foundation

CLEANUP FIRST !

Both Maple Creek and Alder Creek must be brought back to the surface and allowed to regenerate what was here before all the damage was done to the Mill Site.

CLEANUP FIRST !

Industrial / demolition trash, unmitigated dioxins, cadmium, lead and other toxic and deleterious substances litter and despoil this potentially beautiful ocean side PLACE... What must be of paramount concern is that the toxic substances remaining on this ocean interface not be allowed to escape into either the terrestrial or marine environment.

To get the Mill Site into the shape it is today took over a century. What is the big rush to make it into something else?

CLEANUP FIRST !

The remainder of what I have to say may be somewhat repetitive.

CLEANUP FIRST !

What is the urgency to return the Mill Site to a corporate / government profit center?

CLEANUP FIRST !

YOU 5 ELECTED COUNCIL MEMBERS and your appointed planning commissioners are and ***MUST*** be the ones who make the decisions about the future of the Mill Site and its profound impacts on Fort Bragg. If YOU individually and collectively are not fully engaged in this process, decisions about the Mill Site will be made by a hand full of government employees and presented whole cloth for you to rubber stamp.

Decades from now when you are among the photos hanging around here, your decisions will still be impacting the life of this wonderful community.

Again, what's the hurry?

CLEANUP FIRST !

The California Department of Toxic Substances Control aka **DTSC** has proven to people all over this state that the agency seems incapable of getting seriously toxic sites cleaned up. For example consider the undecipherable DTSC Mill Site maps that are unlabeled, mislabeled or labeled in fonts so small that reading becomes impossible. DTSC is skilled at convincing other over worked government employees (your staff) that

cleanup is too costly, too complicated, too time consuming or too whatever. In other words, I believe that DTSC is the polluters' best friend and advocate. Not because DTSC employees are ill intentioned but the projects they are asked to tackle are massive, complex, and require enormous resources to understand and to mitigate.

Without **ELECTEDs** officials – in this case YOU - demanding a thorough cleanup, Fort Bragg will get a minimal attempt to cleanup to DTSC's minimum standards in the least toxic areas of the site while ignoring, not testing and / or simply abandoning the seriously impacted areas of the Site. In the end whatever is required of DTSC will be called good. DTSC will declare the property NFAed (No Further Action required) and call it good.

CLEANUP FIRST !

As you know dioxins are among the most toxic substances on the planet and extremely deleterious to living organisms. The United States Agency for International Development is cleaning up dioxin that our government left in Viet Nam. Surely, we can expect at least as good as Da Nang Airport here in Fort Bragg.

Without ELECTED officials - in this case YOU - demanding cleanup - Look at the DTSC maps of the Mill Site that are unlabeled, mislabeled or labeled in fonts so small reading is impossible.

Again what IS the hurry?

CLEANUP FIRST !

If real cleanup of the Mill Site is this City Council's only accomplishment - you will have become heroes in the annals of Fort Bragg.

Fort Bragg has one chance to get this right.

page 2



703 North Main Street, Fort Bragg CA 95437
ph: 707-964-2537 fx: 707-964-2622
www.WCPlan.com

March 5, 2015

Noyo Headlands Unified Design Group
Attn: Michael Grady, Susan Kelley, and George Reinhardt

PO Box 2553
Fort Bragg, CA 95437

RE: Mill Site Creek Daylighting – Road Map
Former Georgia-Pacific Mill Site
Fort Bragg, CA 95437
Anticipated Study Area:
APNs 008-020-13, 008-151-22, 008-161-08, 008-171-05, 008-171-07,
018-010-67, 018-020-01

Dear NHUDG,

Thank you for the opportunity to prepare a Road Map for the Noyo Headlands Unified Design Group's concept for a proposed Maple and Alder Creeks Daylighting project on the former Georgia-Pacific Mill Site.

This Road Map identifies the process for determining the feasibility of daylighting these two creeks so that NHUDG and project proponents may ultimately determine how or if to proceed with the project. In this Analysis, NHUDG has brought about a significant contribution to the process of development and conversion of the former mill site.

The daylighting of these two creeks can be much more than simply an environmental restoration project. The daylighting of these two creeks has the potential to knit together two parts of the city that have been separated ever since the City was founded in the mid 1800s (**Exhibit 1**). The fact that these two creeks are in the center of town means that they would connect the Central Business District – a walking district – with the Coastal Trail. The daylighted creeks would include multi-use trails alongside them, as well as interpretive signage describing the complete natural and cultural history of the lands through which they pass, including Native American and Historic uses, local geomorphology and watersheds.

The Road Map presents the exciting prospect of centrally-located daylighted creeks and their accompanying trails "opening the door" and leading the way to innovative development of the mill site. Pedestrian and bicycle access from Laurel/Redwood/Alder/Oak streets to the Coastal Trail and the Fort Bragg Landing area could be stupendously beautiful, successful, and make Fort Bragg's coast and the Noyo Headlands an outstanding place.

The daylighted creeks would be an attractive amenity, guiding the flavor and tenor of the vanguard developers of the former Mill Site. Compare this image with the first new-millennium developers who would have rather only an abandoned and scarred industrial site with which to work – with a coastal trail that is just out of reach – and you can see the potential for exponential positive impact on our community such an amenity will have in attracting the next wave of economic settlers.

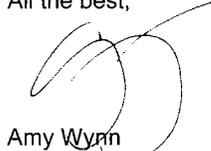
Encl: n/a
CC: n/a

Fort Bragg is ready for this. Fort Bragg has been asking for this throughout numerous public meetings in a myriad of venues: Coast Vision 2020, Fort Bragg Coastal Trail, Georgia-Pacific Mill Site Specific Plan, Blueprint 2020, Industrial Arts Center, and NHUDG's own Design Strategies for a Sustainable Future.

This is a significant opportunity to help our community strengthen and grow in the best way possible. NHUDG is actively seeking a partner (or partners) to make this vision a reality.

Please let us know if you have any questions or comments regarding this exciting potential.

All the best,

A handwritten signature in black ink, appearing to read 'Amy Wynn', with a stylized flourish extending from the end of the signature.

Amy Wynn
Principal, Wynn Coastal Planning

ALDER AND MAPLE CREEKS DAYLIGHTING PROJECT – ROAD MAP

1.0 PROJECT DESCRIPTION

The goal of this project is to daylight and restore the functions of two creeks, Alder Creek and Maple Creek, totaling approximately 2,500 linear feet, on a former industrial site (**Exhibits 1 & 2**).

Twenty years ago, 160 feet of Jolly Giant Creek in Arcata were daylighted. The project began as an environmental education project at Arcata high school. The school's biology instructor got a fisheries department class at Humboldt State University to do surveys and other feasibility study work. Two of the university students continued to work on the project and wrote a design plan. The biology teacher approached a regional non-profit, the Redwood Community Action Agency, which obtained initial grants from the California Department of Water Resources Urban Streams Restoration Program. Citizens got involved and formed the Friends of Jolly Giant and began a campaign of presentations, input at city meetings, letter-writing, and other activities to convince the city to allow the neighborhood to plan a natural landscape park as a with passive recreational opportunities in former mill site property downstream. (Pinkham, R. Daylighting: New Life for Buried Streams; Rocky Mountain Institute, 2000)

The creek daylighting project on the Former Georgia-Pacific Mill Site has the potential to be a regional success story, illustrating the community's dedication to restoring coastal ecology, protecting environmental resources, and providing public access to the coast that is an amenity to the community and to the future owners and developers of the former Georgia-Pacific Mill Site. Additionally, this project aims to create construction & management jobs for the coastal region utilizing local labor as well as maximizing the local volunteer force.

