

CITY COUNCIL WORKSHOP

Thursday, 26, 2025 – 5:30 pm

Cotton Auditorium
500 N. Harold Street
Fort Bragg, CA 95437

Engaging the community in shaping the direction and content of the Mill Site Memorandum of Understanding (MOU) through a collaborative, transparent process focused on land use planning.

WORKSHOP PURPOSE

This community workshop is the first in a series designed to shape the Memorandum of Understanding (MOU) between the City of Fort Bragg and Mendocino Railway. Your input will help guide long-term planning and development on the Mill Site.

AGENDA

1. Welcome & Opening Remarks

- Introduction by Mayor & City Manager
- Importance of Community Participation

2. Overview of MOU Process

- What is the MOU?
- How it fits into the Mill Site Master Development Program
- What is the purpose of this workshop?
- What is the Public Process in Shaping the MOU?
- Goals of the MOU Process
- Schedule and decision-making milestones

3. MOU TOPICS FOR COMMUNITY INPUT

MOU Topic #1: Land Use Planning Context

What types of uses do you want to see prioritized on the Mill Site?

MOU Topic #2: Key Factors Influencing Land Use and Development

What challenges or opportunities should shape the land use strategy?

MOU Topic #3: Infrastructure Needs & Financing Strategy

How can infrastructure serve both the site and the broader community, and Costs?

MOU Topic 4: Identifying Special Real Estate Land Transactions

What principles should guide land ownership and transfers?

MOU Topic 5: Articulating the Functions and Terms of the Master Development Agreement

What guarantees or public benefits should be included in the agreement?

4. Entitlement Strategy & Coastal Policy Alignment

Overview of how land use entitlements will be structured:

- Local Coastal Program Amendment
- Zoning and CEQA (Programmatic EIR)
- Coastal Act Policy Alignment

► **Community & City Council Feedback on how the plan can support priority uses such as open space, access, and visitor services**

5. Illustrative Plan Update – Mendocino Railway

Presentation of the revised draft plan based on community and Council feedback, with focus on:

- Rail-related uses on the North Mill Site
- Updates to proposed land use areas

► **Community & City Council feedback on the updated plan**

6. Rail-Related Zoning Proposal

New zoning district approach for rail-related land use:

- Objective standards and permitted uses
- Framework for mixed-use or future transitions

► **Community & City Council feedback on clarity, appropriateness, and community safeguards**

7. Summary & Next Steps

- Recap of community feedback received
- Direction & Feedback from the City Council
- Upcoming Council Study Session
- Opportunities for ongoing participation

Thank You for Attending.