



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
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Meeting Agenda Special City Council

**THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY
AS THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT
NO. 1 AND THE FORT BRAGG REDEVELOPMENT SUCCESSOR
AGENCY**

Monday, November 24, 2025

4:30 PM

Town Hall, 363 N Main Street
2781 Arland Road, Carlsbad, CA 92008
and Via Video Conference

Special Closed Session

CALL TO ORDER

ROLL CALL

COUNCILMEMBERS PLEASE TAKE NOTICE

Councilmembers are reminded that pursuant to the Council policy regarding use of electronic devices during public meetings adopted on November 28, 2022, all cell phones are to be turned off and there shall be no electronic communications during the meeting. All e-communications such as texts or emails from members of the public received during a meeting are to be forwarded to the City Clerk after the meeting is adjourned.

ZOOM WEBINAR INVITATION

This meeting is being presented in a hybrid format, both in person at Town Hall and via Zoom.

You are invited to a Zoom webinar.

When: Nov 24, 2025 04:30 PM Pacific Time (US and Canada)

Topic: City Council Special Closed Session

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/88922634390>

or Phone:

*+1 669 444 9171 US (*6 mute/unmute, *9 raise hand)*

Webinar ID: 889 2263 4390

To speak during public comment portions of the agenda via zoom, please join the meeting and use the raise hand feature when the Mayor or Acting Mayor calls for public comment on the item you wish to address.

1. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

MANNER OF ADDRESSING THE CITY COUNCIL: All remarks and questions shall be addressed to the City Council; no discussion or action will be taken pursuant to the Brown Act. No person shall speak without being recognized by the Mayor or Acting Mayor. Public comments are restricted to three (3) minutes per speaker.

TIME ALLOTMENT FOR PUBLIC COMMENT ON NON-AGENDA ITEMS: Thirty (30) minutes shall be allotted to receiving public comments. If necessary, the Mayor or Acting Mayor may allot an additional 30 minutes to public comments after Conduct of Business to allow those who have not yet spoken to do so. Any citizen, after being recognized by the Mayor or Acting Mayor, may speak on any topic that may be a proper subject for discussion before the City Council for such period of time as the Mayor or Acting Mayor may determine is appropriate under the circumstances of the particular meeting, including number of persons wishing to speak or the complexity of a particular topic. Time limitations shall be set without regard to a speaker's point of view or the content of the speech, as long as the speaker's comments are not disruptive of the meeting.

BROWN ACT REQUIREMENTS: The Brown Act does not allow action or discussion on items not on the agenda (subject to narrow exceptions). This will limit the Council's response to questions and requests made during this comment period.

WRITTEN PUBLIC COMMENTS: Written public comments received after agenda publication are forwarded to the Councilmembers as soon as possible after receipt and are available for inspection at City Hall, 416 N. Franklin St, Fort Bragg, during normal business hours. All comments after 2 PM on the day of the meeting will become a permanent part of the agenda packet on the day after the meeting or as soon thereafter as possible, except comments that are in an unrecognized file type or too large to be uploaded to the City's agenda software. Public comments may be submitted to cityclerk@fortbraggca.gov.

2. CLOSED SESSION

- 2A. [25-511](#)** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION, Pursuant to Paragraph (1) of Subdivision (d) of Gov. Code Section 54956.9; City of Fort Bragg v. Mendocino Railway, Case No.: 21CV00850, Superior Court of Mendocino County, State of California

Attachments: [Public Comment](#)

- 2B. [25-512](#)** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION, Pursuant to Paragraph (1) of Subdivision (d) of Gov. Code Section 54956.9 SIERRA NORTHERN RAILWAY and MENDOCINO RAILWAY v. CITY OF FORT BRAGG, United States District Court Case No. 4:24-cv-04810-JST

ADJOURNMENT

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on November 20, 2025.

Diana Paoli
City Clerk

NOTICE TO THE PUBLIC:

DISTRIBUTION OF ADDITIONAL INFORMATION FOLLOWING AGENDA PACKET DISTRIBUTION:

- *Materials related to an item on this Agenda submitted to the Council/District/Agency after distribution of the agenda packet are available for public inspection upon making reasonable arrangements with the City Clerk for viewing same during normal business hours.*
- *Such documents are also available on the City of Fort Bragg’s website at <https://city.fortbragg.com> subject to staff’s ability to post the documents before the meeting.*

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It is the policy of the City of Fort Bragg to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities.

If you need assistance to ensure your full participation, please contact the City Clerk at (707) 961-2823. Notification 48 hours in advance of any need for assistance will enable the City to make reasonable arrangements to ensure accessibility.

This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).



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Text File

File Number: 25-511

Agenda Date: 11/24/2025

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Status: Business

In Control: Special City Council

File Type: Staff Report

Agenda Number: 2A.

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION, Pursuant to Paragraph (1) of Subdivision (d) of Gov. Code Section 54956.9; City of Fort Bragg v. Mendocino Railway, Case No.: 21CV00850, Superior Court of Mendocino County, State of California

Paoli, Diana

From: John Gallo <gallo.ja@gmail.com>
Sent: Monday, November 24, 2025 3:57 PM
To: City Clerk
Cc: Godeke, Jason; Whippy, Isaac
Subject: Recommendations regarding the lawsuit, MDA, CatEX, and LCP Amendment
Attachments: Public Funds for LCP Amendment Process.xlsx; Public Funds for LCP Amendment Process - Sheet1.pdf

Hello City Council,

In case the closed session today is about the Fort Bragg Headlands, here are my suggestions.

I agree with a dominant opinion in this town, that we need an economic injection as soon as is feasible. This will happen after the headlands are rezoned, and the amount and duration of the injection will depend on the wisdom of the rezoning.