2.0 PROJECT GOALS

This project aims to restore functionality to two buried perennial streams that cross industrial property (former Georgia-Pacific Mill Site), the whole of which has been going through a Specific Plan process to determine future uses. Daylighting will establish a new starting point (or baseline) for planning future uses based on a healthy restored ecosystem and stream complex.

2.1 PROJECT ELEMENTS:

- Restore and enhance the ecological viability of riparian ecosystems.
- Provide flood management and erosion control benefits, including stormwater quality treatment.
- Promote public awareness and local stewardship of streams.
- Will comply with all laws and regulations pertinent to the project site
- Enhance community understanding of native people's presence on these coastal bluffs. Possible discovery and documentation of native sites

2.2 PROJECT BENEFITS

ENVIRONMENTAL:

- Water Quality
- Education and Recreation
- Habitat Enhancement
 - Was likely a Bishop Pine Forest, based on remnants and historical maps; potential for restoration
- Advance the cleanup of toxins.
- Greater awareness of natural and social history.
- Fulfill Coastal Commission requirement of maintaining and enhancing wetlands.
- Groundwater recharge
- Small Hydro-Power Potential
- Improve City of Fort Bragg's storm drain system capacity

ECONOMIC (direct and indirect):

- Enhance property values in areas near the daylighted creeks
 - There is an opportunity to conduct a research study to gather and analyze quantitative data about the positive economic affect of such projects on a community.
- Attractive amenity to other development
- Tourism attraction, lodging amenity
- Builds sense of community
 - Awarding project to local contractors brings employment income to local families (if privately produced project)
 - Light maintenance of facility employs local community members
- Opportunity to sell wetland and/or riparian mitigation credits to developers, private and public alike, such as CalTrans, County of Mendocino and public works projects
- Infrastructure cost savings – potential to reduce burden on stormdrain infrastructure
 - A one-time investment in daylighting a creek compares well with repeated replacement of obsolete and failing culverts over time.

3.0 SITE HISTORY

The lands of the former Georgia Pacific Mill Site have been inhabited for at least 13 millennia based on cross dating of cultural resources (projectile points) found at locally-investigated sites. In 2011, the Fort Bragg Native American Archaeological District was created, having 24 contributing archaeological sites, at least two of which are within the Study Area for the proposed Maple & Alder creek daylighting project. This archaeological district reflects persistent and intensive Native American use of the headlands between the Noyo River and Pudding Creek, from the Upper Archaic Period to present. It is the only oceanfront location on the Mendocino Coast continuously occupied by Native Americans. The setting is a discrete portion of the local coast between two major watercourses, with good access to intertidal resources, fish and a rare outcropping of Franciscan chert. This area may also be a Traditional Cultural Property for members of the Sherwood Valley Rancheria.

(adapted from City of Fort Bragg Coastal Trail Phase II Subsequent EIR, 12/2014)

Georgia-Pacific Corporation operated a lumber production facility onsite from 1973 until 2002. Prior to the plant closure, logs were received by truck, unloaded, and stored in the log storage areas. Logs were then removed from inventory, debarked, and milled. Milled lumber was then either shipped green, kiln dried, or air dried on site. Finished lumber was transported by rail or flatbed trailers. Bark and wood refuse were transported by truck, conveyer, or pneumatic system to the power plant where they were burned to generate steam for electricity. Historically, the facility operations were conducted in the sawmills, planer buildings, a fence plant, a power plant, lumber storage areas, and various maintenance facilities.

(from <http://www.envirostor.dtsc.ca.gov/public/>)

4.0 PROJECT AREA

The Study Area is approximately 60 acres on the former Georgia-Pacific Mill Site (**Exhibits 1 & 2**). The estimated final stream restoration area and final disposition of Lands of Stream Restoration, which includes streambeds within a 150' wide ownership corridor, is approximately 8 to 10 acres.

The Study Area extends from Main Street to the Pacific Ocean at Fort Bragg Landing, encompassing the area known as the Mill Pond Complex and associated lowland areas, as well as the adjacent upland areas connecting the lowland to the lands adjacent to Main Street. The site is dominated by paving as well as degraded wetlands, industrial ponds and grasslands largely comprised of invasive species.

5.0 LAND OWNERSHIP

In order to make the Creek Daylighting project happen, it is believed that real property must be acquired from Georgia-Pacific, as a willing seller. The Feasibility Study will identify potential partners in making the purchase of the lands. Potential landowner partners include:

- City of Fort Bragg (Coastal Trail parcels)
The State Coastal Conservancy awarded a \$4.165M grant to the City of Fort Bragg for the City to purchase approximately 35 acres of parkland on the Mill Site. As a part of the acquisition, Georgia-Pacific donated a 100' wide "Coastal Trail corridor," which the City acquired in January 2010, totaling approximately 82 acres. As part of the donation, Georgia-Pacific also recorded an irrevocable offer to dedicate that connects the 82 acre north and south trail alignments over the beach berm, with an alternative alignment for a parcel that would travel around Pond 8 and the lowland area in the event that this alignment is preferred for public access to this area (**Exhibit 3**).
City of Fort Bragg Coastal Trail Phase II – Subsequent EIR, December 2014
- Mendocino Coast Recreation and Parks District
Owns and/or operates several recreational facilities along the coast, including the Mendocino Coast Botanical Gardens.
- Mendocino Land Trust
Owns numerous easements along the Mendocino Coast, for the express purpose of public access.
- Noyo Marine Science Center
Exists on lands currently owned by the City of Fort Bragg, ultimately to be disposed to the Center as a funded non-profit.
- Trust for Public Land
- Private Investors

6.0 GRANT OPPORTUNITIES

6.1 POTENTIAL GRANT FUNDERS:

Applications with funding from more than one source are found to be generally more competitive. Some grants require sponsors and co-sponsors. Potential grant funders for project elements from Planning to Implementation include:

- California Department of Water Resources's Urban Streams Restoration Program appears to be one well-suited grant for a project such as this.
- Coastal Conservancy
- Alternative Transportation Program (ATP)
- Community Development Block Grants through the City of Fort Bragg
- Private foundations
- Private individuals

6.2 POTENTIAL GRANT PARTNERS:

Grants often require sponsors and partners. The Noyo Marine Science Center, North Coast Resource Conservation & Development Council, and California Coastal Conservancy may be appropriate organizations to approach.

6.3 FUNDING MATCH/COST SHARE:

NHUDG expects community contribution to the project, by means of a financial match, an in-kind contribution, or a combination of both. Examples of these contributions include:

- Labor
- Materials
- Expertise such as planning, design, permitting, implementation, monitoring, maintenance, or project interpretation (i.e. seminar or educational workshop)
- Use of heavy equipment
- Rights of way/easements
- Funds
- Wetland mitigation banking
- Carbon credits or grants for CO₂ and N₂O sequestration

7.0 PROJECT OPPORTUNITIES AND CONSTRAINTS

This project is complicated by steep coastal topography, potential presence of hazardous material, potential presence of archaeological resources, and unique coastal biology. In response, the study team will need to analyze a myriad of project constraints and involve professionals from several science, design, and engineering disciplines.

