



CITY OF FORT BRAGG

Environmental Impact Report (EIR) Pursuant to the California Environmental Quality Act (CEQA) for the Proposed Grocery Outlet Clarifying Questions & Answers

1. Question: What is the primary issue that is forcing the Environmental Impact Report (EIR)?
Answer: A Mitigated Negative Declaration (MND) was prepared for this project which was approved by Planning Commission and City Council. A lawsuit was brought against the City challenging the MND, and the applicant decided that it would be more expedient to complete an EIR instead of trying to defend the MND in court. All documents for the prior project can be found here:

<https://cityfortbragg.legistar.com/LegislationDetail.aspx?ID=5036589&GUID=747D22EC-521F-4AB4-85DD-D3BA24C88522>

2. Question: Are the project plans the same as what was previously approved or did the applicant adjust anything for their new application? Specifically, is the parking lot configuration and site layout the same even though there were (allegedly) conflicts with the applicable design guidelines? Also, is the northern bioretention awake still right in the root zone of the existing healthy trees that are supposed to be retained? Feel free to ignore my consistency interpretation embedded within my question; I'm only asking if the plans are the same at the moment, revised already, or if that is still to be determined?

Answer: The plans are the same.

3. I was hoping to ask the City a clarifying question pertaining to the RFP for the Proposed Grocery Outlet. Under Proposal Submittal Requirements, Section 3(I) Insurance, there is a statement that reads "The cost of [liability] insurance shall be included in the consultant's proposal." Can you please clarify if the City is requesting the actual cost of the insurance or the monetary limits of liability of said insurance?

Answer:

The limits of insurance, per Section 5.0 of our standard contract, are:

General Liability, \$1M/\$2M

Auto Liability, \$1M

Professional E&O, \$2M

If the consultant does not already have those limits of liability on their policy, they will need to obtain that coverage and include the City of Fort Bragg, its elected and appointed officials, officers, etc., as named additional insureds if they are awarded the contract. When the RFP



states that, "The cost of such insurance shall be included in the consultant's proposal," it means the consultant should build in the cost of the premium required to provide this level of coverage into their cost bid.

4. Please provide access to electronic copies of all studies completed to date.

Answer: The City currently has the following studies from the proposed project:

Biological Review and Wetlands Study

Cultural Resources Inventory

Traffic Study

These studies can be found at:

<https://cityfortbragg.legistar.com/LegislationDetail.aspx?ID=5036589&GUID=747D22EC-521F-4AB4-85DD-D3BA24C88522>

Please note, the applicant has indicated that they have completed additional studies that have not yet been submitted to the City.