DRAFT INITIAL STUDY and ENVIRONMENTAL CHECKLIST

FOR

1621 BROADWAY, LLC, CANNABIS RETAIL STOREFRONT

June 2023

Lead Agency:
City of Eureka

Prepared by:
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City of Eureka Project No. CUP-22-0007 and ED-23-0003

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I. PROJECT SUMMARY

Date: February 2023

Project Title: 1621 Broadway, LLC, Cannabis Retail Storefront

Applicant: 1621 Broadway, LLC, Attn: Val Levi

Lead Agency: City of Eureka

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Location: The project (Site), approximately 0.51 acres in size, comprises two (2) adjacent properties, identified as Assessor's Parcel Numbers (APNs): 004-042-003 and 004-042-006. The Site is located at 1621 and 1561 Broadway (U.S. Route 101/Redwood Highway) in the City of Eureka, in Humboldt County, California. See Figure 1 for the overview of the project location.

Coastal Zone: No

Affected Parcel(s): Assessor's Parcel Numbers (APNs): 004-042-003 and 004-042-006

Current City of Eureka Land Use Designation: General Commercial (GM)

Current City of Eureka Zoning Designation: Service Commercial (SC)

Anticipated Permits and Approvals:

1) Approval of Conditional Use Permit (CUP) and Improvement Plans for the project by the City of Eureka Planning Commission
2) Approval of a Retailer License from the Department of Cannabis Control (DCC)
3) Issuance of Building Permit by the City of Eureka Building Department

Tribal Cultural Resources: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

On behalf of 1621 Broadway, LLC (Applicant), LACO Associates (LACO) requested a Native American Contact List and Sacred Lands File Search from the Native American Heritage Commission (NAHC) and a Records Search from the Northwest Information Center (NWIC). Responses were received on January 9, 2023, and January 20, 2023, respectively. LACO also sent letters and project-related documents on February 8, 2023, to the Native American tribes listed on the contact list received from the NAHC. The letters requested

input regarding any specific areas within the Area of Potential Effect which may be likely to harbor culturally valuable resources and may therefore merit additional protection or require a cultural monitor to be on-site during future development. The City of Eureka (City) sent referrals for comment on the project to the Blue Lake Rancheria, Wiyot Tribe, and the Bear River Band of Rohnerville Rancheria on December 1, 2022. To date, comments have been received from representatives of the Blue Lake Rancheria (December 1, 2022, and February 10, 2023), the Wiyot Tribe (December 1, 2022, and February 11, 2023), and the Bear River Band of Rohnerville Rancheria (February 23, 2023) requesting inclusion of the inadvertent archaeological discovery protocol per Section 7050.5(b) and (c) of the California Health and Safety Code, Sections 5097.94(k) and (i) and 5097.98(a) and (b) of the Public Resources Code (PRC), and Sections 15064.5(d-f) and 15126.4(b) (3) of the CEQA Guidelines, in the event any future activities related to the project will involve ground disturbance (please see Mitigation Measures CUL-1 through CUL-3 under Section V, Cultural Resources). The Tribes will also have the opportunity to review and comment on the Initial Study during the 30-day public review period. See Section XVIII (Tribal Cultural Resources) for additional detail.

CEQA Requirement:

The proposed project is subject to the requirements of the California Environmental Quality Act (CEQA). The Lead Agency is the City of Eureka. The purpose of this Initial Study (IS) is to provide a basis for determining whether to prepare an Environmental Impact Report (EIR) or a Negative Declaration. This IS is intended to satisfy the requirements of the CEQA (Public Resources Code, Div. 13, Sec. 21000-21177) and the State CEQA Guidelines (California Code of Regulations, Title 14, Sec 15000-15387).

CEQA encourages lead agencies and applicants to modify their projects to avoid significant adverse impacts (CEQA Section 20180(c) (2) and State CEQA Guidelines Section 15070(b) (2)).

Section 15063(d) of the State CEQA Guidelines states that an IS shall contain the following information in brief form:

1) A description of the project including the project location;
2) Identification of the environmental setting;
3) Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to provide evidence to support the entries;
4) Discussion of means to mitigate significant effects identified, if any;
5) Examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls; and
6) The name of the person or persons who prepared and/or participated in the Initial Study.

II. PROJECT DESCRIPTION

The proposed project involves utilization of an existing vacant, two-story, 9,615-square-foot commercial building located at 1621 Broadway in the City of Eureka in Humboldt County, California. The Applicant (1621 Broadway, LLC) is proposing to utilize the existing structure and a paved portion of Assessor's Parcel Number (APN): 004-042-003 as a cannabis retail storefront, with designated parking spaces for car-side pick-up service, that includes retail sales for off-site consumption of cannabis and cannabis products. Also, the Applicant is proposing to utilize an existing parking area on the adjacent parcel (1561 Broadway, APN: 004-042-006) to allow for the delineation of 18 parking spots. Collectively, both properties comprise the project site (Site). Under the proposed project, access would continue to be from Broadway (U.S. Route 101/Redwood Highway). The Site would continue to utilize the two (2) existing ingress and egress points located along the Site's northwestern boundary for the dedicated Site entrance and exit (see Figures 1 and 2).

Proposed Improvements

The Applicant is proposing to utilize an existing vacant, two-story, 9,615-square-foot building on APN: 004-042-003 for a cannabis retail storefront, with designated parking spaces for car-side pick-up service, that includes retail sales for off-site consumption of cannabis and cannabis products. Also, the Applicant is proposing to utilize an existing parking area on the adjacent parcel (APN: 004-042-006) which would allow for the delineation of eighteen (18) parking spots, one of which would be designated as an Americans with Disabilities Act (ADA)-compliant spot. Pursuant to §155.324.030 (Number of On-Site Parking Spaces Required) of Chapter 155 (Zoning Regulations) of the City of Eureka Municipal Code, one (1) parking space per 500 square feet of commercial space, or a total of 19 spaces, would be required for the project. However, the project qualifies for a 20% parking reduction for being within 900 feet of a bus stop, reducing the number of parking spaces required to a total of 15 spaces. Additionally, the project would include the installation of entry/exit sliding security gates, perimeter wrought iron or chain-link security fencing around both parcels and renovating the interior of the existing structure to accommodate the cannabis retail storefront. Minor exterior building improvements are also proposed. The Site Plans (included in Appendix B) indicate that the interior structure would include storage, office space, warehouse, and retail space. Exterior improvements would include parking pavement markings, installation of perimeter fencing and security gates for the entry/exit access off of Broadway (U.S. Route 101/Redwood Highway), bicycle parking area, landscaping improvements including installation of planter boxes for vegetation along the front of the site and two mature trees, and minor exterior building improvements (see Appendix B). Improvements would be made to the existing two-story building to facilitate the new commercial operation as proposed and address any nonconforming site features. The installation of the wrought iron or chain-link security fencing and entry/exit sliding security gates will not impede traffic on Broadway. However, it is anticipated that temporary closures may be required along the sidewalk while the fencing and gates are being installed.

Project Operation

The Applicant anticipates the proposed cannabis retail storefront with designated parking spaces for car-side pick-up service would be open for business seven (7) days a week, with daily operating hours between 9:00 a.m. and 9:00 p.m. The proposed number of employees is between four (4) and eight (8) employees, with potential growth depending on business conditions. Operations would be compliant with the California Department of Cannabis Control (DCC) and City of Eureka (City) requirements for retailers, including but not limited to, security requirements.

Utilities and Services

As the Site is located within the city limits of Eureka, the Site is served by the City of Eureka for potable water and sewer service. There are existing curb, gutter, sidewalk, and storm drainage improvements along the

Site's frontage along Broadway. Solid waste service at the Site is provided by Recology, which serves the City of Eureka and various areas within County of Humboldt. Pacific Gas and Electric Company (PG&E) provides the Site with electricity and natural gas services.

III. PROJECT SETTING AND LOCATION

The Site, totaling 0.51 acres, is located along Broadway (U.S. Route 101/Redwood Highway), between West 15th Street and West Wabash Street, in the northwestern area of the City of Eureka at 1621 and 1561 Broadway within the city limits of Eureka, California (Figure 1). The Site comprises two parcels: APN 004-042-003 (northern parcel; 0.379 acres) contains the existing two-story building and partial parking area, and APN 004-042-006 (southern parcel, 0.126 acres) contains the remainder of the parking area for the Site.

The Site contains existing commercial development with associated parking, which is surrounded by additional commercial development. The northern parcel (APN: 004-042-003) is developed with an existing two-story 9,615-square-foot commercial building and parking area, while the southern parcel (APN: 004-042-006) is comprised of a developed parking area. The Site is designated as General Commercial (GC) in the City of Eureka 2040 General Plan and is zoned as Service Commercial (SC). The Site is outside of the coastal zone. Cannabis retail is an allowable use in the SC district with a Conditional Use Permit (CUP).

Surrounding uses include existing commercial uses to the immediate north and south (including an existing gas station immediately south of the Site); an alleyway and California Department of Transportation (Caltrans) offices and yard to the east; and Broadway/Redwood 101 immediately to the west, with commercial and restaurant uses further to the west (across Broadway/Redwood Highway). A single-family residential neighborhood is located approximately 365 feet south of the Site. Humboldt Bay is located approximately 2,515 feet (0.48 miles) to the west of the Site. An existing cannabis retail storefront is located approximately 1,360 feet northeast and another approximately 1,088 feet to the south of the Site. One additional cannabis retail facility approximately 280 feet directly west of the Site has been approved but is not yet operational.

IV. ENVIRONMENTAL EFFECTS

An environmental checklist follows this section and addresses all potential adverse effects resulting from the proposed project. No significant adverse effects are expected from any of the proposed activities.

V. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a **"Potentially Significant Impact"** or "**Potentially Significant Unless Mitigation Incorporated**" as indicated by the checklists on the following pages.

	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources	X	Cultural Resources		Energy
	Geology/Soils		Greenhouse Gas Emissions	X	Hazards & Hazardous Materials
X	Hydrology/Water Quality		Land Use/Planning		Mineral Resources
	Noise		Population/Housing		Public Services
	Recreation		Transportation	X	Tribal Cultural Resources
	Utilities/Service Systems		Wildfire	X	Mandatory Findings of Significance

An explanation for all checklist responses is included, and all answers take into account the whole action involved and the following types of impacts: off-site and on-site; cumulative and project-level; indirect and direct; and construction and operational. The explanation of each issue identifies (a) the threshold of significance, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. The mitigation measures recommended for the project are included in Appendix A.

In the checklist the following definitions are used:

"**Potentially Significant Impact**" means there is substantial evidence that an effect may be significant.

"**Potentially Significant Unless Mitigation Incorporated**" means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

"**Less Than Significant Impact"** means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

"**No Impact"** means that the effect does not apply to the proposed project, or clearly will not impact nor be impacted by the proposed project.

DETERMINATION: (To be completed by the Lead Agency on the basis of this initial evaluation)

☐	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☒	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Caitlin Castellano, Senior Planner
Name and Title

I. **AESTHETICS**. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Thresholds of Significance: The project would have a significant effect on aesthetics if it would have a substantial adverse effect on a scenic vista; substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway; substantially degrade the existing visual character or quality of public views of the site and its surroundings (if the project is in a non-urbanized area) or conflict with applicable zoning and other regulations governing scenic quality (if the project is in an urbanized area); or create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

DISCUSSION

The project Site, comprising two Assessor's Parcel Numbers (APNs: 004-042-003 and 004-042-006), is designated and zoned for commercial use. The Site is currently developed with an existing two-story, 9,615-square-foot commercial building, proposed for use as a cannabis retail storefront, and 18parking spaces for employees and retail customer use during business operation hours. Currently, the Site is accessed via Broadway (U.S. Route 101/Redwood Highway) via two (2) ingress and egress points, to be utilized for dedicated Site entrance and exit.

No new construction is proposed on-site, although interior and exterior improvements to the existing two-story building and exterior improvements would occur. The interior of the existing building would be renovated to include storage, office space, warehouse, and retail space. Exterior improvements would also include parking pavement markings, and installation of perimeter fencing and security gates for the entry/exit access off of Broadway (U.S. Route 101/Redwood Highway; see Appendix B).

I.a-b) The proposed project is not located within a City- or County-mapped or designated scenic vista or within a scenic resources area. However, while the California Department of Transportation (Caltrans) identifies U.S. Route 101/Redwood Highway/Broadway, including the portion located adjacent the Site, as an eligible state scenic highway, it has not been officially designated (Caltrans, 2022). The City of Eureka General Plan 2040 (2018) Land Use Plan identifies the Site area as the North Broadway Corridor (pg. 19-20), but does not identify U.S. Route as a scenic highway nor any specific scenic vistas in the vicinity of the Site. Although buildings that are a minimum of 45 years of age may be eligible for historical listing and the existing building on-site was constructed in 1958 (making it 65 years old), it is not known to be a building of significance, nor are any exterior improvements proposed to the structure under the project. As the Site is

not a designated scenic vista, is not located in the vicinity of a designated scenic vista, nor located along a state scenic highway, no impact would occur.

I.c) As noted above, the Site's location and surrounding vicinity is predominately developed and considered a developed urban area. Surrounding uses include existing commercial and restaurant uses to the immediate west, north, and south (including an existing gas station immediately south of the Site); an alleyway and Caltrans offices and yard to the east; and Broadway (U.S. Route 101/Redwood Highway) that runs parallel to the west. Broadway (U.S. Route 101/Redwood Highway) is a four-lane road that serves as the main thoroughfare for the City of Eureka. The proposed project does not include any major construction to occur. The project proposes to utilize an existing vacant commercial building as a cannabis retail storefront. The project would not be anticipated to substantially degrade the existing visual character or quality of public views of the Site and its surroundings. Public views of the Site would not be significantly altered and would be consistent with uses along Broadway, including the surrounding commercial uses to the west, southwest, and northwest of the Site. Additionally, the proposed use would be compatible with the Site's zoning designation [Service Commercial (SC)], subject to a Conditional Use Permit (CUP). A less than significant impact would occur.

I.d) The proposed development would not create a new source of substantial light or glare at the Site that would adversely affect day or nighttime views in the area. Predominately, the project involves interior improvements to the existing structure, although minor exterior improvements are also proposed (see Appendix B). Parking lot improvements will require outdoor lighting, but compliance with City regulations will ensure any lighting impacts are less than significant. As such, a less than significant impact would occur.

MITIGATION MEASURES
No mitigation required.

FINDINGS
The proposed project would have a **Less than Significant Impact** on Aesthetics.

II. AGRICULTURE AND FORESTRY RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	☐	☐	☐	☒

Thresholds of Significance: The project would have a significant effect on agriculture and forestry resources if it would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (hereafter "farmland"), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses; conflict with existing zoning for agricultural use or a Williamson Act contract; conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)); Result in the loss of forest land or conversion of forest land to non-forest use; or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use.

DISCUSSION

The Site has a City of Eureka 2040 General Plan land use designation of General Commercial (GC) and is zoned as Service Commercial (SC). Humboldt County is not mapped under the California Department of Conservation's (DOC) Farmland Mapping & Monitoring Program. However, the proposed project is located in a commercially developed area and does not contain farmland. The Site is designated as General Commercial (GC) in the City of Eureka 2040 General Plan and is zoned as Service Commercial (SC). Existing on-site development contains an existing vacant commercial building with parking.

II.a-b) As previously described, the Site and surrounding area contain existing commercial development, and there is no farmland located on-site or in the vicinity of the Site. The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, conflict with existing zoning for agricultural use, or a Williamson Act contract. No impact would occur.

II.c-d) As discussed above, the Site is currently zoned as Service Commercial (SC) under the Eureka Zoning Code and is therefore neither designated nor zoned as forest land or timberland. In addition, there are no existing trees on-site. As such, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.

II.e) There are no components of the proposed project that would involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use. The proposed project is the utilization of an existing commercial building. No impact would occur.

MITIGATION MEASURES
No mitigation required.

FINDINGS
The proposed project would have **No Impact** on Agricultural and Forestry Resources.

III. **AIR QUALITY**. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Thresholds of Significance: The project would have a significant effect on air quality if it would conflict with or obstruct implementation of applicable air quality plans; result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; expose sensitive receptors to substantial pollutant concentrations; or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

DISCUSSION: The City of Eureka is located in the North Coast Air Basin (NCAB), which extends from northern Sonoma County in the south to the Oregon border in Del Norte County and contains Mendocino and Humboldt counties. Eureka is located on the Humboldt County coast, generally characterized by cool summers with frequent fog and mild winters with substantial rain. The ocean helps to moderate temperatures year-round, with the average temperature in Eureka between 48 and 50 degrees Fahrenheit in the winter and between 55 and 57 degrees in the summer. The predominant winds in Eureka are from the north-northwest at an average speed of 8 to 10 miles per hour. Due to the location along the coast and the relatively low temperatures, the potential for air pollutant accumulation in Eureka is low (City of Eureka General Plan 2040-Air Quality).

Sensitive receptors (which includes, but is not limited to, children, senior citizens, and acutely or chronically ill people) are more susceptible to the effect of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. The nearest known potential sensitive receptors to the Site include a single-family residential neighborhood, which is located approximately 365 feet south of the Site.

Air pollution control in the State of California is based on federal, state, and local laws and regulations. The United States Environmental Protection Agency (EPA), California Air Resources Board (CARB), and regional clean air agencies all regulate air quality. Air districts in California are required to monitor air pollutant levels to assure that National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are met and, in the event that they are not, to develop strategies to meet these standards. Depending on whether the standards are met or exceeded, the local air basin is classified as being in "attainment" or "non-attainment." Efforts to reduce air emissions are required by the Clean Air Act (CAA) and the California Clean Air Act. The federal government, primarily through the EPA, sets federal health standards for air emissions. The EPA also oversees state and local actions and implements programs for toxic air pollutants, heavy-duty trucks, locomotives, ships, aircraft, off-road diesel equipment, and other types of industrial equipment. In California, the CARB sets state air quality standards and implements programs to improve air quality. The thresholds set by the EPA and CARB of criteria pollutants, which include ozone (O_3), carbon monoxide (CO), oxides of nitrogen (NOx), lead (Lb), sulfur dioxide (SO_2), particulate matter less than

10 microns in size (PM_{10}), and particulate matter less than 2.5 microns in size ($PM_{2.5}$), are shown below in Table 1. The standards set by the CARB are generally more stringent than those set by the EPA and the CARB has set additional standards for visibility-reducing particles (of any size), sulfates, and hydrogen sulfide (H_2S).

Table 1. National and California Ambient Air Quality Standards

Pollutant	**Averaging Time**	**National** a,c	**State of California** b,c
Ozone	1 hour	NA	0.09 ppm (180 μg/m³)
	8 hour	0.07 ppm (137 μg/m³)	0.07 ppm (137 μg/m³)
Carbon Monoxide	1 hour	35 ppm (40,000 μg/m³)	20 ppm (23,000 μg/m³)
	8 hour	9 ppm (10,000 μg/m³)	9.0 ppm (10,000 μg/ m³)
Nitrogen Dioxide	1 hour	100 ppb (188 μg/m³)	0.18 ppm (339 μg/m³)
	Annual	0.053 ppm (100 μg/m³)	0.03 ppm (57 μg/m³)
Sulfur Dioxide	1 hour	75 ppb (196 μg/m³)	0.25 ppm (655 μg/m³)
	3 hour	NA	NA
	24 hour	0.14 ppm	0.04 ppm (105 μg/m³)
	Annual	0.03 ppm	NA
Particulate Matter (PM_{10})	24 hour	150 μg/m³	NA
	Annual	12.0 μg/m³	12 μg/m³
Sulfates	24 hour	NA	25 μg/m³
Lead	30 day	NA	1.5 μg/m³
	Calendar Quarter	1.5 μg/m³	NA
Hydrogen Sulfide	1 hour	NA	0.03 ppm (42 μg/m³)
Vinyl Chloride	24 hour	NA	0.010 ppm (26 μg/m³)

a National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 μg/m3 is equal to or less than one. For $PM_{2.5}$, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard.

b California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM_{10}, $PM_{2.5}$, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded.

c ppm = parts per million by volume; μg/m3 = micrograms per cubic meter.

NA Not Applicable.

Source: California Air Resources Board (CARB). 2016. Ambient Air Quality Standards. Available at: https://ww2.arb.ca.gov/sites/default/files/2020-07/aaqs2.pdf.

The North Coast Unified Air Quality Management District (NCUAQMD) is a regional environmental regulatory agency which has jurisdiction over Humboldt, Del Norte, and Trinity counties in northern California. The NCUAQMD is listed as "attainment" or "unclassified" for all the federal and state ambient air quality standards with the exception of the state 24-hour particulate (PM_{10}) standard in Humboldt County only (CARB, 2018, 2019a). In 1995, the NCUAQMD prepared a Draft Particulate Matter (PM_{10}) Attainment Plan to identify the primary sources of PM_{10} in the District and recommend control measures (NCUAQMD, 1995). In the Draft Plan, the largest source of particulate matter is fugitive dust emissions from vehicular traffic on unpaved roads. The California Clean Air Act does not require attainment plans or transportation conformity for Districts that

exceed the PM_{10} standard, but only requires that the Districts make reasonable efforts toward coming into attainment, defined as a five percent reduction in emissions per year, until the standard is attained.

As previously discussed, the Site is commercially developed and contains an existing two-story, 9,615-square-foot commercial building with an existing paved parking lot. Surrounding uses include existing commercial uses to the immediate north and south (including an existing gas station immediately south of the Site); an alleyway and Caltrans offices and yard to the east; and Broadway/Redwood 101 immediately to the west, with commercial and restaurant uses further to the west (across Broadway/Redwood Highway). A single-family residential neighborhood is located approximately 365 feet south of the Site.

Site improvements proposed under the project include the construction of an entry/exit sliding security gates, perimeter wrought iron security fencing around both APNs, minor exterior building improvements, and renovating the interior of the existing structure to accommodate the operation cannabis retail storefront floor plan. The Site Plans (Appendix B) indicate that the interior structure would be updated to include storage, office space, warehouse, and retail space. In addition, exterior improvements, including parking pavement markings, installation of perimeter fencing and security gates for the entry/exit access off of Broadway (U.S. Route 101/Redwood Highway), and minor exterior building improvements, would also occur. No new construction is proposed on the subject Site. The installation of the wrought iron security fencing and entry/exit sliding security gates will not impede traffic on Broadway.

Emissions from the proposed project would be comprised of ongoing operational emissions. Operational emissions are not expected to increase, as the proposed use (retail) would be consistent with the Site's historic commercial use, which was most recently utilized as a bicycle and sporting goods retail store. Access to the Site would not change; the Site would continue to utilize the two (2) existing ingress and egress points located along the Site's northwestern boundary for the dedicated Site entrance and exit.

III.a-b) The project would not conflict with or obstruct implementation of any air quality plan or result in a cumulatively considerable net increase of PM_{10}, the only criteria pollutant for which the project region is in non-attainment (NCUAQMD, Particulate Matter (PM_{10}) Attainment Plan, 1995). The proposed project would not be anticipated to result in a cumulatively considerable net increase of any criteria pollutant, as the Site has historically been utilized for commercial/retail use. Additionally, the Site is located approximately 650 feet north of an existing bus stop located on W. Del Norte Street between Fairfield Street and Spring Street, providing a public and transportation friendly option for customers and employees traveling to and from the Site. Due to the proximity of the existing bus stop to the Site, the project may also receive a 20% parking reduction, bringing the total number of parking spaces required to 15 spaces. A less than significant impact would occur.

III.c) Sensitive receptors are generally defined as people that have an increased sensitivity to air pollution or environmental contaminants, and include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling unit(s). As discussed above, the nearest sensitive receptor is a single-family residential neighborhood located approximately 365 feet south of the Site.

Site improvements proposed under the project include the construction of entry/exit sliding security gates, perimeter wrought iron or chain link security fencing around both APNs, minor exterior building improvements, and renovating the interior of the existing structure to accommodate the operation cannabis retail storefront floor plan. An odor control system would also be installed, as necessary, to ensure no odor is detectable outside the walls of the facility, as required under §158.021(L) (Odors) of Chapter 158 (Cannabis) of the City of Eureka Municipal Code. The project would also be required to provide an odor control system, including

a minimum of one exhaust fan and filter. Additionally, installation of a bicycle parking area and landscaping improvements including installation of planter boxes for vegetation along the front of the site and two mature trees are proposed. The odor control system will be reviewed and improved as necessary as part of the City licensing process which requires a pre-operational inspection, and operators of the cannabis uses proposes will be required to obtain all necessary City and State cannabis licenses. Apart from the installation of the entry/exist sliding security gates and perimeter fencing, bicycle storage structure, and landscaping improvements, the project does not propose construction activities that could present a concern for point source or acute pollutant concentrations that could impact nearby sensitive receptors, as the renovations would occur within the existing commercial building. A less than significant impact would occur.

III.d) The proposed project would not create substantial emissions (such as odors or dust) adversely affecting a substantial number of people. A significant amount of construction or construction related equipment is not proposed for use onsite, outside of the installation of the entry/exist sliding security gates and perimeter fencing and building improvements. Operations will utilize an odor control system with a minimum of one fan and filter system that will be modified or approved prior to commercial operations can commence to ensure efficacy of the system. A less than significant impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have a **Less Than Significant Impact** on Air Quality.

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Thresholds of Significance: The project would have a significant effect on biological resources if it would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

DISCUSSION

The following environmental setting is generally based on the conducting online assessment using the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) inventory of the status and locations of sensitive plants and wildlife species. The CNDDB assessment was conducted in December 2022 to analyze potential of sensitive biological resources to occur on the Site.

As discussed, the proposed project consists of the utilization of an existing two-story, 9,615-square-foot commercial building for a cannabis retail storefront with associated parking. Additionally, the project proposes the installation of entry/exit sliding security gates, wrought iron security fencing around the perimeter of the Site, minor exterior building improvements, and renovating the interior of the existing structure to accommodate the operation cannabis retail storefront floor plan. The project plans (including in Appendix B) indicate that the interior structure would include storage, office space, warehouse, and retail space. The subject Site is located in a predominately commercially developed area adjacent to Broadway (U.S. Route 101/Redwood Highway).

The project Site is located approximately 2,515 feet (0.48 miles) east of Humboldt Bay. Additionally, the closest mapped wetland area is located approximately 875 feet northwest of the Site, as per the City's GIS portal. Pursuant to the U.S. Fish and Wildlife Service's (USFWS) National Wetland Mapper (2023) and the City's GIS portal, the Site does not contain any creeks/streams or wetland on-site, nor are there any mapped watercourses in the vicinity of the Site. The CNDDB inventory assessment conducted in December 2022 identified no mapped or potentially occurring special-status wildlife and/or rare plant species on-site or in the vicinity of the project area. Additionally, a database query of the California Native Plant Society's (CNPS) Inventory of Rare Plants (2022) indicated no native plants species reported within the proposed project area.

IV.a) The proposed project will not have a substantial adverse effect any candidate, sensitive, or special status species. As noted above, there are no identified or potentially occurring special-status wildlife and/or rare plant species within the boundaries or in the vicinity of the Site. Additionally, due to the existing developed nature of the Site, there are no trees that could provide suitable habitat for nesting bird species directly on the Site, and there would be no direct potential for impacts to nesting birds and raptors. No impact would occur.

IV.b-c) As discussed above, there are no creeks/streams, wetlands, or riparian habitat located on-site. The project Site is located approximately 2,515 feet (0.48 miles) east of Humboldt Bay, and the closest mapped wetland area is located approximately 875 feet northwest of the Site. Installation of the proposed entry/exit security gates and security wrought iron perimeter fencing is not anticipated to require substantial modifications to the developed parcels or ground disturbance.

As such, the proposed project will not have adverse effects on any watercourses, riparian habitat, or other sensitive natural community identified in local or regional plans, policies, and regulation by the CDFW and USFWS. No impact would occur.

IV.d) The project would not be anticipated to substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The subject Site is both commercially developed and surrounded by commercial development on all sides, with Broadway (U.S. Route 101/Redwood Highway) running immediately adjacent to the Site's western boundary. The existing developed commercial Site contains an existing building, with the remainder of the Site paved for commercial. The Site does not contain any existing trees or watercourses, and, as a result, the Site is not anticipated to provide habitat or be utilized by migratory fish or wildlife species, including nesting birds and raptors. No impact would occur.

IV.e) The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No construction is proposed, other than interior building improvements, minor exterior building improvements, and installation of entry/exit sliding security gates and perimeter fencing, and, as such, a significant amount of new ground disturbance would not occur.

Additionally, the Site is entirely developed with the existing commercial building and pavement, with no on-site trees or natural features. No impact would occur.

IV.f) There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that apply to the Site. No impact would occur.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

The proposed project would have **No Impact** on Biological Resources.

V. **CULTURAL RESOURCES**. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Thresholds of Significance: The project would have a significant effect on cultural resources if it would cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5; cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5; or disturb any human remains, including those interred outside of formal cemeteries.

DISCUSSION

This section describes the results of the Native American Heritage Commission (NAHC) Native American Contact List request and Sacred Lands File search, Northwest Information Center (NWIC) Records Search, and tribal consultation with the local tribes. Please note that due to the confidential nature of this material, copies of the responses are not enclosed with this Initial Study.

NAHC Native American Contact List and Sacred Lands File Search

On December 9, 2023, the Applicant's consultant (LACO Associates) prepared and delivered a request to the NAHC for a Native American Contact List and a Sacred Lands File (SLF) search to identify the local tribes and determine whether the Site is known to contain cultural resources, respectively. A response from the NAHC was received on January 9, 2023, which included a Native American Contact List listing fifteen (15) tribal contacts. Additionally, the NAHC response letter noted that the SLF completed for the area of potential effect resulted in negative results.

NWIC Records Search

On December 9, 2023, the Applicant's consultant prepared and delivered a Records Search Request to the Northwest Information Center (NWIC) to evaluate the potential to encounter archaeological or historic resources during construction or operation of the proposed project. A Records Search Results letter was received from NWIC on January 20, 2023, in which it was noted that a records search was conducted for the project by reviewing pertinent NWIC base maps that reference cultural resources records and reports, historic-period maps, and literature for Humboldt County.

As provided in NWIC's letter, three prior cultural resource studies [Study #127 (Berg 1974), Study #129 (Berg 1974), and Study #886 (Benson, Frederickson, and McGrew 1977)] include the proposed Area of Potential Effect (APE) in their overall maps, but it is unclear as to whether the researchers surveyed the proposed APE. However, the APE contains no previously recorded archaeological resources. Additionally, the State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no previously recorded buildings or structures within or adjacent to the APE.

One (1) Native American village and one (1) Native American trail are located in the general vicinity of the APE. Based on an evaluation of the environmental setting and features associated with known Native American sites, there is a high potential for unrecorded Native American resources to be located on-site, due to the Site's location less than one-quarter mile from Humboldt Bay and close proximity to wetlands and at least one natural drainage.

Regarding historical resources, NWIC's review of historical literature and maps gives no indication of the possibility of historic-period archaeological resources within the project area. While the general vicinity of the proposed project underwent early development during the mid to late 19th century, maps from those eras and from the early 20th century fail to show any buildings or structures with the APE. As such, there is a low potential for unrecorded historic-period archaeological resources to be located within the APE.

As only minor ground disturbance is projected under the project for the installation of gate/fence posts and landscaping features, the NWIC does not recommend further study for archaeological resources. However, additional recommendations are included in NWIC's response letter, including proper protocol in the event archaeological resources or human remains are encountered on-site during construction and recommending recording any identified cultural resources on DPR 523 historic resource recordation forms. The recommendations provided by the NWIC have been integrated into the project as mitigation measures in the event of inadvertent discovery of cultural resources (see Mitigation Measures CUL-1 and CUL-2, below).

Tribal Consultation

The City of Eureka sent referrals for comment on the project to the Blue Lake Rancheria, Wiyot Tribe, and the Bear River Band of Rohnerville Rancheria on December 1, 2022. Responses were received that same day and later from all three Tribes (referenced below).

On February 8, 2023, the Applicant's consultant sent outreach letters to the fifteen (15) tribal contacts identified on the NAHC Native American Contact List to request input on any specific areas within the APE that may be likely to harbor culturally valuable resources and any recommendations requested for the project. To date, comments have been received from representatives of the Blue Lake Rancheria (December 1, 2022, and February 10, 2023), the Wiyot Tribe (December 1, 2022, and February 11, 2023), Bear River Band of Rohnerville Rancheria (February 28, 2023) requesting inclusion of the inadvertent archaeological discovery protocol per Section 7050.5(b) and (c) of the California Health and Safety Code, Sections 5097.94(k) and (i) and 5097.98(a) and (b) of the Public Resources Code (PRC), and Sections 15064.5(d-f) and 15126.4(b) (3) of the CEQA Guidelines, in the event any future activities related to the project will involve ground disturbance (please see Mitigation Measures CUL-1 through CUL-3, below). The Tribes will also have the opportunity to review and comment on the Initial Study during the 30-day public review period.

V.a) The project is not anticipated to have an adverse effect on historical resources. As noted above, there is a low potential for historic-period archaeological resources to be within the project area. Given the potential for archaeological resources in the APE, there is a recommendation to include archival research and a field examination. However, as per the project description provided to the NWIC office, the proposed project activities entail only minor ground disturbance. The project is not expected to have an adverse effect, as the NWIC records review resulted in no other historical resources identified at the Site. A less than significant impact would occur.

V.b-c) As noted above, there is a high potential for Native American archaeological resources and a low potential for historic-period archaeological resources to be within the APE. However, the proposed project activities do not entail ground disturbance, and, as a result, further study, including archival research and

field examination, is not recommended. The NWIC provides proper protocol in the event of inadvertent discovery of cultural resources on the subject Site, also requested by representatives of the Blue Lake Rancheria, Wiyot Tribe, and Bear River Band of Rohnerville Rancheria, which have been incorporated as Mitigation Measures CUL-1 and CUL-2. Additionally, Mitigation Measure CUL-3 provides proper protocol in the event human remains are encountered.

The project is not anticipated to cause a substantial adverse change in the significance of an archaeological resource or disturb any human remains, with implementation of respective mitigation measures in the event of inadvertent discovery. With mitigation incorporated, a less than significant impact would occur.

MITIGATION MEASURES

CUL-1: In the event archaeological resources or cultural resources are inadvertently unearthed or discovered on-site, work shall be temporarily halted in the vicinity of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect cultural resources.

Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

CUL-2: Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069.

CUL-3: In the event human remains are encountered on the subject Site, all work must stop in the immediate vicinity of the discovered remains and the City of Eureka or Humboldt County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains can be provided. Work may proceed in other parts of the project area while appropriate treatment of the remains is carried out.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Cultural Resources.

VI. ENERGY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Thresholds of Significance: The project would have a significant effect on energy if it would result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation.

DISCUSSION

On October 7, 2015, Governor Edmund G. Brown, Jr. signed into law Senate Bill (SB) 350, known as the Clean Energy and Pollution Reduction Act of 2015 (De León, Chapter 547, Statutes of 2015), which sets ambitious annual targets for energy efficiency and renewable electricity aimed at reducing greenhouse gas (GHG) emissions. SB 350 requires the California Energy Commission (CEC) to establish annual energy efficiency targets that will achieve a cumulative doubling of statewide energy efficiency savings and demand reductions in electricity and natural gas final end uses by January 1, 2030. This mandate is one of the primary measures to help the state achieve its long-term climate goal of reducing GHG emissions to 40 percent below 1990 levels by 2030. The proposed SB 350 doubling target for electricity increases from 7,286 gigawatt hours (GWh) in 2015 up to 82,870 GWh in 2029. For natural gas, the proposed SB 350 doubling target increases from 42 million of therms (MM) in 2015 up to 1,174 MM in 2029 (CEC, 2017).

Under the project, the existing on-site commercial building would include interior renovations to update the structure for use as a cannabis storefront, in addition to exterior improvements, including installation of entry/exit security gates and security wrought iron and chain link perimeter fencing around the perimeter of the Site, and minor exterior building improvements. The proposed cannabis retail storefront would include 18 on-site parking spaces. The Applicant anticipates the proposed cannabis storefront would be open for business seven (7) days a week, with daily operating hours between 9:00 a.m. and 9:00 p.m. The proposed number of employees is between four (4) and eight (8) employees, with potential growth depending on business conditions. Electricity and natural gas for the Site would continue to be provided by Pacific Gas and Electric Company (PG&E).

Renovations under the proposed project may be subject to Part 6 (California Energy Code) of Title 24 of the California Code of Regulations, which contains energy conservation standards applicable to residential and non-residential buildings throughout California. The Building Energy Efficiency Standards are designed to ensure new and existing buildings achieve energy efficiency by reducing wasteful, uneconomic, inefficient, or unnecessary consumption of energy and enhance outdoor and indoor environmental quality.

XIX.a-b) The proposed project would not be anticipated to result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy or wasteful use of energy resources, nor would the proposed project conflict with or obstruct a State or local plan for renewable energy or energy efficiency. The subject Site has historically been utilized for commercial/retail use, consistent with the Site's land use and zoning designations [General Commercial (GC) and Service Commercial (SC), respectively]. Additionally, the proposed use would also be compatible with the Site's zoning designation, subject to a Conditional Use Permit (CUP). Interior building renovations would be required for the project, in

addition to exterior improvements, including installation of entry/exit security gates, security wrought iron perimeter fencing, parking lot markings, and minor exterior building improvements. Compliance Title 24 standards is required for new installations or retrofits in existing buildings. The proposed retail use would not require an excessive amount of energy or be wasteful of energy resources and is anticipated to be consistent with the energy demand of the prior retail use of the Site. A less than significant impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have a **Less Than Significant Impact** on Energy.

VII. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Thresholds of Significance: The project would have a significant effect on geology and soils if it would directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides; result in substantial soil erosion or the loss of topsoil; be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property; have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater; or directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

DISCUSSION

Eureka is located in a region that has numerous active onshore and offshore faults, with the active Little Salmon fault intersecting the southwestern edge of the city. Earthquake recurrence intervals along the Little Salmon Fault are estimated at between 400 and 800 years, with the last major earthquake along the fault having occurred approximately 415 years ago. Throughout the region, there is the potential for damage resulting from movement along any one of a number of the active faults, seismic shaking, and seismically

induced ground failures (e.g., liquefaction) (General Plan 2018). However, no known active fault crosses the Site. The nearest known active fault is the Little Salmon fault, which is mapped approximately 2.17 miles to the southwest of the Site, followed closely by the Freshwater Fault zone, located approximately 4.79 miles northeast of the Site.

