



City of Fort Bragg

June 27, 2023

Response to questions received relating to

Request for Proposals & Bids:

Environmental Impact Report – Mill Pond Remediation Project

Black-colored text lists questions received. Responses are in blue-color text.

Project Description/Project Plans Questions

1. Can we get a copy of the 60% design drawings and Wave Study listed in Attachment 1 of the RFP? See RFP page 9, “Project Kickoff” states that the consultant will be provided a complete set of all technical information. See City website for published application information: [Mill Pond Project CDP 9-22](#).
2. Does the City have an anticipated timeline to conduct consultation with DTSC and applicant regarding the OU-E Feasibility Study Addendum? The timing of this consultation effort will impact how soon the EIR work can actually get started. This is a priority project for the City. Respondents are encouraged to propose a tentative timeline to complete tasks, including consultation with DTSC and the applicant.

Distribution/Noticing

3. Notice of Determination – will the consultant prepare and file this on behalf of City? City staff can post a NOD, but respondents are welcome to recommend preparing and filing the NOD. RFP page 11 does not include a Notice of Determination in the list of deliverables.

Regarding NOP, please see RFP Scope of Work, page 9: “Prepare and Distribute the Notice of Preparation (NOP) The City of Fort Bragg, Mendocino Railway, DTSC, and DSOD are in the process of developing the full project/program description in order to issue the Notice of Preparation (NOP). The selected consultant will review the project description, identify any additional needs, and prepare the draft NOP, including an environmental scoping study that describes the topics to be analyzed in the EIR. Filing responsibilities to appropriate local, State, and Federal agencies will be the Consultants, including a Cc to the City staff identified as project manager.”

Misc. EIR Tasks

4. Is the consultant to prepare the Mitigation Monitoring and Reporting Program (not listed as a deliverable)? Potentially significant impacts may be lessened by mitigation measures. If an MMRP is recommended, then respondents are welcome to incorporate MMRP as part of preparing the EIR.
5. Will the applicant team (and applicant's attorney) and/or City attorney be reviewing administrative draft EIR (in addition to City staff)? How about DTSC and DSOD? (this will determine the level of effort for

revisions to the Administrative Draft). [Anticipate review of the administrative draft by the applicant, City, DTSC, and DSOD. City attorney review of the administrative draft is not excluded.](#)

6. The RFP has a task "Evaluate Existing Technical Studies and Incorporate into the Environmental Review." Will the consultant need to formally peer review any applicant-prepared technical studies (such as the biological study update)? [Respondents should expect to peer review updated or new technical reports when they are filed. When reviewing findings from existing technical studies, the selected consultant is encouraged to consider professional standards and advise City staff. Selected consultants should provide guidance to City staff about the adequacy of technical reports. Of note, DTSC reviewed some of the reports filed by the applicant and agency comments will be available to the selected consultant.](#)

7. The RFP states that "City and/or Georgia-Pacific will contract with appropriate experts to complete additional technical studies" and elsewhere that the "City may choose to contract these studies with the selected firm or to other consultant firms" and that technical studies should not be scoped and costed in our proposal. We assume this does not include "standard" CEQA analyses such as air quality modeling, GHG, traffic and VMT analysis (circulation is listed as a key component), noise, etc. Please confirm. [Respondents should include analysis for the roughly 29 "standard" environmental factors listed in CEQA Appendix G Environmental Checklist Form.](#)

8. Will the consultant be expected to create visual simulations or will that be done by others? [Often, visual simulations are part of technical report exhibits. Respondents are encouraged to identify when additional visual simulations would be advised.](#)

9. Does City have adopted VMT policy/thresholds? [No. The Circulation Element of the City's General Plan Level of Service standards are available online.](#)

10. We assume the applicant will be developing additional alternatives for consultant to evaluate in EIR. Please confirm. [See response to inquiry #7 \(above\).](#)

11. [On page 8 of the RFP](#), there appears to be an unfinished sentence at the end of the "Robust Analysis of Project Alternatives" ("Additionally, Coastal Act policies...") Can City staff clarify this sentence and also provide the Coastal Act policies they are referring to?

