

City of Fort Bragg – Mill Pond EIR RFP

The following clarifying questions related to Request for Proposals to prepare an Environmental Impact Report, pursuant to the California Environmental Quality Act for Mill Pond Remediation Project. Please see list of questions in black and responses in blue:

1. Can you please confirm that the October 2020 Remedial Action Plan for the OU-E is the most recent? Yes. Link to document here:
https://www.envirostor.dtsc.ca.gov/public/community_involvement/8551792740/20_FortBragg_Doc-out_DRAFTOUEAP-Revised_10142020.pdf
2. Can you please provide the status of the CDP application? A coastal development permit application was submitted on July 13, 2022 and deemed incomplete on August 9, 2022. In particular, does the project include post-remediation land uses or is it purely a remediation project? A remediation project to fulfil DTSC requirements. What will the CDP allow for in terms of land use once issued? Currently, the area is designated Timber Resources Industrial Zoning allowing limited timber manufacturing, parks, and aquaculture. The subject site is located on a low bluff immediately adjacent to the Pacific Ocean, wetlands, and the City's Noyo Headlands Coastal Trail. Considering bluff and ESHA setbacks future land use is anticipated to be open space or parkland.
3. Can you please further describe the consultants responsibility for defining and describing the alternatives to be evaluated in the EIR in terms of technical aspects, physical characteristics and potential feasibility, once the City Council provides direction? A robust alternatives analysis will be required. Whether the additional studies needed will be prepared by the applicant or City consultant is yet to be determined. Regardless, consultants should plan on independent and thorough analysis.
4. Can you please provide details about the pre-proposal meeting? The pre-proposal meeting will be held on Wednesday, November 16, 2022 from 11:00 Am to 2:00PM. Meeting will begin at Town Hall located at 363 N Main Street, followed by site tour. Agenda will be posted closer to the date.