The biggest constraints that we anticipate are archaeology and potential for toxins in the soils. As this is a biological restoration project, it is anticipated that any impacts to natural resources will be temporary in order to meet the project goal of repaired function of those resources.

7.1 CULTURAL RESOURCE CONSTRAINTS & OPPORTUNITIES

There is a known history of Native American presence on the Lands of the Former Georgia-Pacific Mill Site. As the Project Area is comprised of fill on top of former creek beds, it is anticipated that Cultural Resource Investigations will identify further resources within the Project Area, both before obtaining entitlement (Planning and natural resource agency) permits as well as during construction. The process for identifying whether cultural resources remain includes extensive boring and monitoring. It is anticipated that resources may be identified during the project implementation phase, thereby altering the project footprint during implementation or perhaps removal and cataloging of resources as permitted and supported by the Native American community and resource agencies.

While the existence of these potential resources may be seen as a constraint, they also present a tremendous opportunity to exhibit, highlight and demonstrate the Native American history on this site and of this part of the coast. The opportunity exists to create a rich and deep, integrated natural and cultural resources exhibit. Therefore, what may be perceived as a project altering constraint may actually be project enhancement. Restoration of creeks and their accompanying riparian areas to a much more natural condition may actually get sincere and heartfelt support from Native American descendants of the original inhabitants of this area. Trails running along the course of historic waterways might well receive Native American names.

7.2 TOXIC REMEDIATION CONSTRAINTS AND OPPORTUNITIES

Georgia-Pacific, under the oversight of the Department of Toxic Substances Control (DTSC), has been preparing remediation strategies for much of the Mill Site over the past decade. They are currently assessing the potential risks presented by contaminants in the Mill Pond and the other areas within Operable Unit E, which includes nine ponds and the central area of the former Mill Site. The next step will be evaluating remedial strategies in a Feasibility Study for Operable Unit E, followed by a remedy proposal in a draft Remedial Action Plan. It is expected that the remediation will take place within the next five years (by 2019). Depending on the remediation strategy, the Mill Pond may or may not be incorporated into the Project Area for daylighting Maple and Alder Creeks.

Alder and Maple Creeks are currently included under DTSC reviews in Operable Units C & E. The Feasibility Study for remediation of Alder Creek, in Operable Unit C, has recently been completed, while Maple Creek's Study, for Operable Unit E, is due in 2015. The Remedial Action Plan for the Alder Creek area is currently under evaluation, while the review for the Maple Creek area is expected to be completed in Fall 2015. Implementations for both Remedial Action Plans are anticipated to be in the Summers of 2015 and 2016.

7.3 BIOLOGICAL RESOURCE CONSTRAINTS AND OPPORTUNITIES

As a creek restoration project of a highly degraded site, the opportunities for this project are great, many and perhaps obvious. Restoration of a ruderal, "highly degraded" site is something that the city of Fort Bragg undertook in the development of Pomo Bluffs Park. The City's Community Development Director, Marie Jones, responded to an audience comment about this at the Coastal Restoration and Trail Phase II Public Scoping Meeting (October 3, 2014), including utilizing Adaptive Resource Management¹ to re-

¹ Adaptive Management (AM), also known as Adaptive Resource Management (ARM), is a structured, iterative process of robust decision making in the face of uncertainty, with an aim to reducing uncertainty over time via system monitoring.

vegetate the area with native plants. The City therefore has experience in such an undertaking and might be able to offer some advice learned from that experience.

The constraints exist largely in the strict regulations of the permitting agencies, which are charged with balancing restoration with protection and enhancement of natural resources. For instance, the wetland regulations require in-kind mitigation for impacts to wetland resources. That means that if an existing wetland is to be directly impacted by the restoration project, the wetland must be protected and/or enhanced to the greatest extent feasible. If it cannot be protected while servicing the greater goals of the project, then the wetland function and values must be replaced elsewhere, preferably on site, at a ratio large enough to ensure that the new wetland area survives in perpetuity (often a replacement ratio of 4:1). However, an opportunity exists on this site that exists in few coastal areas in Mendocino: the previous industrial use of the Mill Site has impacted numerous wetlands on the property, thereby calling for restoration and/or enhancement. Public Works agencies such as CalTrans and the Mendocino County Department of Transportation are often in need of off-site wetland mitigation areas. There is the potential that the relocation and/or restoration of wetlands in the Project Area may serve as Wetland Mitigation Banks for such public works projects. Mitigation Banking is a financial opportunity, much like carbon credits, for any landowner with the resources to facilitate such mediation. Sales of wetland mitigation credits could be used to pay for the continued maintenance and operation of the daylighted creeks, infrastructure and associated exhibits.

Therefore, not only does the Creek Daylighting project offer a great restoration opportunity for the functions of these two long-buried creeks, but also an option for greater wetland restoration and mitigation banking.

7.4 GEOLOGICAL OPPORTUNITIES AND CONSTRAINTS

Portions of the Project Area have been studied previously for the purpose of the City's Coastal Trail (BACE Engineering Geologic Reconnaissance Report for Planned Blufftop Access Trail, September 29, 2004). That Reconnaissance identified that the site bedrock is partially covered with as much as 30 feet of Pleistocene terrace deposits (a natural phenomenon) and man-placed fill. At the western end of the project area, most of the erosion that is taking place is due to runoff from hard surfaces; proposed edge development will need to ensure that runoff is not concentrated outside of the designed stream channels. Hydrologic modeling will play an essential role in the design process. The Mill Pond is within the Study Area, which has stability issues that may need to be addressed. There is rip rap in places at the western end of the Study Area that will either need to be designed around or addressed. Lastly, Sea Level Rise is a reality that will be analyzed in the project design.

Because this project involves cutting into the historic man-placed fill and potentially the bedrock, there may exist an opportunity to demonstrate the geologic features of the site – including the historic and proposed fluvial geomorphology of the creek daylighting itself – through interpretive signage and an exhibit, similar to the signage and exhibit that illustrates the Pygmy Staircase at the Mendocino Coast Botanical Gardens. An excellent example of this is the Briscoe Geology Park in downtown Ashland, Oregon, that is an outdoor, open-access trail, which guides you through the geologic history of the Earth, providing a richly intuitive and explicit interpretive displays. As the creek daylighting site is within walking distance of downtown Fort Bragg (presumably open to the public without charge) and at the western end of one of the main streets that accesses the Fort Bragg schools, the opportunity for easy access to this potential educational element is great.

8.0 PLANNING, DESIGN & ENTITLEMENT PHASES - summary

8.1 ANTICIPATED STEPS TO OBTAINING ENTITLEMENT PERMITS FOR IMPLEMENTATION

To aid in preparation for this project, we have reviewed the project goals and present the following as the steps that are expected to be required in order to obtain approval for the physical daylighting of these two creeks, from project conception to completion (see **Sections 9.0, 10.0 & 11.0** for further detail).