["Robust Analysis of Project Alternatives: Fort Bragg serves as the primary commercial center for the Mendocino coastal region, and the future use of the Mill Site is important to the entire region. Extensive community engagement has taken place related to reuse of the site since Georgia Pacific closed the timber facility in 2002. The community has long awaited the remediation of OU-E, and it is important that the EIR provide robust analysis on project alternatives to foster public participation and informed decision-making. There is strong community sentiment that environmental remediation of Mill Pond area requires the removal of hazardous materials and restoration of the project site, rather than dam improvements to stabilize and contain hazardous materials. Additionally, Coastal Act policies incorporated in to the City's LCP will need to be evaluated to ensure project compliance.](#)

[The following alternatives are provided as a starting point, based on input received from DTSC.](#)

- [• On-Site Terrestrial Treatment Process Options. The potential for on-site terrestrial consolidation/treatment of sediments could affect the feasibility of the removal of contaminated sediments from Ponds 1, 2, 3, 4, 6, 7, 8 and the North Pond.](#)

- [• Variations on Containment Method. Could include variations such as hybrid alternatives that include removal/containment/treatment technologies."](#)

12. Under the Scope of work, Tasks 9 (Respond to Internal Review of Administrative Draft EIR) and Task 13 (Respond to Internal Review of Administrative Draft of Response to Comments). [RFP Page 10 and Task 9 relates to CEQA Guidelines 15086 and others.](#)

Meetings

13. The RFP states that 6 meetings should be scoped but also lists 6 vs 8 meetings in different places. Please confirm. Are we to assume these will all be in-person? [Public scoping and community meetings will be in Fort Bragg and in-person, but the respondent may suggest alternatives. While RFP page 11 Deliverables item c specifies eight public hearings, respondents may suggest the basis for a different meeting arrangement.](#)

14. We assume for scoping that the meetings in our question #13 are in addition to the regular update meetings, meetings with the project proponent and landowner's teams, and consultations with agencies and others. How many meetings with the project proponent/landowners and agencies should be assumed? [Respondents are welcome to suggest frequency and quantity of project proponent/landowners and agencies meetings, noting RFP page 11 Deliverables item b specifies that the frequency of regular progress meetings with City staff would be determined during the Kickoff Meeting. Respondents may suggest meeting formats, e.g. video-conference and in-person meetings.](#)

15. We understand that the progress meetings can be virtual – how many other meetings might be in person? [Respondents are welcome to suggest when meetings could be in-person or video-conference.](#)

16. For the community meetings (“informal informational sessions”), are these in addition to the two scoping meetings and what would be the role of the consultant? [Community meetings are intended to inform the public about the draft EIR; respondents may suggest best methods to engage and inform the public. For example, respondents may choose to provide \(a\) pricing for facilitating/organizing two community meetings and \(b\) alternative pricing to attend two community meetings and answer questions.](#)

Cultural/Tribal Consultation

17. Is the City aware of any previous historic (built) resource evaluation of the existing Mill Pond Dam structures prepared by a qualified architectural historian? [The Mill Pond Dam may be included in previous surveys of cultural and historic resources.](#)

18. Should the consultant include an archaeological survey and (updated) report in this scope or would this be part of additional studies identified after review of existing cultural reports? [Respondents should include analysis for the roughly 29 “standard” environmental factors listed in CEQA Appendix G Environmental Checklist Form.](#)

19. Are there any other tribes other than Sherwood Band of Pomo tribes that City has received requests for consultation under AB 52? Does City anticipate other tribes to be involved with consultation process? [The City consults with the Sherwood Valley Band of Pomo Indians.](#)

Proposal Submittal Requirements

20. Under Section 1, the requirements ask for a completed proposal to be submitted electronically, is there a form to complete or should the proposal be emailed to a specific email address? [cdd@fortbragg.com? Please provide a thumb drive.](#)

21. Under Section 1, the requirements ask for 3 print copies of the proposal, do each of the copies need their own thumb drive containing the sample EIR as stated in section 3.H.? [In addition to the printed copies, one thumb-drive is sufficient.](#)

22. Under Section 3.A., Firm Description, what is meant by “rate of services”? [Respondents are encouraged to provide hourly rates and staff hours.](#)