Hence, there is an justifiable and clear sense of urgency, and an attitude that is important to move forward with planning during the court case. (I agree that we should continue the court case, that STB is biased, and that there is still a viable path to winning the lawsuit.) Some are inclined to move this planning process forward via the MDA and CatEx processes because of their momentum and because MR is paying for many of the studies and efforts.

I think that instead we should take advantage of the wealth of public funds newly available via the \$10 Billion Prop 4, and other statewide programs, to fund further progress. (The CCC LCP Amendment Grants are nearing their close and may or may not be an option. But there are at least 5 other good options, and are summarized in the attached.)

The benefits to this are many, including making the process easier to manage while also reducing the conflict of interest that may arise if an opposing party in a lawsuit is tasked with choosing and paying consultants implementing the studies (in some cases, not all).

It will also allow the city and community to get aligned on what we want so that when the Lawsuit ends one way or another we can quickly complete the LCP process, if it is not already completed.

Thank you,

John Gallo

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John A. Gallo, Ph.D.
Life Scientist and Geographer

Approximate Applicability of Grant to the Chapter Requirements:

Topic	Summary	CCC LCP Local Assistance Grants	OPC SB-1 SLR Planning Grants	State Coastal Conservancy Grants (incl. Climate Ready)	ICARP APGP (Adaptation Planning Grant Program)	ICARP RRG (Regional Resilience Planning & Implementation)	SGC / DOC SALC	Other SGC Programs (AHSC, TCC, CRC, etc.)
1. Public access	Shoreline access, trails, parking, vertical/lateral access	H	M	H	M	M	L	M (if tied to infill, access to housing, transit, CRC siting)
2. Recreation & visitor-serving	Visitor facilities, lodging, trails, day-use	H	M/L	H/M	M/L	M/L	L	L/M (only if heavily integrated with housing / transit / community hubs)
3. Water quality & marine resources	Runoff, wetlands, estuaries, manne habitats	H	M	H	M	M	M	L/M (stormwater/green infra linked to AHSC/TCC-type projects)
4. ESHA & biodiversity	ESHA, wildlife, wetlands, dunes, riparian	H	M	H	M	M	M	L/M (only as a co-benefit in urban greening / resilience projects)
5. Agricultural resources	Prime and coastal ag. conversion pressures	H	L	M	M/L	M/L	H	L (most SGC non-SALC money is urban / community-focused)
6. New development & land use	Zoning, intensities, housing, infill, cultural resources	H	M	M/L	H	H	M	H (core: AHSC/TCC/CRC all reward integrated land use, housing, transit, climate)
7. Scenic & visual resources	Viewsheds, scenic roads, design standards	H	L	M	L	L	L	L (only indirectly via design elements in funded projects)
8. Coastal hazards & climate change	SLR, flooding, tsunamis, bluff stability	H	H	H	H	H	M	M/H (when framed as climate-resilient, infill, EJ-focused community planning)
9. Shoreline erosion & protective devices	Armoring, managed retreat, beaches	H	H	H	H	H/M	L	L/M (only if a shoreline strategy is bound up with a large urban/TCC-type package)
10. Energy & industrial development	Ports, utilities, energy, industrial uses	M	M/L	L	M	M	L	L/M (small, if energy/industrial is part of a TCC-type "transformation area")
11. Timberlands / upland resource lands	Forestry, upland habitat where in LCP area	M	L	M	M	M	L	L (SGC urban focus; timber mostly outside their scope)
Approx. total program allocation (order of magnitude)	Size of the pot, not current balance	One-time \$31M appropriation for LCP climate resiliency grants (Budget Act 2021)	SB-1 SLR program ~\$100M+ total across recent appropriations (e.g., \$37.5M in 2022 plus \$54.5M in 2023 and another \$10M anticipated)	No single cap: Conservancy routinely awards tens of millions per year; (e.g. \$48M at one Sept 2024 meeting; \$113M at a Nov 2024 meeting)	\$25M total across rounds (APGP)	\$250M total planned over multiple RRG rounds	Annual SALC rounds typically \$50-90M statewide	AHSC: historically \$400-\$600M/round; TCC: \$100-150M/round; CRC: tens of millions; all vary by budget year
Approx. funds still available (late 2025)	Very approximate / program-wide	Exact remaining balance not publicly broken out; grants still being awarded from the \$31M pot	As of June 2025, ~\$14.14M remains in SB-1 SLR grants	Very large ongoing portfolio: new Prop 4 climate bond adds \$765M to SCC for climate resilience/SLR work - no simple "remaining" figure	Round 1 awards complete; Round 2 funding cancelled due to state budget cuts; future rounds TBD	Round 1 (~\$21.9M) awarded; majority of the overall \$250M still to be programmed in later rounds	Current NOFA indicates on the order of tens of millions available statewide this round	Varies by program and year; current NOFAs show hundreds of millions combined, but split among housing, transit, and resilience capital with limited pure-planning money
Next application deadline (as of Nov 2025)	*Rolling* = no fixed close	Rolling; CCC LCP grants are now on a rolling application basis under the 2021 appropriation	Rolling; SB-1 SLR applications accepted on an ongoing basis, with approvals timed to CPC meetings / cycles	No active round. Round 2 solicitation was opened for May 2024 then cancelled; no current deadline	No current solicitation. Round 1 is closed; no Round 2 NOFA/deadline posted yet	Next SALC round open; specific pre-proposal/full dates in 2026 (check NOFA)	Multiple, program-specific deadlines each year (AHSC, TCC, CRC all have separate NOFAs and cycles)	

LCP Amendment Ch. 3 Issue

Grant Details



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