

You are embarked on an important and ambitious planning process. There are many parts to this process. In our opinion, the planning of the wetlands and open spaces is the most important planning you will do for the Noyo Headlands.

I'd like to make four points.

1. The health of the land is directly connected to our own health and well being.
2. Connecting our community to the coast line is the highest priority of the Coastal Commission.
3. Making the connection between the challenges of climate change and our human role in it is necessary and a driver of public policy.
4. Connecting these designated and protected areas is necessary to avoid a fractured ecosystem. Look at any map that shows the wetland areas. The area sometimes called the "donut hole" should be a part of our community based restoration. It has already been acknowledged that there isn't enough water to develop the current vision map.

If we make these connections we may be able to be part of a great shift that is occurring. This shift is away from a conquering and destructive relationship with Nature.

The City of Fort Bragg has acknowledged that they cannot manage this precious wetland and additional open space. Their hands are full with the Coastal Trail and existing parkland.

If our community wishes to restore, protect and benefit from this treasure we will have to acquire it ourselves with the help of like minded organizations. The City's current plan is to leave this up to developers. This is an unsound idea.

The wise move is to connect these protected areas for humans, wildlife and the best restoration possible.

George Reinhardt  
FBHC

Hi George,

I became familiar with the Aarhus River Project from visits my wife Annie and I made to her Danish family over a period of 25 years or so. It struck me as the most amazing example of what we often call "urban renewal" that I have ever seen.

The Aarhus River starts in bogs and drains a good portion of northern Jutland, the finger of Denmark that sticks out into the North Sea. It was important for navigation and commerce since before Viking times, and is the reason for the founding and growth of Aarhus, Denmark's second great city after Copenhagen.

In the 1930's the river was "piped" into and through the city of Aarhus, to accommodate increasing automotive traffic, and for public health reasons because the river was contaminated by untreated agricultural and public pollution.

In 1989, some visionary city leaders carried out a plan to "daylight" the river. The project involved tearing up streets and concrete pipes, restoring habitat and drainage, along with subsidiary development of riverside mini-parks and public gathering places. Since the 1930's, river pollution control was understood, and water quality was restored to its historic peak.

The most surprising effect of this effort was not the transformation of the entire watershed, but the effect it had on the commercial and social life of Aarhus. Before the Aarhus River Project, the downtown city center was a dirty and unpleasant crossroads of stinky auto routes. No one wanted to visit, much less shop or hang out.

The daylighting with its associated improvements changed everything. The city center became a wonderful place to visit, so wonderful it attracted international tourists. Upscale shops moved in and found eager customers. Restaurants and bistros now line the banks of the now free-flowing river. In the parks and public areas, teenagers hang out, play guitars, and have lives where their individual freedom is respected.

It is no exaggeration to say that daylighting the Aarhus River transformed the city and saved it from the urban industrial decay that has been the fate of so many others.

To me, the lesson of Aarhus for our beloved community of Fort Bragg is that responsible stewardship of our rivers and streams benefits us all, sometimes in surprising ways. I can imagine that an Alder Creek open watershed, with downtown access, might host a variety of benefits, including light commercial development. How cool would be to sip your coffee in a cafe on the banks of Alder Creek, with the sound of ocean surge in the background?

For me, daylighting Alder Creek is not only the right thing to do as stewards of our precious natural resources. It is also a gift to our children and visitors to come and enjoy.

Respectfully, Bill Baker

George: you may use these remarks however you see fit, edited as you see fit. The link below gives a nuts & bolts history of the Aarhus River project.

Good luck and Blessings! Bill

<https://naturvation.eu/nbs/arhus/aarhus-river-project>

----- Original Message ----- From: "George" <[george@mcn.org](mailto:george@mcn.org)>

## Lemos, June

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**From:** Ali Van Zee <yourali747@gmail.com>  
**Sent:** Tuesday, March 19, 2019 7:00 PM  
**To:** Lemos, June  
**Subject:** Supporting The Headlands Consortium

My husband and I made our move to Fort Bragg last year, May 9, after purchasing our forever home here. However, I've been coming up here from San Francisco since 1957 as my parents were enthralled with the Mendocino Coast. They ultimately built in Surfwood and, after my father's death, my mom downsized and bought a cottage in FB. I've kept that cottage and have committed to long-term renters to help support housing for our local workers.