1. Preliminary Feasibility Study
2. Detailed Site Assessment
3. Focused Feasibility Study & Conceptual Design
4. Community Based Design Development Charette(s)
5. Identify Willing Landowner & Project Partners
6. Conditional Purchase of Property and/or Refinement of Easement Agreement (as necessary, contingent upon approval of Project)
7. Engineering & Project Design
8. Permitting, including Environmental Compliance
9. Construction Bidding
10. Construction Assistance & Adaptive Management during Construction
11. Open Park to Public!
12. Post-Construction Mitigation Monitoring & Adaptive Management

8.2 BALLPARK TIME & COST

The preliminary ballpark cost for the entirety of the Planning, Design & Entitlement Phases (Steps 1 through 8) may cost between \$570K and \$1M. (see **Section 10.0** for further detail). Conjecture on ballpark construction implementation costs cannot be made until the project has been designed and a strong sense of likelihood of approval can be determined.

The preliminary ballpark timeframe for the entirety of the Planning, Design & Entitlement process may take upwards of four to five years, from initiation of the Preliminary Feasibility Study to permits in hand and ready for construction bidding (see **Section 11.0** for further detail).

The first phases – the Preliminary and Focused Feasibility Studies – are anticipated to cost between \$170K and \$350K, and take between one and two years.

8.3 PRELIMINARY FEASIBILITY STUDY – OVERVIEW

WRA Environmental Consultants (WRA) has prepared a Scope of Work and Cost Estimate for a Preliminary Feasibility Study for the Daylighting of Alder and Maple Creeks. This study would be the first in a series of planning and design phases, which are detailed in **Section 10.0**, below, with a preliminary range of cost.

The purpose of WRA's Preliminary Feasibility Study (PFS) is to develop conceptual design alternatives as a basis for developing focused studies for a subsequent detailed site assessment and focused feasibility study. This will be the first phase in a multi-phased planning and design process, which was outlined above. This phase will include consensus building during which WRA will clarify the project objectives, identify opportunities and constraints, and develop the preliminary conceptual design alternatives for the project. Based on the concept designs, they will identify detailed site assessments and outline requirements for a more focused feasibility study. This will allow WRA to narrow the focus of the detailed studies.

9.0 PLANNING, DESIGN & ENTITLEMENT PHASES - detail

ANTICIPATED STEPS TO OBTAINING ENTITLEMENT PERMITS FOR IMPLEMENTATION:

To aid in preparation for this project, we have reviewed the project goals and present the following as the steps that are expected to be required in order to obtain approval for the physical daylighting of these two creeks, from project conception to completion. We have identified potential Grant Funding Segments that may ease the grant seeking process; Segments may be combined if such combining increased funding opportunities. See **Section 10.0** for further detail.

→ GRANT FUNDING SEGMENT – PLANNING GRANT

1. PRELIMINARY FEASIBILITY STUDY

- a. **From reviewing background information** (all pertinent previous studies for the Project Area and related sites on the Mill Site) to **identifying which studies need to be performed (and to what extent)** in order to complete any missing information for the purpose create the Focused Feasibility Study.
- b. **Identify Opportunities & Constraints**
 - i. Can constraints be overcome
 - ii. What opportunities exist to enhance the project
- c. **Develop Conceptual Design Alternatives with Project Proponents**
- d. **Napkin Sketch #1** (include public access & landscape architecture)
 - i. In-house preliminary design development (Project Team & NHUDG)
 - ii. Preliminary review of design with permitting agencies (recommended):
 1. Lead Agency² (City of Fort Bragg)
 2. Stakeholder Agencies³, including, but not limited to:
 - a. CA Coastal Commission
 - b. CA Dept of Fish & Wildlife (CDFW)
 - c. US Dept of Fish & Wildlife (USDFW)
 - d. Regional Water Quality Control Board (RWQCB)
 - e. Army Corps of Engineers (ACOE)
 - f. Dept of Toxic and Substance Control (DTSC)
 - g. National Oceanic & Atmospheric Administration (NOAA)

→ GRANT FUNDING SEGMENT – PLANNING GRANT

2. DETAILED SITE ASSESSMENT

- a. Studies that may be required to create a Detailed Site Assessment include (some studies may already be complete, others may simply need to be updated to complement an incomplete analyses for this project area and project goals):
 - i. Cultural Resource Analysis
 1. To determine presence/absence of archaeological, historical resources
 - ii. Geotechnical Analysis
 1. To determine what the soil & rock capacities are in order to properly design the restored and/or new creek alignments
 - iii. Biological Analysis
 1. To identify existing protected natural resources (wetlands, riparian areas, rare plants, rare plant communities, rare species).
 2. Identifies what resources to be avoided and protected in order to obtain no-net-loss of protected resources
 - iv. Hazardous Materials Assessment
 1. Soils testing
 - v. Sea Level Rise & Adaptation Analysis
 1. Alternatively, General Hydrologic Analysis

² The Lead Agency is the public agency that has the principal responsibility for carrying out or approving a project, according to CEQA.

³ A Stakeholder Agency is a public agency having an interest in or a concern regarding a proposed project.

3. FOCUSED FEASIBILITY STUDY & CONCEPTUAL DESIGN

- a. Hydrologic & Geomorphologic Modeling, preliminary (streambed design)
- b. Site Plan & Illustrations (highly iterative process)
Napkin Sketch #2
 - i. In house review (Project Team & NHUDG)
 - ii. Preliminary review with Lead & Stakeholder Agencies
- c. Biological – habitat restoration, revegetation & recommended mitigations
- d. Cultural Resource Report (draft) – recommended mitigations
- e. Hazardous Materials – identify possible Remedial Action Plan (if necessary)
- f. Refine Site Plan & Illustrations (highly iterative process)
Napkin Sketch #3
 - i. In house review (Project Team & NHUDG)
 - ii. Preliminary review with Lead & Stakeholder Agencies
- g. Finalize Conceptual Site Plan & Illustrations

4. COMMUNITY BASED DESIGN DEVELOPMENT

- a. Presentation of Conceptual Site Plan & Illustrations to community for input & support
- b. Refine Site Plan if necessary to address community input
- c. Stakeholder review

5. IDENTIFY WILLING LANDOWNER & PROJECT PARTNER(S)

6. CONDITIONAL PURCHASE OF PROPERTY and/or REFINEMENT OF EASEMENT AGREEMENT, Contingent upon approval of Project

→ **GRANT FUNDING SEGMENT – PLANNING GRANT**

7. Engineering & Project Design

- a. Civil Engineering, Hydrologic Modeling, Floodplain Enhancements, Salmon & Riparian Habitat Enhancements
- b. Biological Compliance Report
- c. Geotechnical Report & Recommendations
- d. Hazards – Remedial Action Plan (if necessary)
- e. Finalize Site Plan & Illustrations for applications

→ **GRANT FUNDING SEGMENT – PLANNING GRANT**

8. Permitting, including Environmental Compliance (see Section 11.0)

- a. Lead Agency Permits (including, but not limited to):
 - i. Coastal Development Permit, Design Review, Grading Permit – City of Fort Bragg
 - 1. Includes CEQA review (and NEPA if project receives Federal Funding)
- b. Stakeholder Agency Permits (including, but not limited to):
(after obtaining Conditional approval for Permits from Lead Agency)
 - i. USFWS Permit
 - 1. Incidental Take Permit (if necessary)
 - ii. CDFW Permits
 - 1. Incidental Take Permit (if necessary)
 - 2. Lake & Streambed Alteration Agreement
 - iii. RWQCB Permit
 - 1. Porter-Cologne Water Quality Control Act permitting
 - iv. ACOE Permit
 - 1. Federal Clean Water Act permitting
 - v. DTSC
 - 1. Remedial Action Plan approval
 - vi. MAQMD
 - 1. Air Quality

→ **GRANT FUNDING SEGMENT – IMPLEMENTATION GRANT**

9. Construction bidding

- a. Project Goals include maximizing local skilled talent (contractors), complemented by skilled volunteers from the community – including future users of the park – to the greatest extent feasible while maintaining a quality product.