The soil type underlying the Site is the Urban land-Halfbluff-Redsands complex, 0 to 5 percent slopes (Soil Type #212). This soil type is comprised of sandy loam and sand, is moderately well drained (Halfbluff) and somewhat poorly drained (Redsands), has a depth to water table of between 14 to 22 inches, and is not susceptible to flooding, but frequent ponding (NRCS, 2019).

Per the Humboldt County Web GIS, the Site is classified as "Relatively Stable" for seismic safety. There are no historic landslides mapped near the Site, due to the relatively flat nature of the surrounding area. The City of Eureka has mapped the Site and immediate vicinity as potentially susceptible to liquefaction (GIS, n.d.).

VII.a.i) Seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. The magnitude and nature of fault rupture can vary for different faults or even along different strands of the same fault. Surface rupture can damage or collapse buildings, cause severe damage to roads and pavement structures, and cause failure of overhead as well as underground utilities. Although the project Site resides in region of high seismic activity, the Site, however, does not lie in a fault rupture zone, as delineated by the Alquist-Priolo Earthquake Fault Zoning Map (USGS Geologic Hazards Science Center).

Based on the information provided above, it has been determined the proposed project will not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake, fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Therefore, the proposed project would result in a less than significant impact.

VII.a.ii) As noted above, there are no mapped faults or Alquist-Priolo special studies zones traversing the Site. However, since the project area is situated within a seismically active region and given the proximity of significant active faults to the Site, the Site will likely experience strong ground shaking during the economic life span of any development on the Site. The project will utilize a commercially designated and zoned Site and an existing structure that has historically been used for retail, and no new development will occur on-site. As such, the proposed project, would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. A less than significant impact would occur.

VII.a.iii) Based on geologic maps provided by the United States Geologic Society (USGS), the Site has low liquefaction susceptibility. However, as the Site is situated within a seismically active region, the potential exists for seismic-related ground failure at the Site. The project will utilize a commercially designated and zoned Site and an existing structure that has historically been used for retail, and no new development will occur on-site. The project does not propose additional earthwork beyond the installation of a security fence requiring the drilling and/or boring a shallow depth into the existing concrete to mount the wrought iron and chain link security fences, installation of a bicycle storage structure, and landscaping improvements. A less than significant impact would occur.

VII.a.iv) Landslides generally occur on relatively steep slopes and/or on slopes underlain by weak sediments. The Site consists of generally flat previously developed land with asphalt pavement and concrete, and no

bare soils. Given the minimal slopes of the subject Site and immediate vicinity, and since no historic landslides have been mapped within the vicinity of the Site, the potential for landslides is negligible. No impact would occur.

VII.b) No new construction is proposed on-site, although renovations to the existing two-story building would occur. The only changes proposed by this project include the construction of entry/exit sliding security gates, perimeter wrought iron and chain link security fencing, parking pavement markings, minor exterior building improvements, and renovating the interior of the existing structure to accommodate the proposed cannabis retail storefront.

As described, the Site does not have bare soil, nor will it be modifying topsoil as the Site is completely developed with surfacing of concrete and asphalt. Additional planter boxes will be installed along the front of the site and dispersed in the parking lot to perform landscaping improvements. The project will require some drilling and/or boring to a shallow depth through the concrete and asphalt surfaces to provide adequate anchoring for the installation of the security fencing and sliding entry/exit gates. A less than significant impact would occur.

VII.c) The Site is commercially developed with an existing building with parking area. Elevations are primarily flat. Although the North Coast region is seismically active, the Site is in an area characterized as relatively stable per the Humboldt County GIS system. There are no documented on- or offsite landslide hazard areas identified on-site or the immediate vicinity. While the City has mapped the Site and surrounding area as potentially susceptible to liquefaction (n.d.), the project would involve re-use of an existing commercial site, and would therefore not increase impacts associated with liquefaction.

Based on the information provided above, it has been determined the proposed project will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, the proposed project would result in a less than significant impact.

VII.d) Expansive soils generally consist of cohesive fine-grained clay soils and represent a significant structural hazard to structures and roads founded on them as they have a tendency to undergo volume changes (shrink or swell) with changes in moisture content. The project does not propose substantial changes to the Site requiring re-engineering or alterations to the previously developed two-story structure and related parking areas. As proposed, the potential for expansive soils creating substantial direct or indirect risks to life or property is limited and a less than significant impact would occur.

VII.e) The Site is served by the City of Eureka for community wastewater service. As such, the use of a septic tank or alternative wastewater disposal system would not be required for the project, and no impact would occur.

VII.f) The project proposes to utilize an existing two-story 9,615-square-foot building for a cannabis retail storefront. Interior renovations to the existing structure, as well as minor exterior building improvements, are proposed. However, no additional ground disturbance beyond the drilling and/or boring required to install adequate mounts for the proposed perimeter security fencing and sliding gates at the Site's existing ingress and egress points and new landscaping would be required. A less than significant impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have a **Less Than Significant Impact** on Geology and Soils.

VIII. **GREENHOUSE GAS EMISSIONS**. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Thresholds of Significance: The project would have a significant effect on greenhouse gas emissions if it would generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

DISCUSSION

The Global Warming Solutions Act of 2006, also known as Assembly Bill (AB) 32, is a State law that establishes a comprehensive program to reduce GHG emissions from all sources throughout the State. AB 32 requires the State to reduce its total GHG emissions to 1990 levels by 2020, a reduction of approximately 15 percent below emissions expected under a "business as usual" scenario. Pursuant to the AB 32 Scoping Plan (last reviewed in 2018), the California Air Resources Board (CARB) must adopt regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. The following major GHGs and groups of GHGs being emitted into the atmosphere are included under AB 32: carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), and nitrogen trifluoride (NF_3). The 2020 GHG emissions statewide limit set by AB 32, equal to the 1990 level, is 431 million metric tons of carbon dioxide equivalent ($MMTCO_2e$) (CARB, 2018). Pursuant to Senate Bill (SB) 32 and Executive Order S-3-05, California has a reduction target to reduce GHG emissions to 40 percent below 1990 levels by 2030 and 80 percent below 1990 levels by 2050.

CARB, in its *California Greenhouse Gas Emissions for 2000 to 2020* Report (2022), states that GHG emissions within the State of California have generally followed a declining trend since the peak in 2004. In 2020, statewide GHG emissions were 369.2 million metric tons of CO_2 equivalent ($MMTCO_2e$), 35.3 $MMTCO_2e$ lower than 2019 levels and 61.8 $MMTCO_2e$ below the 2020 statewide GHG limit of 431 $MMTCO_2e$. Notably, State GHG emissions dropped below the 2020 GHG limit in 2014 and have remained below since that time. It is noted that the 2019 to 2020 decrease in emissions is likely due in large part to the impacts of the COVID-19 pandemic, and economic recovery from the pandemic may result in emissions increases over the next few years (CARB-California, 2022). The transportation section remains the largest source of GHG emissions in the State, accounting for approximately 38 percent of the State's GHG emissions in 2020 (CARB-Current, 2022).

The Site is located within the NCAB and is subject to the requirements of the North Coast Unified Air Quality Management District (NCUAQMD). The NCUAQMD is a regional environmental regulatory agency that has jurisdiction over Humboldt, Del Norte, and Trinity counties in Northern California. The NCUAQMD has also not adopted quantitative thresholds for determining the significance of GHG emissions, nor has the NCUAQMD adopted a qualified plan, policy, or regulation to reduce emissions that qualifies for tiering in CEQA documents (per State CEQA Guidelines Section 15183.5(a); NCUAQMD, 2015).

VIII.a) The proposed project would not have a significant impact on greenhouse gas (GHG) emissions as neither installation of the wrought iron perimeter security fence and sliding gates, the proposed interior building renovations, minor exterior building improvements, nor operation of the project would generate

significant amounts of GHGs. As discussed, the project would not significantly increase operational emissions of the Site from the prior use of the Site (also a retail establishment), and would be compatible with the Site's zoning designation [Service Commercial (SC)], subject to a Conditional Use Permit (CUP). Therefore, a less than significant impact would occur.

VIII.b) The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. A GHG impact would be significant if GHG emissions from the proposed project would conflict with an applicable plan, policy, or regulation for the purpose of reducing GHG emissions. A Climate Action Plan has not been adopted by the NCUAQMD or City of Eureka. For the proposed project, it is analyzed whether the emissions obstruct compliance with the GHG emission reduction goals in Assembly Bill (AB 32) and Senate Bill 32 (SB 32). Although a Climate Action Plan has not been adopted, a significant amount of GHG emissions is not anticipated under the project, as described above. In addition, the proposed project would not conflict with local, NCUAQMD, State, or federal regulations pertaining to GHG emissions. A less than significant impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have a **Less Than Significant Impact** on Greenhouse Gas Emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☒	☐	☐
f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Thresholds of Significance: The project would have a significant effect on hazards and hazardous materials if it were to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment; result in a safety hazard or excessive noise for people residing or working in the project area if located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; or impair the implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan; or expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

DISCUSSION

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or has characteristics defined as hazardous by a federal, state, or local agency. Chemical and physical properties such as toxicity, ignitability, corrosiveness, and reactivity cause a substance to be considered hazardous. These properties are defined in the California Code of Regulations, Title 22, Article 3: Characteristics of Hazardous Waste (effective July 1, 1991). A "hazardous waste" includes any hazardous material that is discarded, abandoned, or will be recycled. The criteria that render a material hazardous also

cause a waste to be classified as hazardous, per California Health and Safety Code, Chapter 6.5, Section 25117 (effective January 1, 1997).

A cannabis retail storefront is proposed on-site under the project and would utilize an existing vacant commercial building. Although cannabis growing and extraction operations may utilize a variety of hazardous materials, including but not limited to carbon dioxide, nitrogen, diesel, propane, butane, solvents, fertilizers, and/or pesticides, the cannabis to be sold on-site would be grown and processed elsewhere, thereby minimizing potential impacts associated with the transport, use, and disposal of hazardous materials as a result of the project.

A Soil and Groundwater Management Contingency Plan (SGMCP) was prepared by LACO Associates on January 25, 2023 (see Appendix C) for the Site regarding the Site's status as a Leaking Underground Storage Tank (LUST) Cleanup Site [North Coast Regional Water Quality Control Board (NCRWQCB) Case No. 1THU424]. Per the SGMCP, the Site was granted No Further Action Required (NFAR) status by the Humboldt County Department of Environmental Health (DEH) and the NCRWQCB in 2010. The NFAR status was contingent on the preparation and submittal of a SGMPC. The former Wonderland Supply, located at 1621 Broadway (APN 004-042-003) is the location of the LUST Cleanup Site (LACO, 2023).

As described in the SGMCP, the unauthorized release was discovered during the removal of two underground storage tanks (USTs) on May 29, 1992. The two former USTs consisted of one 550-gallon gasoline and one 550-gallon waste oil UST. Historic investigations at the Site have identified two (2) secondary sources that have impacted soil and groundwater including one (1) extending northwest of the former USTs that is impacted by weathered petroleum hydrocarbons as gasoline and diesel (TPHg and TPHd, respectively), and benzene, toluene, ethylbenzene, and xylenes (BTEX); and one (1) consisting of TPHg, TPHd, and BTEX near the northern extent of the Site. The northern adjacent property to the Site is also a LUST cleanup site, known as the Eureka Motorsports site (NCRWQCB Case No. 1THU797). This site underwent remediation and closed in 2015 (LACO, 2023).

The SGMCP was prepared for the Site as an institutional control to prevent future exposure by the Site owner, occupants, or workers at the Site to the remaining impacted soil and groundwater left in place. It is of understanding that the unauthorized releases are located within the service area of a public water system. The intent of the SGMCP is to provide general guidance to potential subsurface workers regarding remaining impacts at the Site, hazards associated with the impacts, and appropriate methods of minimizing personal exposure to impacts. Management of potentially impacted soil or groundwater involves evaluation, handling, and off-site disposal. As noted in the SGMCP, based on analytical results from historical soil testing, there are likely environmental screening level (ESL) exceedances in the upper 10 feet. It is stated in the SGMCP that for any work that will encounter soil and/or groundwater, the property owner is responsible for notifying the NCRWQCB at least 14 days before the start of construction, and following the specific procedures outlined in the SGMPC (LACO, 2023). A copy of the SGMPC was provided to the NCRWQCB for review on January 25, 2023. In a response received from a representative of the NCRWQCB on January 26, 2023 (see Appendix C), it was noted that the SGMPC was reviewed and fulfills the requirement for a SGMCP as required by the County of Humboldt in the NFAR letter. It was further requested that a copy of the SGMCP be accessible during all earthwork activities at the Site.

IX.a) It is anticipated that the proposed project would not transport, use, emit, or dispose of significant hazardous materials due to minimal improvements required at the Site for the project, which are limited to installation of the perimeter wrought-iron fence and gates, interior building renovations to accommodate the proposed cannabis retail storefront, and minor exterior building improvements. Additionally, cannabis to

be sold on-site would not be grown or processed at the Site. The types of hazardous materials to be utilized at the Site are mainly limited to cleaning supplies common for commercial uses, as a significant amount of construction is not anticipated on-site. The transport, use, and storage of any hazardous materials at the Site would be required to be conducted in accordance with all federal, State, and local regulations, in order to assure hazardous materials are not released into the environment. A less than significant impact would occur.

IX.b and d) As previously discussed, the proposed project site is a LUST cleanup site. However, the Site was granted NFAR status by Humboldt County DEH and the NCRWQCB in 2010. A significant amount of construction is not proposed on-site at this time. No additional ground disturbance beyond the drilling and/or boring required to install adequate mounts for the proposed perimeter security fencing and sliding gates at the Site's existing ingress and egress points and new landscaping would be required. Future landscaping improvements will utilize planter boxes along the front of the site and dispersed in the parking lot avoiding potential ground or soil disturbances. Per the SGMPC (LACO, 2023) and historical soil testing completed for the Site, "there are likely [Environmental Screening Levels (ESL)] exceedances in the upper 10 feet" of the ground surface, and, therefore, potential impact for exposure to hazardous materials at the subject Site during any groundbreaking activities. The SGMPC includes protocol to follow in the event any on-site work will encounter soil and/or groundwater. Mitigation Measure HAZ-1 requires compliance with all implementation measures contained in the SGMPC for any ground disturbing activities on the Site, which have been designed to minimize potential impacts associated with future exposure by the Site owner, occupants, or workers at the Site to the remaining impacted soil and groundwater left in place on-site. With mitigation incorporated, a less than significant impact would occur.

It is stated in the SGMCP that for any work that will encounter soil and/or groundwater, the property owner is responsible for notifying the NCRWQCB at least 14 days before the start of construction, and following the specific procedures outlined in the SGMPC (LACO, 2023). A copy of the SGMPC was provided to the NCRWQCB for review on January 25, 2023. In a response received from a representative of the NCRWQCB on January 26, 2023 (see Appendix C), it was noted that the SGMPC was reviewed and fulfills the requirement for a SGMCP as required by the County of Humboldt in the NFAR letter. It was further requested that a copy of the SGMCP be accessible during all earthwork activities at the Site.

IX.c) The subject Site is not located within one-quarter mile of an existing or proposed school, although the transport of hazardous materials associated with the project may occur within one-quarter mile of a school, including in the case that soil removed during the installation of security fencing is identified as hazardous and the transport of supplies (such as commercial-grade cleaning supplies) to the Site. As described in more detail under Section XV (Public Services), below, the nearest school to the Site is Pacific View Charter School, located approximately 0.69 miles southeast of the Site, with the nearest public school, Eureka High School, located 1 mile east of the Site. However, the transport, use, and storage of any hazardous materials at the Site would be required to be conducted in accordance with all federal, State, and local regulations, in order to assure hazardous materials are not released into the environment. As such, a less than significant impact would occur.

IX.e) The Site is not located within an airport land use plan. However, the nearest airport, Samoa Field Airport, is located approximately 1.9 miles southwest located on the Samoa Peninsula. Additionally, Murray Field Airport (KEKA), is located approximately 3.7 miles northwest of the Site in Eureka. The proposed use would be compatible with the Site's zoning designation [Service Commercial (SC)], subject to a Conditional Use Permit (CUP), and would be consistent with the historical commercial/retail use of the Site. As such, the project would not result in excessive noise for people residing or working in the project area. To ensure no significant safety impacts would occur, the transport, use, and storage of any hazardous materials at the Site would be

required to be conducted in accordance with all federal, State, and local regulations, in order to assure hazardous materials are not released into the environment. Furthermore, for any ground disturbing activities on-site, the project is required to comply with the implementation measures identified in the SGMCP (previously discussed), as required under Mitigation Measure HAZ-1. With mitigation incorporated, a less than significant impact would occur.

VIII.f) The proposed development would be compatible with existing surrounding development and the historical use of the Site. The Site is a commercially developed and is adjacent to Broadway (U.S. Route 101/Redwood Highway), with one (1) dedicated exit and one (1) dedicated entrance points that would remain under the project. The project would be located at a previously developed Site and the existing entry/exit access points to the Site have been constructed in accordance with state and local standards, including safety and emergency access requirements, and no significant additional development or improvements are proposed under the project. As such, the proposed project would not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact would occur.

VIII.g) The proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. The Site is located within the city limits of Eureka. Humboldt Bay Fire (HBF) provides fire protection services to the City of Eureka, including the Site. HBF was founded in 2011 through a Joint Powers Authority (JPA), which consolidated the former Eureka Fire Department with the Humboldt Fire District to provide service to the City of Eureka and Greater Eureka area (City of Eureka, 2018). The nearest fire station to the Site is the Humboldt Bay Fire Station 1, located approximately 0.9 miles northeast of the Site, at 533 C Street. The Site is located within a commercially developed area that is not susceptible to increased wildfire risks. The Site is adjacent to Broadway and has been historically utilized for commercial/retail use. The Site would continue to be accessed by the existing access points, and would provide sufficient emergency access in the event of an emergency. By meeting current standards and design requirements and with sufficient fire protection services available to serve the Site, a less than significant impact would occur.

MITIGATION MEASURES

HAZ-1: In the event of any ground disturbing activities at the Site, including but not limited to on-site subsurface or excavation work, all implementation measures included in the *Soil and Groundwater Management Contingency Plan, 1621 Broadway, Eureka, California, 95501, NCRWQCB Case No. 1THU424* (SGMCP), prepared by LACO Associates in January 2023, shall be complied with. Such measures include the following:

- The current property owners shall provide a copy of the SGMCP to the new property owners of the Site via certified mail if the property is sold.
- A copy of the SGMCP shall be kept on-site at all times and shall be distributed to all contractors or workers whose normal work and duties may reasonably be expected to lead to contact with petroleum hydrocarbons in the subsurface.

Site Employees

- If impacted soil or groundwater is encountered, care shall be taken to avoid excessive exposure through dermal contact or inhalation during minor underground work and repairs. Major underground work shall be undertaken by personnel or contractors who have completed the standard Occupational Safety and Health Administration (OSHA) 40-hour hazardous waste operations and emergency response training (HAZWOPER) (CFR 1910.120) and, if necessary, 8-hour refresher training within the last year.

Site Access

- To minimize risk of exposure to contaminated soil or groundwater, Site access control measures shall be implemented throughout the duration of construction activities. Temporary barriers may be installed to limit access to areas where contaminated materials are anticipated.

Contractors

- Any and all contractors whose below grade work on the Site may be reasonably expected to expose any remaining petroleum hydrocarbon-impacted soil or groundwater shall prepare a site-specific safety and health plan for the work to be conducted. The SGMCP shall be incorporated into any site-specific safety and health plans prepared.
- All contractor personnel whose normal work and duties may be reasonably expected to place them in contact with the petroleum hydrocarbon-impacted soil or groundwater, shall possess documentation of completion of the standard OSHA 40-hour HAZWOPER (CFR 1910.120) and, if necessary, 8-hour refresher training within the last year.
- Contractor personnel whose work may be reasonably expected to place them in contact with the petroleum hydrocarbon-impacted soil or groundwater shall have NIOSH-approved respirators, fitted with organic vapor cartridges (Wilson R21 or equivalent), close at hand on the Site or in their immediate possession at all times during the conduct of work. All contractor personnel working in the described conditions shall also possess documentation of a respirator positive-fit test and shall be medically-certified to wear a respirator while working.
- The contractor's supervisor or the Site safety officer shall conduct and document a tailgate safety session prior to the beginning of work, and at least every ten working days thereafter for the duration of the project. All employees participating in the safety meetings shall sign the meeting record to document their attendance.

  Safety discussion shall include the Code of Safe Practices, general safety guidelines, and safety related to air quality hazards, trenching, or excavation work as described in 8 California Administrative Code (CAC): Appendix A and Article 3. Tailgate safety meetings and topics shall also include discussion of safety hazards specific to the Site and protection of the Site workers from any potential hazards associated with the work.
- Underground Services Alert (USA) shall be notified at least 48 hours prior to commencement of any major subsurface or excavation work. **The NCRWQCB shall be notified at least 14 days prior to any anticipated subsurface work.**

  In the event of emergency repairs involving the impacted areas, such that delay would cause immediate danger to life, health, property, structures, or the environment, the NCRWQCB and other affected agencies should be notified as soon as reasonably possible afterward as to the nature of the emergency and the steps toward resolution. In the event that an underground storage tank is discovered during excavation at the Site, work shall be halted and the NCRWQCB and other affected agencies should be notified as soon as reasonably possible.

Site Monitoring/Safety Hygiene

Site Employees

- If during the normal course of minor repairs or other work a worker detects hydrocarbon odors (a smell of gasoline or hydrocarbons), work should cease until such time as the Site can be monitored by qualified personnel (such as contractors, engineers, geologists, or environmental health specialists who have completed the required OSHA training outlined above and have equipment

for monitoring air quality). A photoionization detector (PID) shall be used to monitor air quality in areas of concern. Before excavation or exposure of soil the PID shall be checked to assure it is properly calibrated.

- Care shall be taken while doing any work below the ground surface to minimize the potential for dermal contact. In case of dermal contact, the affected area shall be washed with soap and water. Hands shall be washed following any work in the impacted area. Site employee's boots shall be brushed off following contact with impacted soil. Eating, drinking, and smoking while working within the subsurface of the impacted area is prohibited.

Contractors

- If petroleum hydrocarbon-impacted soil is excavated or otherwise exposed to the atmosphere, routine monitoring of air quality shall be conducted by qualified personnel using appropriate gas detection and monitoring equipment. A PID shall be used to monitor air quality in areas of concern. Before excavation or exposure of soil the PID shall be checked to assure it is properly calibrated. A first aid kit in accordance with 8 CAC: Appendix A and a 10-pound (lb) fire extinguisher shall be on-site, with the location known to all project personnel. The standard OSHA poster of emergency telephone numbers shall be posted in full view.
- In the event air quality is in question, respirators shall be donned when air quality monitoring in the area of activity indicates concentration of benzene exceeds one part per million (ppm), or total petroleum hydrocarbons (TPH) exceeds 100 ppm.

Personal Protection

Site Workers

- Except as indicated, normal work garments are acceptable. Nitrile or other suitable gloves shall be required to be worn where contact with impacted soil or groundwater is possible and boots shall be brushed off following contact with impacted soil.

Contractors

- Except as indicated, modified Level D personal protection is acceptable, including normal work garments; ankle-high, steel-toe, rubber boots; safety glasses; and hardhat. Nitrile or other suitable gloves shall be required to be worn where contact with petroleum hydrocarbon impacted soil or groundwater is anticipated.

  All contractor field personnel working within the petroleum-impacted area shall possess a NIOSH-approved, air purifying, half-face respirator fitted with approved organic vapor cartridges (Wilson R21 or equivalent). Respirators shall be inspected, maintained, stored, and cleaned in accordance with standard procedures and the company respirator protection program. All personnel shall be trained in proper use of the respirator and possess documentation of a positive-fit test.

Waste Management

- In the event that petroleum hydrocarbon-impacted soil is encountered during future Site subsurface or excavation work at the Site, it shall be excavated under the direction of qualified personnel to the extent practicable. Small quantities of impacted soil (less than 2 cubic yards) may be contained within 55-gallon drums for proper disposal and labeled appropriately with the owner's name, contents, and date of first accumulation. Larger quantities of impacted soil will be stockpiled on-site or, with NCRWQCB approval and appropriate analytical testing, hauled off for immediate disposal.

- If impacted soil is hauled and disposed of off-site, it shall be done with prior NCRWQCB notification and approval and to qualified waste sites by a licensed hauler. Copies of manifests and weigh tickets shall be provided to NCRWQCB.
- In the event that petroleum hydrocarbon-impacted groundwater is encountered during future Site subsurface or excavation work at the Site, the NCRWQCB shall be contacted, and it shall be contained within appropriately labeled 55-gallon drums for proper disposal under the direction of qualified personnel.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Hazards or Hazardous Materials.

X. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☐	☒
i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
iv) Impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☒	☐	☐

Thresholds of Significance: The project would have a significant effect on hydrology and water quality if it would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flows; in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

DISCUSSION

The National Pollutant Discharge Elimination System (NPDES) permit program of the Environmental Protection Agency (EPA) addresses water pollution by regulating point sources that discharge pollutants to waters of the United States. Created in 1972 by the Clean Water Act, the NPDES permit program grants authority to state governments to perform many permitting, administrative, and enforcement aspects of the program. Within California, the NPDES permit program is administered by the State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Boards. In Eureka, this is the North Coast Regional Water Quality Control Board (NCRWQCB).

The project site is located in the Eureka Plain Groundwater Basin (Basin No. 1-009). The approximately 37,400-acre groundwater basin is bounded by the Little Salmon Fault to the south, Humboldt Bay and Arcata Bay to the west and northwest, and by Wildcat series deposits to the east (DWR, 2004). The DWR has ranked the Eureka Plain Groundwater Basin as "Very Low" priority because of the condition of the basin and the minimal risk of overdraft and other impacts (DWR, 2020).

Water service is provided to the project Site by the City of Eureka, which receives water from the Humboldt Bay Municipal Water District (HBMWD). HBMWD maintains and operates a series of Ranney wells that withdraw groundwater from below the bed of the Mad River. Based on information provided in the *City of Eureka Municipal Service Review*, the City's average annual daily system demand is 4.0 million gallons per day (MGD), with an average peak month daily demand at 5.23 MGD. The City maintains an 8.0 million-gallon-per day (MGD) water right on the Mad River. As such, by agreement, HBMWD can deliver up to 8.0 MGD of water, if needed. HBMWD has indicated that there is sufficient water supply for the level of development forecasted in the General Plan (LAFCo, 2014). There is also existing curb, gutter, sidewalk, and storm drainage improvements along the Site's frontage along Broadway.

X.a) The Site is the location of a former Leaking Underground Storage Tank (LUST) Cleanup Site [North Coast Regional Water Quality Control Board (NCRWQCB) Case No. 1THU424], as discussed in Section IX (Hazards and Hazardous Materials), above. A Soil and Groundwater Management Contingency Plan (SGMCP) was prepared by LACO Associates, dated January 25, 2023 (Appendix C), for the NCRWQCB for the former Wonderland Supply (NCRWQCB Case No. 1THU424) located at 1621 Broadway in Eureka. Per the SGMCP, the Site was granted No Further Action Required (NFAR) status by the Humboldt County Department of Environmental Health (DEH) and the NCRWQCB in 2010. The NFAR status was contingent on the preparation and submittal of a SGMPC (LACO, 2023). However, per the SGMPC (LACO, 2023) and historical soil testing completed for the Site, "there are likely [Environmental Screening Levels (ESL)] exceedances in the upper 10 feet" of the ground surface, and, therefore, potential impact for exposure to hazardous materials at the subject Site during any groundbreaking activities. The SGMPC includes protocol to follow in the event any on-site work will encounter soil and/or groundwater. Mitigation Measure HAZ-1 requires compliance with all implementation measures contained in the SGMPC for any ground disturbing activities on the Site, which have been designed to minimize potential impacts associated with future exposure by the Site owner, occupants, or workers at the Site to the remaining impacted soil and groundwater left in place on-site. With mitigation incorporated, a less than significant impact would occur.

With implementation of HAZ-1, the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The proposed project would utilize an existing two-story building for a cannabis retail storefront and associated parking. The transport, use, and storage of any hazardous materials at the Site would be required to be conducted in accordance with all federal, State, and local regulations, in order to assure hazardous materials are not released into the environment.

X.b) The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. As previously described, the Site is commercially developed and has historically been utilized for commercial/retail use. The Site would continue to be served by the City of Eureka for water, which is supplied by HBMWD. HBMWD receives its water supplies from a series of Ranney wells that withdraw groundwater from below the bed of the Mad River. A significant amount of water is not anticipated to be required under the project, and would be required for drinking water, restroom facilities, cleaning needs, future landscaping, and the fire protection system. HBMWD has indicated there are sufficient water supplies

available to serve the level of development forecasted under the General Plan, which includes the subject Site. A less than significant impact would occur.

X.c.i-iv) The proposed project would not alter the existing drainage pattern of the Site in a manner that would result in substantial erosion or siltation on- or off-site or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The project would not create or contribute excess runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, nor would the project impede or redirect flood flows, as no physical modification or extension to the sites existing impermeable surfaces are proposed. The Site is located in Zone "X" – area of minimal flood hazard – as shown on Federal Emergency Management Agency's (FEMA) National Flood Hazard Layer FIRMette map number 06023C0845G, effective June 6, 2017. On the basis of the FEMA designation, the risk of flooding occurring at the Site is low. As the Site is already commercially developed, with only minor improvements proposed, no increase to Site drainage is anticipated and no impact would occur.

X.d) The Site is not located within a designated special flood hazard area. The Site is located in Zone "X" – area of minimal flood hazard – as shown on Federal Emergency Management Agency's (FEMA) National Flood Hazard Layer FIRMette map number 06023C0845G, effective June 6, 2017. FEMA defines Zone X as an area subject to inundation by the 0.2 percent annual chance (or 500-year) flood event. Therefore, the project site is not located within a 100-year flood hazard area. The project is located on the edge of the Tsunami Hazard Area (CGS, 2021) and approximately 0.5 miles east of Humboldt Bay. As such, the potential for inundation at the Site is considered low. A less than significant impact would occur.

X.e) The project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, with implementation of mitigation. As discussed above and in more detail in Section IX (Hazards and Hazardous Materials), the Site is a former Leaking Underground Storage Tank (LUST) Cleanup Site (NCRWQCB Case No. 1THU424). A Soil and Groundwater Management Contingency Plan (SGMCP) was prepared by LACO Associates, dated January 25, 2023, for the case, as required. Per the SGMCP, the Site was granted No Further Action Required (NFAR) status by the Humboldt County Department of Environmental Health (DEH) and the NCRWQCB in 2010. The NFAR status was contingent on the preparation and submittal of a SGMPC (LACO, 2023). However, per the SGMPC (LACO, 2023) and historical soil testing completed for the Site, "there are likely [Environmental Screening Levels (ESL)] exceedances in the upper 10 feet" of the ground surface, and, therefore, potential impact for exposure to hazardous materials at the subject Site during any groundbreaking activities. The SGMPC includes protocol to follow in the event any on-site work will encounter soil and/or groundwater. Mitigation Measure HAZ-1 requires compliance with all implementation measures contained in the SGMPC for any ground disturbing activities on the Site, which have been designed to minimize potential impacts associated with future exposure by the Site owner, occupants, or workers at the Site to the remaining impacted soil and groundwater left in place on-site. With mitigation incorporated, a less than significant impact would occur.

MITIGATION MEASURES

See Mitigation Measure HAZ-1 under Section IX (Hazards and Hazardous Materials), above.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Hydrology and Water Quality.

XI. **LAND USE AND PLANNING**. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on land use and planning if it would physically divide an established community or cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

DISCUSSION

The Site is designated as General Commercial (GC) under the City of Eureka 2040 General Plan and zoned as Service Commercial (SC) under the City's Zoning Regulations. The Site is located within the North Broadway Commercial Corridor of the larger Broadway Corridor, developed primarily for commercial retail use. The North Broadway Corridor is envisioned to increase in density and become a well-coordinated entry-way into the City of Eureka and a key retail and service-commercial corridor, according to the 2040 General Plan (2018).

The proposed project, a cannabis retail storefront, has been designed in accordance with the state and City of Eureka's Cannabis Regulations [Chapter 158(Cannabis) and Chapter 155 (Zoning Regulations) of Title XV (Land Usage) of the City of Eureka Municipal Code].

XI.a) The Site is currently developed with a two-story, 9,615-square-foot commercial building with a paved parking lot containing 29 parking spaces. The proposed project improvements would occur within the existing footprint, including the installation of a wrought iron or chain link security perimeter fence and sliding entry/exit gates at the existing points of ingress and egress, and minor renovations to the inside of the existing commercial building to accommodate the proposed cannabis retail storefront. The Site is surrounded by existing commercial development and is located along Broadway (U.S. Route 101/Redwood Highway), which serves as the main thoroughfare through Eureka. No additional construction would occur on-site, however, new landscaping will be installed. Additionally, the proposed use would also be compatible with the Site's zoning designation, subject to a Conditional Use Permit (CUP), and consistent with the historical use of the Site as a retail store. As such, the proposed project would not physically divide an established community, and no impact would occur.

XI.b) The Site is currently developed with an existing commercial building and paved parking surfaces and would continue to utilize those facilities as such under the proposed project. The project site is designated General Commercial (GC) and zoned Service Commercial (SC). The Site has historically been utilized for commercial/retail use, which would continue under the project, subject to a Conditional Use Permit (CUP). As discussed throughout this document, the project has been designed to comply with applicable regulatory requirements, including but not limited to State and City of Eureka requirements, including the City's Cannabis Regulations [Chapter 158(Cannabis) and Chapter 155 (Zoning Regulations) of Title XV (Land Usage) of the City of Eureka Municipal Code]. No instances of significant impacts have been identified. As designed, the proposed project would not conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project. No impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have **No Impact** on Land Use and Planning.

XII. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on mineral resources if it would result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

DISCUSSION

The proposed project is not located in an area of known rock, aggregate, sand, or other mineral resource deposits of local, regional, or state residents. There are no known mineral resources of significance on the Site that would be made unavailable by the proposed project. Furthermore, the project Site is not utilized for Surface Mining and Reclamation Act (SMARA) activities.

XII.a-b) The Site is currently developed with an existing commercial building and paved parking surfaces and would continue to utilize those facilities as such under the proposed project. According to the Mineral Land Classification Studies Index of the California Department of Conservation (DOC, 2022), the proposed project is not located in an area with known mineral resources. The proposed project area is not identified as a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. The Site is not known to contain deposits of commercially viable mineral or aggregate. No impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have **No Impact** on Mineral Resources.

XIII. NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on noise if it would result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or generation of excessive groundborne vibration or groundborne noise levels; or expose people residing or working in the project area to excessive noise levels (for a project located within the vicinity of a private airstrip or an airport or an airport land use plan, or where such as plan has not been adopted, within two miles of a public airport or public use airport).

DISCUSSION

Noise is typically defined as unwanted sound. In any one location, the noise level will vary over time, from the lowest background or ambient noise level to temporary increases caused by traffic or other sources. Acceptable levels of noise vary depending on the land use. Generally speaking, land uses considered noise-sensitive are those in which noise can adversely affect the people performing general activities on the land. For example, a residential land use where people live, sleep, and study is generally considered sensitive to noise because noise can disrupt these activities. Churches, schools, and certain kinds of outdoor recreation are also usually considered noise-sensitive. State and federal standards have been established as guidelines for determining the compatibility of a particular use with its noise environment. The City of Eureka (City) relies principally on standards in Chapter 3.5 (Our Well Being: Noise) of the 2040 General Plan (2018) to evaluate noise-related impacts of development. As provided in Chapter 3.5 of the 2040 General Plan, one of the primary contributors to the ambient noise environment in Eureka is vehicular traffic.

The Site is located between and West 15th Street to the north and West Wabash Avenue to the south along the Broadway Commercial Corridor. As provided in Table N-1 [Existing (2016) Traffic Noise Levels and Distances to Roadway Contours] of the 2040 General Plan, the roadway segment of Broadway, from Wabash Avenue to 14th Street (which comprises the Site), has a measured noise level of 68 L_{dn}[1] measured 50 feet from Broadway. By 2040, it is anticipated that the noise level associated with this roadway segment will increase to 69 L_{dn} (Table N-2: 2040 General Plan Traffic Noise Levels and Distances to Roadway Contours; 2018).

[1] In the 2040 General Plan, Ldn is defined as a 24-hour day and night A-weighted noise exposure level, which accounts for the greater sensitivity of most people to nighttime noise by weighting noise levels at night ("penalizing" nighttime noises). Noise between 10:00 p.m. and 7:00 a.m. is weighted (penalized) by adding 10 decibels (dB) to take into account the greater annoyance of nighttime noises.

The City has identified noise standards within the 2040 General Plan to ensure noise compatibility between land uses. The project is subject to the noise compatibility standards found in the 2040 General Plan which are outlined in the following table (Table 2), including land uses within the vicinity of the Site. The proposed project, a commercial use, is considered "normally acceptable" within areas with an L_{dn} value of 70, without any special noise insulation requirements. As noted above, the subject Site is located in an area with a measured L_{dn} value of 68, which is projected to increase to 69 by 2040.

Table 2. Land Use and Noise Compatibility Standards

Land Use Category	Normally Acceptable L_{dn} Value
Residential – Low Density	60
Residential – Mixed Use (including Multi Family and Office/Commercial Use)	70
Transient Lodging – Motels, Hotels	65
Playgrounds, Neighborhood Parks	70
Office Buildings, Business, Commercial, Professional	70

Source: City of Eureka General Plan. October 15, 2018. Chapter 3.5: Our Well Being: Noise. Figure N-2 Noise Compatibility.

XIII.a) The proposed project would result in a temporary increase in noise levels surrounding the Site during the proposed improvements (interior and minor exterior building renovations and installation of the perimeter security fencing and entry/exit sliding security gates), but would not be expected to generate operational noise in excess of what currently exists within the general vicinity of the Site, which is an established commercial area, nor exceed standards established in the 2040 General Plan. Broadway (U.S. Route 101/Redwood Highway) is located immediately west of the Site, which is the main thoroughfare through Eureka.