Our commitments to the area also include strong support for John Gallo, Jr and The Headlands Consortium! We feel the best use of the old Mill Site is one that will maximize engagement with our environment and restore wetlands and creeks ruined by years of neglect.

There are many other properties as one heads North on Highway One more suited for buildings and mixed-use developments, but our open bluffs should be protected, revegetated with indigenous plants and views to the sea protected.

At a time when people spend more time on laptops and cellphones, we should encourage and entice residents and visitors alike with beautiful, useful open space.

Please add our support to the packet for this Thursday's City Council and Planning Commission Meeting.

Thank you,

Ali and Rick Van Zee  
PO Box 2022  
Fort Bragg, CA. 95437

~We survive together, or not at all~

## Lemos, June

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**From:** George <george@mcn.org>  
**Sent:** Thursday, March 21, 2019 3:14 PM  
**To:** Lemos, June  
**Subject:** Links to successful restorations.  
**Attachments:** Links to successful restorations.docx

Hi June,

Here is the final piece for the packet. No rush for tonight. Eventually. These are all digital links to big sites. If they don't open easily one may have to copy the url into a search engine.

George

Links to successful restorations. Around the world there are thousands of successful restorations and reuse examples for degraded industrial sites. When you have time take a moment and think about the incredible possibilities for us here in Fort Bragg.

Bill Baker's Danish example:

<https://naturvation.eu/nbs/arhus/aarhus-river-project>

Strawberry Creek and two more in Berkeley:

<http://strawberrycreek.berkeley.edu>

Elkhorn Slough, Monterey County:

<https://www.elkhornslough.org>

Volusia County Florida- Estuarine Restoration

<https://naturvation.eu/nbs/arhus/aarhus-river-project>

National Park Examples. This restoration work is happening all over:

<https://www.nps.gov/subjects/wetlands/restoring-wetlands.htm>

<https://www.americanrivers.org/conservation-resource/daylighting-streams-breathing-life-urban-streams-communities/>

<https://rmi.org/insight/daylighting-new-life-for-buried-streams/>

San Luis Obispo used to have a trashy old concrete culvert through it's downtown. Then they transformed it. Look here on Pinterest:

<https://www.pinterest.com/pin/181832903675439088/>

(Letting our imagination fly a little.)

And just for fun, we could do something like this ON PURPOSE with some of the old cement and asphalt:

<https://www.boredpanda.com/nature-reclaiming-civilization/>

The idea might be a walking path that suggests the history of the site. Maybe like a small Gas Works Park in Seattle:

<https://www.atlasobscura.com/places/gas-works-park>

A lovely educational small park in Ashland - The Briscoe Geology Walk

<https://ncse.com/rncse/29/1/briscoe-geology-park>

Look what happened in London when artists and the community came together.  
Sent to us by Lisa Lee Benjamin, supporter of creativity and open space:

<http://nomadprojects.org/project/phytology/>

## Recommendations (1 of 2):

- R1: Better enable more Industrial Development in the Greater Fort Bragg Area
  - Make a sub-committee or direction to staff to explore and report out on actions/cost needed for making industrial development more feasible
- R2: Gather data about the cement and asphalt (location, depth) and put into publicly accessible map layers.
- R3: Shape LCP Amendment policies and zoning boundaries that relate to OU E so that they better facilitate clean-up and restoration
- R4: Eliminate the ambiguities of the Big Idea Policy, at least, or simply remove it and keep the Urban Reserve exactly that.



## Recommendations (2 of 2):

- Spatial Recommendations
  - SR1: Move “North Hotel” Back sufficiently
    - Consider a mixed zoning district in overlap area to give landowner options
  - SR2: Remove “South Hotel” from the Zoning Map
  - SR3: Do not put the proposed train tracks and parking next to the coastal trail
  - SR4: No Timber Industrial in “Open Space Center”
    - Make that Open Space, for now
  - SR5: No Heavy Industrial on Headlands Grasslands
    - Make that Urban Reserve or Park

## **Wildlife Corridor on the Fort Bragg Headlands**

Some may view the area behind the fences on the mill site as an asphalt and concrete wasteland containing scattered ponds filled with toxins. However, as is oft quoted, 'nature abhors a vacuum,' and there are many plants and animals already occupying the area abandoned by GP. Nonetheless, the diversity and richness of this area is not reaching its potential, and there are many nonnative species.