10. Construction Assistance & Adaptive Management during Construction

- a. Implement mitigation measures as required during construction
- b. There is a high likelihood that Adaptive Management⁴ will be required for protection of any Cultural Resources that may arise during the construction of the project. See **Section 7.1** for further detail.

11. Open Park to Public!

12. Post-Construction Mitigation Monitoring, Adaptive Management & Maintenance

- a. Projects that directly impact protected and regulated natural resources – even enhancement projects – require Monitoring after the project has been completed in order to ensure that the Project Goals and Conditions of the Permits (requirements) have been achieved. If the completed project falls below the required Performance Measures, then Adaptive Management must be implemented – revision of the Mitigation Measures – so that the project can achieve the required Performance Measures.
 - i. For instance, if the Performance Measure is to ensure that there is 80% cover of riparian vegetation within 3 years of project construction and the project has achieved only 60% cover of same, then the biologist will suggest to the permitting agency(ies) revised Mitigation Measures, such as: increase plantings, increased protections of plantings (from deer browse or invasives), invasives removal, irrigation, etc. The Monitoring schedule may be extended in order to achieve the Project's Performance Measures.

10.0 PRELIMINARY FEASIBILITY STUDY – DETAIL

WRA's Preliminary Feasibility Study would be the first in a series of planning and design phases, which are outlined below with a preliminary range of cost.

10.1 PLANNING, DESIGN & ENTITLEMENT PHASES

BUDGET ESTIMATE⁵

A. Preliminary Feasibility Study	\$70K to \$100K
B. Detailed Site Assessment & Focused Feasibility Study	\$100K to \$250K
C. Community Based Design Development	\$40K to \$80K
D. Engineering Design, Permitting and Environmental Compliance	\$300K to \$500K
E. Bid and Construction Assistance	\$20K to \$40K
F. Community Outreach, Planning & Funding Development	\$40K to \$60K

10.2 PRELIMINARY COST ESTIMATE – Phase A

The following is a cost estimate for this phase of the project. The estimate was generated with input from some of the subconsultants in the various professional disciplines. The estimate was intended to serve as the basis for fund raising for this phase of the project. The cost estimate does not represent a fee proposal for these services and would need to be reviewed prior to submitting a fee proposal. The cost estimate is based on work being

⁴ Adaptive Management, also known as **adaptive** resource management (ARM), is a structured, iterative process of robust decision making in the face of uncertainty, with an aim to reducing uncertainty over time via system monitoring (Wikipedia).

⁵ Please note that these costs are intended for project planning. In addition these costs do not include remedial costs for site assessment, contaminant delineation or removal. All costs are subject to revision as our knowledge base for the site develops.

performed in 2014 and should be adjusted by an average rate of 10% per year based on the projected start date and duration of the project. It is estimated that the work could be completed within 8 to 12 months from the start of the project.

Task 1 - Review Background Information	\$19,500
Task 2 - Identify Opportunities and Constraints	\$14,000
Task 3 - Develop Conceptual Design Alternatives	\$32,000
Task 4 - Public Outreach	\$17,500
Task 5 - Identify Focused Studies for Focused Feasibility Study	\$11,500
Administration	\$3,250
Total	\$97,750

We have compiled a preliminary Design Team of professionals with the expertise and experience to plan and design this project. WRA would be the prime consultant for the project and will utilize the expertise of several subconsultants. The following list of the potential consulting firms and their role on the project:

- WRA (Prime Consultant)
 - Project Management, Site Plan & Illustrations, Revegetation, Public Access and Landscape Architecture, Regulatory Permits, Biology
- Kamman Hydrology
 - Hydrologic modeling, Floodplain enhancements, Salmon and riparian habitat enhancements
- BACE
 - Geotechnical Engineering
- Thad Van Bueren
 - Archaeology
- Arcadis (or Northgate Environmental)
 - Hazardous material assessment, Environmental engineering, Soil testing & remediation
- Forrest Francis Land Surveying
 - Site survey, including drainage infrastructure, Topographic survey

11.0 ENVIRONMENTAL REVIEW PROCESS - detail

The project will comply with all regulatory agencies, following the CEQA process (and NEPA if required) as reviewed by the Lead Agency, the City of Fort Bragg.

Anticipated resources to be evaluated and resulting reports and studies include:

RESOURCE	STUDY/REPORT	PERMIT AGENCY	PLANNING & DESIGN PHASE	ESTIMATED TIMEFRAME
I. Aesthetics	Visual Analysis, illustrative drawings	City	C. Community Based Design Development	Year 2-3
II. Agriculture & Forestry Resources	No impact; no study required	n/a	n/a	n/a
III. Air Quality	Construction Mitigations & BMPs		E. Construction Assistance (Conditions of Approval)	Year 5-6
IV. Biological Resources	Biological Assessment and Mitigations	City, ACOE, RWQCB, CDFW, USFW	B. Detailed Site Assessment D. Permitting & Environmental Compliance	Year 1-2 Year 3-5
V. Cultural Resources	Archaeological Report	City	B. Detailed Site Assessment C. Community Based Design Development	Year 1-2 Year 2-3
VI. Geology & Soils	Geotechnical Report Grading & Erosion Control Plan	City	B. Detailed Site Assessment D. Engineering Design	Year 1-2 Year 3-5
VII. Greenhouse Gas Emissions	Construction behavior: minimize construction traffic	n/a	E. Construction Assistance (Conditions of Approval)	Year 5-6
VIII. Hazards & Hazardous Materials	Hazardous Materials Assessment	City, DTSC	B. Detailed Site Assessment D. Permitting & Environmental Compliance	Year 1-2 Year 3-5
IX. Hydrology & Water Quality	Hydrologic Modeling, Floodplain enhancements Grading & Erosion Control Plan	City, ACOE, RWQCB, CDFW, USFW	B. Detailed Site Assessment D. Permitting & Environmental Compliance	Year 1-2 Year 3-5
X. Land Use & Planning	n/a	City	D. Permitting & Environmental Compliance	Year 3-5
XI. Mineral Resources	No impact; no study required	n/a	n/a	n/a
XII. Noise	Construction behavior	City	E. Construction Assistance (Conditions of Approval)	Year 5-6
XIII. Population & Housing	No impact; no study required	n/a	n/a	n/a
XIV. Public Services	No studies; ensure that park does not cut off access, ensure that park has agency managing maintenance	City	B. Detailed Site Assessment C. Community Based Design Development	Year 1-2 Year 2-3

XV. Recreation	No impact; no study required	City	C. Community Based Design Development	Year 2-3
XVI. Transportation/Traffic	Potential Traffic Study depending on Design concept	City	B. Detailed Site Assessment C. Community Based Design Development	Year 1-2 Year 2-3
XVII. Utilities & Service Systems	Civil Engineering	City	B. Detailed Site Assessment C. Community Based Design Development	Year 1-2 Year 2-3
XVII. Mandatory Findings of Significance ⁶	n/a	City	D. Permitting & Environmental Compliance (Lead Agency)	Year 3-4

⁶ Mandatory Findings of Significance: CEQA requires that a determination of significant impacts be stated in the Environmental Document (CEQA document; i.e., MND, EIR, etc). The CEQA Guidelines define "significant effect" as "... a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant" (CEQA Guidelines, 15382).
 "An ironclad definition of significant effect is not possible because the significance of an activity may vary with the setting. For example, an activity which may not be significant in an urban area may be significant in a rural area" (CEQA Guidelines 15064).