Although a single-family residential neighborhood is located approximately 365 feet to the south, given the minor construction of the project, significant noise levels are not anticipated and would only be temporary in nature. Additionally, in accordance with Policy N-1.13 (Construction Noise) of the City's 2040 General Plan, construction activities within 500 feet of noise-sensitive uses (which includes residences) are required to be limited to between 7:00AM and 7:00PM. Once operational, noise levels associated with the project are expected to be consistent with surrounding commercial uses and the historical commercial/retail use of the Site. A less than significant impact would occur.

XIII.b) There are no elements of the proposed project that would create significant temporary or permanent ground borne vibrations or noise levels. Additionally, the project proposes the construction/installation of an entry/exit sliding security gates, perimeter wrought iron security fencing around both APNs, minor exterior building improvements, and renovating the interior of the existing structure to accommodate the operation cannabis retail storefront floor plan. The project plans indicate that the interior structure would include storage, office space, warehouse, and retail space. In addition, the existing structure, would be renovated and associated improvements, including, but not limited to, parking pavement markings, installation of perimeter fencing and security gates for the entry/exit access off of Broadway (U.S. Route 101/Redwood Highway), minor exterior building improvements. A less than significant impact would occur.

XIII.c) As previously discussed, the Site is not located within an airport land use plan. However, the nearest airport, Samoa Field Airport, is located approximately 1.9 miles southwest located on the Samoa Peninsula. Additionally, Murray Field Airport (KEKA), is located approximately 3.7 miles northwest of the Site in Eureka. The proposed use would be compatible with the Site's zoning designation [Service Commercial (SC)], subject

to a Conditional Use Permit (CUP), and would be consistent with the historical commercial/retail use of the Site. As such, the proposed project would not expose people residing or working in the project area to excessive noise levels and no impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have a **Less Than Significant Impact** on Noise.

XIV. POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on population and housing if it would induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure); or displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

DISCUSSION

Based on the U.S. Census Bureau Quick Facts, the City of Eureka had a population of approximately 26,489 persons as of July 1, 2021, a decrease of approximately 0.2 percent, as compared to April 1, 2020. There were an estimated 10,808 housing units as of July 1, 2019, with 2.37 persons per household. The proposed project involves the use of an existing on-site structure and parking area for a cannabis retail storefront. The project would involve interior renovations to the existing structure in addition to exterior improvements, including installation of security fencing, entry/exit gates, parking pavement markings, and minor exterior building improvements. The proposed project does not plan on any new construction of new homes and/or businesses nor increase of roads or infrastructure. The proposed project, located adjacent to Broadway (U.S. Route 101/Redwood Highway) will continue to utilize the existing entry and exit access points from Broadway for access by employees, customers, and deliveries during the business's hours of operation (9:00 a.m. to 9:00 p.m. daily).

XIV.a-b) The proposed project would not induce substantial population growth in the area or displace any residents or housing. The Site has historically been utilized for commercial/retail use, which would continue under the project, subject to a Conditional Use Permit (CUP). The project would involve interior renovations to an existing structure and minor exterior improvements. No significant infrastructure improvements would be required to serve the project. The project would not displace substantial numbers of existing people or housing, as no residential units are located on-site. No impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have **No Impact** on Population and Housing.

XV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on public services if it would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or result in the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for (a) fire protection, (b) police protection, (c) schools, (d) parks, or (e) other public facilities**.**

DISCUSSION

There are no elements of the proposed project that would impact the ability of the City of Eureka or other local service providers to provide public services to the Site or local community. As previously discussed, the proposed project entails the installation of entry/exit sliding security gates, perimeter wrought iron security fencing, minor exterior building improvements, and renovating the interior of the existing structure to accommodate the proposed cannabis retail storefront. The entry/exit off of Broadway (U.S. Route 101/Redwood Highway) would be utilized by employees, retail customers, deliveries, and emergency services, when needed. There are no secondary access routes available from the proposed project in the event of an emergency. Since an increase in population within the area is not expected as a result of the proposed project, significant impacts on public services are not anticipated.

Law Enforcement

The Eureka Police Department (EPD) provides law enforcement for residents living and businesses located within the City of Eureka. EPD is headquartered in downtown Eureka and has two Service Areas, each of which are managed by a Police Captain. Service Area 1 consists of the south and west portions of Eureka, and Service Area 2 consists of the north and east sections of Eureka (City of Eureka, 2018). The nearest police station is at 6th and C Streets, approximately 0.7 miles northeast from the Site.

Fire Protection

Humboldt Bay Fire (HBF) provides fire protection services to the City of Eureka. HBF is a full-service department which provides emergency response and non-emergency public safety services from five (5) fire stations located in and around Eureka. HBF was founded in 2011 through a Joint Powers Authority (JPA), which consolidated the former Eureka Fire Department with the Humboldt Fire District to provide service to the City of Eureka and Greater Eureka area (City of Eureka, 2018). The nearest fire station to the Site is the Humboldt Bay Fire Station 1, located approximately 0.9 miles northeast of the Site, at 533 C Street.

Schools
Eureka City Schools (ECS) is the largest school district in the City of Eureka, operating several elementary schools, two (2) middle schools, and a high school. The nearest public school is Eureka High School, located 1 mile east of the Site.

Eureka also comprises several charter and private schools:

- Pacific View Charter School is located approximately 0.69 miles southeast of the Site;
- Redwood Christian School (private school) is located approximately 0.70 miles east of the Site;
- St. Bernard's Academy (private school) is located approximately 0.72 miles southeast of the Site; and
- Alder Grove Charter school is located approximately 0.74 miles northeast of the Site.

No schools are located within 600 feet of the Site.

Parks
The City of Eureka maintains a network of parks and recreation facilities distributed throughout the City that provide many recreational and educational opportunities. The project Site is not adjacent to or in immediate proximity to City parks and recreational facilities. However, parks and recreational facilities nearest the Site include the Del Norte Street and Dog parks, Hammond Park, and Da'Yas Park, located approximately 0.46 miles west, 0.7 miles east and 0.8 miles southeast of the Site, respectively.

Other Public Facilities
Other public facilities in the City of Eureka include library services. Library services in the City of Eureka include the Eureka Main Library, which is considered the main branch of the eleven (11) branches of the Humboldt County Library System, which operates throughout the County (City of Eureka, 2018).

XV.a) Fire protection services are currently and would continue to be provided to the Site by the HBF. The Site is currently developed with an existing commercial building and paved parking surfaces and would continue to utilize those facilities as such under the proposed project. While the proposed project may require fire protection response in the case of an emergency, the type and intensity of land use will not change, and the proposed project will not significantly increase the demand for fire protection services to the extent that a new or physically altered facilities would be required. The proposed project would not require new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection. Therefore, the proposed project would result in a less than significant impact.

XV.b) Police protection services are currently and would continue to be provided to the Site by the EPD. The Site is currently developed with an existing commercial building and paved parking surfaces and would continue to utilize those facilities as such under the proposed project. The project would also be required to comply with DCC and City of Eureka security requirements. As listed in Section 158.021 (Standards for All Districts) of the City's Cannabis Regulations (Chapter 158 of the City's Municipal Code):

> *(4) A commercial cannabis use must comply with a security plan approved by the Eureka Police Department. Security plan requirements are described in the commercial cannabis license application and are based on the facility's risk classification. At a minimum, a security plan must include:*
>
> *(a) Signage to control theft on the premises;*
> *(b) Video surveillance to record activity on the premises, both inside and outside buildings;*
> *(c) Commercial grade security, burglar, and panic alarm systems;*

(d) General site control measures to deter and prevent unauthorized entrance into areas containing cannabis (e.g., customer-restricted areas, cannabis storage, safes and locks, exterior lighting);
(e) For high-risk facilities, entry controls such as man trap doors, if required; and
(f) All security measures required by state law and determined necessary by the Eureka Police Department.

Sheet A3.2 of the project plans (included in Appendix B) details the project's safety and security features, including but not limited to the locations of the security fencing and gates, and security cameras and lighting.

While the proposed project may require police protection and response in the case of an emergency, the type and intensity of land use will not change and the proposed project will not significantly increase the demand for police protection services to the extent that new or physically altered facilities would be required. The proposed project would not require new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for police protection. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

XV.c) The Site is located within the Eureka City Schools Unified School District (Eureka City Schools – Attendance Boundary Map, 2022), with the nearest public school, Eureka High School (EHS), located 1 mile east of the Site. The nearest charter and private schools to the Site include Pacific View Charter School (located approximately 0.69 miles southeast of the Site) and Redwood Christian Academy (a private school, located approximately 0.70 miles east of the Site). No schools are located within 600 feet of the Site. The Site is currently developed with an existing commercial building and paved parking surfaces and would continue to utilize those facilities as such under the proposed project. The proposed project would not require new or physically altered schools nor increase student enrollment at any of the schools operated by ECS or other schools within the Eureka area, including public and private schools, in order to maintain acceptable performance objectives. Therefore, no impact would occur.

XV.d-e) As detailed in Section XVI (Recreation), below, five (5) parks and recreational facilities are located within 2 miles of the Site, including Hammond Park, which is located approximately 0.7 miles east of the Site, and Da'Yas Park, located approximately 0.8 miles southeast of the Site. The Site is currently developed with an existing commercial building and paved parking surfaces and would continue to utilize those facilities as such under the proposed project. The project would not be anticipated to significantly increase use of these facilities. Additionally, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities including public parks and facilities. Therefore, no impact would occur.

MITIGATION MEASURES
No mitigation required.

FINDINGS
The proposed project would have a **Less than Significant Impact** on Public Services.

XVI. RECREATION. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on recreation if it would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

DISCUSSION

The Site is located within the vicinity of the following neighborhood parks and recreational facilities:

- Del Norte Street and Dog Parks, located approximately 0.46 miles west of the site;
- Hammond Park, located approximately 0.7 miles east of the Site;
- Da'Yas Park, located approximately 0.8 miles southeast of the Site;
- Eureka Public Launching Facility, located approximately 0.9 miles northeast of the Site; and
- Halvorsen Park, located approximately 2.0 miles northeast of the Site.

XVI.a-b) As discussed above, the purpose of the proposed project is to utilize an existing two-story building for a cannabis retail storefront with 18 parking spots. The proposed project access would continue to utilize the two (2) existing ingress and egress points located along the Site's northwestern boundary for a dedicated Site entrance and exit. The entrance and exit from Broadway (U.S. Route 101/Redwood Highway) will be utilized during the proposed project business hours (daily from 9:00 a.m. to 9:00 p.m.). The entrance and exit access points will be gated and open only during the proposed project business hours. The closest residential neighborhood is a single-family home located approximately 365 feet south of the Site. No residential units would be constructed, nor is the population expected to increase, as a result of the proposed project. As a result, the use of existing park and recreational facilities would not be expected to increase as a result of the proposed project. Therefore, there would not be a need for a new or physically altered park or recreational facility. No impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have **No Impact** on Recreation.

XVII. TRANSPORTATION. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☐	☒

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on transportation if it would conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b); substantially increase hazards due to a geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or result in inadequate emergency access.

DISCUSSION

On September 27, 2013, Governor Jerry Brown signed Senate Bill (SB) 743 into law, initiating an update to the CEQA Guidelines to change how lead agencies evaluate transportation impacts under CEQA, with the goal to better measure the actual transportation-related environmental impacts of a given project. Traditionally, transportation impacts had been evaluated by using Level of Service (LOS) analysis. According to the Governor's Office of Planning and Research (OPR), VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto the roads, the project may cause a significant transportation impact. VMT analysis is intended to promote the state's goals of reducing greenhouse gas emissions and traffic-related air pollution, promoting the development of a multimodal transportation system, and providing clean, efficient access to destinations (OPR, 2020).

The proposed project includes interior renovations and minor exterior improvements to the existing on-site commercial building, as well as installation of a wrought iron security fencing and entry/exit sliding security gates, designed to not impede traffic on Broadway. All construction-related trips anticipated under the project would be temporary in nature, ceasing upon completion of the fence installation and internal building renovations. Minor closures to the adjacent sidewalk may be required while the installation of the fencing and gate are being installed. Employees, customers, deliveries, and emergency responders would continue to access the Site via Broadway and the surrounding road network. However, the Site has historically been utilized for commercial/retail use, which would continue under the project, subject to a Conditional Use Permit (CUP). As such, VMT are not expected to increase under the proposed project.

Parking Facilities

Parking facilities at the Site include an existing paved parking area that will be repainted and striped to delineate 18parking spaces for use by employees, customers, and, if necessary, emergency response vehicles. As previously described, pursuant to §155.324.030 (Number of On-Site Parking Spaces Required) of Chapter 155 (Zoning Regulations) of the City of Eureka Municipal Code, one (1) parking space per 500 square feet of commercial space, or a total of 19 spaces, would be required for the project. Due to the proximity of

the site to several bus stops within 900 feet located on W Del Norte Street between Fairfield Street and Spring Street, the site may receive a 20% parking reduction bringing the total number of spots required to 15. A minimum of one ADA-compliant parking space with a clear path of travel to the entrance will be provided. As such, there would be sufficient on-site parking provided to accommodate the proposed project.

Rolling entry and exit gates at the driveways access off Broadway would limit vehicular access to the Site to the cannabis retail storefront's hours of operation, which is anticipated to be open daily from 9:00 a.m. to 9:00 p.m.

Pedestrian Facilities

Pedestrian facilities include sidewalks, crosswalks, curb ramps, curb extensions, and various streetscape amenities such as lighting, benches, etc. In general, a network of sidewalks, crosswalks, and curb ramps provide access for pedestrians in the vicinity of the Site. Most notably, Broadway is developed with sidewalks on both sides of the roadway with traffic light controlled pedestrian crossing at Broadway and West Wabash Street, approximately 180 feet south of the Site. Pedestrian access to the Site would be limited by the proposed security fence and sliding gates at ingress and egress points dictated by the retail facility's hours of operations (9:00 a.m. to 9:00 p.m. daily).

Bicycle Facilities

Bicycle facilities are limited within the project area. The project area does not include Class II Bikeways (dedicated striped bicycle lane on a street or highway) along Broadway, nor West 15th Street to the north or West Wabash Street to the south. The Site is currently developed with an existing commercial building and paved parking surfaces and would continue to utilize those facilities as such under the proposed project. The Site does not currently contain bicycle racks for secure bicycle parking, however, bicycle parking will be developed as required by the City. Development of bicycle parking will may require minor ground disturbance or construction.

Transit Systems

Public transit opportunities are available through Humboldt Transit Authority (HTA), a joint powers authority between Humboldt County and the cities of Arcata, Eureka, Fortuna, Rio Dell, and Trinidad. Included is the Eureka Transit Service (ETS), which provides fixed bus route systems within and around the City of Eureka, operating several routes in a circular pattern. The nearest transit stop is approximately 650 feet south of the Site located on W Del Norte Street between Fairfield Street and Spring Street. For those who are unable to use a fixed route bus system due to a physical or mental disability, City of Eureka Dial-A-Ride, or paratransit, is available through certification.

Transportation Plans and Policies

The City of Eureka 2040 General Plan contains policies related to the performance of the circulation system for vehicular and non-vehicular modes of transportation. The proposed project would maintain adherence to the policies as described within the General Plan, as the project would not modify the availability or the security and safety of transportation options to and from the Site.

XVII.a) The proposed project would not conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities. It is expected that construction of the entry/exit security gates and security perimeter fencing of the proposed project will result in a slight temporary increase in traffic to and from the Site, as construction workers arrive and leave the Site at the beginning and end of the day, in addition to minor interruption of the sidewalk use along the Site on Broadway when the installation activities occur. However, once construction is complete, the construction workers and

equipment would no longer be required at the Site. Operation of the proposed project is not expected to significantly increase traffic or use of alternative transportation systems, as the Site is located within a commercially developed area and the Site has historically been utilized for commercial/retail use. The Site's existing entry and exit access points would continue to be utilized under the project. As noted above, the Site is located in an area with no dedicated bicycle facilities. The Site has a sidewalk dedicated to pedestrian traffic along the length of the project. The proposed project is not anticipated to increase pedestrian traffic and would not be expected to attract an increase of pedestrians to the Site. There exists a cannabis retail storefront approximately 1,360 feet to the northeast of the Site and another approximately 1,088 feet to the south of the Site, and one additional cannabis retail facility approximately 280 feet directly west of the Site has been approved but is not yet operational. The nearest transit stop is approximately 650 feet south of the Site. The project is not anticipated to substantially impact transit operations, roadway, or facilities. A less than significant impact would occur.

XVII.b) The proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), which states:

> "*(1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact.*

The nearest transit stop is approximately 480 feet south of the Site near the intersection of Broadway and Del Norte Street. In conformance to CEQA Guidelines Section 15064.3, subdivision B, the project is located less than one-half mile of an existing high-quality transit corridor. As a result, a less than significant impact would occur.

XVII.c) The proposed project is not anticipated to substantially increase hazards due to geometric design features or incompatible uses. As discussed above, the Site is currently accessed via Broadway with two existing points of ingress and egress located along the Site's northwestern boundary, which would continue to be utilized under the project. As demonstrated by the proposed design improvements on the Site Plan (see Figure 2), the existing roadway does not include sharp turns or dangerous intersections, and will not be used by incompatible uses. The proposed use would be compatible with the Site's zoning designation [Service Commercial (SC)], subject to a Conditional Use Permit (CUP), and no significant improvements are proposed on-site. A less than significant impact would occur.

XVII.d) The proposed project will not result in inadequate emergency access, as the project has been designed to maintain existing emergency access to the Site. No impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have a **Less Than Significant Impact** on Transportation.

XVIII. TRIBAL CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☒	☐	☐
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k)?	☐	☒	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Thresholds of Significance: The project would have a significant effect on Tribal Cultural Resources if it would cause a substantial adverse change in the significance of a cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Places or in a local register of historical resources as defined in Public Resources Code §5020.1(k), or is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1.

DISCUSSION

CEQA requires lead agencies to determine if a proposed project would have a significant effect on tribal cultural resources. The CEQA Guidelines define tribal cultural resources as: 1) a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or eligible for listing on the California Register of Historical Resources, or on a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or 2) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code Section 5024.1(c) and considering the significance of the resource to a California Native American tribe.

The project Site is located in the City of Eureka, which is located within the indigenous territory of the Wiyot people. At the time that Euro-Americans first settled in this region, the Wiyot Tribe held the coastal lands surrounding Humboldt Bay. They were divided into three principal groups, the Patawat, who lived in the villages on the lower Mad River, the Wiki on Humboldt Bay, and the Wiyot along the lower Eel River. It is the name of the Eel River division, which is now used exclusively in accounts pertaining to the entire group.

Several Wiyot villages and archaeological sites were mapped along the shore of the bay around a century ago, north and west of the project area. The closest known Wiyot habitation sites to the Site occupied the edge of the intertidal zone near the small sloughs now known as First Slough and Target North Slough, about a mile northeast of the Site (City of Eureka 2040 General Plan – Cultural and Historic Resources).

The Northwest Information Center (NWIC) was contacted on December 9, 2022, to request a records search be performed for the Site. A Records Search Results letter was received from NWIC on January 20, 2023, in which it was noted that a records search was conducted for the project by reviewing pertinent NWIC base maps that reference cultural resources records and reports, historic-period maps, and literature for Humboldt County. As noted in NWIC's letter, three previous cultural resource studies have been performed in the area that include the Area of Potential Effect (APE) of the proposed project (Study # 127 (Berg 1974), Study # 129 (Berg 1974), and Study # 886 (Benson, Frederickson, and McGrew 1977)) which include all or parts of the proposed APE in their maps. However, the reports are unclear as to whether the researchers surveyed the proposed APE. Further noted in NWIC's letter, "The APE contains no previously recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no previously recorded buildings or structures within or adjacent to the APE. In addition to these inventories, the NWIC base maps show no previously recorded buildings or structures within the APE." Further, one (1) Native American village and one (1) Native American trail are located in the general vicinity of the APE. NWIC concludes there is a high potential for Native American archaeological resources and a low potential for historic-period archaeological resources to be within the APE. However, since the proposed project activities do not entail ground disturbance, further study for archaeological resources is not recommended by NWIC at this time. However, recommendations are included in NWIC's response letter, including proper protocol in the event archaeological resources or human remains are encountered on-site during construction and recommending recording any identified cultural resources on DPR 523 historic resource recordation forms. The recommendations provided by the NWIC have been integrated into the project as mitigation measures in the event of inadvertent discovery of cultural resources (see Mitigation Measures CUL-1 and CUL-2, in Section V, Cultural Resources, above).

Additionally, on December 9, 2023, the Applicant's consultant (LACO Associates) prepared and delivered a request to the NAHC for a Native American Contact List and a Sacred Lands File (SLF) search to identify the local tribes and determine whether the Site is known to contain cultural resources, respectively. A response from the NAHC was received on January 9, 2023, which included a Native American Contact List listing fifteen (15) tribal contacts. Additionally, the NAHC response letter noted that the SLF completed for the area of potential effect resulted in negative results. On February 8, 2023, the Applicant's consultant sent outreach letters to the fifteen (15) tribal contacts identified on the NAHC Native American Contact List to request input on any specific areas within the APE that may be likely to harbor culturally valuable resources and any recommendations requested for the project.

The City of Eureka sent referrals for comment on the project to the Blue Lake Rancheria, Wiyot Tribe, and the Bear River Band of Rohnerville Rancheria on December 1, 2022. Comments have been received from representatives of the Blue Lake Rancheria (December 1, 2022, and February 10, 2023), the Wiyot Tribe (December 1, 2022, and February 11, 2023), and Bear River Band of Rohnerville Rancheria (February 28, 2023) requesting inclusion of the inadvertent archaeological discovery protocol per Section 7050.5(b) and (c) of the California Health and Safety Code, Sections 5097.94(k) and (i) and 5097.98(a) and (b) of the Public Resources Code (PRC), and Sections 15064.5(d-f) and 15126.4(b) (3) of the CEQA Guidelines, in the event any future activities related to the project will involve ground disturbance (please see Mitigation Measures

CUL-1 through CUL-3). The Tribes will also have the opportunity to review and comment on the Initial Study during the 30-day public review period.

The City of Eureka General Plan 2040 also includes policies related to the protection and preservation of cultural and historical resources, including archaeological and tribal cultural resources.

a.i-ii) No construction is proposed, other than interior and minor exterior building improvements and installation of entry/exit sliding security gates, perimeter fencing and landscaping, and, as such, a significant amount of new ground disturbance would not occur. Based on information received from NWIC, there is a high potential for Native American archaeological resources and a low potential for historic-period archaeological resources to be within the APE. Although buildings that are a minimum of 45 years of age may be eligible for historical listing and the existing building on-site was constructed in 1958 (making it 65 years old), it is not known to be a building of significance in history or to the local tribes, nor are any exterior improvements proposed to the structure under the project.

Given the potential for archaeological resources in the APE, NWIC included recommendations for protocol that should be followed in the event of inadvertent discovery of resources, also requested by representatives of the Blue Lake Rancheria, Wiyot Tribe, and Bear River Band of Rohnerville Rancheria (please see Mitigation Measures CUL-1 through CUL-3 in Section V, Cultural Resources, above). Further study has not been requested. However, with the incorporation of Mitigation Measures CUL-1 and CUL-2, which includes implementation of an identified protocol and recordation of identified resources on DPR 523 historic resource recordation forms in the event of inadvertent discovery, and Mitigation Measure CUL-3, which stops work in the event that human remains are encountered, archaeological resources and human remains would not be adversely impacted by the proposed project. With mitigation incorporated, a less than significant impact would occur.

MITIGATION MEASURES

See Mitigation Measures CUL-1 through CUL-3 in Section V (Cultural Resources).

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Tribal Cultural Resources.

XVIX. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on utilities and service systems if it would require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years; result in a determination by the wastewater treatment provider, which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or not comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

DISCUSSION

The proposed project includes utilization of an existing vacant commercial building with parking. Proposed improvements include installation of entry/exit security gates, wrought iron or chain link security perimeter fencing, parking pavement markings, landscaping, minor exterior building improvements, and renovating the interior of the existing structure to accommodate a proposed cannabis retail storefront. As the Site is currently developed for commercial use, it was previously served by telecommunications, electric power, solid waste, water, and wastewater treatment, which would be reestablished. Electricity and natural gas are provided to the Site by Pacific Gas and Electric (PG&E); water and wastewater services are provided by the City of Eureka; and solid waste management is provided by Recology, which serves the City of Eureka and various area within County of Humboldt. There is existing curb, gutter, sidewalk, and storm drainage improvements along the Site's frontage along Broadway.

XVIX.a) As discussed above, the Site has historically been utilized for commercial/retail use. The current infrastructure is pre-existing for utilities and service systems and the project would not require the relocation or construction of new or expanded water, power, gas, or telecommunications facilities. No impact would occur.

XVIX.b-e) Although currently vacant, the Site has historically been utilized for commercial/retail use and contains an existing commercial building with associated parking. A significant increase in water usage, wastewater demand, or solid waste production is not anticipated under the project, compared to the former use of the Site. Furthermore, all waste generated in association with the proposed improvements and operation of the project would be disposed of in accordance with all federal, state, and local statutes and regulations related to solid waste, including state and local waste diversion requirements. A less than significant impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have a **Less Than Significant Impact** on Utilities and Service Systems.

XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage challenges?	☐	☐	☐	☒

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on wildfire if it would impair an adopted emergency response plan or emergency evacuation plan; due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage challenges.

DISCUSSION

The Site is served by Humboldt Bay Fire (HBF). The nearest fire station to the Site is the Humboldt Bay Fire Station 1, located approximately 0.9 miles northeast of the Site at 533 C Street in the City of Eureka. Access to the Site is provided off Broadway via two (2) existing ingress and egress points. The Site is developed with an existing vacant commercial building and parking lot, and is relatively flat.

Eureka and its surrounding area are subject to potential fire hazards. The California Department of Forestry and Fire Protection (CAL FIRE) maps identify fire hazard severity zones (FHSZ) in state (SRA) and local (LRA) responsibility areas for fire protection. The Site is in an LRA, and regional LRA fire severity maps designate some areas within the City limits as moderate FHSZ. No portions of the Site are mapped as moderate, high, or very high FHSZ (CALFIRE, 2007; Humboldt County, 2020a).

Fire prevention, fire protection, and emergency medical services are provided by HBF. HBF is a full-service department which provides emergency response and non-emergency public safety services from five fire stations located in and around Eureka. HBF was founded in 2011 through a Joint Powers Authority, which consolidated the former Eureka Fire Department with the Humboldt Fire District to provide service to the City of Eureka and Greater Eureka area (City of Eureka, 2018).

XX.a) As discussed under Section IX (Hazards and Hazardous Materials), above, there are no components of the proposed project that would impair an adopted emergency response plan or emergency evaluation plan. The Site is located within the LRA and is not designated as having any fire hazard severity zone

(Humboldt County Web GIS, 2022), The existing entry/exit access points to the Site would continue to be utilized, which have been constructed in accordance with state and local standards, including safety and emergency access requirements. As such, there are no components of the project that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. A less than significant impact would occur.

XX.b) Under the proposed project, it is not anticipated that wildfire risks would be exacerbated due to slope, prevailing winds, and other factors. The Site is located in a commercially developed area with existing development in directions of the Site with a low threat of a wildfire. The project Site does not exhibit topography, vegetation patterns, or other factors (for example, fuels, aspect, etc.) that would expose people or structures to a significant risk of wildland fires. Furthermore, the proposed project is not of the nature to exacerbate wildfire risks, nor is the Site located in a very high FHSZ where the risk of emergency response and evacuation due to wildfire is extreme. No impact would occur.

XX.c) The Site is currently developed and includes an existing two-story 9,615-square-foot commercial building and parking lot area to be used by the proposed project employees and retail customers. The project would involve the installation of entry/exit sliding security gates, perimeter wrought iron security fencing, minor exterior building improvements, and renovating the interior of the existing structure to accommodate the proposed cannabis retail storefront. The proposed project would not require utility improvements, as the Site has historically been utilized for commercial/retail use. No impact would occur.

XX.d) The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage challenges, as the Site is located in a developed area and no significant construction would occur on-site. No impact would occur.

MITIGATION MEASURES
No mitigation required.

FINDINGS
The proposed project would have a **Less Than Significant Impact** on Wildfire.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on mandatory findings of significance if it would have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory; have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.); or have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

DISCUSSION

Certain mandatory findings of significance must be made to comply with CEQA Guidelines §15065. The proposed project has been analyzed and it has been determined that it would not:

- Substantially degrade environmental quality;
- Substantially reduce fish or wildlife habitat;
- Cause a fish or wildlife population to fall below self-sustaining levels;
- Threaten to eliminate a plant or animal community;
- Reduce the numbers or range of a rare, threatened, or endangered species;
- Eliminate important examples of the major periods of California history or pre-history;
- Achieve short term goals to the disadvantage of long-term goals;
- Have environmental effects that will directly or indirectly cause substantial adverse effects on human
- beings; or
- Have possible environmental effects that are individually limited but cumulatively considerable when viewed in connection with past, current, and reasonably anticipated future projects.

Potential environmental impacts associated with the proposed cannabis retail storefront have been analyzed in this document and mitigation measures have been included in the document to ensure impacts would be held to a less than significant level.

XXI.a) The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The Site does not provide habitat for any fish, wildlife, or plant species, as the Site is previously developed and entirely paved. Additionally, there are no important examples of California pre-history located on-site. However, there is the potential for unrecorded archaeological and Native American resources and/or human remains to be located on-site. CEQA Guidelines §§15064.5(d) and (f) and PRC §5097.98 provide proper protocol in the event of inadvertent discovery of archaeological or human remains on-site during project construction and required compliance with these protocols provided in Mitigation Measures CUL-1 through CUL-3 would ensure impacts would be less than significant. Additionally, as the Site is a former Leaking Underground Storage Tank (LUST) Cleanup Site, mitigation has been applied to reduce any potential environmental impacts related to hazard and hazardous materials and water quality to levels that are less than significant.

XXI.b) Although nine (9) additional operational cannabis facilities have been located within 1 mile of the subject Site (with the nearest located approximately 1,088 feet south of the Site), no cumulative impacts have been identified as a result of the proposed project, nor would the project be anticipated to result in cumulatively considerable impacts, as the project would be in conformance with the City's cannabis regulations, enumerated in Chapter 158 (Cannabis) of the City of Eureka Municipal Code. The project would be located in a commercial area on a Site that has historically been utilized for commercial/retail use and would be served by community services. Individual impacts from the project would be mitigated, as needed, and would not significantly contribute to cumulative impacts in the area. A less than significant impact would occur.

XXI.c) The proposed project would not generate any potential direct or indirect environmental effect that would have a substantial adverse impact on human beings including, but not limited to, exposure to geologic hazards, air quality, water quality, traffic hazards, noise, and fire hazards. With mitigation incorporated, all potential impacts associated with construction and operation of the project would be reduced to a less-than-significant level.

MITIGATION MEASURES

Refer to Mitigation Measures CUL-1 through CUL-3 in Section V (Cultural Resources) and HAZ-1 in Section IX (Hazards and Hazardous Materials), above.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Mandatory Findings of Significance.

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FIGURES

LACO EUREKA • UKIAH • SANTA ROSA 1-800-515-5054 www.lacoassociates.com	PROJECT 1621 BROADWAY, LLC CANNABIS DISPENSARY	BY MMM	FIGURE 1
	CLIENT VAL LEVI	CHECK MMM	
	LOCATION 1621 BROADWAY STREET, EUREKA, CA	DATE 02/10/2023	JOB NO. 10432.00
	LOCATION MAP		

Attachment 2

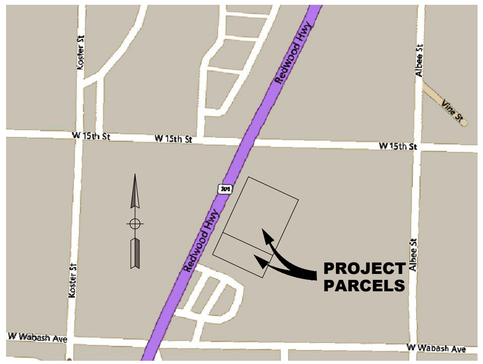
PROJECT LOCATION

0 340 680 1,020 1,360 Feet

SCALE: 1" = 50'

NEW DISPENSARY

1621 BROADWAY ST, EUREKA CA



VICINITY MAP
NOT TO SCALE

NOTES:

1. ALL LOCATIONS ARE APPROXIMATE. NO SURVEY WAS CONDUCTED FOR THIS PROJECT.
2. PROPERTY LINES ARE APPROXIMATE.
3. IMAGE SHOWN HEREON IS FROM BING.
4. NO TREES WILL BE REMOVED FOR THIS PROJECT.
5. NO SCHOOLS, BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS WITHIN 600' OF CULTIVATION SITE. NO TRIBAL RESOURCES OR OFF-SITE RESIDENCES WITHIN 300'.

OWNER INFORMATION:

OWNER: 1621 BROADWAY, LLC

SITE INFORMATION:

0.46 ACRES
USE: COMMERCIAL
ZONE: SC
SETBACKS: ALL 0' PER TABLE 208-2 CITY OF EUREKA ZONING CODE

GENERAL NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING THE 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA BUILDING CODE, 2019 MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA PLUMBING CODE, GREEN BUILDING STANDARDS CODE, AND THE 2019 CALIFORNIA FIRE CODE.
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3. ALL FRAMING LUMBER D.F. #2 UNLESS NOTED.
4. ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED D.F.
5. ALL HEADERS TO BE DF NO.1 NO.2 6 X 12 UNLESS OTHERWISE NOTED.