We are advocating for land management and zoning that doesn't just relegate 'open space' to those areas where development is prohibited. Rather, open space should be planned as carefully as other zoning, with the understanding that whatever is allocated will determine what will thrive there and what will not.

Fragmented habitats with lots of edges, as is currently proposed, support invasive plants, especially nonnatives, that do well in disturbed areas, like those just outside development zones and along roads. A larger central area will allow for more natural and complex habitats to develop. But this larger area will be an isolated ecosystem, much like an island. However, even habitat islands like the mill site can be rich and resilient if linked to other, larger natural habitats.

The wildlife corridor being proposed for the mill site will connect the habitat area there with habitats and ecosystems to the north. In particular, access to the Pudding Creek watershed is critical for the overall health of the mill site. This wildlife corridor also has the potential to link to the Virgin Creek watershed, MacKerricher, and even the Ten Mile River watershed.

Wildlife corridors are typically linear areas of land designed to provide a connection between habitat areas. Open space on the mill site, as we envision it, will be large enough to provide habitat for feeding, breeding, thermal cover, security and resting for smaller species, such as red fox and burrowing owls, but not enough to meet all the needs of larger mammals that require more space for seasonal foraging, mating, and territorial boundaries. However, a wildlife corridor between the mill site and larger natural habitats to the north will mean larger species can and will use the resources on the mill site. And even smaller species will do better if there is movement to and from larger habitats.



Given the space constraints on the mill site and disturbance from human activity on the coast trail to the west, and from areas zoned for housing and commercial activity to the east, may mean that the corridor will only serve as a link to larger habitats to the north. However, it still needs to provide enough security to accommodate movement. The recommended minimum width of this type of wildlife corridor is about 820 ft (250 meters). The maximum recommended length is approximately 0.6 mile (1 kilometer), which is close to the distance from the open space area to the Pudding Creek watershed.

The exact dimension and design of the wildlife corridor on the mill site should be determined by a qualified wildlife biologist, who can identify the needs of the species traversing it.

Leslie J. Kashiwada, PhD

For more information about wildlife corridors, refer to the following online resources:

Principles of Wildlife Corridor Design:

<https://www.biologicaldiversity.org/publications/papers/wild-corridors.pdf>

Determining Corridor Width:

<https://conservationcorridor.org/2015/01/determining-corridor-width/>

USDA/NRCS Animal Enhancement Activity – Wildlife Corridors:

[https://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs141p2\\_021599.pdf](https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs141p2_021599.pdf)

Important Criteria and Parameters of Wildlife Movement Corridors – a Partial Literature Review:

<http://www.silvafor.org/assets/silva/PDF/Literature/LandscapeCorridors.pdf>

Guidelines for Designing Wildlife Corridors (With Statistics):

<http://www.biologydiscussion.com/articles/guidelines-for-designing-wildlife-corridors-with-statistics/2067>

The Theory of Wildlife Corridor Capability:

[http://michaelsoule.com/resource\\_files/116/116\\_resource\\_file1.pdf](http://michaelsoule.com/resource_files/116/116_resource_file1.pdf)

## Lemos, June

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**From:** Tim Bray <tbray@mcn.org>  
**Sent:** Thursday, March 21, 2019 10:45 AM  
**To:** Lemos, June  
**Subject:** RE: Mill Site Reuse Plan LCP

In the summary of the February 26, 2019 meeting of the Fort Bragg City Council, it is noted that Staff were directed to "Draft a Desalinization policy to consider for water supply resilience." I would like to offer some comments on this idea. I am a registered Professional Geologist, California-certified Engineering Geologist and Hydrogeologist with more than 20 years of experience working on water-related projects in California.

First it should be noted that the word is "desalination," referring to a process of removing salts from any medium, in this case presumably seawater. Desalination is a viable and well-established technology used to provide fresh water in several places around the world, including California. Its costs, benefits, and drawbacks are therefore well established.