NHUDG CREEK DAYLIGHTING PROJECT
 Daylight Alder & Maple Creeks to restore the function
 of those drainages to a natural state on the Former GP Mill Site

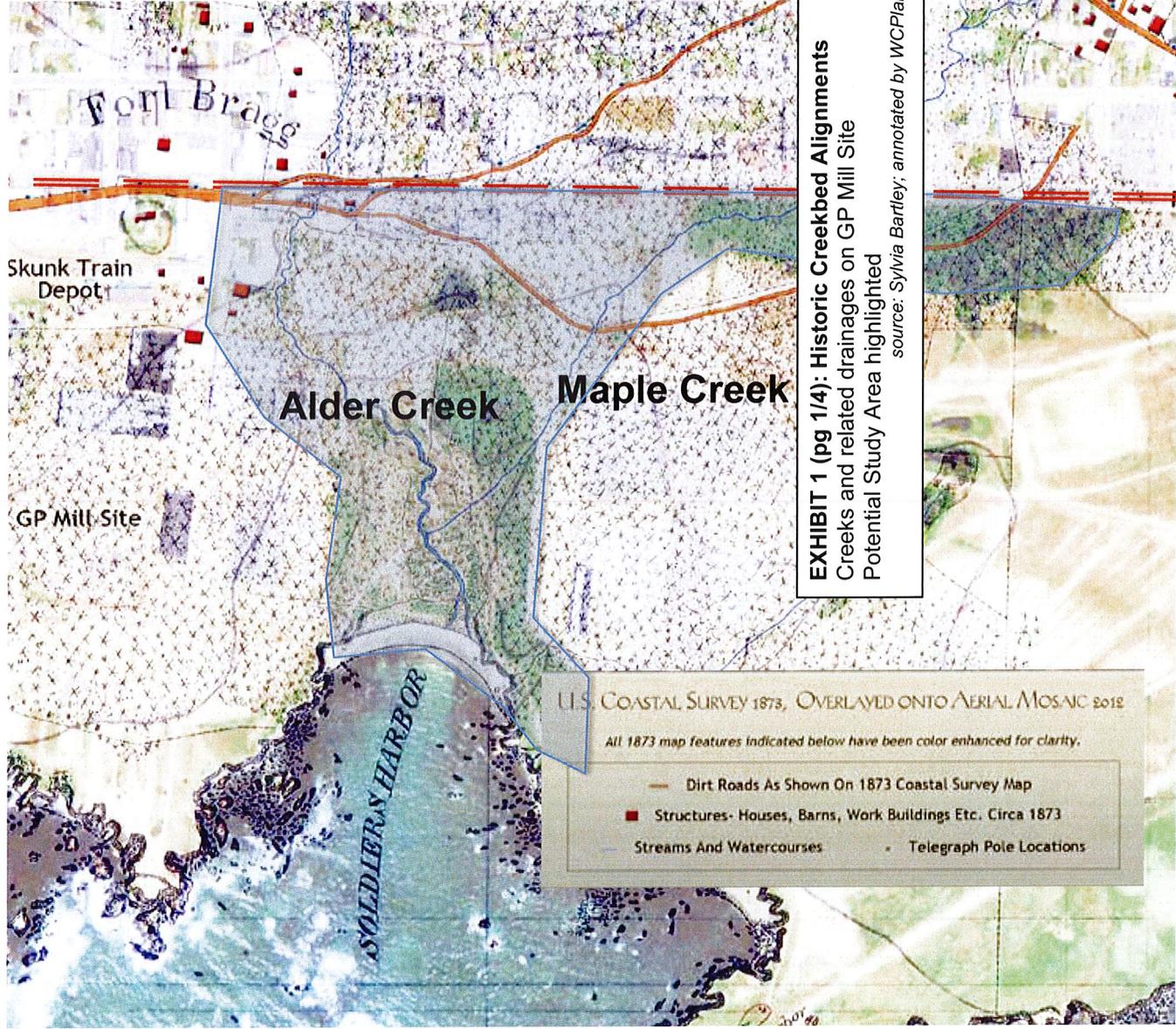


EXHIBIT 1 (pg 1/4): Historic Creekbed Alignments
 Creeks and related drainages on GP Mill Site
 Potential Study Area highlighted
 source: Sylvia Bartley; annotated by WCPlan

APPROXIMATE PROJECT AREA
 Includes former natural drainages of Alder & Maple
 Creeks and related drainages on GP Mill Site
 Expand or Contract as you see fit per your expertise