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G0.1	PLOT PLAN
G0.2	ABBREVIATION AND LEGEND SHEET
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A1.1	EXISTING FIRST FLOOR PLAN
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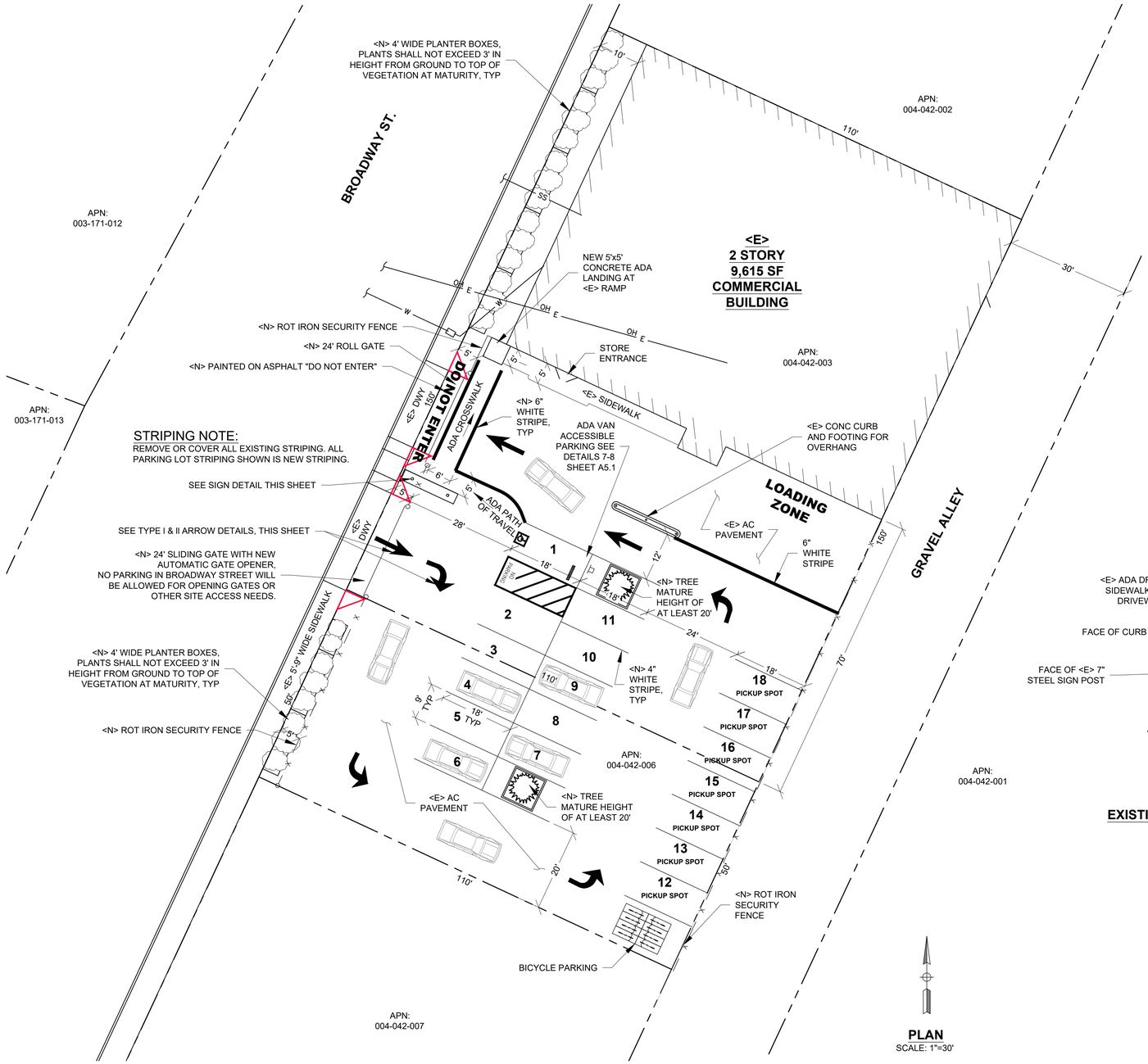
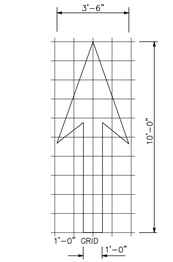
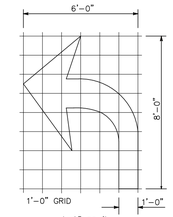
A2.2	ELEVATIONS
A3.2	SAFETY AND SECURITY PLAN
A5.0	DETAILS
A5.1	DETAILS



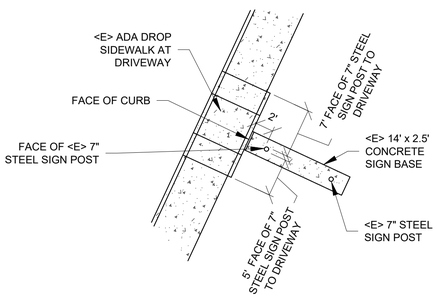
PLAN
SCALE: 1"=30'



TYPE I 10'-0" ARROW



TYPE II (L) ARROW
(FOR TYPE II (R) ARROW, USE MIRROR IMAGE)



EXISTING 19.5' TALL SIGN DETAIL
SCALE: 1"=10'

0' 15' 30'
SCALE: 1"=30'

HDS HUMBOLDT DRAFTING SERVICES
(707) 601-1558 humboldtdraftingservices@gmail.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

1621 BROADWAY ST. EUREKA, CA 95501
NEW DISPENSARY
PLOT PLAN
APN: 004-042-003

DRAWN	JDB
CHECK	VAL
APPROVED	VAL
DATE	7/20/2021
JOB NUMBER	7.20.2021
SHEET	G0.1

Apr 11,2023-5:25pm
P:\CAD\CAD FILES\VAL LEVI\SPORT CYCLE\DWG\ G0.1 PLOT PLAN.dwg

APPENDIX A

Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Monitoring and Reporting Program
1621 Broadway, LLC
1621 Broadway, LLC, Cannabis Retail Storefront Project

Impact	Mitigation Measure	Implementation Responsibility	Monitoring/ Reporting Responsibility	Timing
Cultural Resources	**CUL-1:** In the event archaeological resources or cultural resources are inadvertently unearthed or discovered on-site, work shall be temporarily halted in the vicinity of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.	Project Contractor	Qualified Archaeologist and THPOs	During any on-site construction
	CUL-2: Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069.	Project Contractor	Qualified Archaeologist	During any on-site construction
	CUL-3: In the event human remains are encountered on the subject Site, all work must stop in the immediate vicinity of the discovered remains and the City of Eureka or Humboldt County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a	Project Contractor	City of Eureka/ Humboldt County Coroner, Qualified Archaeologist, NAHC, and THPOs	During any on-site construction

Impact	Mitigation Measure	Implementation Responsibility	Monitoring/ Reporting Responsibility	Timing
	"Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains can be provided. Work may proceed in other parts of the project area while appropriate treatment of the remains is carried out.			
Hazards and Hazardous Materials	**HAZ-1:** In the event of any ground disturbing activities at the Site, including but not limited to on-site subsurface or excavation work, all implementation measures included in the *Soil and Groundwater Management Contingency Plan, 1621 Broadway Street, Eureka, California, 95501, NCRWQCB Case No. 1THU424* (SGMCP), prepared by LACO Associates in January 2023, shall be complied with. Such measures include the following: • The current property owners shall provide a copy of the SGMCP to the new property owners of the Site via certified mail if the property is sold. • A copy of the SGMCP shall be kept on-site at all times and shall be distributed to all contractors or workers whose normal work and duties may reasonably be expected to lead to contact with petroleum hydrocarbons in the subsurface. **Site Employees** • If impacted soil or groundwater is encountered, care shall be taken to avoid excessive exposure through dermal contact or inhalation during minor underground work and repairs. Major underground work shall be undertaken by personnel or contractors who have completed the standard Occupational Safety and Health Administration (OSHA) 40-hour hazardous waste operations and emergency response training (HAZWOPER) (CFR 1910.120) and, if necessary, 8-hour refresher training within the last year.	Project Contractor	City of Eureka and NCRWQCB	During any on-site construction

Impact	Mitigation Measure	Implementation Responsibility	Monitoring/ Reporting Responsibility	Timing
	Site Access • To minimize risk of exposure to contaminated soil or groundwater, Site access control measures shall be implemented throughout the duration of construction activities. Temporary barriers may be installed to limit access to areas where contaminated materials are anticipated. **Contractors** • Any and all contractors whose below grade work on the Site may be reasonably expected to expose any remaining petroleum hydrocarbon-impacted soil or groundwater shall prepare a site-specific safety and health plan for the work to be conducted. The SGMCP shall be incorporated into any site-specific safety and health plans prepared. • All contractor personnel whose normal work and duties may be reasonably expected to place them in contact with the petroleum hydrocarbon-impacted soil or groundwater, shall possess documentation of completion of the standard OSHA 40-hour HAZWOPER (CFR 1910.120) and, if necessary, 8-hour refresher training within the last year. • Contractor personnel whose work may be reasonably expected to place them in contact with the petroleum hydrocarbon-impacted soil or groundwater shall have NIOSH-approved respirators, fitted with organic vapor cartridges (Wilson R21 or equivalent), close at hand on the Site or in their immediate possession at all times during the conduct of work. All contractor personnel working in the described conditions shall also possess documentation of a respirator positive-fit test and shall be medically-certified to			

Impact	Mitigation Measure	Implementation Responsibility	Monitoring/ Reporting Responsibility	Timing
	wear a respirator while working. • The contractor's supervisor or the Site safety officer shall conduct and document a tailgate safety session prior to the beginning of work, and at least every ten working days thereafter for the duration of the project. All employees participating in the safety meetings shall sign the meeting record to document their attendance. Safety discussion shall include the Code of Safe Practices, general safety guidelines, and safety related to air quality hazards, trenching, or excavation work as described in 8 California Administrative Code (CAC): Appendix A and Article 3. Tailgate safety meetings and topics shall also include discussion of safety hazards specific to the Site and protection of the Site workers from any potential hazards associated with the work. • Underground Services Alert (USA) shall be notified at least 48 hours prior to commencement of any major subsurface or excavation work. **The NCRWQCB shall be notified at least 14 days prior to any anticipated subsurface work.** In the event of emergency repairs involving the impacted areas, such that delay would cause immediate danger to life, health, property, structures, or the environment, the NCRWQCB and other affected agencies should be notified as soon as reasonably possible afterward as to the nature of the emergency and the steps toward resolution. In the event that an underground storage tank is discovered during excavation at the Site, work shall be halted and the NCRWQCB and other affected agencies should be notified as			

Impact	Mitigation Measure	Implementation Responsibility	Monitoring/ Reporting Responsibility	Timing
	soon as reasonably possible. **Site Monitoring/Safety Hygiene** *Site Employees* • If during the normal course of minor repairs or other work a worker detects hydrocarbon odors (a smell of gasoline or hydrocarbons), work should cease until such time as the Site can be monitored by qualified personnel (such as contractors, engineers, geologists, or environmental health specialists who have completed the required OSHA training outlined above and have equipment for monitoring air quality). A photoionization detector (PID) shall be used to monitor air quality in areas of concern. Before excavation or exposure of soil the PID shall be checked to assure it is properly calibrated. • Care shall be taken while doing any work below the ground surface to minimize the potential for dermal contact. In case of dermal contact, the affected area shall be washed with soap and water. Hands shall be washed following any work in the impacted area. Site employee's boots shall be brushed off following contact with impacted soil. Eating, drinking, and smoking while working within the subsurface of the impacted area is prohibited. *Contractors* • If petroleum hydrocarbon-impacted soil is excavated or otherwise exposed to the atmosphere, routine monitoring of air quality shll be conducted by qualified personnel using appropriate gas detection and monitoring			

Impact	Mitigation Measure	Implementation Responsibility	Monitoring/ Reporting Responsibility	Timing
	equipment. A PID shall be used to monitor air quality in areas of concern. Before excavation or exposure of soil the PID shall be checked to assure it is properly calibrated. A first aid kit in accordance with 8 CAC: Appendix A and a 10-pound (lb) fire extinguisher shall be on-site, with the location known to all project personnel. The standard OSHA poster of emergency telephone numbers shall be posted in full view. • In the event air quality is in question, respirators shall be donned when air quality monitoring in the area of activity indicates concentration of benzene exceeds one part per million (ppm), or total petroleum hydrocarbons (TPH) exceeds 100 ppm. **Personal Protection** *Site Workers* • Except as indicated, normal work garments are acceptable. Nitrile or other suitable gloves shall be required to be worn where contact with impacted soil or groundwater is possible and boots shall be brushed off following contact with impacted soil. *Contractors* • Except as indicated, modified Level D personal protection is acceptable, including normal work garments; ankle-high, steel-toe, rubber boots; safety glasses; and hardhat. Nitrile or other suitable gloves shall be required to be worn where contact with petroleum hydrocarbon impacted soil or groundwater is anticipated. All contractor field personnel working within the			

Impact	Mitigation Measure	Implementation Responsibility	Monitoring/ Reporting Responsibility	Timing
	petroleum-impacted area shall possess a NIOSH-approved, air purifying, half-face respirator fitted with approved organic vapor cartridges (Wilson R21 or equivalent). Respirators shall be inspected, maintained, stored, and cleaned in accordance with standard procedures and the company respirator protection program. All personnel shall be trained in proper use of the respirator and possess documentation of a positive-fit test. **Waste Management** • In the event that petroleum hydrocarbon-impacted soil is encountered during future Site subsurface or excavation work at the Site, it shall be excavated under the direction of qualified personnel to the extent practicable. Small quantities of impacted soil (less than 2 cubic yards) may be contained within 55-gallon drums for proper disposal and labeled appropriately with the owner's name, contents, and date of first accumulation. Larger quantities of impacted soil will be stockpiled on-site or, with NCRWQCB approval and appropriate analytical testing, hauled off for immediate disposal. • If impacted soil is hauled and disposed of off-site, it shall be done with prior NCRWQCB notification and approval and to qualified waste sites by a licensed hauler. Copies of manifests and weigh tickets shall be provided to NCRWQCB. • In the event that petroleum hydrocarbon-impacted groundwater is encountered during future Site subsurface or excavation work at the Site, the NCRWQCB shall be contacted, and it shall be contained within appropriately labeled 55-gallon drums for proper disposal under the			

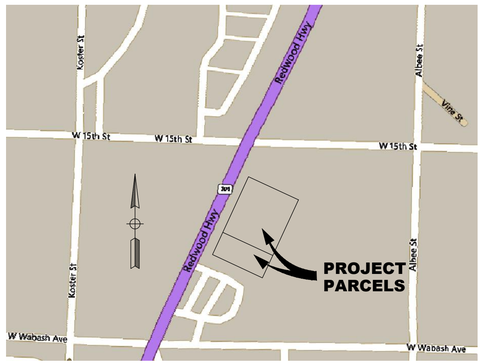
Impact	Mitigation Measure	Implementation Responsibility	Monitoring/ Reporting Responsibility	Timing
	direction of qualified personnel.			
Hydrology and Water Quality	See Mitigation Measure HAZ-1.	Project Contractor	City of Eureka and NCRWQCB	During any on-site construction
Tribal Cultural Resources	See Mitigation Measures CUL-1 through CUL-3.	Project Contractor	City of Eureka/ Humboldt County Coroner, Qualified Archaeologist, NAHC, and THPOs	During any on-site construction

APPENDIX B

Project Plan Set

NEW DISPENSARY

1621 BROADWAY ST, EUREKA CA



VICINITY MAP
NOT TO SCALE

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5. NO SCHOOLS, BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS WITHIN 600' OF CULTIVATION SITE. NO TRIBAL RESOURCES OR OFF-SITE RESIDENCES WITHIN 300'.

OWNER INFORMATION:

OWNER: 1621 BROADWAY, LLC

SITE INFORMATION:

0.46 ACRES
USE: COMMERCIAL
ZONE: SC
SETBACKS: ALL 0' PER TABLE 208-2 CITY OF EUREKA ZONING CODE

GENERAL NOTES:

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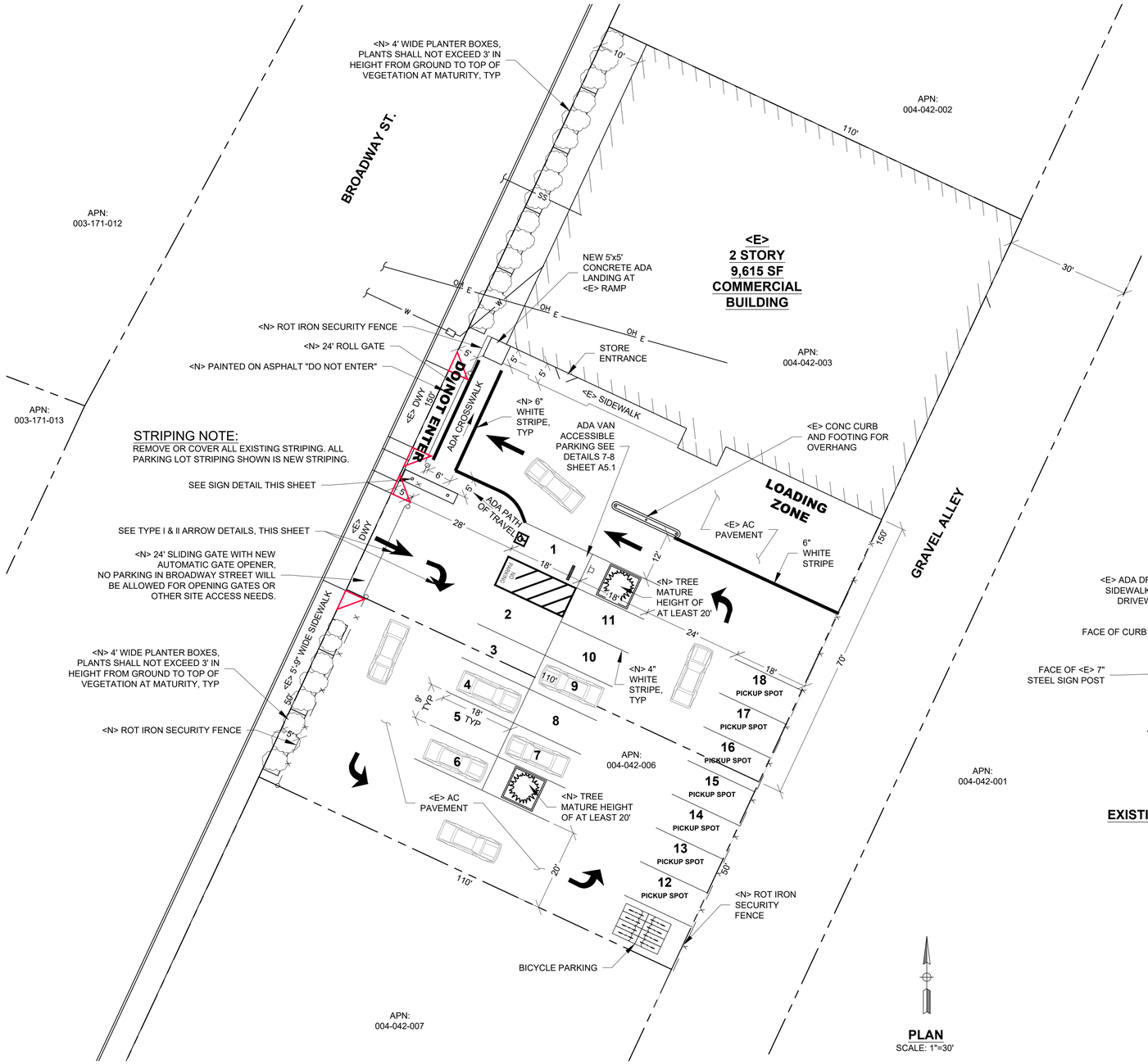
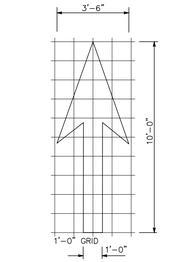
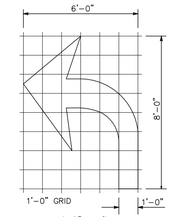


PLAN
SCALE: 1"=30'



TYPE I 10'-0" ARROW



TYPE II (L) ARROW
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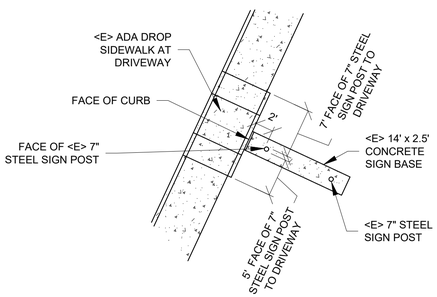

EXISTING 19.5' TALL SIGN DETAIL
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0' 15' 30'
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HDS HUMBOLDT DRAFTING SERVICES
(707) 601-1558 humboldtdraftingservices@gmail.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

1621 BROADWAY ST. EUREKA, CA 95501
NEW DISPENSARY
PLOT PLAN
APN: 004-042-003

DRAWN	JDB
CHECK	VAL
APPROVED	VAL
DATE	7/20/2021
JOB NUMBER	7.20.2021
SHEET	G0.1

Apr 11,2023-5:25pm
P:\CAD\CAD FILES\VAL LEVI\SPORT CYCLE\DWG\ G0.1 PLOT PLAN.dwg

ABBREVIATIONS:

A

AB	AGGREGATE BASE
ADA	AMERICANS WITH DISABILITIES ACT
AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
AG	AGGREGATE BASE
APPROX	APPROXIMATELY

B

BC	BEGIN CURVE
BFV	BUTTERFLY VALVE
BLDG	BUILDING
BOT	BOTTOM
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL

C

CF	CUBIC FOOT
CI	CAST IRON
CIP	CAST IRON PIPE
CL	CENTER LINE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CW	COLD WATER
CY	CUBIC YARD

D

d	PENNY (NAIL)
DI	DRAINAGE INLET
DIA	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DRWY	DRIVEWAY
DWG	DRAWING

E

<E>	EXISTING
EA	EACH
EC	END CURVE
EL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EVC	END VERTICAL CURVE
EW	EACH WAY
EXT	EXTERIOR

F

FC	FACE OF CURB
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FLG	FLANGE
FLR	FLOOR
FT	FOOT
FT^2	SQUARE FEET
FT^3	CUBIC FEET
FTG	FOOTING

G

GALV	GALVANIZED
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GIP	GALVANIZED IRON PIPE
GPM	GALLONS PER MINUTE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE

H

HB	HOSE BIBB
HDR	HEADER
HP	HORSE POWER
HORIZ	HORIZONTAL
HT	HEIGHT
HW	HOT WATER

I

ID	INSIDE DIAMETER
IN	INCH
INT	INTERIOR
INV	INVERT

J

JT	JOINT
JP	JOINT POLE

K

KIP	THOUSAND POUNDS
KW	KILOWATT

L

LB	POUND
LF	LINEAR FOOT
LG	LONG
LT	LEFT

M

MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MTL	METAL

N

<N>	NEW
NIC	NOT IN CONTRACT
NO.	NUMBER
NPT	NATIONAL PIPE THREAD
NTS	NOT TO SCALE
#	NUMBER

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OG	ORIGINAL GROUND
OZ	OUNCE
OHD	OVERHEAD

P

PB	PULL BOX
PFC	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PEP	POLYETHYLENE PIPE
PL	PROPERTY LINE
PLWD	PLYWOOD
PP	POWER POLE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PV	PLUG VALVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	PRIVATE

Q

QTY	QUANTITY

R

R	RADIUS
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RDCR	REDUCER
RDWD	REDWOOD
REQD	REQUIRED
RM	ROOM
RSP	ROCK SLOPE PROTECTION
RT	RIGHT
R/W	RIGHT OF WAY

S

SL	SLOPE
SCHED	SCHEDULE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATIONS
SQ	SQUARE
SQ FT	SQUARE FOOT
SQ IN	SQUARE INCH
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
STL	STEEL
SW	SIDEWALK

T

T	TELEPHONE
TAN	TANGENT
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TBM	TEMPORARY BENCH MARK
TC	TOP CURB
TELEM	TELEMETRY
TEMP	TEMPERATURE
THD	THREAD
TOC	TOP OF CONCRETE
TOG	TOP OF GRATE
TOW	TOP OF WALL
TYP	TYPICAL

U

UBC	UNIFORM BUILDING CODE
UOS	UNLESS OTHERWISE SPECIFIED
UG	UNDERGROUND
UTIL	UTILITY
UP	UTILITY POLE

V

V	VOLT
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL

W

WM	WATER METER
WV	WATER VALVE

X

XFMR	TRANSFORMER

Y

YD	YARD
YD^2	SQUARE YARD
YD^3	CUBIC YARD

LINETYPES:

- FENCE
- GAS
- CENTERLINE
- EDGE OF PAVEMENT
- FIBER ROLL
- FLOW LINE
- FORCE MAIN
- JOINT UTILITY
- OVERHEAD ELECTRICAL
- UNDERGROUND ELECTRICAL
- PROPERTY
- SANITARY SEWER
- STORM DRAIN
- WATERLINE

ARCHITECTURAL LEGEND:

- LIGHT SWITCH
- THREE WAY SWITCH
- 110 OUTLET
- 220 OUTLET
- CATV — CABLE TV
- LIGHT
- FLUORESCENT LIGHT
- REGISTER
- F — EXHAUST FAN
- SD — SMOKE DETECTOR

CIVIL LEGEND:

- GATE VALVE
- BUTTERFLY VALVE
- PRESSURE REG V
- CHECK VALVE
- AIR VALVE
- FLOW METER
- HOSE BIBB
- REDUCER
- FIRE HYDRANT
- DRAINAGE INLET
- CLEANOUT
- SIGN
- STUMP
- TREE
- SPRING

HDS HUMBOLDT DRAFTING SERVICES
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NO.	HISTORY / REVISION	BY	CHK.	DATE

1621 BROADWAY ST. EUREKA, CA 95501
NEW DISPENSARY
ABBREVIATION AND LEGEND SHEET

APN: 004-042-003

DRAWN	JDB
CHECK	VAL
APPROVED	VAL
DATE	7/20/2021
JOB NUMBER	7.20.2021
SHEET	G0.2

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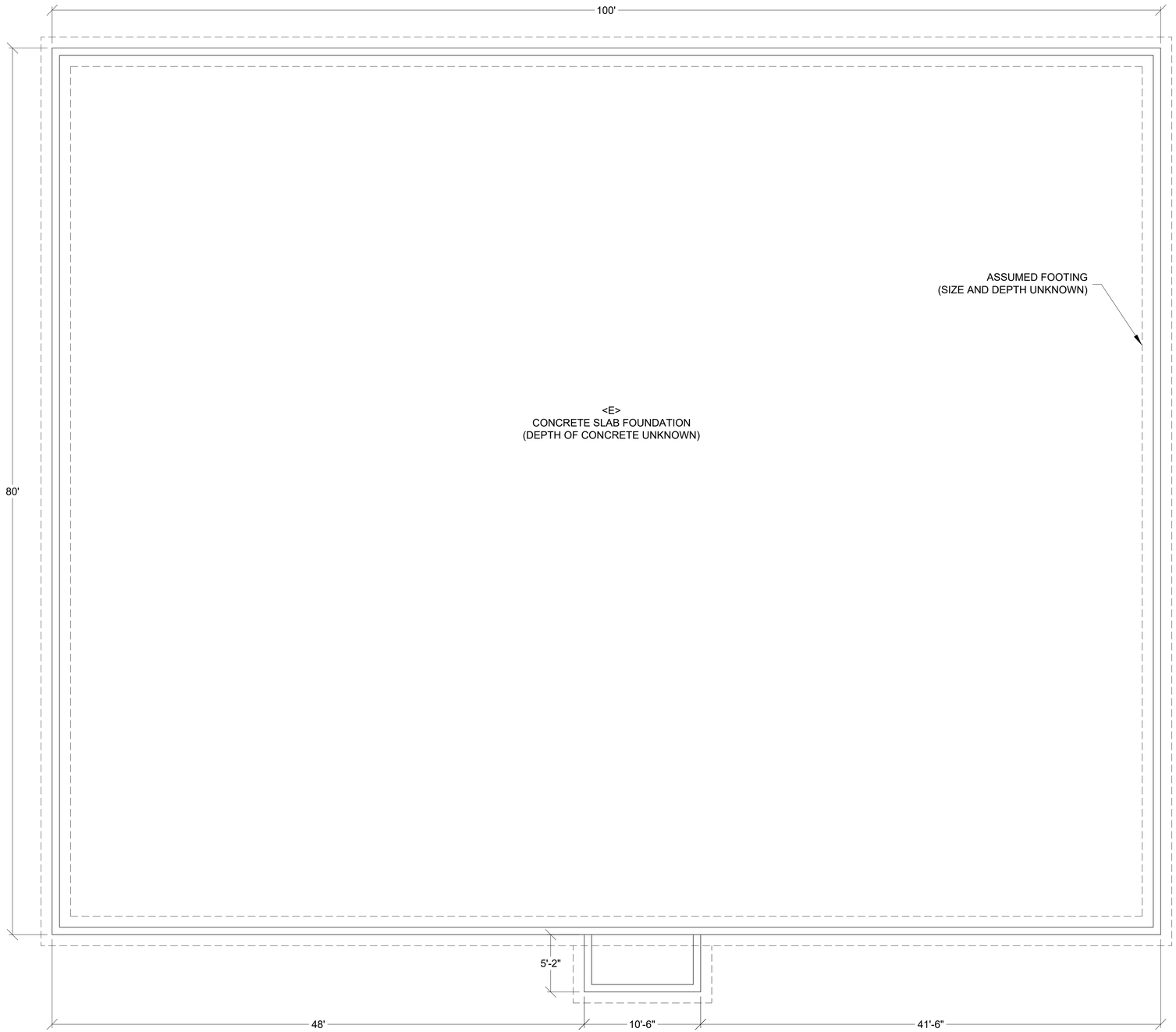

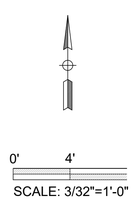

SCALE: 3/32"=1'-0"

FOUNDATION PLAN

HDS
HUMBOLDT DRAFTING SERVICES
(707) 601-1558 humboldtdraftingservices@gmail.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

1621 BROADWAY ST. EUREKA, CA 95501
NEW DISPENSARY
FOUNDATION PLAN

APN: 004-042-003

DRAWN	JDB
CHECK	VAL
APPROVED	VAL
DATE	7/20/2021
JOB NUMBER	7.20.2021
SHEET	A1.0

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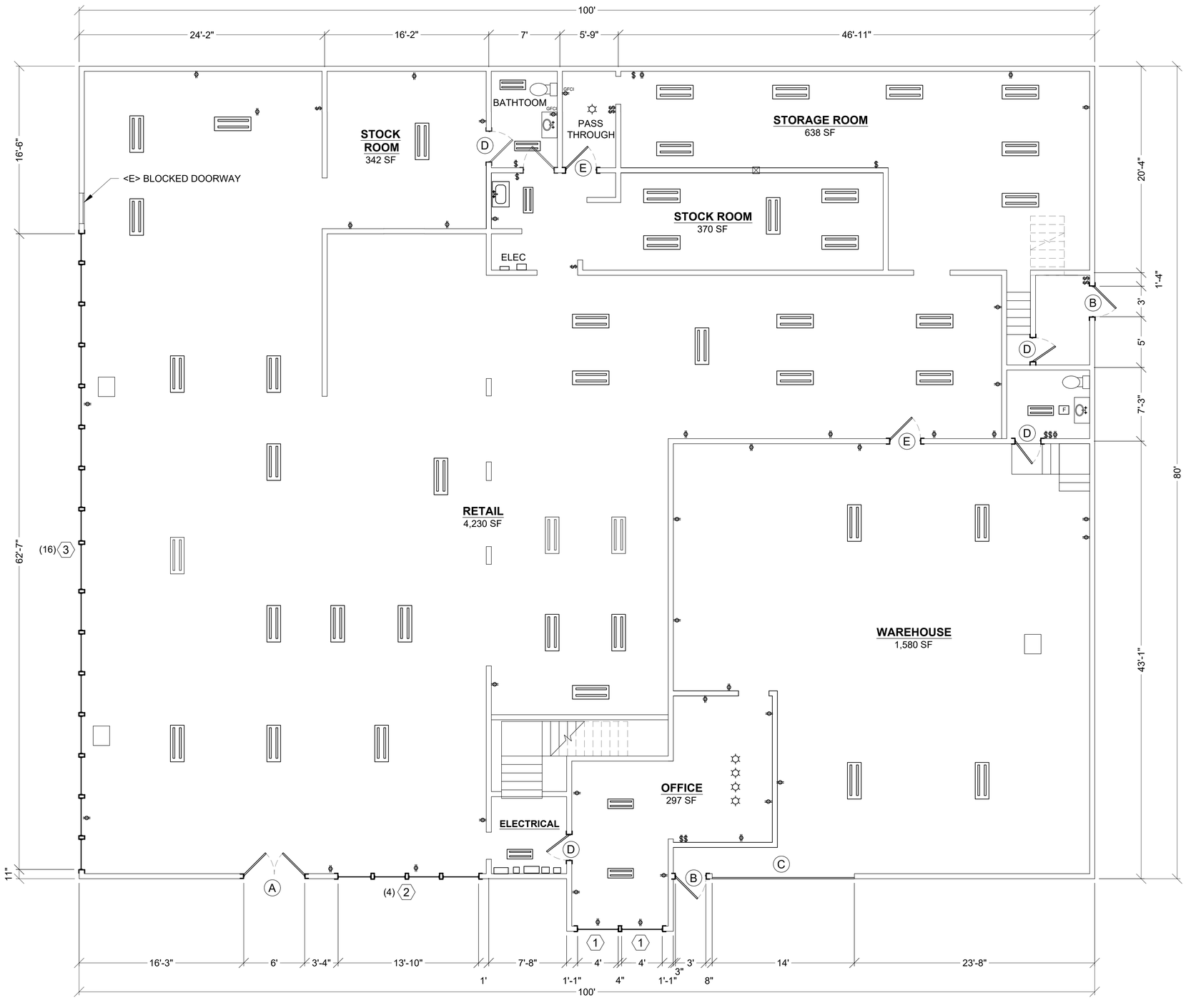

FLOOR PLAN

DOOR SCHEDULE			
SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
A	1	6'-0" x 6' 8"	DOUBLE GLASS DOOR
B	2	3'-0" x 6'-8"	METAL DOOR
C	1	14'-0" x12'-0"	ROLL UP DOOR
D	4	2'-6" x 6'-8"	INTERIOR DOOR
E	3	3'-0" x 6'-8"	INTERIOR DOOR

WINDOW SCHEDULE			
SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
1	2	4'-0" x 3'-6"	WHITE VINYL
2	4	3'-0" x 3'-6"	FIXED WHITE VINYL
3	16	3'-8" x 8'-5"	METAL FRAMED

LEGEND:

- $ LIGHT SWITCH
- ⌽ 110 OUTLET
- ☼ LIGHT
- FLUORESCENT LIGHT
- F EXHAUST FAN

0' 4' 8'

SCALE: 3/32"=1'-0"

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NO.	HISTORY / REVISION	BY	CHK.	DATE

1621 BROADWAY ST. EUREKA, CA 95501
NEW DISPENSARY
EXISTING FIRST FLOOR PLAN

APN: 004-042-003

DRAWN	JDB
CHECK	VAL
APPROVED	VAL
DATE	7/20/2021
JOB NUMBER	7.20.2021
SHEET	A1.1

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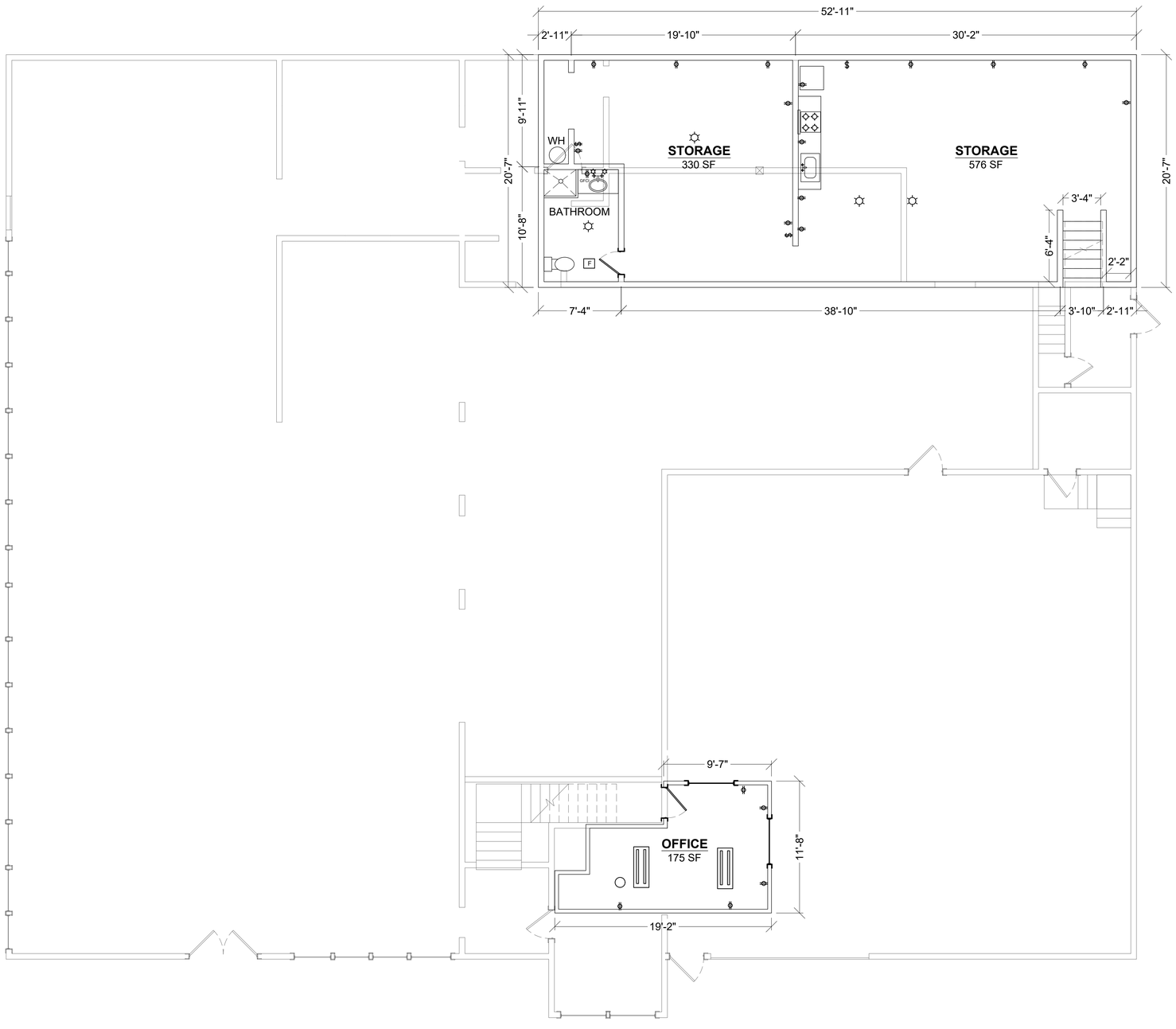

DOOR SCHEDULE

SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
A	1	2'-4" x 6' 8"	INTERIOR DOOR

LEGEND:

- $ LIGHT SWITCH
- ⌽ 110 OUTLET
- ☼ LIGHT
- FLUORESCENT LIGHT
- F EXHAUST FAN

0' 4' 8'

SCALE: 3/32"=1'-0"

FLOOR PLAN

Apr 11,2023-5:25pm
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NO.	HISTORY / REVISION	BY	CHK.	DATE

1621 BROADWAY ST. EUREKA, CA 95501
NEW DISPENSARY
EXISTING SECOND FLOOR PLAN

APN: 004-042-003

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CHECK	VAL
APPROVED	VAL
DATE	7/20/2021
JOB NUMBER	7.20.2021
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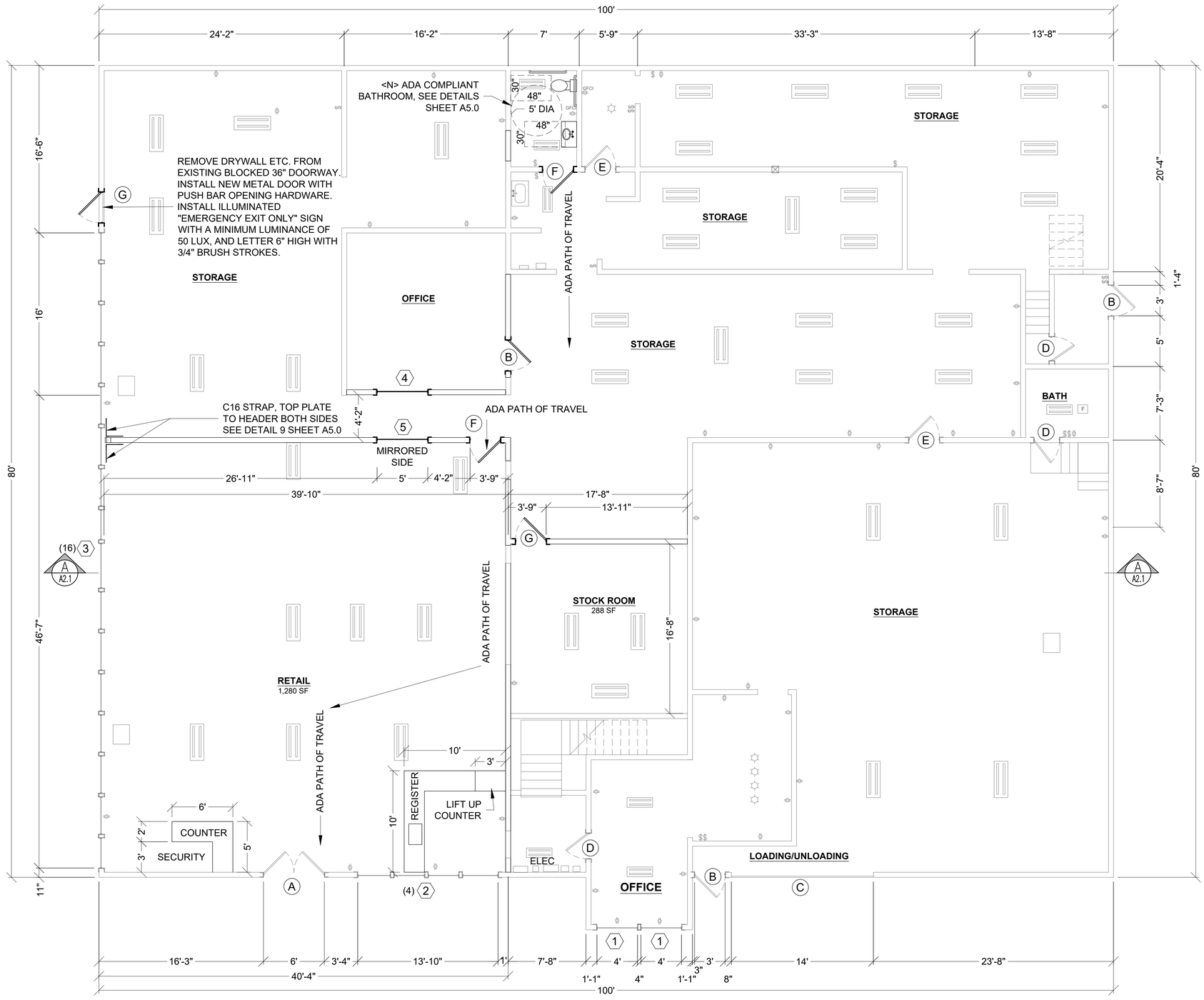