Desalination is generally feasible only where other sources of fresh water are either unavailable or cannot be developed at reasonable cost - that is, in deserts. The costs of constructing and operating a desalination plant combine to make the produced fresh water extremely expensive. For example, the Poseidon facility in Carlsbad, California, a very large plant with consequent economies of scale, produces water at a unit cost of \$1.86 per cubic meter, or approximately \$2,300 per acre-foot. Note that this is only the operating cost, and does not include the capital cost of design, permitting, and construction. (Note also that those costs ended up being approximately 4x the estimated cost.) Smaller facilities have even greater unit production costs. These unit costs, plus the high capital costs, make desalination feasible only when no other options are available. This is obviously not the case in Fort Bragg, situated in a relatively wet climate where multiple alternatives exist.

Desalination also suffers from a waste-disposal problem. For every gallon of fresh water produced, a little more than a gallon of concentrated brine is also produced, typically contaminated with various chemical products necessary for the operation of the filtration membranes. Disposal of this brine is a serious problem with adverse ecological consequences on the marine environment. In places where the marine environment is already degraded or otherwise unproductive, this problem might be accepted; however, the Mendocino nearshore marine environment is one of the most productive and pristine in the world. Brine disposal will simply never be acceptable here.

Fort Bragg is situated in a relatively wet region and has many other options to improve its water supply resilience. Desalination is always the most expensive option for producing fresh water, and therefore will not be competitive with any of the alternatives available here. In short, it would be an expensive boondoggle.

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Sincerely,  
Tim D. Bray  
Albion



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## SPEAKER CARD

- ☐ 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: Garth Salfeld

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

I support corrected  
open space and careful phased developmentThe ponds must be cleaned.

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## SPEAKER CARD

- ☐ 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: Barbara Cookes

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

I and many, many other citizens fully supportJohn Gallo's Presentation

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## SPEAKER CARD

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- ☐ 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: JAMES CZADEK

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK): OPEN SPACE ON OUR  
INCREDIBLE HEADLANDS MUST BE A BIG PART OF  
ALL DEVELOPMENT PLAN.

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## SPEAKER CARD

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- ☐ 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: Baile Jones

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

Full support John Gribble's presentation

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## SPEAKER CARD

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- ☒ I would like to speak to the Council on Agenda Item No. 2
- ☐ 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: Amy Wynn, Wynn Coastal Planning + Biology

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

various re. ritual LCP element &  
Design Guidelines

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## SPEAKER CARD

000010



- ☒ 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: John Gallo

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

Community Design Guidelines  
Design

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## SPEAKER CARD

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- ☐ 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: YOLANDA FLETCHER

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

As a new resident of Fort Bragg, I strongly support the ideas put forth by John Gallo in his brief presentation to the Fort Bragg City Council and Planning Commission. Key objectives of sustainability, restoration, provision of wildlife corridors and open space are crucial to the development and stewardship of the Mill Site/Headlands property. Careful management in

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## ANY PERSON DESIRING TO ADDRESS THE CITY COUNCIL

Thank you for attending this Fort Bragg City Council meeting. Your interest and participation is appreciated.

The City Council requests that those individuals who wish to address the Council on non-agenda, consent calendar, closed session, public hearing, or conduct of business items fill out speaker cards available at the meeting. Pursuant to Council procedures, the Mayor will recognize any member of the public who wishes to speak. If you do not fill out a speaker card, you will be given an opportunity to speak after all those who have filled out speaker cards have spoken.

Guidelines for the Conduct of the City Council meetings provide, in part:

- The public can speak about anything within the jurisdiction of the City Council, but the legislative body generally cannot act on or discuss an item not on the agenda, pursuant to the Ralph M. Brown Act.
- All speakers before the City Council shall approach the public microphone and wait to be recognized by the Mayor or acting Mayor. A member of the public is not required to provide his or her name prior to addressing the Council (Government Code §54953.3).
- Questions to staff from the public and staff responses should be directed through the Mayor.
- To encourage and respect expression of all views, meeting rules prohibit clapping, booing, shouts of approval or disagreement, or other disruptive audience participation.

To allow all persons to speak who may wish to do so, each speaker is allowed a maximum of three (3) minutes, or other time limitation as established by the Mayor. An effective approach is to lead with your key point or concern and then explain the reasons underlying it. If others have already expressed your views, you may simply indicate that you agree with the previous speaker. If appropriate, a spokesperson may present the views of a group. Please limit your comments so that everyone has a chance to address the Council.

Thank you.

*partnership with a non-profit organization will help preserve this natural showcase for future generations. I urge you to do the right thing!*