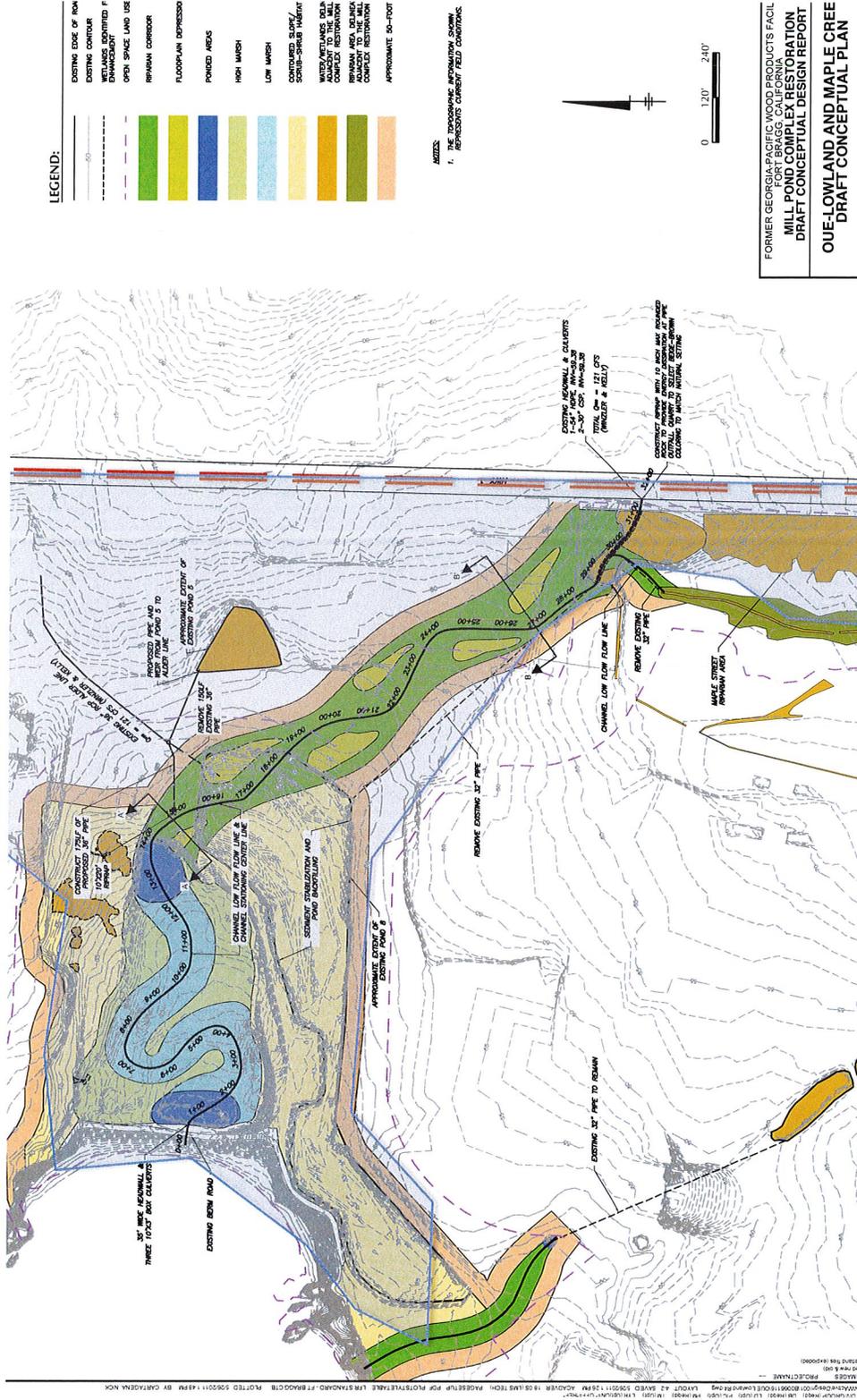
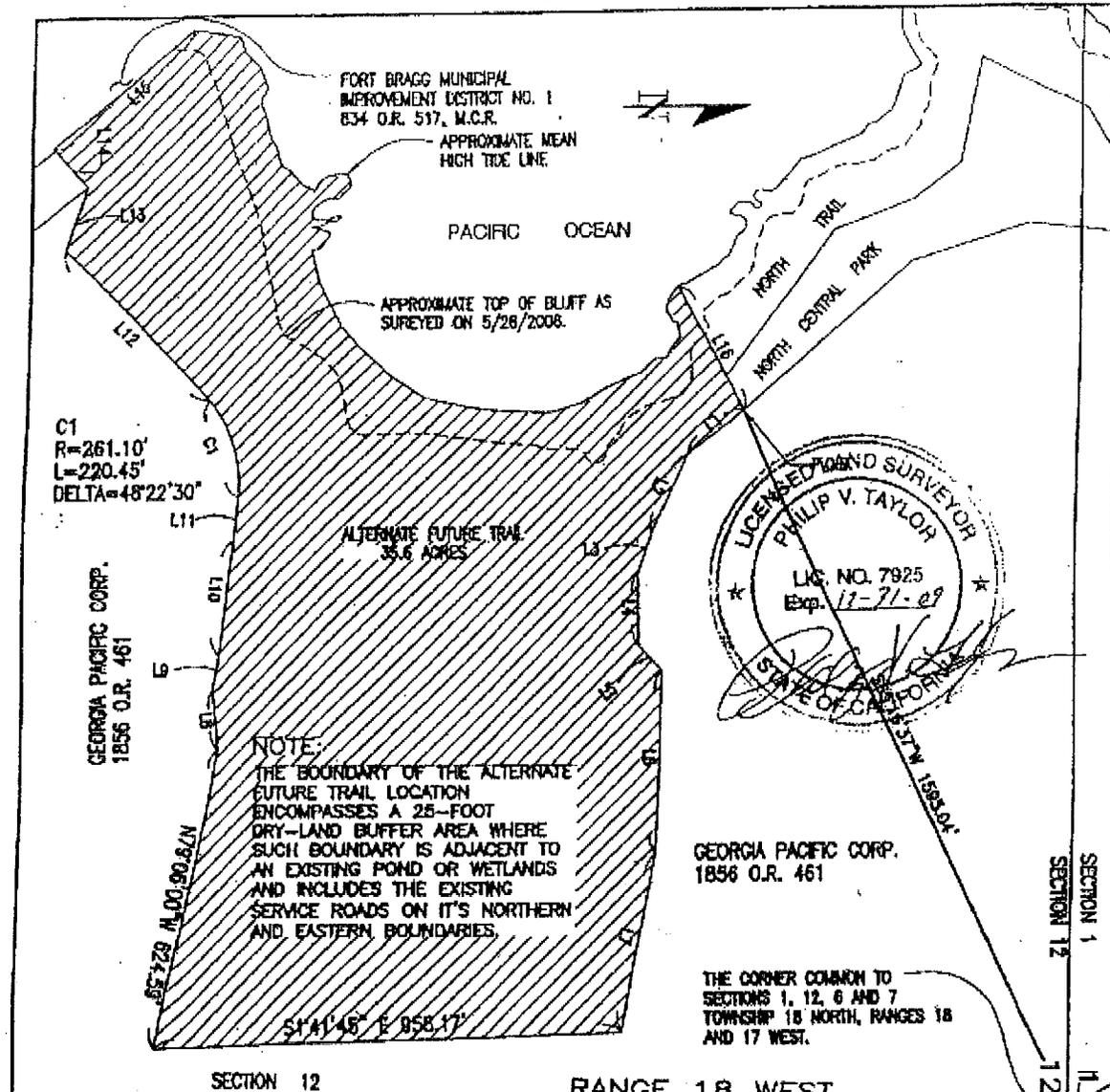


EXHIBIT 2: Approximate Project Study Area
 Includes former natural drainages of Alder & Maple Creeks and related drainages on GP Mill Site.
 source: Arcadis, OUE Lowland & Maple Creek Conceptual Plan; annotated by WCPlan