FLOOR PLAN

DOOR SCHEDULE			
SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
A	1	6'-0" x 6'-8"	ADA DOUBLE GLASS DOOR
B	3	3'-0" x 6'-8"	METAL DOOR
C	1	14'-0" x12'-0"	ROLL UP DOOR
D	3	2'-6" x 6'-8"	INTERIOR DOOR
E	3	3'-0" x 6'-8"	INTERIOR DOOR
F	1	3'-0" x 6'-8"	NEW ADA DOOR
G	2	3'-0" x 6'-8"	METAL DOOR

WINDOW SCHEDULE			
SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
1	2	4'-0" x 3'-6"	WHITE VINYL
2	4	3'-0" x 3'-6"	FIXED WHITE VINYL
3	16	3'-8" x 8'-5"	METAL FRAMED
4	1	5'-0" x 4"-0"	NEW WHITE VINYL
5	1	5'-0" x 4"-0"	NEW MIRRORED WHITE VINYL

LEGEND:

- $ LIGHT SWITCH
- ⌽ 110 OUTLET
- ☼ LIGHT
- FLUORESCENT LIGHT
- F EXHAUST FAN

0' 4' 8'

SCALE: 3/32"=1'-0"

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NO.	HISTORY / REVISION	BY	CHK.	DATE

1621 BROADWAY ST. EUREKA, CA 95501
NEW DISPENSARY
NEW FIRST FLOOR PLAN

APN: 004-042-003

DRAWN	JDB
CHECK	VAL
APPROVED	VAL
DATE	7/20/2021
JOB NUMBER	7.20.2021
SHEET	A1.3

Apr 11 2023-5:24pm
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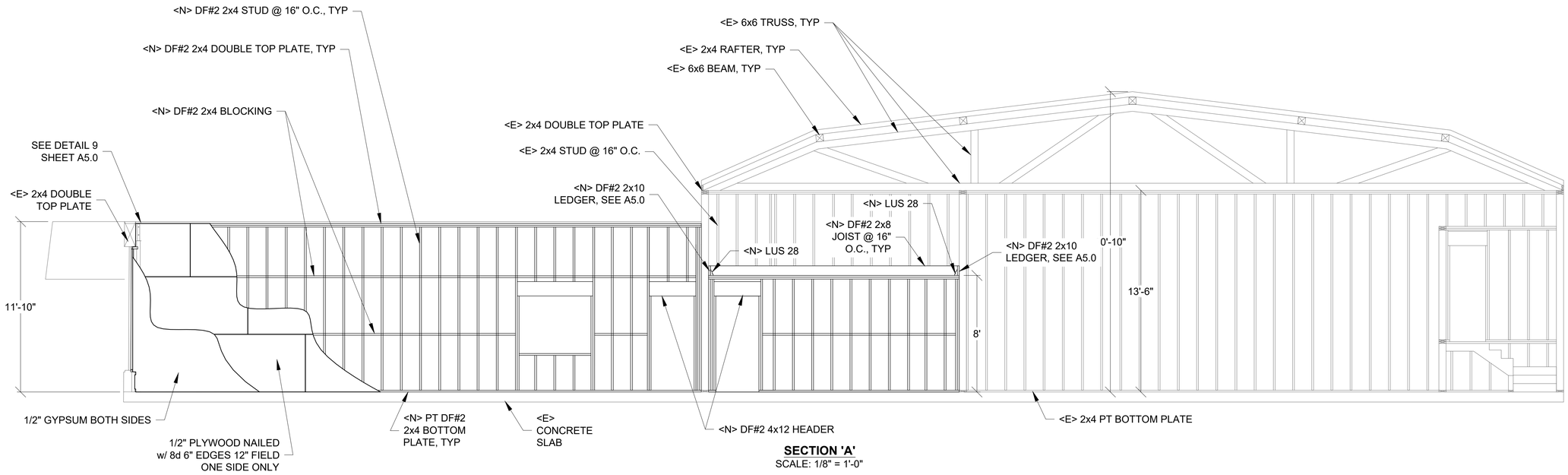
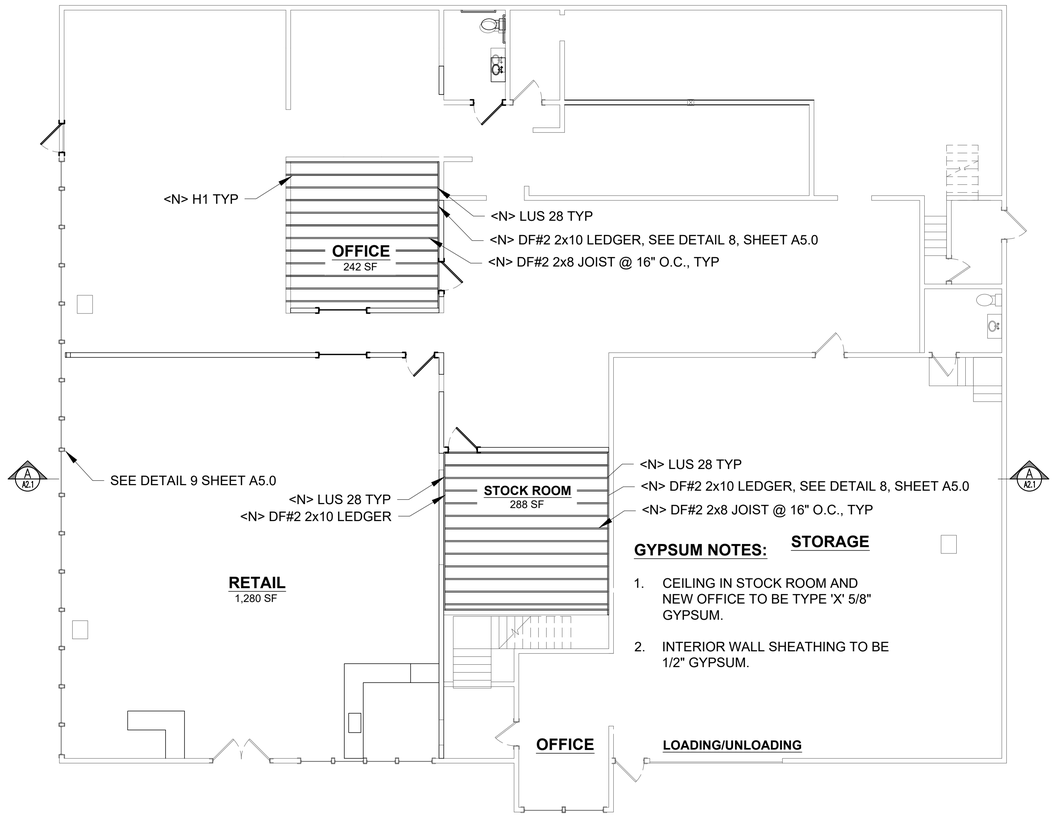


SECTION 'A'
SCALE: 1/8" = 1'-0"



GYPSUM NOTES:

1. CEILING IN STOCK ROOM AND NEW OFFICE TO BE TYPE 'X' 5/8" GYPSUM.
2. INTERIOR WALL SHEATHING TO BE 1/2" GYPSUM.

FRAMING PLAN
SCALE: 1/16" = 1'-0"

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NO.	HISTORY / REVISION	BY	CHK.	DATE

1621 BROADWAY ST. EUREKA, CA 95501
NEW DISPENSARY
FRAMING PLAN

APN: 004-042-003

DRAWN	JDB
CHECK	VAL
APPROVED	VAL
DATE	7/20/2021
JOB NUMBER	7.20.2021
SHEET	A2.1

Apr 11,2023-5:26pm
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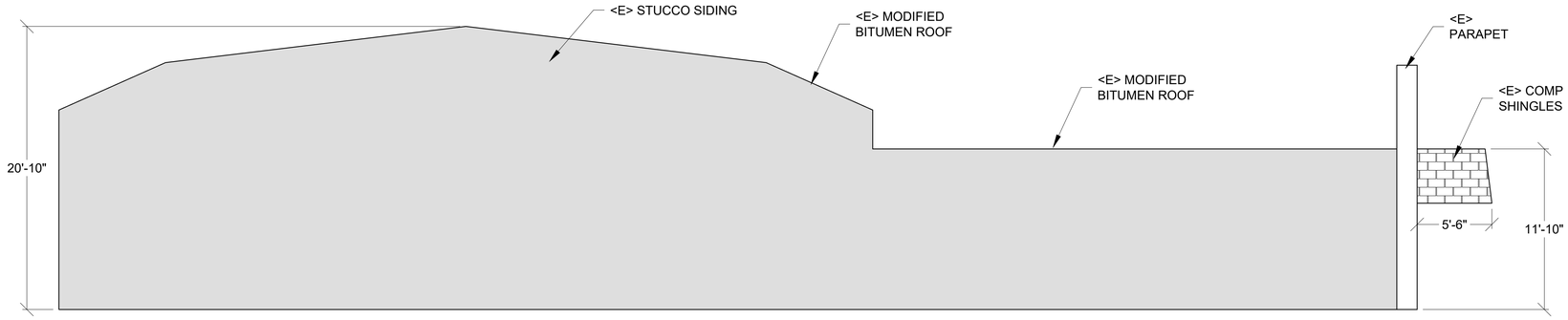
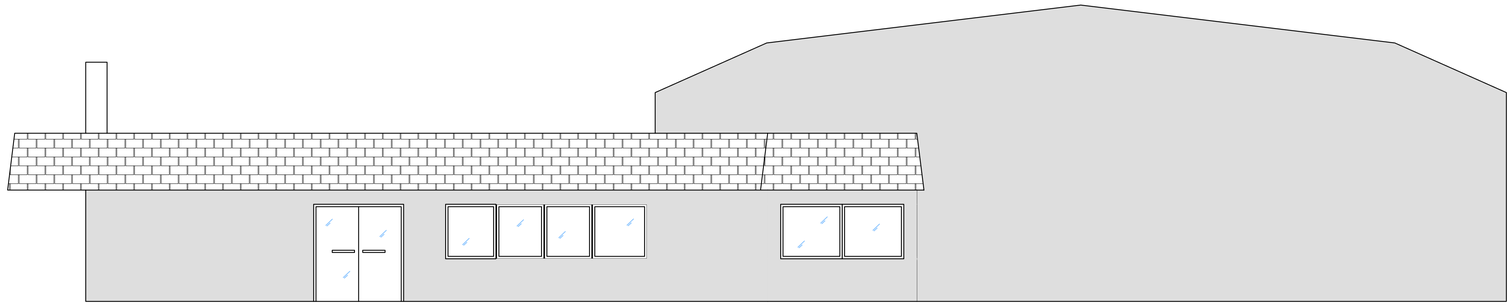
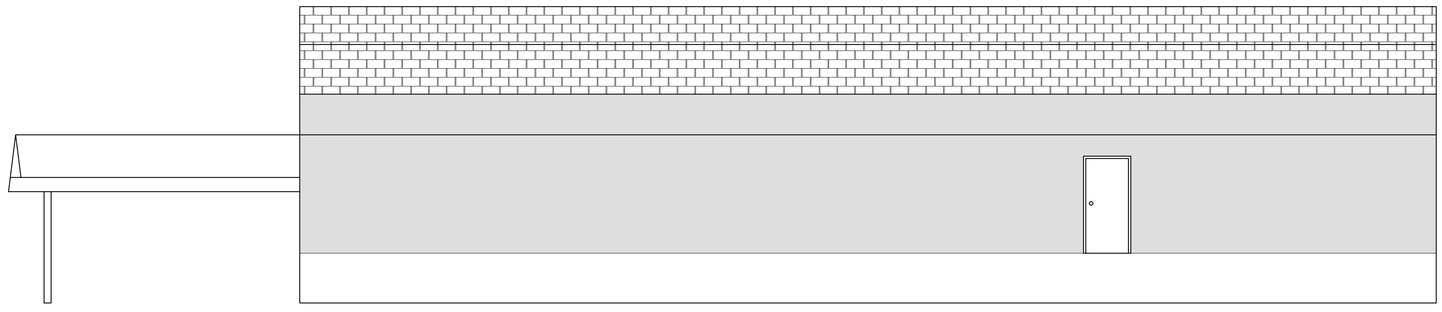


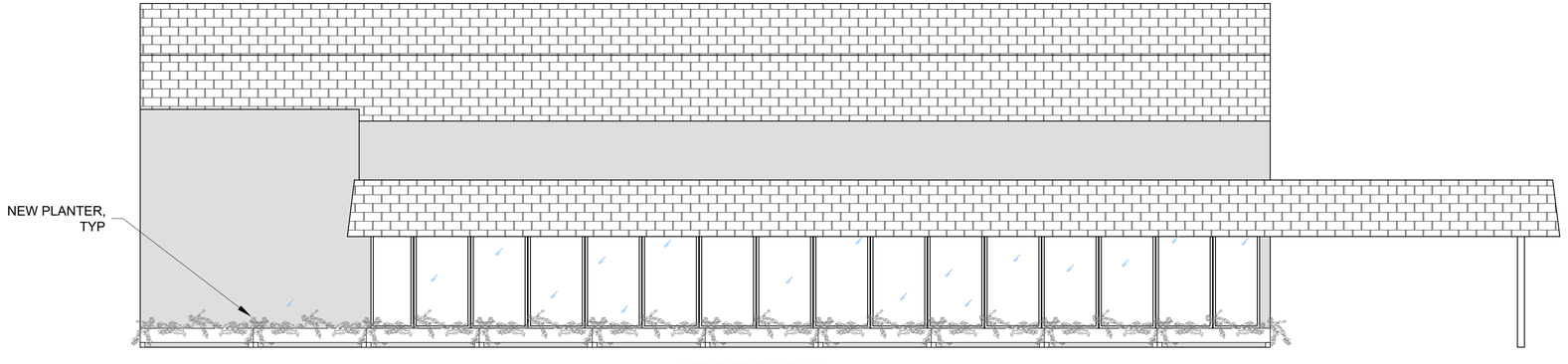
NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

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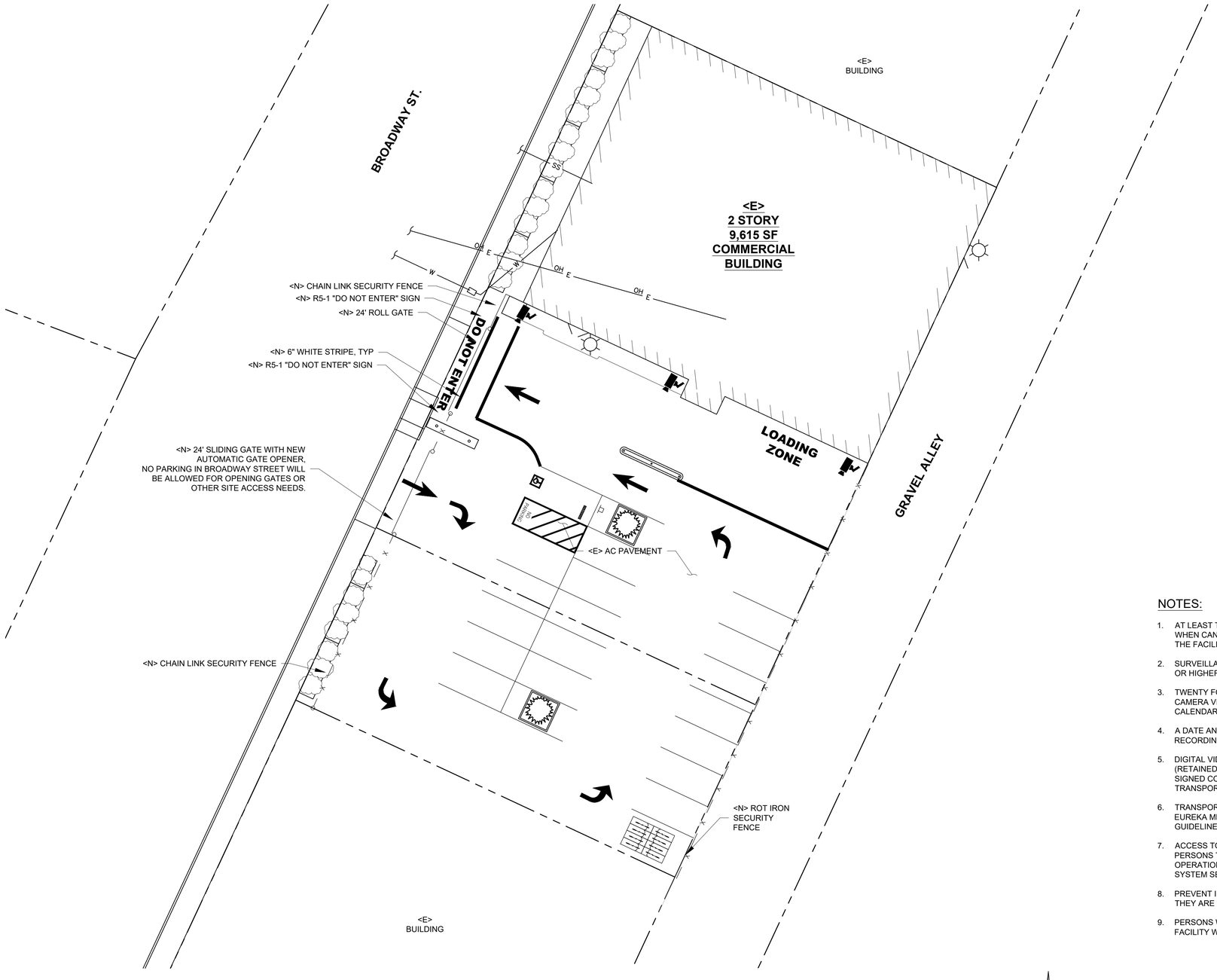
NO.	HISTORY / REVISION	BY	CHK.	DATE

1621 BROADWAY ST. EUREKA, CA 95501
NEW DISPENSARY
ELEVATIONS

APN: 004-042-003

DRAWN	JDB
CHECK	VAL
APPROVED	VAL
DATE	7/20/2021
JOB NUMBER	7.20.2021
SHEET	A2.2



NOTES:

1. AT LEAST TWO OR MORE STAFF MEMBERS MUST BE ON SITE WHEN CANNABIS IS BEING PROCESSED OR MOVED ABOUT THE FACILITY.
2. SURVEILLANCE CAMERA SHALL BE DIGITAL 720p RESOLUTION OR HIGHER.
3. TWENTY FOUR HOUR RECORDINGS OF SURVEILLANCE CAMERA VIDEO SHALL BE RETAINED FOR AT LEAST 30 CALENDAR DAYS.
4. A DATE AND TIME STAMP SHALL BE EMBEDDED ON ALL RECORDINGS.
5. DIGITAL VIDEO DOCUMENTATION, A SHIPPING MANIFEST (RETAINED FOR 18 MONTHS, RETAIN ONE COPY AND ONE SIGNED COPY) GIVE REMAINING TWO COPIES TO TRANSPORTER.
6. TRANSPORT SHALL BE CONDUCTED PER PER THE CITY OF EUREKA MEDICAL CANNABIS LICENSE APPLICATION GUIDELINES SECTION 6 SUBSECTION G.
7. ACCESS TO SURVEILLANCE AREAS SHALL BE LIMITED TO PERSONS THAT ARE ESSENTIAL TO SURVEILLANCE OPERATIONS INCLUDING LAW ENFORCEMENT, SECURITY SYSTEM SERVICE PERSONNEL AND THE DEPARTMENT .
8. PREVENT INDIVIDUALS FROM REMAINING ON PREMISES IF THEY ARE NOT ENGAGING IN A SPECIFIC ACTIVITY.
9. PERSONS WHO HAVE BEEN PREVIOUSLY ARRESTED AT THIS FACILITY WILL NOT BE ALLOWED TO ENTER.

PLAN
SCALE: 1"=30'

0' 15' 30'
SCALE: 1"=30'

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NO.	HISTORY / REVISION	BY	CHK.	DATE

1621 BROADWAY ST, EUREKA, CA 95501
NEW DISPENSARY
SAFETY AND SECURITY PLAN

APN: 004-042-003

DRAWN	JDB
CHECK	VAL
APPROVED	VAL
DATE	7/20/2021
JOB NUMBER	7.20.2021
SHEET	A3.2

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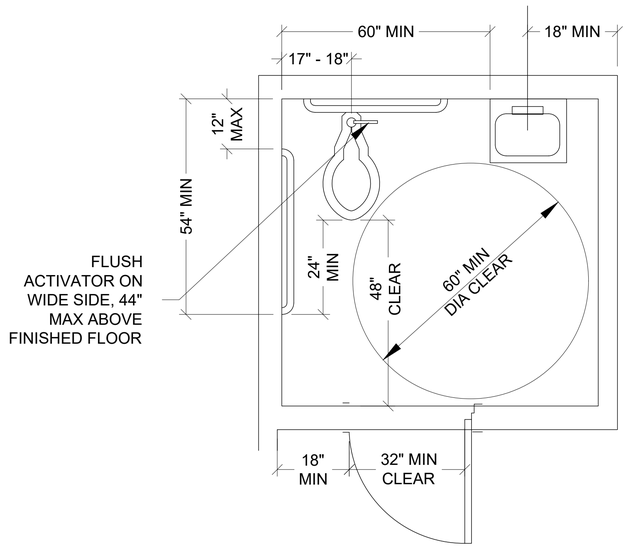
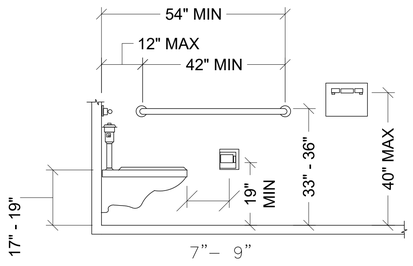
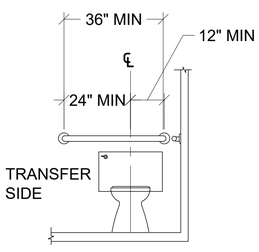


(b) SINGLE-ACCOMMODATION TOILET FACILITY

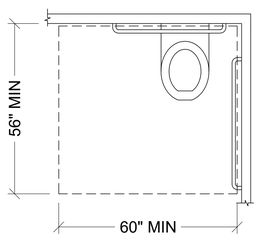
1 ACCESSIBLE ALL GENDER BATHROOM DETAIL
N.T.S.



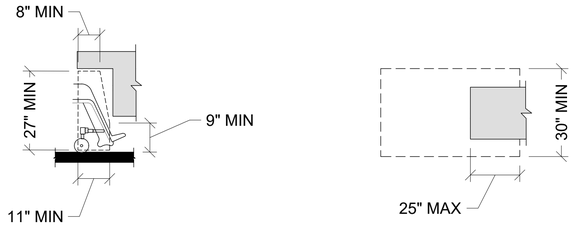
(a) SIDE VIEW



(b) FRONT VIEW

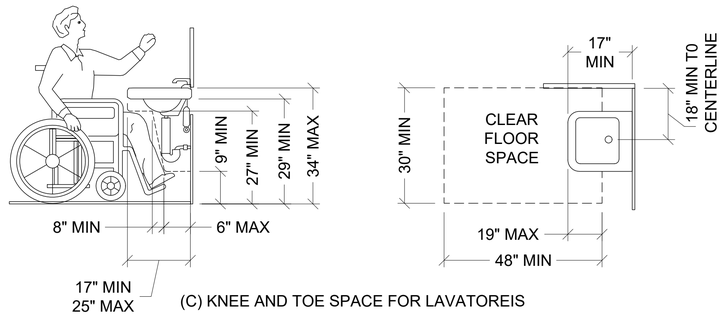


(C) CLEAR FLOOR SPACE AT WATER CLOSETS



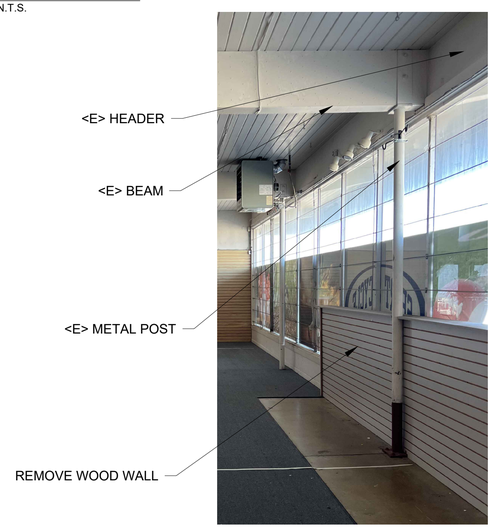
(a) KNEE SPACE - GENERAL REQUIREMENT

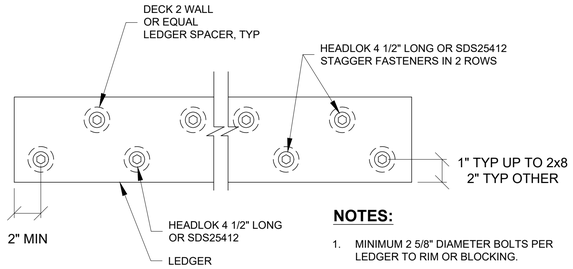
(b) TOE SPACE - GENERAL REQUIREMENT



(C) KNEE AND TOE SPACE FOR LAVATOREIS

2 ACCESSIBLE LAVATORY DETAIL
N.T.S.

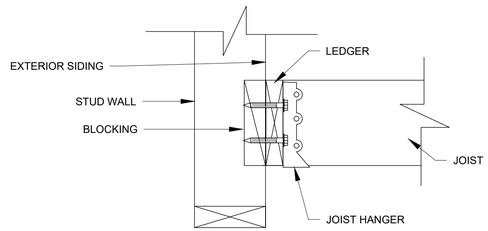




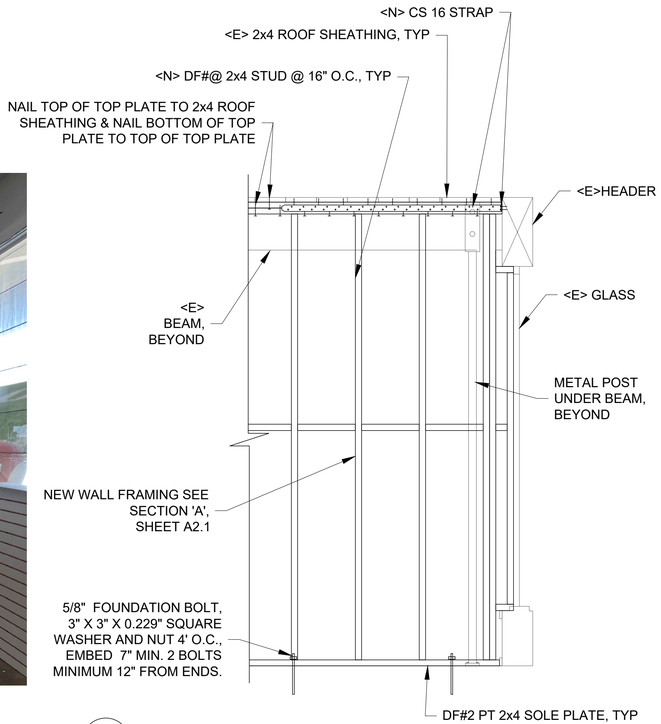
NOTES:

1. MINIMUM 2 5/8" DIAMETER BOLTS PER LEDGER TO RIM OR BLOCKING.

PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS TO RIM JOISTS OR BLOCKING



8 LEDGER DETAIL
N.T.S.



9 END WALL AT WINDOW DETAIL
N.T.S.

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NO.	HISTORY / REVISION	BY	CHK.	DATE

1621 BROADWAY ST. EUREKA, CA 95501
NEW DISPENSARY
DETAILS
APN: 004-042-003

DRAWN	JDB
CHECK	VAL
APPROVED	VAL
DATE	7/20/2021
JOB NUMBER	7.20.2021
SHEET	A5.0

Apr 11, 2023-5:26pm
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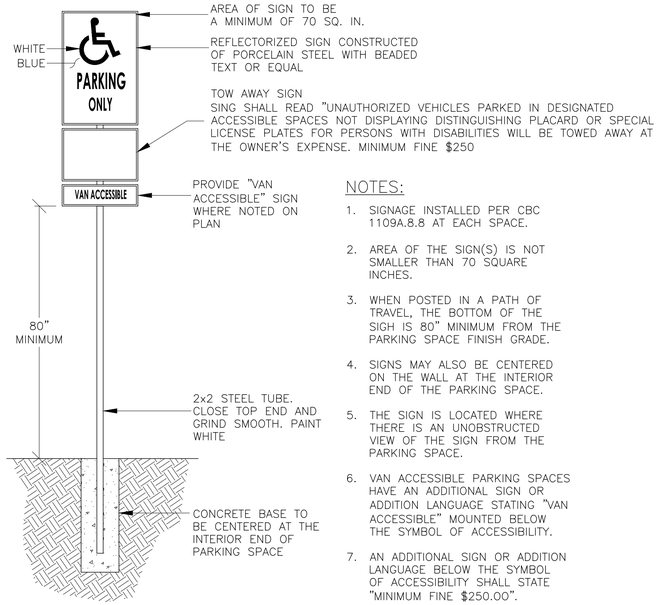
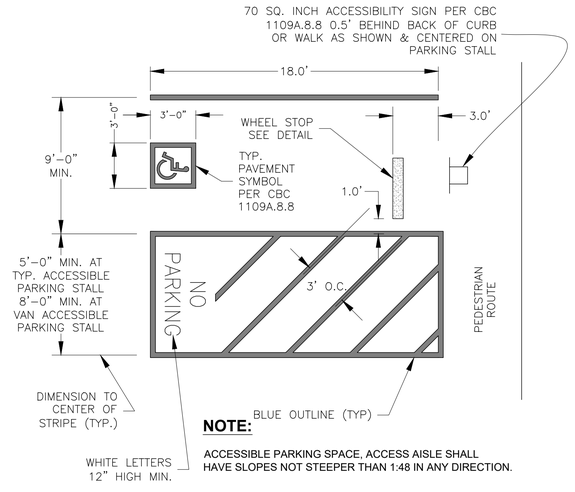


NOTES:

1. SIGNAGE INSTALLED PER CBC 1109A.8.8 AT EACH SPACE.
2. AREA OF THE SIGN(S) IS NOT SMALLER THAN 70 SQUARE INCHES.
3. WHEN POSTED IN A PATH OF TRAVEL, THE BOTTOM OF THE SIGH IS 80" MINIMUM FROM THE PARKING SPACE FINISH GRADE.
4. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE.
5. THE SIGN IS LOCATED WHERE THERE IS AN UNOBSTRUCTED VIEW OF THE SIGN FROM THE PARKING SPACE.
6. VAN ACCESSIBLE PARKING SPACES HAVE AN ADDITIONAL SIGN OR ADDITION LANGUAGE STATING "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
7. AN ADDITIONAL SIGN OR ADDITION LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250.00".

7 **EXTERIOR ACCESSIBLE SIGN DETAIL**
N.T.S.



NOTE:

ACCESSIBLE PARKING SPACE, ACCESS AISLE SHALL HAVE SLOPES NOT STEEPER THAN 1:48 IN ANY DIRECTION.

PER CBC FIGURE 11A-2B

8 **ACCESSIBLE PARKING DETAIL**
N.T.S.

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(707) 601-1558 humboldtdraftingservices@gmail.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

1621 BROADWAY ST. EUREKA, CA 95501
NEW DISPENSARY
DETAILS

APN: 004-042-003

DRAWN	JDB
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APPROVED	VAL
DATE	7/20/2021
JOB NUMBER	7.20.2021
SHEET	A5.1

Apr 11, 2023-5:26pm
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APPENDIX C

Soil and Groundwater Management Plan

LACO

January 25, 2023

10432.00

California Regional Water Quality Control Board
North Coast Region
5500 Skylane Boulevard, Suite A
Santa Rosa, California 95403

Attention: Ms. Heidi M. Bauer

Subject: Soil and Groundwater Management Contingency Plan
1621 Broadway Street, Eureka, California, 95501
NCRWQCB Case No. 1THU424

Dear Ms. Bauer:

LACO Associates (LACO) presents this Soil and Groundwater Management Contingency Plan (Plan) on behalf of Val Levi (CLIENT) for the former Wonderland Supply located at 1621 Broadway Street, Eureka, California (Assessor's Parcel Number (APN): 004-042-003; hereafter referred to as the "Site"). LACO understands the CLIENT purchased the property in June 2021, and the Site is a Leaking Underground Storage Tank (LUST) Cleanup Site that was granted No Further Action Required (NFAR) status by the Humboldt County Department of Environmental Health (DEH) and the North Coast Regional Water Quality Control Board (NCRWQCB) in 2010. The NFAR status was contingent on the responsible party's submittal of a Soil Management Contingency Plan, which to date has not been completed. This Plan has been prepared to provide information to guide future activities that may result in exposure of site workers to soil and/or groundwater that are potentially still impacted by petroleum hydrocarbons.

Please call (707) 462-0222 if you have any questions or concerns.

Sincerely,
LACO Associates

Christine S. Manhart
Principal Geologist
PG No. 7576; Exp. 03/31/2023

Jennifer Genetti
Assistant Geologist

JRG:jrg

cc: Val Levi <vlevi179@gmail.com>

Soil and Groundwater Management Plan

1621 Broadway Street
NCRWQCB Case No. 1THU424
1621 Broadway Street, Eureka, California

January 25, 2023

Prepared for:
North Coast Regional Water Quality Control Board

Prepared By:
LACO Associates, Inc
21 W Fourth Street
Eureka, California 95501
707-443-5054

Project No. 10432.00

LACO

advancing the quality of
life for generations to come

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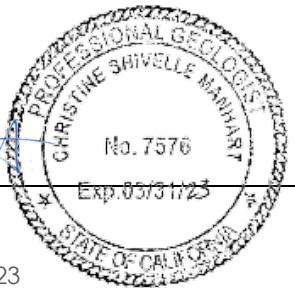

Christine S. Manhart
Principal Geologist
PG No. 7576; Exp. 03/31/2023

Jennifer Genetti
Assistant Geologist

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Isoconcentration Maps and Cross Sections from the LACO's ***Report of Findings: Boring Installation, and Third Quarter 2007 Groundwater Monitoring Report*** dated February 1, 2008, including:

- Figure 2: Site Map with Cross Section A to A'
- Figure 3: Stratigraphic Cross Section A-A'
- Figure 4: TPHg in Soil Isoconcentration Map
- Figure 5: Stratigraphic Cross Section A-A' with TPHg in Soil Isoconcentrations
- Figure 6: TPHd in Soil Isoconcentration Map
- Figure 7: Stratigraphic Cross Section A-A' with TPHd in Soil Isoconcentrations

Appendix 2

Tables from Blue Rock Environmental, Inc.'s ***Second Semi-Annual 2009 Groundwater Monitoring Report*** dated May 21, 2010 including:

- Table 1: Well Construction Details
- Table 2: Wonderland Supply (Former) Soil Analytical Data
- Table 3: Eureka Motor Sports Soil Analytical Data
- Table 4: Cumulative Grab Groundwater Sample Results
- Table 5: Wonderland Supply (Former) Groundwater Elevations and Sample Analytical Results
- Table 6: Eureka Motor Sports Groundwater Elevations and Analytical Results

Appendix 3

Groundwater Monitoring Concentration Maps Blue Rock Environmental, Inc.'s ***Second Semi-Annual 2009 Groundwater Monitoring Report*** dated May 21, 2010 including:

- Figure 4A: TPHmo Groundwater Monitoring Well Data
- Figure 4B: TPHd Groundwater Monitoring Well Data
- Figure 4C: TPHg Groundwater Monitoring Well Data

Soil and Groundwater Management Plan
1621 Broadway Street, Eureka, California
NCRWQCB Case No. 1THU424
LACO Project No. 10432.00

1.0 EXECUTIVE SUMMARY

LACO Associates (LACO) was retained by Val Levi (CLIENT) to provide professional services related to preparation of a Soil and Groundwater Management Contingency Plan (Plan) for the former Wonderland Supply (NCRWQCB Case No. 1THU424) located at 1621 Broadway Street, Eureka, California (hereafter referred to as the "Site"). The Site is a Leaking Underground Storage Tank (LUST) Cleanup Site that was granted No Further Action Required (NFAR) status by the Humboldt County Department of Environmental Health (DEH) and the North Coast Regional Water Quality Control Board (NCRWQCB) in 2010. A Location Map and Site Map are included as Figures 1 and 2, respectively.

The unauthorized release was discovered during the removal of two underground storage tanks (USTs) on May 29, 1992. The two former USTs consisted of one 550-gallon gasoline and one 550-gallon waste oil UST. Historic investigations at the Site have identified two secondary sources that have impacted soil and groundwater including one extending northwest of the former USTs that is impacted by weathered petroleum hydrocarbons as gasoline and diesel (TPHg and TPHd, respectively), and benzene, toluene, ethylbenzene, and xylenes (BTEX); and one consisting of TPHg, TPHd, and BTEX near the northern extent of the Site.

The northern adjacent property to the Site is also a LUST cleanup site, known as the Eureka Motorsports (NCRWQCB Case #1THU797), which underwent remediation and closed in 2015. During investigative activities for the Site in 2002 two additional USTs, including one 600-gallon UST and one 500-gallon UST of unknown contents, were discovered on the Eureka Motorsports property. Historical groundwater investigations at the Site indicate that the historic groundwater flow direction is northwesterly. Therefore, the Site is upgradient of the Eureka Motorsports. However, subsurface investigations determined that the levels of gasoline and diesel were at least one order of magnitude higher at the Eureka Motorsports property. Because the Site had no historic uses of diesel, findings indicated that both gasoline and diesel releases had also occurred at the Eureka Motorsports property.