LEGEND

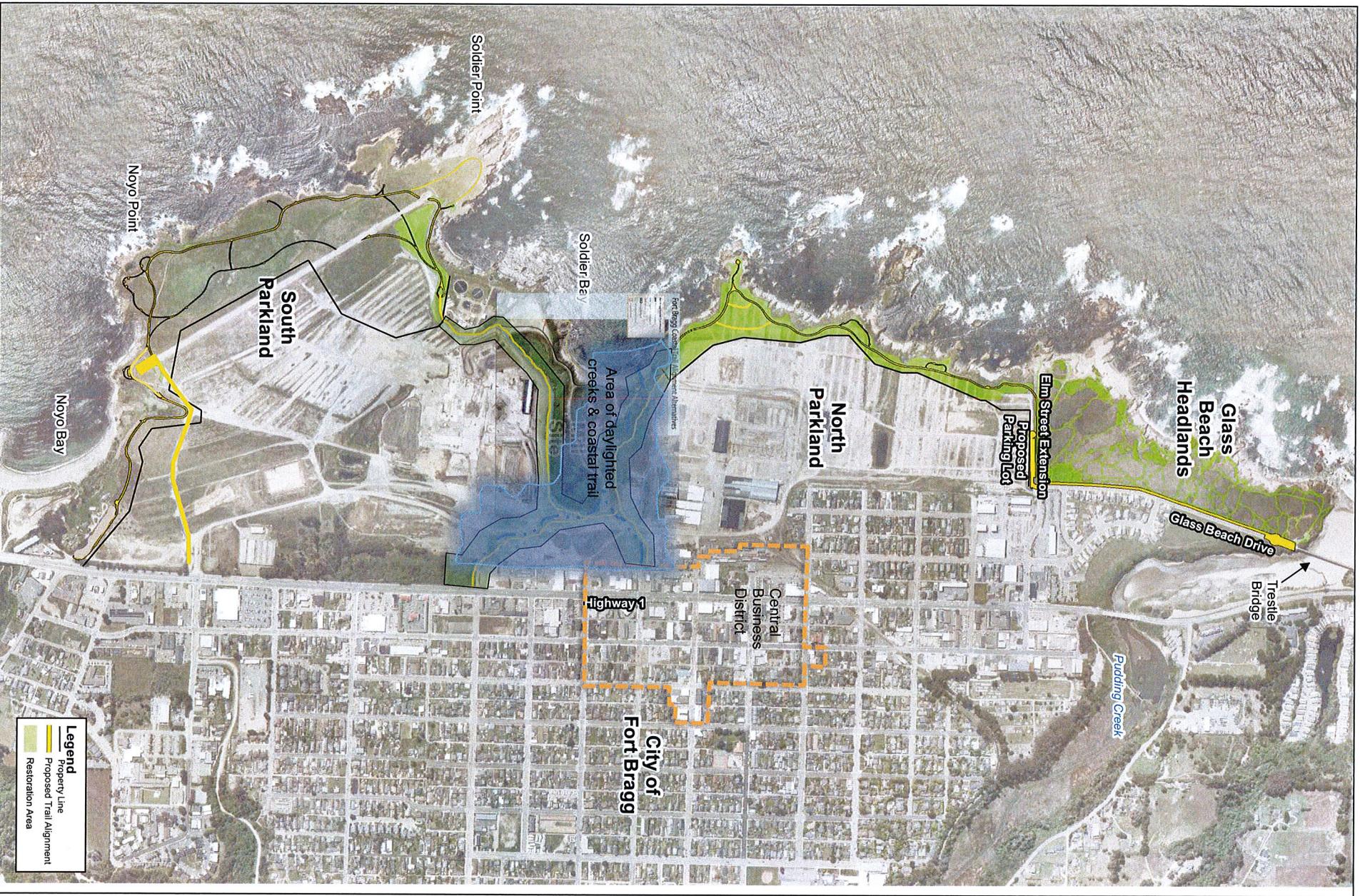
● WITNESS CORNER BEARS S88°40'14"E, 105.59' FROM ACTUAL SECTION CORNER LOCATION.

LINE	BEARING	LENGTH
L1	S38°59'05"E	142.31'
L2	S65°48'26"E	178.29'
L3	S71°14'38"E	84.65'
L4	S89°51'20"E	149.65'
L5	N46°15'45"E	69.37'
L6	S88°16'30"E	379.09'
L7	S78°25'25"E	369.97'

LINE	BEARING	LENGTH
L9	N79°06'00"W	68.82'
L10	N82°32'11"W	240.95'
L11	N85°13'29"W	55.69'
L12	S46°24'01"W	429.21'
L13	N73°13'40"W	136.13'
L14	S50°04'40"W	100.4'
L15	N39°35'28"W	

ALTERNATE FUTURE TRAIL LOCATION FOR GEORGIA PACIFIC LLC
 SECTION 12 T. 18 N., R. 17 W., M.D.M. MENDOCINO COUNTY, CALIFORNIA
 SCALE: 1" = 300' BY AUGUST 2009
LACO ASSOCIATES
 CONSULTING ENGINEERING
 21 W. 4TH STREET, EUREKA, CA 95501

EXHIBIT 3: Irrevocable Offer to Dedicate
 source: City of Fort Bragg Coastal Trail Phase II Subsequent EIR,
 12.08.2014



0 250 500 1,000 Feet

1:10,000

Fort Bragg Restoration and Coastal Trail
Site Map

EXHIBIT 1 (pg 2/4): Fort Bragg Restoration and Coastal Trail

Potential Daylighted Creek location annotated in relation to Coastal Trail Phases I & II (Phase II Alternative B) and Central Business District

*sources: City of Fort Bragg Coastal Trail Phase II Scoping PowerPoint 10.2014
 City of Fort Bragg Coastal Trail Phase I Site Map; annotated by WCPPlan*



EXHIBIT 1 (pg 3/4): Lands of Georgia Pacific and Surrounding Lands
 Potential Daylighted Creeks in relation to Central Business District
 source: County of Mendocino Cartographer, annotated by WCPlan

Map produced by the Mendocino County Planning & Building Services, October, 2014
 Aerial photography via USDA NIP, June 2010
 Assessors parcel data current as of October, 2013.
 All spatial data is approximate. Contour interval is 40 feet, where applicable.
 Do not make a business decision based on this map without consulting the appropriate agency.
 Map is intended as a tool to approximate GIS/GISX well locations and should be used to establish absolute position

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND

2010 NAIP AERIAL ORTHOPHOT
 0 550 1,100 Feet
 0 0.1 0.2 Miles
 17,200



SPEAKER CARD

000002

- I would like to speak to the Council on Agenda Item No. _____
- I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- I do not wish to speak but want to submit the following comments to the Council

NAME: Carla

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK):

I fully support the proposal to
dry-lake the creeks!
Be leaders in this effort! Thank you.

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

SPEAKER CARD

000004

- I would like to speak to the Council on Agenda Item No. _____
- I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- I do not wish to speak but want to submit the following comments to the Council

NAME: GARTH SARGFIELD

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK):

PLEASE KEEP ALL OPTIONS "ON THE TABLE" THROUGHOUT
NEGOTIATIONS & DESIGN, SPECIFICALLY ECONOMICS
FUTURE ECONOMICS.

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SPEAKER CARD

000007

- I would like to speak to the Council on Agenda Item No. 2A
- I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- I do not wish to speak but want to submit the following comments to the Council

NAME: SHARON BOWERS

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK):

PLEASE Daylight the CREEKS.
IT will relieve pressure FROM WATER
FLOODING the TOWN.
ALSO CLEAN the POND. Don't WANT
PEOPLE OR ANIMALS falling IN.

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SPEAKER CARD

000018

- I would like to speak to the Council on Agenda Item No. _____
- I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- I do not wish to speak but want to submit the following comments to the Council

NAME: LORIE LEAF

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK):

I totally support the daylighting
of the creeks for environmental & long term economic
gains for the city. It will increase the quality of
life & bring increased tourism.
Thankyou for your consideration -
Lorie Leaf

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SPEAKER CARD

000015

- I would like to speak to the Council on Agenda Item No. _____
- I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- I do not wish to speak but want to submit the following comments to the Council

NAME: ANN COLE

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK): _____

QUESTION :
WOULDN'T THE ONGOING TOXIC CLEANUP ADDRESS
MUCH OF THE COSTS OUTLINED BY STAFF?
ie WOULDN'T GP HAVE TO PAY FOR MUCH OF THIS?

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