In a letter from the Humboldt County Department of Environmental Health (HCDEH) to the Regional Water Quality Control Board, dated May 20, 2010, HCDEH recommended no further action for the release associated with the previously identified USTs at the Site subject to the submittal of a soil management contingency plan, and that oversight of the remainder of the contamination become part of the jurisdiction of the NCRWQCB. This was concurred with in a letter dated September 29, 2010. On October 8, 2010, the Site received a Remedial Action Completion Certificate; however, no soil management contingency plan had been submitted. This Plan addresses the remaining impacted soil and groundwater concentrations at the Site in accordance with the request from the HCDEH.

2.0 INTRODUCTION

This Plan was prepared for the Site as an institutional control to prevent future exposure by the Site owner, occupants, or workers at the Site to the remaining impacted soil and groundwater left in place. It is our understanding that the unauthorized releases are located within the service area of a public water system. Our recommendations are based on continued commercial/industrial use for the Subject Property. The intent of this Plan is to provide general guidance to potential subsurface workers regarding remaining impacts at the Site, hazards associated with the impacts, and appropriate methods of minimizing personal exposure to impacts. Management of potentially impacted soil or groundwater involves evaluation, handling, and off-site disposal. This Plan is in addition to all other applicable plans and does not supersede or negate those plans. In areas of conflict, the more stringent constraint shall apply.

3.0 AREAS OF REMAINING IMPACTS

3.1 Impacts to Soil

In the southern portion of the Site the lateral and vertical extents of constituents associated with the release identified from the former USTs are delineated under the Site building, and extend northwest of the former USTs in the direction of groundwater flow. Soil contamination associated with the release is identified by the analytical results of soil samples collected in B-23, B-19, SB-9, and B-4; and is impacted by weathered TPHg and TPHd, and BTEX. As indicated in Appendix 1, Figures 4 through 7, the lateral extent of soil contamination associated with the release is defined to the south by soil analytical results from B-1, B-2, B-3, and SB-10; to the east-northeast by soil analytical results from B-6, SB-7, SB-8, B-17, and B-21; to the northwest by analytical results from B-29.

Impacts to soil in the northern portion of the Site have been delineated to the south, east and west by borings B21 and B22, and monitoring well MW2, respectively; and likely co-mingle with constituents from the Eureka Motorsports UST site. Soil analytical results from borings B-16 and B-20 indicate that the contamination in that area is not associated with the release from the former Wonderland Supply USTs.

Based on the historical soil samples collected at the Site, there have been exceedances in environmental screening levels (ESLs; based on SFRWQCB, 2019) for commercial/industrial shallow soil and construction worker soil exposure scenarios in both the northern and southern portions of the Site. Presented in Table A below is a summary of potential maximum concentrations remaining in soil at the Site from historical sample locations compared to ESLs. Exceedances in the northern and southern extent of the Site are summarized below:

- In the southern portion of the Site, concentrations of TPHg have not been reported to exceed construction worker soil scenarios less than 5 feet bgs. However, construction worker soil scenario concentrations were exceeded in the area of borings B-4 at 6 feet bgs, and SB-9 at 8.5 feet bgs; and concentrations of ethylbenzene exceeded those of the construction worker soil scenario in the area of boring SB-9 at 8.5 feet bgs.
- In the northern portion of the Site TPHg concentrations exceeded those of the construction worker soil scenario in the area of boring B-16 at 5 feet bgs, B-18 at 8.5 feet bgs, MW-4 at 6 feet bgs and MW-5 at 6.5 feet bgs; and exceeded construction worker soil scenarios for TPHd in the area of boring B-16 at 5 feet bgs.

A map indicating areas of concern is included in Figure 2. Isoconcentration maps and cross sections delineating the extent of TPHd and TPHg concentrations in soil are included as Appendix 1. Laboratory analytical results for soil collected from historical sample locations at the Site are attached in Appendix 2. Impacts may be encountered during Site development at similar depths in the areas identified in the northern and southern portions of the Site and may be encountered in areas and depths that have not been tested. However, the most recent soil analytical data is from April 13, 2009, the levels of contamination in soil have likely naturally degraded since then.

Table A. Soil Laboratory Results Compared to Environmental Screening Levels

Constituent (mg/kg)		Environmental Screening Levels (ESLs)			
		Direct Exposure Human Health Risk Levels			
		Commercial/ Industrial: Shallow Soil Exposure		Construction Worker: Any Land Use/ Any Depth Soil Exposure	
		Cancer Risk	Non-cancer Hazard	Cancer Risk	Non-cancer Hazard
TPHg	ESLs	--	**2,004**	--	**1,818**
	Concentration Range	ND<1 - 7,300			
TPHd	ESLs	--	1,219	--	1,084
	Concentration Range	ND<1 - 540			
TPHmo	ESLs	--	180,000	--	54,000
	Concentration Range	ND<10 - 530			
Benzene	ESLs	1.45	47	33	45
	Concentration Range	ND<0.005 – ND<1.3			
Toluene	ESLs	--	5,328	--	4,699
	Concentration Range	ND<0.005 to 8.0			
Ethylbenzene	ESLs	**26**	20,814	538	14,729
	Concentration Range	ND<0.005 to 31			
Total Xylenes	ESLs	--	2,496	--	2,427
	Concentration Range	ND<0.005 to 340			
TBA	ESLs	--	--	--	--
	Concentration Range	ND<0.4			
MTBE	ESLs	209	65,612	4,114	65,386
	Concentration Range	ND<0.005 to ND<8			

-- = not defined
TBA – Tertiary butyl alcohol
ESLs and Concentration range are presented in milligrams per kilogram (mg/kg)
BOLD indicates exceedances above ESLs

3.2 Impacts to Groundwater

Based on the available historical data of groundwater collected at the Site, TPHg, TPHd, TPHmo, benzene, ethylbenzene, total xylenes and MTBE have been reported above ESLs (SFRWQCB, 2019). Historical laboratory analytical results for groundwater samples collected during boring installation and groundwater monitoring at the Site are attached in Appendix 2. A summary of constituents detected compared to ESLs is provided below in Table B. The results presented in Table B do not necessarily represent the all-time historical highs, but the results of the latest analyses.

Table B. Groundwater Laboratory Results Compared to Environmental Screening Levels

Constituent (mg/kg)	Environmental Screening Levels (ESLs)		Concentration Range (µg/L)
TPHg	5 µg/L	Taste and odor	ND<50 to 68,000
TPHd	100 µg/L	Taste and odor	ND<50 to 130,000
TPHmo	--	Not defined	<170 to 63,000
Benzene	1 µg/L	CA Primary MCL	ND<0.5 to 22
Toluene	40 µg/L	US EPA Secondary MCL	ND<0.5 to 21
Ethylbenzene	30 µg/L	US EPA Secondary MCL	ND<0.5 to 880
Total Xylenes	17 µg/L	Taste and odor	ND<0.5 to 268
MTBE	5 µg/L	Taste and odor	ND<0.5 to ND<10

-- = not defined
BOLD indicates exceedances above ESLs

In the southern portion of the Site, the groundwater contaminant plume associated with the former USTs extends northwesterly from the former tanks to the proximity of B-29. Concentrations of TPHg exceeding ESLs were reported in a groundwater samples collected from borings B-3, B-4, B-5, B-17, B-29, and SB-9. Concentrations of TPHd exceeding ESLs were reported in groundwater samples collected from onsite borings B-17, B-29, and SB-7. Concentrations of total xylenes exceeding ESLs were reported in groundwater samples collected from boring SB-9.

In the northern portion of the Site, concentrations of TPHg exceeding ESLs were reported in groundwater samples collected from borings B-7, B-15, B-16, B-20, and monitoring wells MW-2 and MW-5. Concentrations of TPHd exceeding ESLs were reported in groundwater samples collected from borings B-15, B-16, B-20, and monitoring well MW-5. Concentrations of benzene exceeding ESLs were reported in groundwater samples collected from borings B-15 and monitoring well MW-5. Concentrations of ethylbenzene exceeding ESLs were reported in groundwater samples collected from borings B-15, B-20, and monitoring well MW-5. Concentrations of total xylenes exceeding ESLs were reported in groundwater samples collected from borings B-7, B-15, B-20, and monitoring well MW-5.

Results from historic groundwater monitoring at the Site, last performed on December 10, 2009, indicate remaining impacts to groundwater are highest in the area of monitoring wells MW-2 and MW-5. Constituents above environmental screening levels at the Site were reported to be TPHg, TPHd, benzene, ethylbenzene, and total xylenes. A map indicating the most recent concentrations of TPHg, TPHd and TPHmo in monitoring wells is included as Appendix 3.

4.0 IMPLEMENTATION PROCEDURES

The current property owners shall provide a copy of this Plan to the new property owners of the Site via certified mail if the property is sold. Based on analytical results from historical soil testing, there are likely ESL exceedances in the upper 10 feet. For work that will encounter soil and/or groundwater the current owner of the property is responsible for notifying the NCRWQCB at least 14 days before the start of construction, and the following procedures shall be implemented. The current property owner is responsible for distributing this Plan to all contractors or workers whose normal work and duties may reasonably be expected to lead to contact with petroleum hydrocarbons in the subsurface.

4.1 Site Employees

If impacted soil or groundwater is encountered, care should be taken to avoid excessive exposure through dermal contact or inhalation during minor underground work and repairs. Major underground work should be undertaken by personnel or contractors who have completed the standard Occupational Safety and Health Administration (OSHA) 40-hour hazardous waste operations and emergency response training (HAZWOPER) (CFR 1910.120) and, if necessary, 8-hour refresher training within the last year.

8.1 Site Access

To minimize risk of exposure to contaminated soil or groundwater, Site access control measures shall be implemented throughout the duration of construction activities. Temporary barriers may be installed to limit access to areas where contaminated materials are anticipated.

4.2 Contractors

Any and all contractors whose below grade work on the Site may be reasonably expected to expose any remaining petroleum hydrocarbon-impacted soil or groundwater shall prepare a site-specific safety and health plan for the work to be conducted. This Plan shall be incorporated into any site-specific safety and health plans prepared.

All contractor personnel whose normal work and duties may be reasonably expected to place them in contact with the petroleum hydrocarbon-impacted soil or groundwater, shall possess documentation of completion of the standard OSHA 40-hour HAZWOPER (CFR 1910.120) and, if necessary, 8-hour refresher training within the last year.

Contractor personnel whose work may be reasonably expected to place them in contact with the petroleum hydrocarbon-impacted soil or groundwater shall have NIOSH-approved respirators, fitted with organic vapor cartridges (Wilson R21 or equivalent), close at hand on the Site or in their immediate possession at all times during the conduct of work. All contractor personnel working in the described conditions shall also possess documentation of a respirator positive-fit test and shall be medically-certified to wear a respirator while working.

The contractor's supervisor or the Site safety officer shall conduct and document a tailgate safety session prior to the beginning of work, and at least every ten working days thereafter for the duration of the project. All employees participating in the safety meetings shall sign the meeting record to document their attendance.

Safety discussion will include the Code of Safe Practices, general safety guidelines, and safety related to air quality hazards, trenching, or excavation work as described in 8 California Administrative Code (CAC): Appendix A and Article 3. Tailgate safety meetings and topics shall also include discussion of safety hazards specific to the Site and protection of the Site workers from any potential hazards associated with the work.

Underground Services Alert (USA) shall be notified at least 48 hours prior to commencement of any major subsurface or excavation work. **The NCRWQCB shall be notified at least 14 days prior to any anticipated subsurface work.**

In the event of emergency repairs involving the impacted areas, such that delay would cause immediate danger to life, health, property, structures, or the environment, the NCRWQCB and other affected agencies should be notified as soon as reasonably possible afterward as to the nature of the emergency and the steps toward resolution. In the event that an underground storage tank is discovered during excavation at the Site, work shall be halted and the NCRWQCB and other affected agencies should be notified as soon as reasonably possible.

5.0 SITE MONITORING/ SAFETY HYGIENE

5.1 Site Employees

If during the normal course of minor repairs or other work a worker detects hydrocarbon odors (a smell of gasoline or hydrocarbons), work should cease until such time as the Site can be monitored by qualified personnel (such as contractors, engineers, geologists, or environmental health specialists who have completed the required OSHA training outlined above and have equipment for monitoring air quality). A photoionization detector (PID) should be used to monitor air quality in areas of concern. Before excavation or exposure of soil the PID should be checked to assure it is properly calibrated.

Care should be taken while doing any work below the ground surface to minimize the potential for dermal contact. In case of dermal contact, the affected area should be washed with soap and water. Hands should be washed following any work in the impacted area. Site employee's boots shall be brushed off following contact with impacted soil. Eating, drinking, and smoking while working within the subsurface of the impacted area is prohibited.

5.2 Contractors

If petroleum hydrocarbon-impacted soil is excavated or otherwise exposed to the atmosphere, routine monitoring of air quality should be conducted by qualified personnel using appropriate gas detection and monitoring equipment. A PID should be used to monitor air quality in areas of concern. Before excavation or exposure of soil the PID should be checked to assure it is properly calibrated. A first aid kit in accordance with 8 CAC: Appendix A and a 10-pound (lb) fire extinguisher shall be on-site, with the location known to all project personnel. The standard OSHA poster of emergency telephone numbers shall be posted in full view.

In the event air quality is in question, respirators shall be donned when air quality monitoring in the area of activity indicates concentration of benzene exceeds one part per million (ppm), or total petroleum hydrocarbons (TPH) exceeds 100 ppm.

5.3 Personal Protection

5.3.1 Site Workers

Except as indicated, normal work garments are acceptable. Nitrile or other suitable gloves shall be required to be worn where contact with impacted soil or groundwater is possible and boots shall be brushed off following contact with impacted soil.

5.3.2 Contractors

Except as indicated, modified Level D personal protection is acceptable, including normal work garments; ankle-high, steel-toe, rubber boots; safety glasses; and hardhat. Nitrile or other suitable gloves shall be required to be worn where contact with petroleum hydrocarbon impacted soil or groundwater is anticipated.

As noted above, all contractor field personnel working within the petroleum-impacted area shall possess a NIOSH-approved, air purifying, half-face respirator fitted with approved organic vapor cartridges (Wilson R21 or equivalent). Respirators shall be inspected, maintained, stored, and cleaned in accordance with standard procedures and the company respirator protection program. All personnel shall be trained in proper use of the respirator and possess documentation of a positive-fit test.

6.0 WASTE MANAGEMENT

In the event that petroleum hydrocarbon-impacted soil is encountered during future Site subsurface or excavation work at the Site, it shall be excavated under the direction of qualified personnel to the extent practicable. Small quantities of impacted soil (less than 2 cubic yards) may be contained within 55-gallon drums for proper disposal and labeled appropriately with the owner's name, contents, and date of first accumulation. Larger quantities of impacted soil will be stockpiled on-site or, with NCRWQCB approval and appropriate analytical testing, hauled off for immediate disposal.

If soil is stockpiled on-site, the stockpile (underlain and covered with 10-mil Visqueen) shall be enclosed within a 6-foot minimum height hurricane-rated fence to limit access to, and contact by, the public until it can be characterized and disposed of as approved by the NCRWQCB.

If impacted soil is hauled and disposed of off-site, it shall be done with prior NCRWQCB notification and approval and to qualified waste sites by a licensed hauler. Copies of manifests and weigh tickets will be provided to NCRWQCB.

In the event that petroleum hydrocarbon-impacted groundwater is encountered during future Site subsurface or excavation work at the Site, the NCRWQCB shall be contacted, and it shall be contained within appropriately labeled 55-gallon drums for proper disposal under the direction of qualified personnel.

7.0 LIMITATIONS

LACO has exercised a standard of care equal to that generated for this industry so that the information contained in this report is current and accurate. LACO disclaims any and all liability for any errors, omissions, or inaccuracies in the information and data presented in this report and/or any consequences arising therefrom, whether attributable to inadvertence or otherwise. LACO makes no representations or warranties

of any kind including, but not limited to, any implied warranties with respect to the accuracy or interpretations of the data furnished. LACO assumes no responsibility of any third-party reliance on the data presented. Data generated for this report represents information gathered at that time and at the indicated locations. It should not be utilized by any third party to represent data for any other time or location. It is known that site and subsurface environmental conditions can change with time and under anthropologic influences. This report is valid solely for the purpose, site, and project described in this document. Any alteration, unauthorized distribution, or deviation from this description will invalidate this report.

9.0 REFERENCES

Blue Rock Environmental, Inc., 2010. ***Second Semi-Annual 2009 Groundwater Monitoring Report***. Former Wonderland Supply. 1621 Broadway, Eureka, California. NCRWQCB Case No. 1THU424, LOP No. 12424. Geotracker. May 21, 2010. https://documents.geotracker.waterboards.ca.gov/esi/uploads/geo_report/9280679285/T0602300321.PDF

LACO Associates, 2008. ***Report of Findings: Boring Installation, and Third Quarter 2007 Groundwater Monitoring Report***. Former Wonderland Supply. 1621 Broadway, Eureka, California. NCRWQCB Case No. 1THU424, LOP No. 12424. Geotracker. February 1, 2008. https://documents.geotracker.waterboards.ca.gov/esi/uploads/geo_report/6103062510/T0602300321.PDF

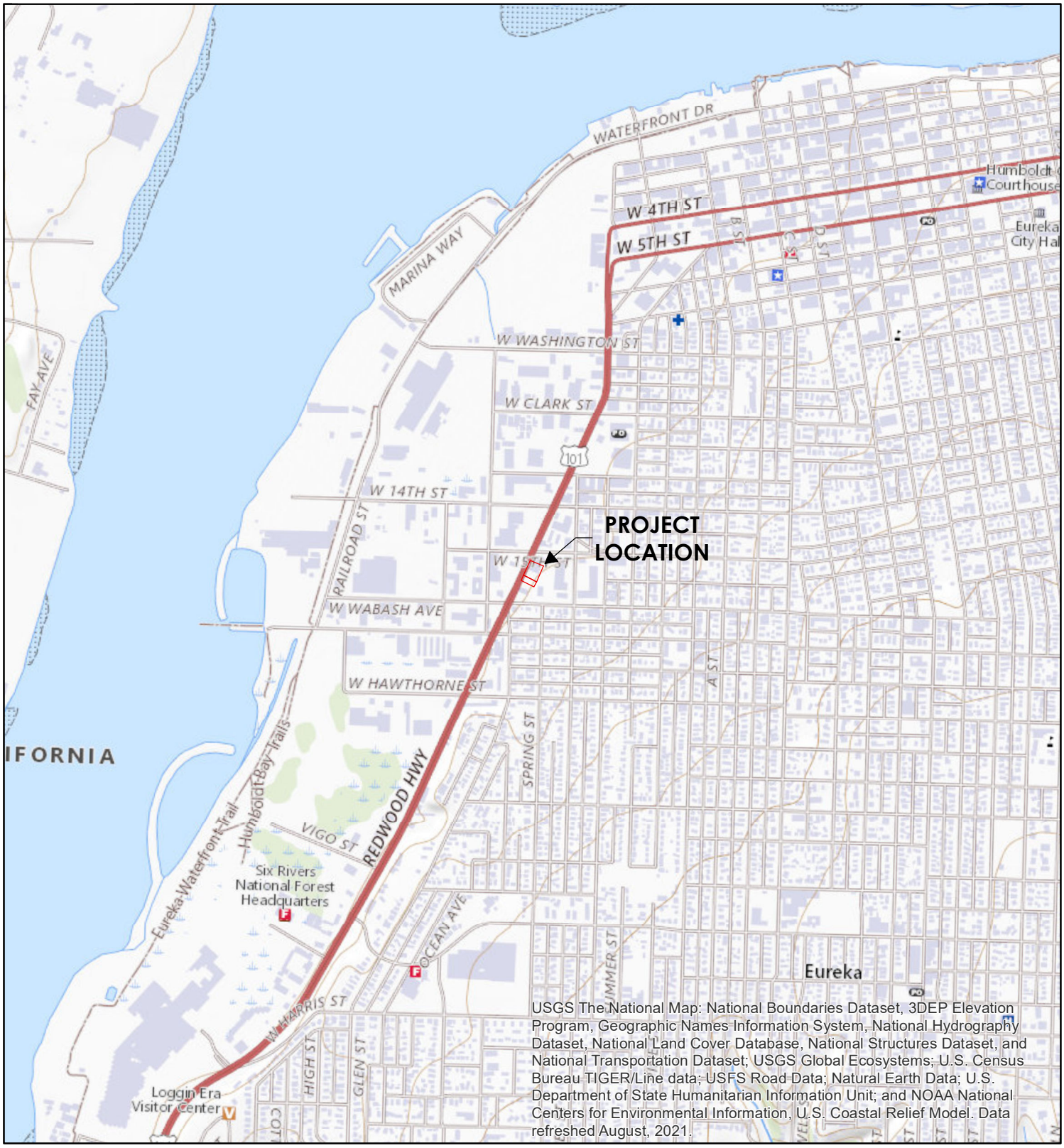
SFBRWQCB, 2019. Environmental Screening Levels. Updated January 2019. Available at: https://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/esl.html

State Water Resources Control Board (SWRCB). Policies and Procedures for Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304. State Water Board Resolution No. 92-49. As Amended on April 21, 1994, and October 2, 1996 https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/1996/rs96_079.pdf

FIGURES

LACO EUREKA • UKIAH • SANTA ROSA 1-800-515-5054 www.lacoassociates.com	PROJECT SGMCP	BY JAC	FIGURE 1
	CLIENT VAL LEVI	CHECK KRM	
	LOCATION 1621 BROADWAY STREET, EUREKA, CA	DATE 12/15/2022	JOB NO. 10432.00
	LOCATION MAP		

Attachment 2



LEGEND

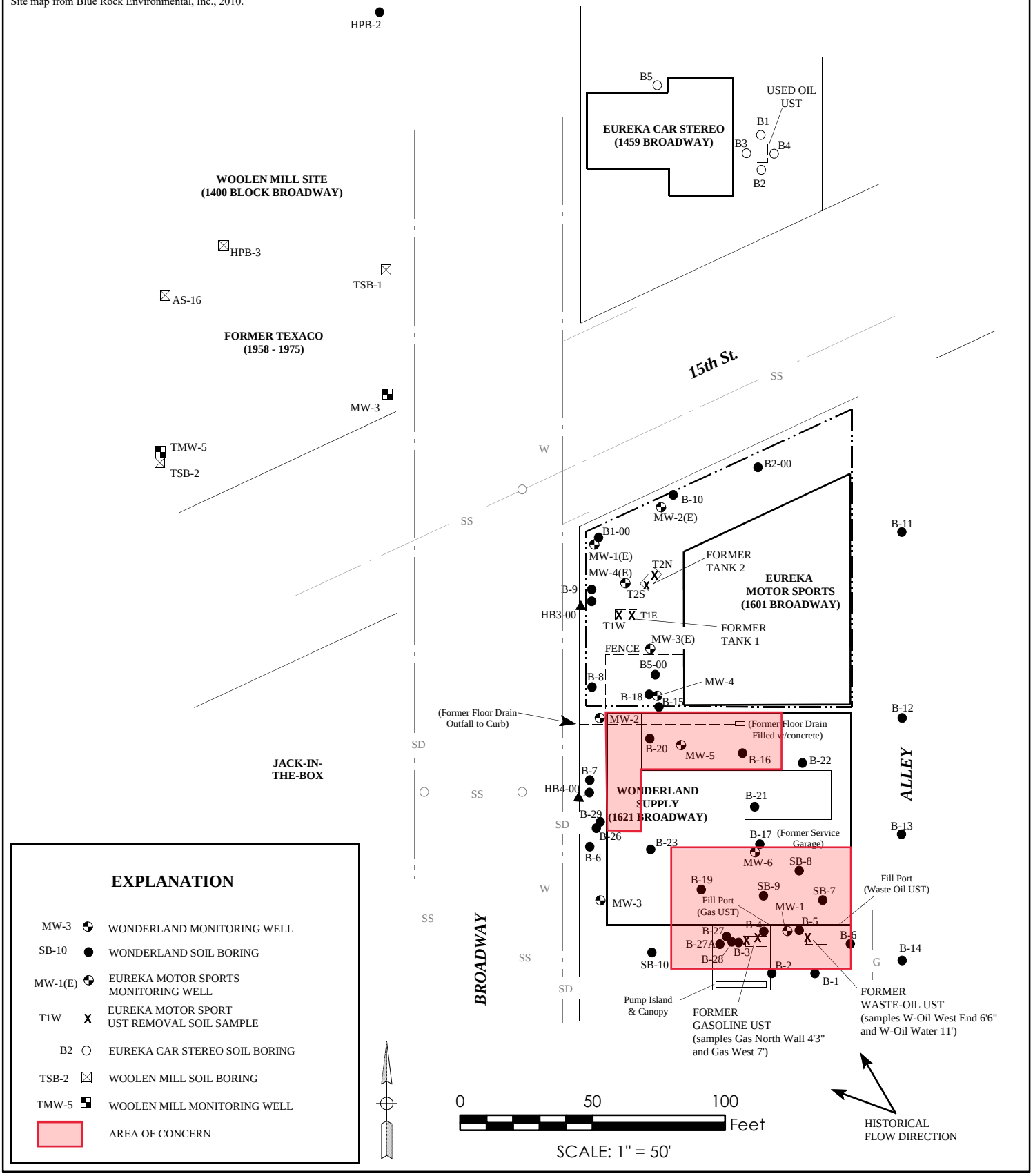
PROJECT SITE

0 0.25 0.5 0.75 1 Mile

SCALE: 1" = 0.25 MILE

LACO EUREKA • UKIAH • SANTA ROSA 1-800-515-5054 www.lacoassociates.com			
PROJECT SGMCP	BY CRG	FIGURE 2
CLIENT VAL LEVI	CHECK KRM	
LOCATION 1621 BROADWAY STREET, EUREKA, CA	DATE 12/15/2022	JOB NO. 10432.00
SITE MAP		

Site map from Blue Rock Environmental, Inc., 2010.



EXPLANATION

- MW-3 — WONDERLAND MONITORING WELL
- SB-10 — WONDERLAND SOIL BORING
- MW-1(E) — EUREKA MOTOR SPORTS MONITORING WELL
- T1W — EUREKA MOTOR SPORT UST REMOVAL SOIL SAMPLE
- B2 — EUREKA CAR STEREO SOIL BORING
- TSB-2 — WOOLEN MILL SOIL BORING
- TMW-5 — WOOLEN MILL MONITORING WELL
- AREA OF CONCERN

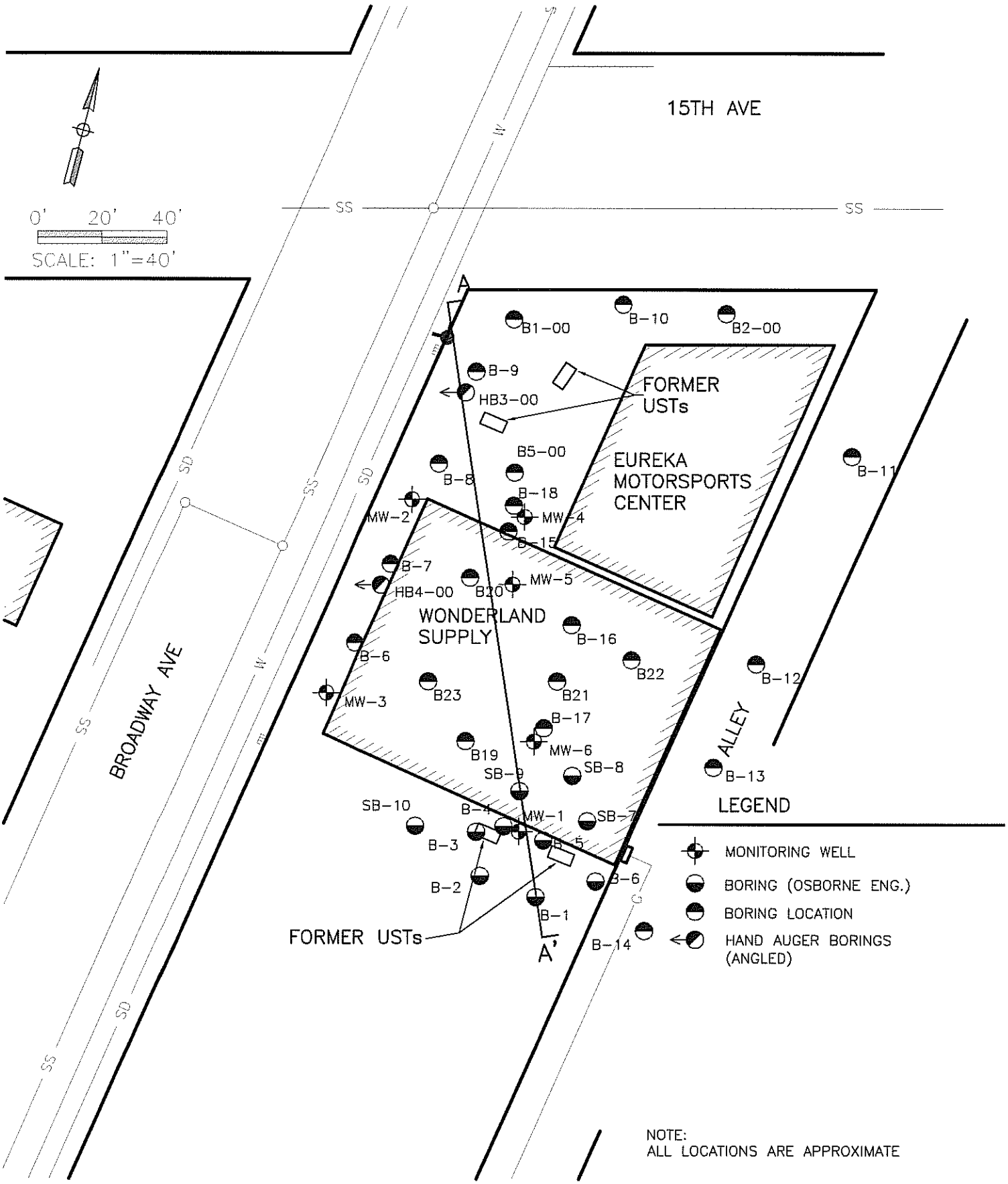
APPENDIX 1

Isoconcentration Maps and Cross Sections from the LACO's *Report of Findings: Boring Installation, and Third Quarter 2007 Groundwater Monitoring Report* dated February 1, 2008, including:

- **Figure 2: Site Map with Cross Section A to A'**
- **Figure 3: Stratigraphic Cross Section A-A'**
- **Figure 4: TPHg in Soil Isoconcentration Map**
- **Figure 5: Stratigraphic Cross Section A-A' with TPHg in Soil Isoconcentrations**
- **Figure 6: TPHd in Soil Isoconcentration Map**
- **Figure 7: Stratigraphic Cross Section A-A' with TPHd in Soil Isoconcentrations**

Attachment 2

LACO ASSOCIATES CONSULTING ENGINEERS 21 W 4TH ST. EUREKA, CA 95501 (707)443-5054	PROJECT REPORT OF FINDINGS	BY RJM	FIGURE 2
	CLIENT LES THROSSEL	DATE 12/19/07	
	LOCATION 1621 BROADWAY AVE	CHECK	JOB NO. 4668.01
	SITE MAP w/CROSS-SECTION A to A'	SCALE 1"=40'	



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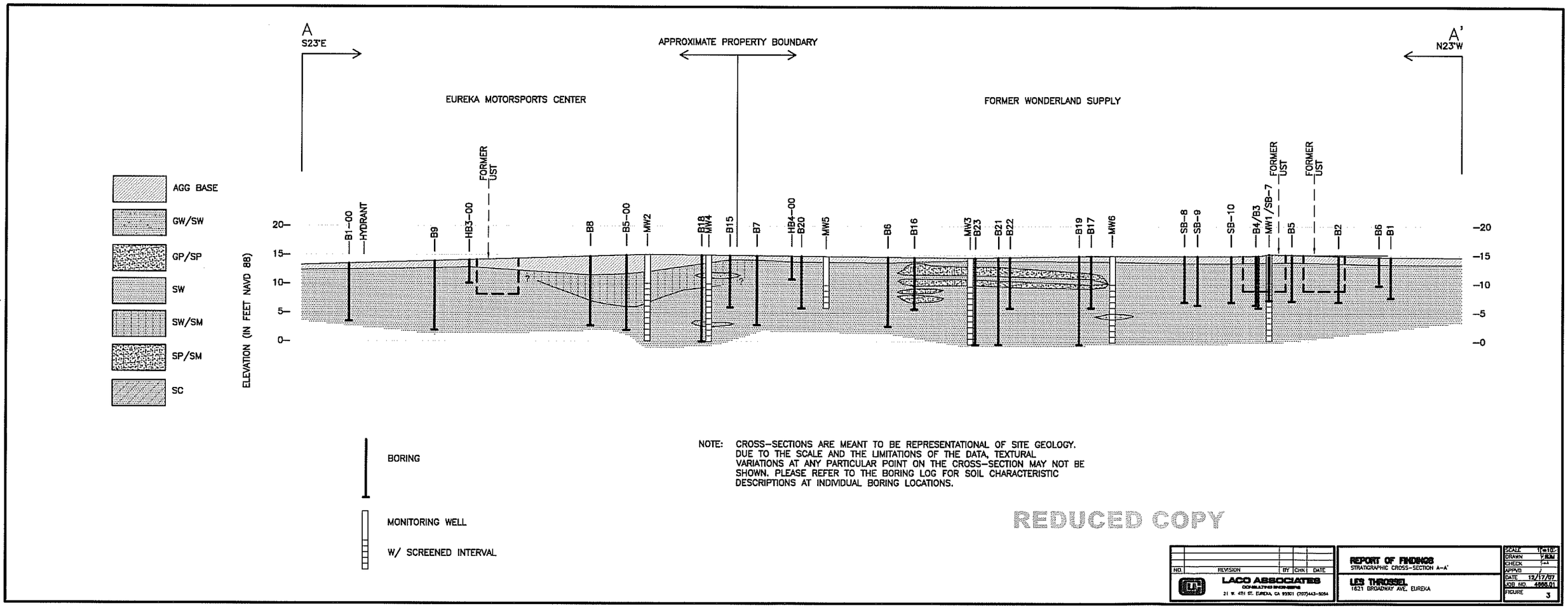

NOTE: CROSS-SECTIONS ARE MEANT TO BE REPRESENTATIONAL OF SITE GEOLOGY. DUE TO THE SCALE AND THE LIMITATIONS OF THE DATA, TEXTURAL VARIATIONS AT ANY PARTICULAR POINT ON THE CROSS-SECTION MAY NOT BE SHOWN. PLEASE REFER TO THE BORING LOG FOR SOIL CHARACTERISTIC DESCRIPTIONS AT INDIVIDUAL BORING LOCATIONS.

NO.	REVISION	BY	CHK	DATE

LACO ASSOCIATES
CONSULTING ENGINEERS
21 W. 4TH ST. EUREKA, CA 95501 (707)443-5054

REPORT OF FINDINGS
STRATIGRAPHIC CROSS-SECTION A-A'

LES THROSSEL
1621 BROADWAY AVE. EUREKA

SCALE	1"=10'
DRAWN	RLM
CHECK	
APP'D	
DATE	12/17/07
JOB NO.	4668.01
FIGURE	3

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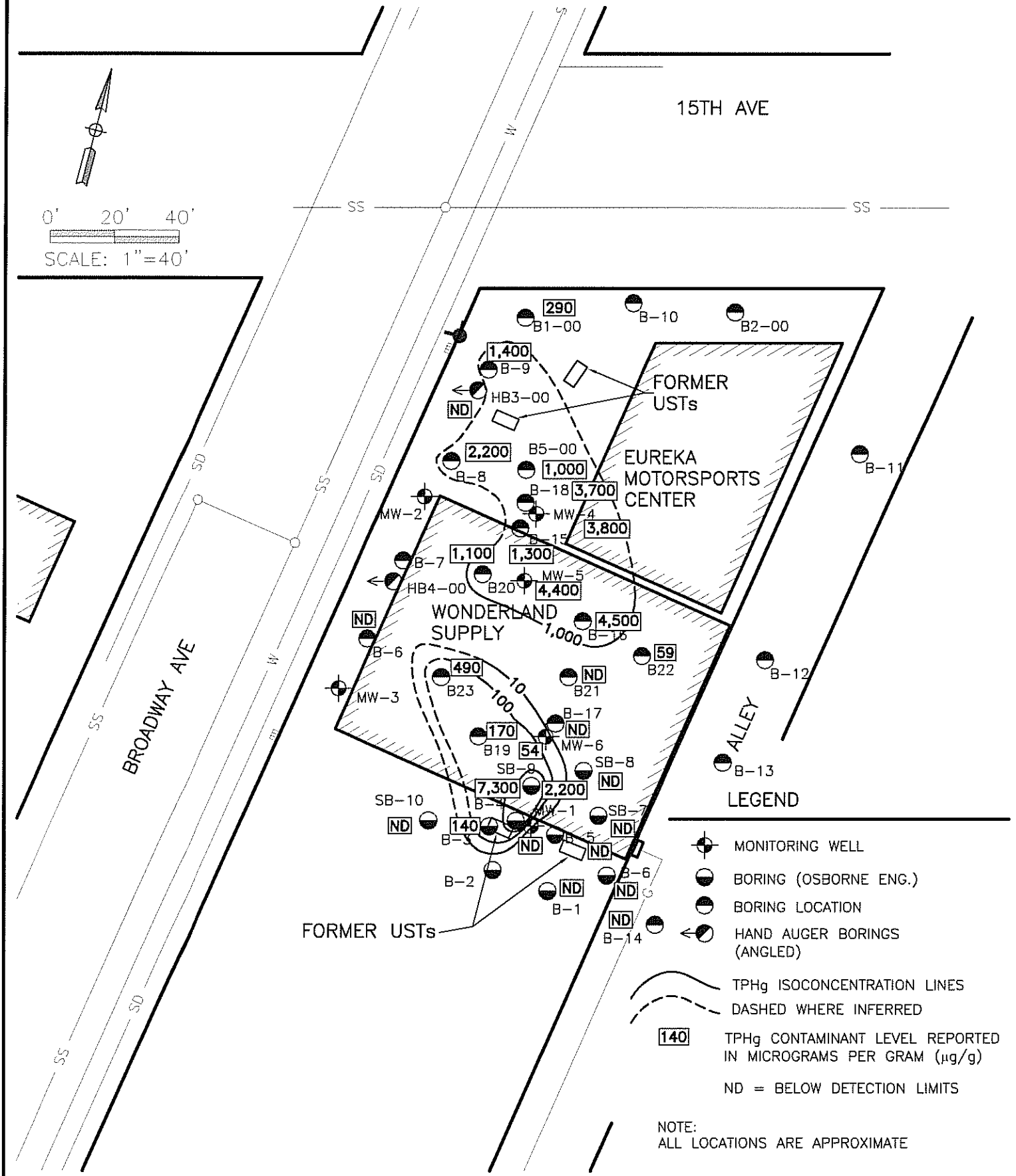
Attachment 2

LACO ASSOCIATES
CONSULTING ENGINEERS
21 W 4TH ST. EUREKA, CA 95501 (707)443-5054

PROJECT REPORT OF FINDINGS	BY RJM	FIGURE 4
CLIENT LES THROSSEL	DATE 12/19/07	
LOCATION 1621 BROADWAY AVE	CHECK	JOB NO. 4668.01
TPHg IN SOIL ISOCONCENTRATION MAP	SCALE 1"=40'	



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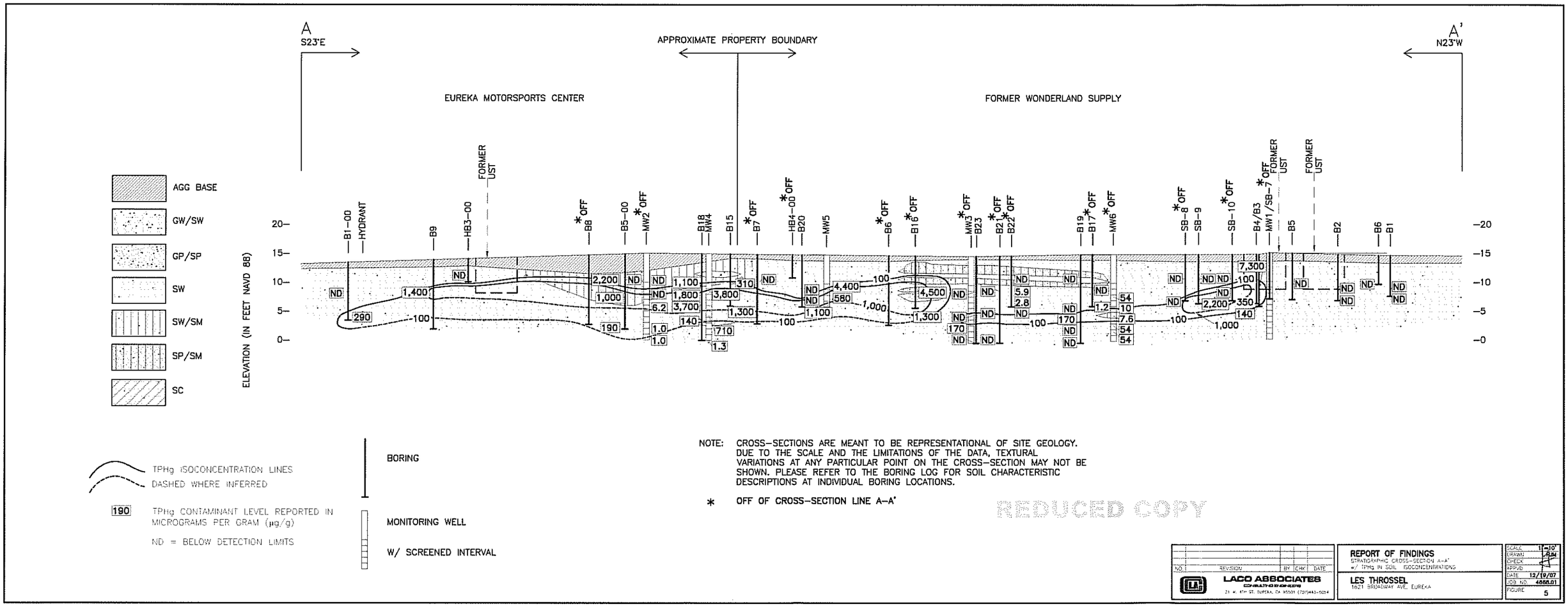

TPHg ISOCONCENTRATION LINES
DASHED WHERE INFERRED

190 TPHg CONTAMINANT LEVEL REPORTED IN MICROGRAMS PER GRAM (µg/g)

ND = BELOW DETECTION LIMITS

BORING

MONITORING WELL

W/ SCREENED INTERVAL

NOTE: CROSS-SECTIONS ARE MEANT TO BE REPRESENTATIONAL OF SITE GEOLOGY. DUE TO THE SCALE AND THE LIMITATIONS OF THE DATA, TEXTURAL VARIATIONS AT ANY PARTICULAR POINT ON THE CROSS-SECTION MAY NOT BE SHOWN. PLEASE REFER TO THE BORING LOG FOR SOIL CHARACTERISTIC DESCRIPTIONS AT INDIVIDUAL BORING LOCATIONS.

* OFF OF CROSS-SECTION LINE A-A'

NO.	REVISION	BY	CHK	DATE

LACO ASSOCIATES
CONSULTING ENGINEERS
21 W. 4TH ST. EUREKA, CA 95501 (707)443-5054

REPORT OF FINDINGS
STRATIGRAPHIC CROSS-SECTION A-A'
w/ TPHg IN SOIL ISOCONCENTRATIONS

LES THROSSEL
1621 BROADWAY AVE. EUREKA

SCALE	1"=10'
DRAWN	BM
CHECK	
APPVD	
DATE	12/19/07
JOB NO.	4668.01
FIGURE	5

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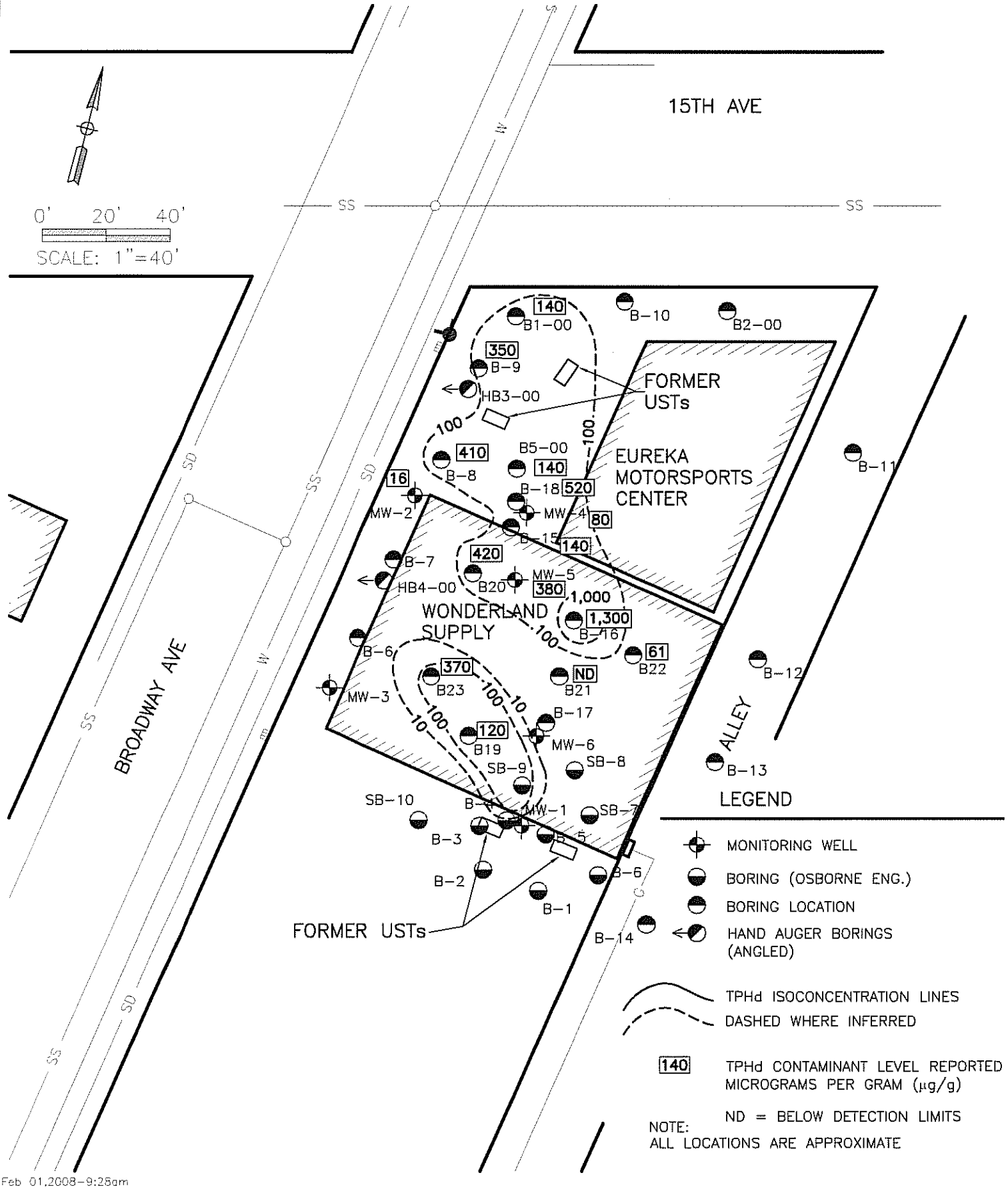
Attachment 2

LACO ASSOCIATES
CONSULTING ENGINEERS
21 W 4TH ST. EUREKA, CA 95501 (707)443-5054

PROJECT REPORT OF FINDINGS		BY RJM	FIGURE 6
CLIENT LES THROSSEL		DATE 12/19/07	
LOCATION 1621 BROADWAY AVE		CHECK	JOB NO. 4668.01
TPHd IN SOIL ISOCONCENTRATION MAP		SCALE 1"=40'	



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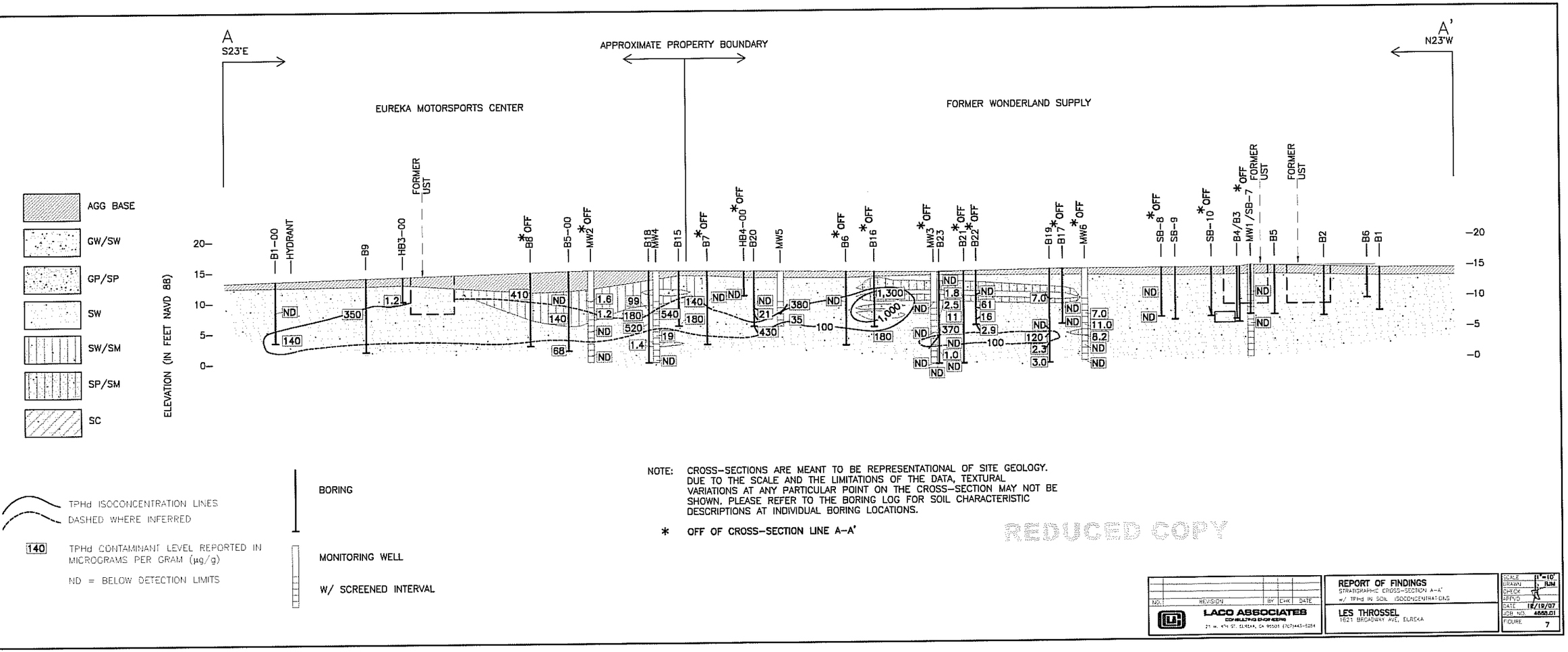


NOTE: CROSS-SECTIONS ARE MEANT TO BE REPRESENTATIONAL OF SITE GEOLOGY. DUE TO THE SCALE AND THE LIMITATIONS OF THE DATA, TEXTURAL VARIATIONS AT ANY PARTICULAR POINT ON THE CROSS-SECTION MAY NOT BE SHOWN. PLEASE REFER TO THE BORING LOG FOR SOIL CHARACTERISTIC DESCRIPTIONS AT INDIVIDUAL BORING LOCATIONS.

* OFF OF CROSS-SECTION LINE A-A'

NO.	REVISION	BY	CHK	DATE

LACO ASSOCIATES
CONSULTING ENGINEERS
21 w. 4TH ST. EUREKA, CA 95501 (707)443-5054

REPORT OF FINDINGS
STRATIGRAPHIC CROSS-SECTION A-A'
w/ TPHd IN SOIL ISOCONCENTRATIONS

LES THROSSEL
1621 BROADWAY AVE, EUREKA

SCALE	1"=10'
DRAWN	BJM
CHECK	
APPVD	
DATE	12/19/07
JOB NO.	4668.01
FIGURE	7

APPENDIX 2

Tables from Blue Rock Environmental, Inc.'s *Additional Investigation & Second Quarter 2009 Groundwater Monitoring Report* dated July 3, 2009 including:

- **Table 1: Well Construction Details**
- **Table 2: Wonderland Supply (Former) Soil Analytical Data**
- **Table 3: Eureka Motor Sports Soil Analytical Data**
- **Table 4: Cumulative Grab Groundwater Sample Results**
- **Table 5: Wonderland Supply (Former) Groundwater Elevations and Sample Analytical Results**
- **Table 6: Eureka Motor Sports Groundwater Elevations and Analytical Results**

Table 1
WELL CONSTRUCTION DETAILS
Wonderland Supply (former)
1621 Broadway
Eureka, California
Blue Rock Project No. NC-71

Monitoring Well Identification	Date Intstalled	Intstalled by	Casing Diameter (inches)	Total Depth (feet)	Blank Interval (feet)	Screened Interval (feet)	Slot Size (inches)	Filter Pack (feet)	Bentonite Seal (feet)	Cement Grout (feet)
MW-1	8/21/97	Osborne	2	15	0-4 & 14-15	4-14	0.01	4-15	0-4	NA
MW-2	8/21/97	Osborne	2	15	0-4 & 14-15	4-14	0.01	4-15	0-4	NA
MW-3	8/22/97	Osborne	2	15	0-4 & 14-15	4-14	0.01	4-15	0-4	NA
MW-4	5/31/06	LACO	1.5	14.5	0-4.5	4.5-14.5	0.01	3.5-14.5	NA	0-3.5
MW-5	6/7/06	LACO	1.5	8.26	0-5	5-8.26	0.01	4-8.26	NA	0-4
MW-6	6/8/06	LACO	1.5	14.75	0-4.75	4.75-14.75	0.01	3.75-14.75	NA	0-3.75

Table 2
WONDERLAND SUPPLY (FORMER) SOIL ANALYTICAL DATA
Wonderland Supply (former)
1621 Broadway
Eureka, California
Blue Rock Project No. NC-71

Sample ID	Depth (feet bgs)	Sample Date	TPHmo (mg/kg)	TPHd (mg/kg)	TPHg (mg/kg)	B (mg/kg)	T (mg/kg)	E (mg/kg)	X (mg/kg)	MTBE (mg/kg)	Additional Analytes (mg/kg)
UST Removal Samples											
Gas North Wall 4'-3"	4.25	5/29/92	--	--	**65**	<0.005	**0.097**	**0.13**	**1.64**	--	--
Gas West 7'	7	5/29/92	--	--	**1,500**	<0.5	**4.8**	**4.8**	**106**	--	**(1)**
W-Oil West End 6'-6"	6.5	5/29/92	--	<200	**300**	<0.25	<2.5	<2.5	<2.5	--	**8,100 (2)**
Site Investigation Samples											
B-1-6'	6	9/29/94	--	--	<1	<0.005	<0.005	<0.005	<0.005	--	--
B-1-7'	7	9/29/94	--	--	<1	<0.005	<0.005	<0.005	<0.005	--	--
B-2-6'	6	9/29/94	--	--	<1	<0.005	<0.005	<0.005	<0.005	--	--
B-2-8'	8	9/29/94	--	--	<1	<0.005	<0.005	<0.005	<0.005	--	--
B-3-6.5'	6.5	9/30/94	--	--	<1	<0.005	<0.005	<0.005	**0.033**	--	--
B-3-8'	8	9/30/94	--	--	<1	<0.005	<0.005	<0.005	<0.005	--	--
B-3-9'	9	9/30/94	--	--	**140**	<0.05	<0.5	<0.2	<0.5	--	--
B-4-6'	6	9/29/94	--	--	**7,300**	<1.3	**7.0**	**17**	**340**	--	--
B-4-8.5'	8.5	9/29/94	--	--	**350**	<0.05	<0.05	**0.18**	**2.07**	--	--
B-5-5.5'	5.5	9/29/94	--	--	<1	<0.005	<0.005	<0.005	<0.005	--	--
B-5-8'	8	9/29/94	--	--	<1	<0.005	<0.005	<0.005	<0.005	--	--
B-6-5'	5	9/29/94	--	--	<1	<0.005	<0.005	<0.005	<0.005	--	--
SB-7-5'	5	3/18/96	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
SB-7-8'-8.2'	8-8.2	3/18/96	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
SB-8-5.5'	5.5	3/19/96	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
SB-8-8'	8	3/19/96	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
SB-9-5.5'	5.5	3/19/96	--	--	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
SB-9-8.5'	8.5	3/19/96	--	--	**2,200**	<1.3	**8.0**	**31**	**169**	<13	--
SB-10-5'	5	3/18/96	--	--	<1	<0.005	<0.005	**0.015**	**0.068**	<0.05	--
SB-10-8'	8	3/18/96	--	--	<1	<0.005	<0.005	<0.005	**0.012**	<0.05	--
MW-1-5'	5	8/21/97	<10	<1	<1	<0.005	**0.0077**	<0.005	**0.018**	<0.05	--
MW-1-10'	10	8/21/97	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
MW-1-15'	15	8/21/97	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
MW-2-5'	5	8/21/97	**34**	**1.6**	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
MW-2-7'	7	8/21/97	**16**	**1.2**	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
MW-2-10'	10	8/21/97	<10	<1	**6.2**	<0.005	<0.02	**0.014**	**0.067**	<0.05	--
MW-2-14'	14	8/21/97	<10	<1	**1.0**	<0.005	**0.0069**	**0.0074**	**0.0425**	<0.05	--
MW-3-5'	5	8/21/97	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
MW-3-10'	10	8/21/97	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
MW-3-15'	15	8/21/97	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
B1-00-5'	5	11/7/00	--	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
B1-00-10'	10	11/7/00	--	**140**	**290**	<0.2	<1	<4	<4	<0.5	--
B2-00-5'	5	11/7/00	--	**57**	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
B2-00-10'	10	11/7/00	--	**1.2**	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
B2-00-14'	14	11/7/00	--	**13**	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
HB3-00-4'	4	11/7/00	--	**1.2**	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
HB4-00-4'	4	11/7/00	--	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
B5-00-5'	5	11/7/00	--	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
B5-00-9'	9	11/7/00	--	**140**	**1,000**	<0.25	<0.8	**3.0**	**4.5**	<2.5	--
B5-00-14'	14	11/7/00	--	**68**	**190**	<0.01	<0.3	<1	<1	<0.05	--
B-6-5.5'	5.5	2/25/02	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.025	--
B-7-5.5'	5.5	2/25/02	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.025	--
B-8-5.5'	5.5	2/25/02	**530**	**410**	**2,200**	<0.005	<0.005	**0.21**	**2.51**	<0.25	--
B-9-5.5'	5.5	2/25/02	**320**	**350**	**1,400**	<0.025	<0.025	**0.47**	**1.15**	<0.12	--
B-10-7'	7	2/26/02	<10	<1	**690**	<0.01	<0.01	**0.039**	**0.16**	<0.5	--
B-11-9'	9	2/26/02	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.025	--
B-12-8'	8	2/26/02	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.025	--
B-13-12'	12	2/26/02	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.025	--
B-14-12'	12	2/26/02	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.025	--
B-15-5'	5	2/26/02	**140**	**140**	**310**	<0.01	<0.01	<0.01	**0.101**	<0.05	--
B-15-9'	9	2/26/02	**160**	**180**	**1,300**	<0.025	<0.025	**1.1**	**1.57**	<0.12	--
B-16-5'	5	8/30/02	**450**	**1,300**	**4,500**	<0.05	<0.1	<15	<50	<0.5	--
B-16-8.5'	8.5	8/30/02	**150**	**180**	**1,300**	<0.05	<0.4	<4	<22	<0.5	--
B-17-5.5'	5.5	8/30/02	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	--
B-17-8'	8	8/30/02	<10	<1	**1.2**	<0.005	<0.005	<0.005	<0.005	<0.05	--

Table 2
WONDERLAND SUPPLY (FORMER) SOIL ANALYTICAL DATA
Wonderland Supply (former)
1621 Broadway
Eureka, California
Blue Rock Project No. NC-71

Sample ID	Depth (feet bgs)	Sample Date	TPHmo (mg/kg)	TPHd (mg/kg)	TPHg (mg/kg)	B (mg/kg)	T (mg/kg)	E (mg/kg)	X (mg/kg)	MTBE (mg/kg)	Additional Analytes (mg/kg)
4668-MW-4-6-7'	6-7	5/31/06	**240**	**540**	**3,800**	<0.4	<1	<8	<10	<1	--
4668-MW-4-10-11'	10-11	5/31/06	**18**	**19**	**710**	<0.1	<2	<2	<2	<0.7	--
4668-MW-4-14-15'	14-15	5/31/06	<10	<1	**1.3**	<0.005	<0.01	<0.005	<0.005	<0.05	--
4668-B-18-6.5-7'	6.5-7	6/5/06	**38**	**44**	**1,100**	<0.2	<1.4	**2.4**	**4.2**	<1	--
4668-B-18-8-8.5'	8-8.5	6/5/06	**100**	**180**	**1,800**	<0.4	<5	<6	<4.5	<2.5	--
4668-B-18-8.5-9'	8.5-9	6/5/06	**220**	**520**	**3,700**	<1	<10	**9.6**	**9.2**	<8	--
4668-B18-10-10.5'	10-10.5	6/5/06	<10	**1.4**	**140**	<0.01	<0.5	<0.4	<0.4	<0.05	--
4668-MW-5-6.5-6.75'	6.5-6.75	6/7/06	**160**	**380**	**4,400**	<0.3	<0.7	<7.5	<8	<1	--
4668-MW-5-9-9.25'	9-9.25	6/7/06	**24**	**35**	**580**	<0.1	**1.0**	**1.4**	**2.4**	<1	--
4668-MW-6-8-8.5'	8-8.5	6/8/06	<10	**7.0**	**54**	<0.005	<0.8	<0.3	<0.3	<0.05	--
4668-MW-6-9-9.5'	9-9.5	6/8/06	<10	**11**	**10**	<0.005	<0.2	<0.03	<0.06	<0.05	--
4668-MW-6-9.5-10'	9.5-10	6/8/06	<10	**8.2**	**7.6**	<0.005	<0.05	<0.02	<0.03	<0.05	--
4668-MW-6-10-10.5'	10-10.5	6/8/06	<10	<1	<1	<0.005	<0.01	<0.005	<0.005	<0.05	--
4668-MW-6-12-12.5'	12-12.5	6/8/06	<10	<1	<1	<0.005	<0.01	<0.005	<0.005	<0.05	--
4668-B-19-S5.0	5	9/11/07	<10	**1.6**	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-19-S9.5	9.5	9/11/07	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-19-S10.5	10.5	9/11/07	<10	**120**	**170**	<0.025	<0.025	<0.025	<0.025	<0.025	--
4668-B-19-S12.0	12	9/12/07	<10	**2.3**	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-19-S15.0	15	9/12/07	<10	**3.0**	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-20-S6.0	6	9/11/07	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-20-S7.25	7.25	9/11/07	**10**	**21**	**1.3**	<0.005	<0.005	**0.018**	<0.005	<0.005	--
4668-B-20-S9.25	9.25	9/11/07	**68**	**430**	**1,100**	<0.005	<0.005	**0.076**	**0.31**	<0.005	--
4668-B-21-S4.0	4	9/12/07	<10	**1.8**	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-21-S8.0	8	9/12/07	<10	**11**	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-21-S12.0	12	9/12/07	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-21-S15.0	15	9/12/07	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-22-S4.0	4	9/13/07	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-22-S6.75	6.75	9/13/07	**38**	**61**	**5.9**	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-22-S8.0	8	9/14/07	<10	**16**	**2.8**	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-22-S9.5	9.5	9/14/07	<10	**2.9**	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-23-S4.0	4	9/13/07	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-23-S8.25	8.25	9/13/07	<10	**2.5**	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-23-S10.25	10.25	9/13/07	<10	**370**	**490**	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-23-S12.0	12	9/13/07	<10	**1.4**	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
4668-B-23-S15.0	15	9/13/07	<10	**8.1**	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
B-26-6'	6	2/8/09	<10	**3.1**	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
B-28-8'	8	4/13/09	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
B-28-12'	12	4/13/09	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
B-28-15'	15	4/13/09	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
B-29-9.5'	9.5	4/13/09	<10	**3.3**	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
B-29-12'	12	4/13/09	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--
B-29-15'	15	4/13/09	<10	**1.8**	<1	<0.005	<0.005	<0.005	<0.005	<0.005	--

Notes
bgs: below ground surface
mg/kg = milligrams per kilogram
<###: Not detected above the method detection limit as shown.
O & G: Oil and Grease by EPA Method 413
TPHmo: Total Petroleum Hydrocarbons as motor oil by EPA Method 8015M
TPHd: Total Petroleum Hydrocarbons as diesel by EPA Method 8015M
TPHg: Total Petroleum Hydrocarbons as gasoline by EPA Method 8015M or 5030/8260B
BTEX: Benzene, toluene, ethylbenzene, xylenes by EPA Method 8020 or 8260B
MTBE: Methyl tert-butyl ether by EPA Method 8260B
VOCs: Volatile Organic Compounds by EPA Method 8260B
"--" Not analyzed, available or applicable
Cadmium (Cd), Chromium (Cr), Lead (Pb), Nickel (Ni), and Zinc (Zn) by EPA Method 6010 or 7421.

Footnotes
(1) Pb = 3.3 mg/kg
(2) O&G = 8,100 mg/kg, VOC's <0.05 mg/kg, Cd <1 mg/kg, Cr = 33 mg/kg, Pb = 7.4 mg/kg, Ni = 36 mg/kg, Zn = 30 mg/kg

Table 3
EUREKA MOTOR SPORTS SOIL ANALYTICAL DATA
Wonderland Supply (former)
1621 Broadway
Eureka, California
Blue Rock Project # NC-71

Sample ID	Sample Depth (feet bgs)	Sample Date	TPHmo (mg/Kg)	TPHd (mg/Kg)	TPHg (mg/Kg)	B (mg/Kg)	T (mg/Kg)	E (mg/Kg)	X (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)	ETBE, DIPE TAME (mg/Kg)
Total Petroleum Hydrocarbon, BTEX, and Fuel Oxygenates												
Tank 1 Sidewall	4?	8/2/04	**390**	**76**	**15**	<0.005	<0.005	<0.005	<0.005	<0.02	<0.4	<0.02
Tank 1 East	7?	8/2/04	**390**	**690**	**2,400**	<0.005	**0.005**	**0.69**	**0.009**	<0.02	<0.4	<0.02
Tank 1 West	7?	8/2/04	**570**	**1,100**	**3,800**	<0.005	**0.015**	**1.7**	**0.014**	<0.02	<0.4	<0.02
Tank 2 Sidewall	4?	8/2/04	<10	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.02	<0.4	<0.02
Tank 2 South	7?	8/2/04	**430**	**790**	**3,300**	<0.005	**0.017**	**0.41**	**0.155**	<0.02	<0.4	<0.02
Tank 2 North	7?	8/2/04	**160**	**260**	**570**	<0.005	<0.005	**0.061**	<0.005	<0.02	<0.4	<0.02
MW-1-15'	15	6/1/06	<10*	**23***	**46**	<0.005	<0.005	<0.005	<0.005	<0.005	---	---
MW-2-5'	5	6/1/06	<10*	**4.9***	<1	<0.005	<0.005	<0.005	<0.005	<0.005	---	---
MW-2-15'	15	6/1/06	<10*	**4.3***	<1	<0.005	<0.005	<0.005	<0.005	<0.005	---	---
MW-3-5'	5	2/8/09	**17***	**7.6***	<1	<0.005	<0.005	<0.005	<0.005	<0.005	---	---
MW-3-10'	10	2/8/09	**280***	**1,300***	**1,600**	<0.4	<0.4	**0.50**	**0.57**	<0.4	---	---
MW-3-15'	15	2/8/09	**310***	**1,200***	**2,600**	<0.4	<0.4	**0.85**	**0.96**	<0.4	---	---
MW-4-5'	5	2/8/09	**40***	**7.7***	<1	<0.005	<0.005	<0.005	<0.005	<0.005	---	---
MW-4-10'	10	2/8/09	**93***	**120***	**120**	<0.025	<0.025	<0.025	<0.025	<0.025	---	---
MW-4-15'	15	2/8/09	**260***	**600***	**570**	<0.1	<0.1	<0.1	<0.1	<0.1	---	---

Sample ID	Sample Depth (feet bgs)	Sample Date	Isopropyl-benzene (mg/Kg)	n-Propyl-benzene (mg/Kg)	2-Chloro-toluene (mg/Kg)	4-Chloro-toluene (mg/Kg)	1,3,5-Tri-methyl-benzene (mg/Kg)	tert-butyl-benzene (mg/Kg)	1,2,4-Tri-methyl-benzene (mg/Kg)	4-isopropyl-toluene (mg/Kg)	1,4-Dichloro-benzene (mg/Kg)	n-Butyl-benzene (mg/Kg)	1,2-Dichloro-benzene (mg/Kg)
Other Volatile Organic Compounds													
Tank 1 Sidewall	4?	8/2/04	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
Tank 1 East	7?	8/2/04	**0.42**	**1.5**	**0.038**	**0.038**	<0.020	<0.020	**0.020**	<0.020	**0.022**	**0.50**	**0.046**
Tank 1 West	7?	8/2/04	**0.46**	**1.5**	**0.032**	**0.032**	<0.020	<0.020	<0.020	<0.020	<0.005	**0.49**	**0.037**
Tank 2 Sidewall	4?	8/2/04	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
Tank 2 South	7?	8/2/04	**0.50**	**1.7**	<0.020	<0.020	**0.045**	**0.050**	**18**	**0.15**	<0.020	**0.20**	<0.020
Tank 2 North	7?	8/2/04	**0.13**	**0.55**	<0.020	<0.020	<0.020	<0.020	<0.020	<0.005	**0.061**	<0.005	<0.020

Notes

bgs: below ground surface
mg/Kg = milligrams per kilogram
<###: Not detected above the method detection limit as shown.
TPHmo: Total Petroleum Hydrocarbons as Motor Oil by EPA Method 3550/8015M * indicates with silica-gel clean-up
TPHd: Total Petroleum Hydrocarbons as Diesel by EPA Method 3550/8015M * indicates with silica-gel clean-up
TPHg: Total Petroleum Hydrocarbons as Gasoline by EPA Method 5030/8015M or 5030/8260B
BTEX: Benzene, toluene, ethylbenzene, xylenes by EPA Method 8020 or 8260B
MTBE, TBA, ETBE, DIPE, TAME: by EPA Method 8260B
Other VOCs: by EPA Method 8260B
"--" Not analyzed, available or applicable
Cadmium (Cd), Chromium (Cr), Lead (Pb), Nickel (Ni), and Zinc (Zn) by EPA Method 6010 or 7421.

Footnotes

(1) Pb = 3.3 mg/kg
(2) O&G = 8,100 mg/kg, VOC's <0.05 mg/kg, Cd <1 mg/kg, Cr = 33 mg/kg, Pb = 7.4 mg/kg, Ni = 36 mg/kg, Zn = 30 mg/kg

Table 4
CUMULATIVE GRAB GROUNDWATER SAMPLE RESULTS
Wonderland Supply (former)
1621 Broadway
Eureka, California
Blue Rock Project No. NC-71

Sample ID	Sampling Date	TPHmo (µg/L)	TPHd (µg/L)	TPHg (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	MTBE (µg/L)	Fuel Oxygenates (µg/L)	Additional Analytes (µg/L)
UST Removal Samples											
W-Oil Water 11'	5/29/92	--	<50	**370**	<0.5	<2	<2	<2	<0.5	--	<1 - <10 **(1)**
Site Investigation Samples											
B-1	9/29/94	--	--	<50	<0.5	**0.51**	<0.5	<0.5	--	--	--
B-2	9/29/94	--	--	<50	<0.5	<0.5	<0.5	<0.5	--	--	--
B-3	9/30/94	--	--	**57**	<0.5	**0.85**	<0.5	<0.5	--	--	--
B-4	9/29/94	--	--	**1,100**	<0.5	**1.1**	**0.92**	**12**	--	--	--
B-5	9/29/94	--	--	**750**	<0.5	**1.5**	**0.59**	**1.79**	--	--	**(2)**
B-6	9/29/94	--	--	<50	<0.5	**1.5**	<0.5	<0.5	--	--	**(3)**
SB-7	3/18/96	**5,400**	**230**	<50	<0.5	<0.5	<0.5	<0.5	<5	--	--
SB-8	3/19/96	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	<5	--	--
SB-9	3/19/96	--	--	**1,400**	<0.5	**2.5**	**3.4**	**18.9**	<5	--	--
SB-10	3/18/96	--	--	<50	<0.5	<0.5	<0.5	<0.5	<5	--	--
MW-1	8/21/97	<500	**190**	**510**	<0.5	<0.5	<0.5	<0.5	<5	--	--
MW-2	8/21/97	<500	**360**	**17,000**	**3.5**	**10**	**880**	**3,570**	<5	--	--
MW-3	8/21/97	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	<5	--	--
B1-00	11/7/00	--	**2,000,000**	**8,700**	**57**	<100	**120**	<70	<150	--	--
B1-00 (re-tested)		--	--	**36,000**	**66**	<150	**190**	<120	<150	--	--
B2-00	11/7/00	--	**53**	<100	**1.2**	**1.5**	<1	<1	<6	--	--
HB3-00	11/7/00	No Groundwater Encountered in Utility Trench									
HB4-00	11/7/00	No Groundwater Encountered in Utility Trench									
B5-00	11/7/00	--	**820**	**12,000**	<25	<25	**420**	**693**	<150	--	--
B-6	2/25/02	**1,300**	**78**	<50	<0.5	<0.5	<0.5	**0.5**	<1	<1 - <20	--
B-7	2/25/02	**490**	**56**	**4,500**	**0.67**	**0.97**	**6.1**	**37.85**	<1	<1 - <20	--
B-8	2/25/02	**12,000**	**23,000**	**27,000**	<25	<25	**1,000**	**2,837**	<50	<50 - <1,000	--
B-9	2/25/02	**63,000**	**120,000**	**7,900**	**33**	**18**	**67**	**62**	<2	<2 - <40	--
B-10	2/26/02	**200**	**17,000**	**1,000**	<0.5	<0.5	**1.1**	**1.51**	<1	<1 - <20	--
B-11	2/26/02	<170	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1 - <20	--
B-12	2/26/02	**190**	**81**	<50	<0.5	<0.5	<0.5	<0.5	<1	<1 - <20	--
B-13	2/26/02	<170	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1 - <20	--
B-14	2/26/02	<170	<50	<50	<0.5	<0.5	<0.5	<0.5	**4.9**	<1 - <20	--
B-15	2/26/02	**47,000**	**62,000**	**11,000**	**22**	**21**	**190**	**268**	<5	<5 - <100	--
B-16	8/30/02	**3,400**	**5,300**	**2,100**	<0.5	**0.62**	**7.7**	**14.5**	<1	<1 - <20	--
B-17	3/13/08	<170	**1,200**	**6,500**	<0.5	<0.5	<0.5	<0.5	<1	<1 - <20	--
B20-W9	11/15/07	**33,000**	**130,000**	**68,000**	<10	<10	**44**	**180**	<10	--	--
B-28-GW	4/13/09	**160**	**92**	<50	<0.5	<0.5	<0.5	<0.5	<0.5	--	--
B-29-GW	4/13/09	**1,300**	**830**	**1,400**	<0.5	<0.5	<0.5	<0.5	<0.5	--	--

Notes :
TPHmo: Total Petroleum Hydrocarbons as motor oil by EPA Method 3510/8015M w/ Silica Gel Cleanup.
TPHd: Total Petroleum Hydrocarbons as diesel by EPA Method 3510/8015M w/ Silica Gel Cleanup.
TPHg: Total Petroleum Hydrocarbons as gasoline by EPA Method 5030/8015M or 5030/8260B.
BTEX: Benzene, toluene, ethylbenzene, and xylenes by EPA Method 8020 or 8260B.
MTBE: Methyl tertiary butyl ether by EPA Method 8020 or 8260B.
Cadmium (Cd), Chromium (Cr), Lead (Pb), Nickel (Ni), and Zinc (Zn) by EPA Method 200.7 or 7421.
µg/L: micrograms per liter
"--": Not analyzed, available, or applicable
Fuel oxygenates include: di-isopropyl ether (DIPE), methanol, ethanol, ethyl tertiary butyl ether (ETBE), tert-amyl methyl ether (TAME), and tert-butyl alcohol (TBA).

Footnotes :
(1) Chromium = 600, Lead = 140, Nickel = 450, Zinc = 320 µg/L
(2) Zinc = 29 µg/L
(3) Zinc = 65 µg/L

Attachment 2

Table 5
WONDERLAND SUPPLY (FORMER) GROUNDWATER ELEVATIONS AND SAMPLE ANALYTICAL RESULTS
Wonderland Supply (former)
1621 Broadway, Eureka, California
Blue Rock Project No. NC-71

Well No.	Sample Date	TOC (feet)	DTW (feet)	GWE (feet)	TPHmo (µg/L)	TPHd (µg/L)	TPHg (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	MTBE (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	TBA (µg/L)	Additional Analytes (µg/L)
MW-1	8/26/97	14.81	--	--	<500	**190**	**510**	<0.5	<0.5	<0.5	<0.5	<5	--	--	--	--	--
	11/28/97	14.81	--	--	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	<5	--	--	--	--	--
Screen	3/3/98	14.81	--	--	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	**19**	--	--	--	--	--
5'-15'	6/2/98	14.81	--	--	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	**8.9**	--	--	--	--	--
	9/22/00	14.81	7.42	7.39	--	<50	<50	<50	<50	<50	**1.2**	<3	--	--	--	--	--
	10/30/00	14.81	7.44	7.37	--	--	--	--	--	--	--	--	--	--	--	--	--
	11/13/00	14.81	7.48	7.33	--	--	--	--	--	--	--	--	--	--	--	--	--
	12/20/00	14.81	7.48	7.33	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<3	--	--	--	--	--
	1/16/01	14.81	7.55	7.26	--	--	--	--	--	--	--	--	--	--	--	--	--
	2/9/01	14.81	7.59	7.22	--	--	--	--	--	--	--	--	--	--	--	--	--
	4/3/01	14.81	7.50	7.31	--	<50	<50	<0.5	<0.5	<0.5	<0.5	**1.0**	--	--	--	--	--
	5/1/01	14.81	7.63	7.18	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/25/01	14.81	7.82	6.99	--	<50	<50	<0.5	<0.5	<0.5	<0.5	**1.9**	--	--	--	--	methanol = 130
	7/26/01	14.81	7.90	6.91	--	--	--	--	--	--	--	--	--	--	--	--	--
	8/24/01	14.81	7.98	6.83	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/27/01	14.81	8.16	6.65	--	<50	<50	<0.5	<0.5	<0.5	<0.5	**1.7**	--	--	--	--	--
	10/25/01	14.81	8.26	6.55	--	--	--	--	--	--	--	--	--	--	--	--	--
	11/16/01	14.81	8.05	6.76	--	--	--	--	--	--	--	--	--	--	--	--	--
	12/4/01	14.81	7.72	7.09	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<50	--
	1/22/02	14.81	7.16	7.65	--	<50	<50	<0.5	<0.5	<0.5	<0.5	**3.1**	<1	<1	<1	<50	--
	2/22/02	14.81	6.89	7.92	--	--	--	--	--	--	--	--	--	--	--	--	--
	3/18/02	14.81	6.63	8.18	--	--	--	--	--	--	--	--	--	--	--	--	--
	4/24/02	14.81	6.74	8.07	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<3	--	--	--	--	--
	5/16/02	14.81	7.55	7.26	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/28/02	14.81	7.21	7.60	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<3	--	--	--	--	--
	8/16/02	14.81	7.45	7.36	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/24/02	14.81	7.67	7.14	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	--	--	--	--	--
	3/4/03	14.81	6.38	8.43	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<20	--
	6/20/03	14.81	6.23	8.58	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/4/03	14.81	6.93	7.88	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1.1	<1	<1	<1	<20	--
	3/29/04	14.81	6.04	8.77	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	6/11/04	14.81	6.79	8.02	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/9/04	14.81	7.51	7.30	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	12/22/04	14.81	7.67	7.14	--	--	--	--	--	--	--	--	--	--	--	--	--
	3/9/05	14.81	6.98	7.83	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	6/21/05	14.81	6.60	8.21	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/7/05	14.81	7.25	7.56	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	12/6/05	14.81	7.27	7.54	--	--	--	--	--	--	--	--	--	--	--	--	--
	3/27/06	14.81	5.00	9.81	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	6/30/06	14.81	6.06	8.75	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/15/06	14.81	6.78	8.03	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	12/14/06	14.81	6.87	7.94	--	--	--	--	--	--	--	--	--	--	--	--	--
	3/23/07	14.81	6.28	8.53	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<0.5	<0.5	<0.5	<5	--
	6/15/07	14.81	6.73	8.08	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	9/26/07	14.81	7.41	7.40	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	12/12/07	14.81	7.56	7.25	--	<50	<50	<0.5	<0.5	<0.5	**0.59**	<1	--	--	--	--	--
	3/13/08	14.81	6.63	8.18	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	--	--	--	--	--
	6/27/08	14.81	7.18	7.63	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/17/08	14.81	7.81	7.00	--	--	--	--	--	--	--	--	--	--	--	--	--
	12/11/08	14.86	--	--	Top of casing elevation was re-surveyed on 12/11/08.						--	--	--	--	--	--	--
	12/17/08	14.86	7.76	7.10	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/15/09	14.86	7.21	7.65	--	--	--	--	--	--	--	--	--	--	--	--	--
	12/10/09	14.86	7.98	6.88	--	--	--	--	--	--	--	--	--	--	--	--	--

Table 5
WONDERLAND SUPPLY (FORMER) GROUNDWATER ELEVATIONS AND SAMPLE ANALYTICAL RESULTS
Wonderland Supply (former)
1621 Broadway, Eureka, California
Blue Rock Project No. NC-71

Attachment 2

Well No.	Sample Date	TOC (feet)	DTW (feet)	GWE (feet)	TPHmo (µg/L)	TPHd (µg/L)	TPHg (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	MTBE (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	TBA (µg/L)	Additional Analytes (µg/L)
MW-2	8/26/97	14.91	--	--	<500	**360**	**17,000**	**3.5**	**10**	**880**	**3,570**	<5	--	--	--	--	--
	11/28/97	14.91	--	--	<500	**590**	**19,000**	<10	<20	**910**	**4,380**	<5	--	--	--	--	--
Screen	3/3/98	14.91	--	--	<500	**170**	**40,000**	<50	<50	**1,500**	**5,810**	<500	--	--	--	--	--
5'-15'	6/2/98	14.91	--	--	<500	**760**	**44,000**	<50	<50	**1,800**	**8,330**	<500	--	--	--	--	--
	9/22/00	14.91	8.02	6.89	--	**210**	**7,300**	<50	<50	**76**	**428**	<3	--	--	--	--	--
	10/30/00	14.91	7.95	6.96	--	--	--	--	--	--	--	--	--	--	--	--	--
	11/13/00	14.91	8.05	6.86	--	--	--	--	--	--	--	--	--	--	--	--	--
	12/20/00	14.91	8.06	6.85	--	**130**	**5,500**	<3	<10	**120**	**547**	<25	--	--	--	--	--
	1/16/01	14.91	8.13	6.78	--	--	--	--	--	--	--	--	--	--	--	--	--
	2/9/01	14.91	8.14	6.77	--	--	--	--	--	--	--	--	--	--	--	--	--
	4/3/01	14.91	8.12	6.79	--	**800**	**16,000**	<2	<2	**310**	**1,800**	<2	--	--	--	--	--
	5/1/01	14.91	8.22	6.69	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/25/01	14.91	8.46	6.45	--	**1,100**	**18,000**	<5	<5	**400**	**2,000**	<5	--	--	--	--	--
	7/26/01	14.91	8.58	6.33	--	--	--	--	--	--	--	--	--	--	--	--	--
	8/24/01	14.91	8.63	6.28	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/27/01	14.91	8.68	6.23	--	**200**	**1,800**	<0.5	<0.5	**28**	**150**	<0.5	--	--	--	--	--
	10/25/01	14.91	8.71	6.20	--	--	--	--	--	--	--	--	--	--	--	--	--
	11/16/01	14.91	8.43	6.48	--	--	--	--	--	--	--	--	--	--	--	--	--
	12/4/01	14.91	8.15	6.76	--	**200**	**9,900**	<10	<10	**220**	**1,457**	<10	<10	<10	<10	<200	--
	1/22/02	14.91	7.79	7.12	--	**180**	**12,000**	<5	<5	**260**	**1,193**	<5	<5	<5	<5	<100	--
	2/22/02	14.91	7.42	7.49	--	--	--	--	--	--	--	--	--	--	--	--	--
	3/18/02	14.91	7.30	7.61	--	--	--	--	--	--	--	--	--	--	--	--	--
	4/24/02	14.91	7.49	7.42	--	**230**	**8,500**	<5	<21	**120**	**754**	<80	--	--	--	--	--
	5/16/02	14.91	8.20	6.71	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/28/02	14.91	7.87	7.04	--	**600**	**15,000**	<25	<25	**220**	**1,298**	<150	--	--	--	--	--
	8/16/02	14.91	8.08	6.83	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/24/02	14.91	8.29	6.62	--	**350**	**11,000**	<2.5	<2.5	**170**	**1,009**	<5	<5	<5	<5	<100	--
	3/4/03	14.91	7.05	7.86	--	**370**	**8,400**	<0.5	<0.5	**110**	**519**	<1	<1	<1	<1	<20	--
	6/20/03	14.91	7.01	7.90	--	**790**	**15,000**	<0.5	**0.77**	**110**	**631**	<1	<1	<1	<1	<20	--
	9/4/03	14.91	7.59	7.32	--	**560**	**10,000**	<0.5	**1.0**	**82**	**396**	<1	<1	<1	<1	<20	--
	3/29/04	14.91	6.75	8.16	--	**100**	**14,000**	<0.5	**0.71**	**77**	**453**	<1	<1	<1	<1	<10	--
	6/11/04	14.91	7.49	7.42	--	**590**	**10,000**	**0.5**	**0.95**	**71**	**303**	<1	<1	<1	<1	<10	--
	9/9/04	14.91	8.11	6.80	--	**160**	**8,000**	<0.5	**0.59**	**45**	**144**	<1	<1	<1	<1	<10	--
	12/22/04	14.91	8.21	6.70	--	**480**	**11,000**	<0.5	**0.54**	**190**	**205**	<1	<1	<1	<1	<10	--
	3/9/05	14.91	7.61	7.30	--	**310**	**5,400**	<0.5	<0.5	**35**	**162**	<1	<1	<1	<1	<10	--
	6/21/05	14.91	7.25	7.66	--	**580**	**6,900**	**0.54**	**0.59**	**27**	**81**	<1	<1	<1	<1	<10	--
	9/7/05	14.91	7.91	7.00	--	**430**	**7,800**	**1.3**	**0.77**	**27**	**90**	<1	<1	<1	<1	<10	--
	12/6/05	14.91	7.77	7.14	--	**310**	**4,900**	<0.5	<0.5	**17**	**52**	<1	<1	<1	<1	<10	--
	3/27/06	14.91	5.87	9.04	--	**130**	**5,500**	<0.5	<0.5	**1.7**	**27**	<1	<1	<1	<1	<10	--
	6/30/06	14.91	6.87	8.04	<170	**650**	**7,700**	<0.5	**0.84**	**32**	**29**	<1	<1	<1	<1	<10	--
	9/15/06	14.91	7.46	7.45	--	**500**	**7,600**	<0.5	**0.79**	**21**	**16.7**	<1	<1	<1	<1	<10	--
	12/14/06	14.91	5.33	9.58	--	**330**	**6,900**	**0.51**	<0.5	**15**	**15.9**	<1	<1	<1	<1	<10	--
	3/23/07	14.91	6.99	7.92	--	<1,000	**3,400**	<0.5	**0.6**	**17**	**12**	<0.5	<0.5	<0.5	<0.5	<5	--
	6/15/07	14.91	7.41	7.50	--	**93**	**3,800**	<0.5	<0.5	**12**	**5.8**	<1	<1	<1	<1	<10	--
	9/26/07	14.91	7.98	6.93	--	**150**	**4,500**	<0.5	**0.67**	**13**	**5.3**	<1	<1	<1	<1	<10	--
	12/12/07	14.91	8.08	6.83	--	**240**	**5,000**	<0.5	<1	**10**	**3.6**	<1	--	--	--	--	--
	3/13/08	14.91	7.27	7.64	--	**150**	**3,100**	<0.5	**0.66**	**13**	**5.1**	<1	--	--	--	--	--
	6/27/08	14.91	7.81	7.10	<100	<500	**2,000**	<0.5	<0.5	**5.6**	**2.0**	<0.5	--	--	--	--	--
	9/17/08	14.91	8.16	6.75	<100	<500	**1,400**	<0.5	<0.5	**3.1**	<0.5	<0.5	--	--	--	--	--
	12/11/08	14.74	--	--	Top of casing elevation was re-surveyed on 12/11/08.						--	--	--	--	--	--	--
	12/17/08	14.74	8.03	6.71	<100	<200	**1,300**	<0.5	<0.5	**2.2**	<0.5	<0.5	--	--	--	--	--
	6/15/09	14.74	7.61	7.13	<100	<400	**1,900**	<0.5	<0.5	**4.8**	**0.72**	<0.5	--	--	--	--	--
	12/10/09	14.74	8.19	6.55	<100	<200	**1,400**	<0.5	<0.5	**1.4**	<0.5	<0.5	--	--	--	--	--

Table 5
WONDERLAND SUPPLY (FORMER) GROUNDWATER ELEVATIONS AND SAMPLE ANALYTICAL RESULTS
Wonderland Supply (former)
1621 Broadway, Eureka, California
Blue Rock Project No. NC-71

Attachment 2

Well No.	Sample Date	TOC (feet)	DTW (feet)	GWE (feet)	TPHmo (µg/L)	TPHd (µg/L)	TPHg (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	MTBE (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	TBA (µg/L)	Additional Analytes (µg/L)
MW-3	8/26/97	14.20	--	--	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	<5	--	--	--	--	--
	11/28/97	14.20	--	--	<5	<50	<50	<0.5	<0.5	<0.5	<0.5	<5	--	--	--	--	--
Screen	3/3/98	14.20	--	--	<5	<50	<50	<0.5	<0.5	<0.5	<0.5	<5	--	--	--	--	--
5'-15'	6/2/98	14.20	--	--	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	<5	--	--	--	--	--
	9/22/00	14.20	7.11	7.09	--	<50	<50	<50	<50	<50	<50	<3	--	--	--	--	--
	10/30/00	14.20	7.04	7.16	--	--	--	--	--	--	--	--	--	--	--	--	--
	11/13/00	14.20	7.11	7.09	--	--	--	--	--	--	--	--	--	--	--	--	--
	12/20/00	14.20	7.19	7.01	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<3	--	--	--	--	--
	1/16/01	14.20	7.26	6.94	--	--	--	--	--	--	--	--	--	--	--	--	--
	2/9/01	14.20	7.24	6.96	--	--	--	--	--	--	--	--	--	--	--	--	--
	4/3/01	14.20	7.23	6.97	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5	--	--	--	--	--
	5/1/01	14.20	7.35	6.85	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/25/01	14.20	7.57	6.63	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5	--	--	--	--	--
	7/26/01	14.20	7.53	6.67	--	--	--	--	--	--	--	--	--	--	--	--	--
	8/24/01	14.20	7.60	6.60	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/27/01	14.20	7.81	6.39	--	<50	<50	<0.5	<0.5	<0.5	**0.60**	<0.5	--	--	--	--	--
	10/25/01	14.20	7.91	6.29	--	--	--	--	--	--	--	--	--	--	--	--	--
	11/16/01	14.20	7.57	6.63	--	--	--	--	--	--	--	--	--	--	--	--	--
	12/4/01	14.20	7.30	6.90	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<50	--
	1/22/02	14.20	6.83	7.37	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<50	--
	2/22/02	14.20	6.57	7.63	--	--	--	--	--	--	--	--	--	--	--	--	--
	3/18/02	14.20	6.47	7.73	--	--	--	--	--	--	--	--	--	--	--	--	--
	4/24/02	14.20	6.58	7.62	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<3	--	--	--	--	--
	5/16/02	14.20	7.25	6.95	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/28/02	14.20	7.01	7.19	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<3	--	--	--	--	--
	8/16/02	14.20	7.25	6.95	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/24/02	14.20	7.40	6.80	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	--	--	--	--	--
	3/4/03	14.20	6.18	8.02	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<20	--
	6/20/03	14.20	6.10	8.10	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/4/03	14.20	6.71	7.49	--	--	--	--	--	--	--	--	--	--	--	--	--
	3/29/04	14.20	5.84	8.36	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	6/11/04	14.20	6.60	7.60	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/9/04	14.20	7.25	6.95	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	12/22/04	14.20	7.35	6.85	--	--	--	--	--	--	--	--	--	--	--	--	--
	3/9/05	14.20	6.74	7.46	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	6/21/05	14.20	6.37	7.83	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/7/05	14.20	7.04	7.16	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	12/6/05	14.20	6.96	7.24	--	--	--	--	--	--	--	--	--	--	--	--	--
	3/27/06	14.20	4.94	9.26	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	6/30/06	14.20	5.93	8.27	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/15/06	14.20	6.58	7.62	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	12/14/06	14.20	6.47	7.73	--	--	--	--	--	--	--	--	--	--	--	--	--
	3/23/07	14.20	6.11	8.09	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<5	--
	6/15/07	14.20	6.53	7.67	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<10	--
	9/26/07	14.20	7.13	7.07	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	12/12/07	14.20	7.25	6.95	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	--	--	--	--	--
	3/13/08	14.20	6.41	7.79	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<1	--	--	--	--	--
	6/27/08	14.20	6.94	7.26	--	--	--	--	--	--	--	--	--	--	--	--	--
	9/17/08	14.20	7.32	6.88	--	--	--	--	--	--	--	--	--	--	--	--	--
	12/11/08	14.24	--	--	Top of casing elevation was re-surveyed on 12/11/08.						--	--	--	--	--	--	--
	12/17/08	14.24	7.41	6.83	--	--	--	--	--	--	--	--	--	--	--	--	--
	6/15/09	14.24	6.95	7.29	--	--	--	--	--	--	--	--	--	--	--	--	--
	12/10/09	14.24	7.56	6.68	--	--	--	--	--	--	--	--	--	--	--	--	--

Table 5
WONDERLAND SUPPLY (FORMER) GROUNDWATER ELEVATIONS AND SAMPLE ANALYTICAL RESULTS
Wonderland Supply (former)
1621 Broadway, Eureka, California
Blue Rock Project No. NC-71

Attachment 2

Well No.	Sample Date	TOC (feet)	DTW (feet)	GWE (feet)	TPHmo (µg/L)	TPHd (µg/L)	TPHg (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	MTBE (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	TBA (µg/L)	Additional Analytes (µg/L)
MW-4	6/30/06	14.36	6.26	8.10	<170	**95**	**2,500**	**1.6**	**2.1**	**50**	**65**	<1	<1	<1	<1	<10	--
	9/15/06	14.36	9.45	4.91	--	<50	**1,000**	<0.5	<0.5	**11**	**10**	<1	<1	<1	<1	<20	--
Screen	9/18/06	14.36	6.92	7.44	--	<50	**450**	**0.68**	<0.5	**6.0**	**9.3**	<1	<1	<1	<1	<20	--
4.5'-14.5'	12/14/06	14.36	6.78	7.58	--	**96**	**2,500**	**1.8**	**0.89**	**35**	**29**	<1	<1	<1	<1	<40	--
	3/23/07	14.36	6.35	8.01	--	<300	**1,600**	**1.3**	**1.1**	**36**	**33**	<0.5	<0.5	<0.5	<0.5	**6.6**	--
	6/15/07	14.36	6.79	7.57	--	<50	**1,100**	**0.67**	**0.51**	**27**	**16**	<1	<1	<1	<1	<10	--
	9/26/07	14.36	7.38	6.98	--	<50	**550**	<0.5	**0.54**	**17**	**11.3**	<1	<1	<1	<1	<10	--
	12/12/07	14.36	7.52	6.84	--	<50	**1,300**	<0.5	<0.5	**23**	**15.3**	<1	--	--	--	--	--
	3/13/08	14.36	6.64	7.72	--	<50	**460**	<0.5	<0.5	**13**	**3.48**	<1	--	--	--	--	--
	6/27/08	14.36	7.17	7.19	**120**	**200**	**230**	<0.5	<0.5	**7.6**	**0.64**	<0.5	--	--	--	--	--
	9/17/08	14.36	7.56	6.80	<100	**150**	**240**	<0.5	<0.5	**5.7**	<0.5	<0.5	--	--	--	--	--
	12/11/08	14.41	--	--	Top of casing elevation was re-surveyed on 12/11/08.						--	--	--	--	--	--	--
	12/17/08	14.41	7.64	6.77	<100	<50	**110**	<0.5	<0.5	**2.9**	<0.5	<0.5	--	--	--	--	--
	6/15/09	14.41	7.16	7.25	<100	**85**	**50**	<0.5	<0.5	**1.0**	<0.5	<0.5	--	--	--	--	--
	12/10/09	14.41	7.85	6.56	<100	<50	**52**	<0.5	<0.5	**0.98**	<0.5	<0.5	--	--	--	--	--
MW-5	6/30/06	15.33	7.03	8.30	**2,900**	**5,000**	**8,900**	**1.8**	**12**	**440**	**783**	<1	<1	<1	<1	<35	--
	9/15/06	15.33	7.78	7.55	Insufficient water column in well, no sample taken.												
Screen	12/14/06	15.33	7.68	7.65	Insufficient water column in well, no sample taken.												
5'-8.26'	3/23/07	15.33	7.26	8.07	Insufficient water column in well, no sample taken.												
	6/15/07	15.33	7.69	7.64	Insufficient water column in well, no sample taken.												
	9/26/07	15.33	8.07	7.26	Insufficient water column in well, no sample taken.												
	12/12/07	15.33	8.10	7.23	Insufficient water column in well, no sample taken.												
	3/13/08	15.33	dry	--	Well dry, no sample taken.												
	6/27/08	15.33	dry	--	Well dry, no sample taken.												
	9/17/08	15.33	dry	--	Well dry, no sample taken.												
	12/17/08	15.33	dry	--	Well dry, no sample taken.												
	6/15/09	15.33	dry	--	Well dry, no sample taken.												
	12/10/09	15.33	dry	--	Well dry, no sample taken.												

Table 5
WONDERLAND SUPPLY (FORMER) GROUNDWATER ELEVATIONS AND SAMPLE ANALYTICAL RESULTS
Wonderland Supply (former)
1621 Broadway, Eureka, California
Blue Rock Project No. NC-71

Attachment 2

Well No.	Sample Date	TOC (feet)	DTW (feet)	GWE (feet)	TPHmo (µg/L)	TPHd (µg/L)	TPHg (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	MTBE (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	TBA (µg/L)	Additional Analytes (µg/L)
MW-6	6/30/06	15.32	6.79	8.53	<170	<50	**61**	<0.5	<0.5	**0.81**	**1.3**	<1	<1	<1	<1	<10	--
	9/15/06	15.32	7.47	7.85	--	<50	**95**	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
Screen	12/14/06	15.32	7.50	7.82	--	**88**	**63**	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
4.75'-14.75'	3/23/07	15.32	6.96	8.36	--	<50	**50**	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<5	--
	6/15/07	15.32	7.41	7.91	--	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<10	--
	9/26/07	15.32	8.06	7.26	--	<50	**56**	<0.5	<0.5	<0.5	<0.5	<1	<1	<1	<1	<10	--
	12/12/07	15.32	8.18	7.14	--	**89**	**170**	<0.5	<0.5	<0.5	<0.5	<1	--	--	--	--	--
	3/13/08	15.32	7.29	8.03	--	<50	**100**	<0.5	<0.5	<0.5	<0.5	<1	--	--	--	--	--
	6/27/08	15.32	7.82	7.50	<100	**200**	<50	<0.5	<0.5	<0.5	<0.5	<0.5	--	--	--	--	--
	9/17/08	15.32	8.24	7.08	<100	**200**	<50	<0.5	<0.5	<0.5	<0.5	<0.5	--	--	--	--	--
	12/11/08	15.37	--	--	Top of casing elevation was re-surveyed on 12/11/08.						--	--	--	--	--	--	--
	12/17/08	15.37	8.37	7.00	<100	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5	--	--	--	--	--
	6/15/09	15.37	7.84	7.53	<100	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5	--	--	--	--	--
	12/10/09	15.37	8.50	6.87	<100	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5	--	--	--	--	--
				MCL	--	--	--	1	150	300	1,750	13					
				taste & odor threshold	--	100	5	--	42	29	17	5					
				NCRWQCB Cleanup Goals	175	50	50	0.5	40	29	17	5					

Notes :
TOC: Top of casing referenced to established benchmark above mean sea level in feet.
DTW: Depth to water as referenced to top of well casing.
GWE: Groundwater elevation as referenced to benchmark in feet.
TPHmo: Total petroelum hydrocarbons as motor oil by EPA Method 3510/8015M with Silica Gel Clean-up.
TPHd: Total petroelum hydrocarbons as diesel by EPA Method 3510/8015M with Silica Gel Clean-up.
TPHg: Total petroleum hydrocarbons as gasoline by EPA 5030/8015M or 5030/8260B.
BTEX: Benzene, toluene, ethylbenzene, xylenes by EPA Method 8020 or 8260B.
MTBE: Methyl tertiary butyl ether by EPA method 8020 or 8260B.
DIPE: Di isopropyl ether by EPA Method 8260B.
ETBE: Ethyl tertiary butyl ether by EPA Method 8260B.
TAME: Tertiary amyl methyl ether by EPA Method 8260B.
TBA: Tertiary butanol by EPA Method 8260B.
µg/L: micrograms per liter = ppb = parts per billion
"--": Not analyzed, available, or applicable
MCL: Maximum contaminant level, a Federal drinking water standard based on health, technology and economics.
Taste & odor threshold: A Federal drinking water standard

Table 6
EUREKA MOTOR SPORTS GROUNDWATER ELEVATIONS AND ANALYTICAL RESULTS
Wonderland Supply (former)
1621 Broadway
Eureka, California
Blue Rock Project No. NC-71

Sample ID	Sample Date	TOC (feet)	DTW (feet)	GWE (feet)	TPHmo (µg/L)	TPHd (µg/L)	TPHg (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	MTBE (µg/L)
Monitoring Well Groundwater Samples												
MW-1	6/30/06	13.72	5.80	7.92	**490**	<1,500	**3,900**	**6.0**	**3.7**	**13**	**10**	<0.5
Screen	9/15/06	13.72	6.39	7.33	**1,900**	<6,000	**3,400**	**1.6**	<0.5	**12**	<0.5	<0.5
3' to 12.5'	12/14/06	13.72	6.17	7.55	**240**	<1,000	**2,100**	**2.1**	**0.64**	**8.3**	<0.5	<0.5
	3/23/07	13.72	5.85	7.87	**110**	<600	**1,500**	**2.3**	**1.0**	**6.2**	**0.54**	<0.5
	6/15/07	13.72	6.28	7.44	**1,400**	**4,500**	**2,300**	**3.0**	**2.0**	**7.7**	**1.5**	<0.5
	9/26/07	13.72	6.84	6.88	**250**	**1,200**	**3,000**	<0.5	<0.5	**2.8**	<0.5	<0.5
	12/12/07	13.72	6.94	6.78	**450**	**1,100**	**1,800**	**0.54**	<0.5	**2.4**	<0.5	<0.5
	3/13/08	13.72	6.12	7.60	**240**	**650**	**1,800**	**1.0**	**0.80**	**3.9**	<0.5	<0.5
	6/27/08	13.72	6.76	6.96	**1,200**	**3,000**	**1,700**	<0.5	<0.5	**1.7**	<0.5	<0.5
	9/17/08	13.72	7.11	6.61	**410**	**1,200**	**1,200**	<0.5	<0.5	**0.80**	<0.5	<0.5
	12/17/08	13.72	7.16	6.56	**510**	**1,600**	**1,100**	**0.66**	<0.5	**1.0**	<0.5	<0.5
	3/10/09	13.72	6.59	7.13	--	--	--	--	--	--	--	--
	6/15/09	13.72	6.72	7.00	**150**	**430**	**960**	<0.5	<0.5	**0.84**	<0.5	<0.5
	12/10/09	13.72	7.29	6.43	**860**	**2,500**	**2,300**	<0.5	<0.5	**0.64**	<0.5	<0.5
MW-2	6/30/06	14.84	6.88	7.96	<100	<600	**410**	<0.5	<0.5	<0.5	<0.5	<0.5
Screen	9/15/06	14.84	7.51	7.33	<100	<80	**61**	<0.5	<0.5	<0.5	<0.5	<0.5
3' to 14'	12/14/06	14.84	7.30	7.54	<100	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5
	3/23/07	14.84	6.93	7.91	<100	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5
	6/15/07	14.84	7.38	7.46	<100	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5
	9/26/07	14.84	7.95	6.89	<100	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5
	12/12/07	14.84	8.06	6.78	<100	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5
	3/13/08	14.84	7.23	7.61	<100	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5
	6/27/08	14.84	7.88	6.96	<100	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5
	9/17/08	14.84	8.23	6.61	<100	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5
	12/17/08	14.84	8.29	6.55	<100	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5
	3/10/09	14.84	7.73	7.11	--	--	--	--	--	--	--	--
	6/15/09	14.84	7.95	6.89	--	--	--	--	--	--	--	--
	12/10/09	14.84	8.41	6.43	--	--	--	--	--	--	--	--
MW-3	3/10/09	14.34	7.09	7.25	**9,300**	**31,000**	**18,000**	**2.8**	**2.7**	**82**	**96**	--
Screen	6/15/09	14.34	7.22	7.12	**610**	**1,600**	**1,100**	<0.5	<0.5	**9.0**	**10**	<0.5
5' to 15'	12/10/09	14.34	7.83	6.51	**260**	**750**	**1,300**	<0.5	<0.5	**7.5**	**8.4**	<0.5
MW-4	3/10/09	14.07	6.89	7.18	**3,600**	**9,000**	**12,000**	**2.2**	**4.7**	**31**	**13**	--
Screen	6/15/09	14.07	7.01	7.06	**5,000**	**10,000**	**1,700**	**0.94**	**1.8**	**10**	**3.8**	<0.5
5' to 15'	12/10/09	14.07	7.59	6.48	**860**	**2,000**	**2,600**	<0.5	**0.89**	**4.7**	**1.9**	<0.5

Table 6
EUREKA MOTOR SPORTS GROUNDWATER ELEVATIONS AND ANALYTICAL RESULTS
Wonderland Supply (former)
1621 Broadway
Eureka, California
Blue Rock Project No. NC-71

Sample ID	Sample Date	TOC (feet)	DTW (feet)	GWE (feet)	TPHmo (µg/L)	TPHd (µg/L)	TPHg (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	MTBE (µg/L)
MW-4 (W)	6/30/06	14.41	6.20	8.21	**150**	<500	**3,300**	**1.2**	**1.6**	**43**	**65**	<0.5
Screen	9/15/06	14.41	7.02	7.39	<100	<400	**900**	<0.5	<0.5	**6.6**	**4.6**	<0.5
5' to 15'	12/14/06	14.41	6.68	7.73	<100	<200	**480**	**0.66**	<0.5	**7.4**	**6.1**	<0.5
	3/23/07	14.41	6.24	8.17	**100**	**300**	**440**	**0.89**	<0.5	**10**	**7.9**	<0.5
	6/15/07	14.41	6.69	7.72	--	--	--	--	--	--	--	--
	9/26/07	14.41	7.29	7.12	--	--	--	--	--	--	--	--
	12/12/07	14.41	7.41	7.00	--	--	--	--	--	--	--	--
	3/13/08	14.41	6.55	7.86	--	--	--	--	--	--	--	--
	6/27/08	14.41	7.17	7.24	--	--	--	--	--	--	--	--
	9/17/08	14.41	7.56	6.85	--	--	--	--	--	--	--	--
	12/17/08	14.41	7.64	6.77	--	--	--	--	--	--	--	--
	3/10/09	14.41	6.94	7.47	--	--	--	--	--	--	--	--
	6/15/09	14.41	7.16	7.25	--	--	--	--	--	--	--	--
	12/10/09	14.41	7.85	6.56	--	--	--	--	--	--	--	--
				MCL	--	--	--	1	150	300	1,750	13
				Taste & odor threshold	--	100	5	--	42	29	17	5
				Cleanup Goals	175	50	50	0.5	40	29	17	5

Notes :

TOC: Top of well casing surveyed to established benchmark elevation above mean sea level.

DTW: Depth to water as referenced to top of well casing.

GWE: Groundwater elevation as referenced to benchmark.

TPHmo: Total Petroleum Hydrocarbons as motor oil by EPA Method 3510/8015M w/ Silica Gel Cleanup.

TPHd: Total Petroleum Hydrocarbons as diesel by EPA Method 3510/8015M w/ Silica Gel Cleanup.

TPHg: Total Petroleum Hydrocarbons as gasoline by EPA Method5030/8260B.

BTEX: Benzene, toluene, ethylbenzene, and xylenes by EPA Method 8260B.

MTBE: Methyl tertiary butyl ether by EPA Method 8020 or 8260B.

MW-4 (W): This well was previously referred to as MW-4(L) and was installed for site investigation related to Former Wonderland Supply.

µg/L: micrograms per liter

"--": Not analyzed, available, or applicable

MCL: Maximum contaminant level, a Federal drinking water standard based on health, technology and economics.

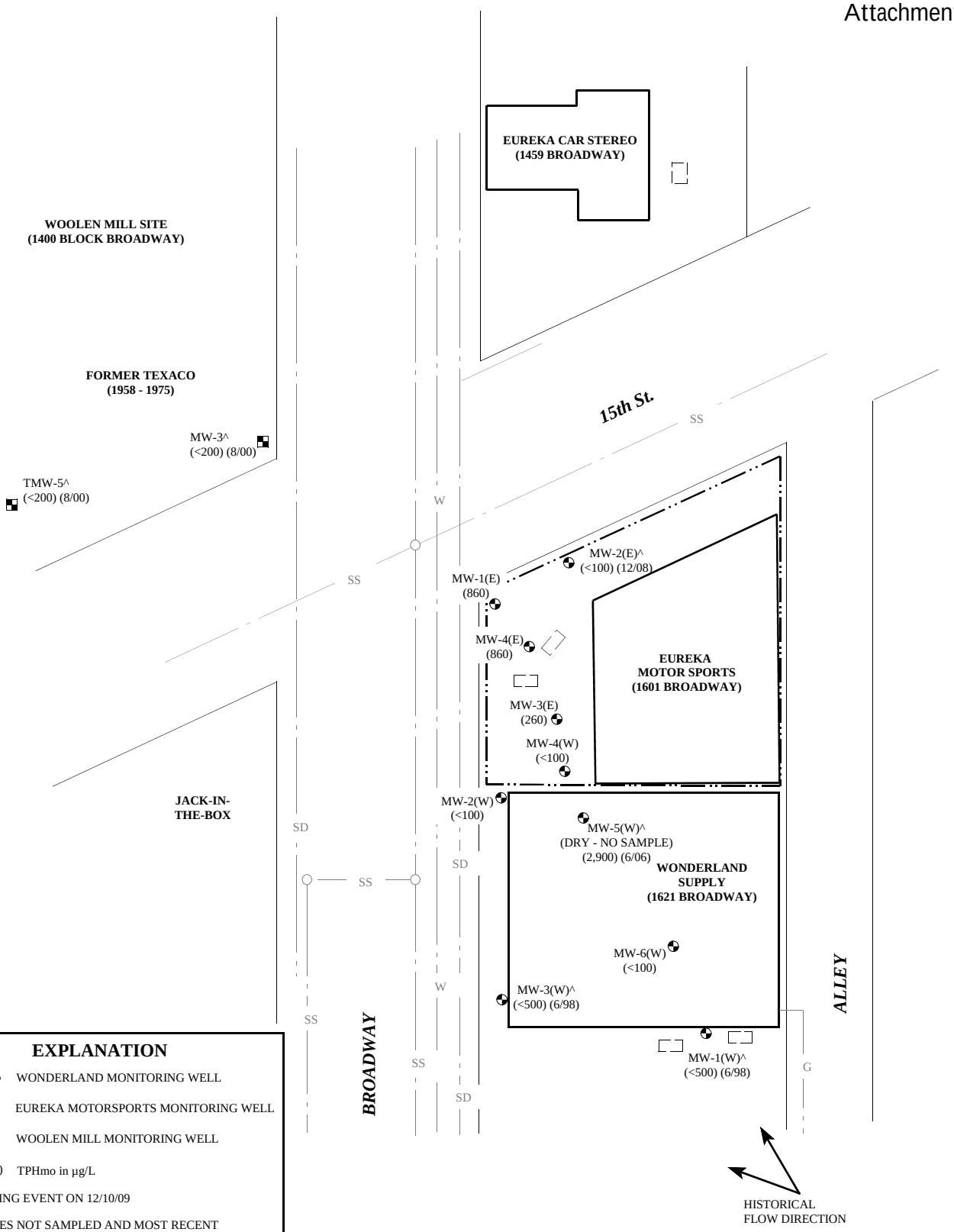
Taste & odor threshold: A drinking water standard

APPENDIX 3

Groundwater Monitoring Concentration Maps Blue Rock Environmental, Inc.'s *Second Semi-Annual 2009 Groundwater Monitoring Report* dated May 21, 2010 including:

- **Figure 4A: TPHmo Groundwater Monitoring Well Data**
- **Figure 4B: TPHd Groundwater Monitoring Well Data**
- **Figure 4C: TPHg Groundwater Monitoring Well Data**

Attachment 2



EXPLANATION

MW-4(W) WONDERLAND MONITORING WELL

MW-1(E) EUREKA MOTORSPORTS MONITORING WELL

TMW-5 WOOLEN MILL MONITORING WELL

(860) TPHmo in µg/L

MONITORING EVENT ON 12/10/09

^ INDICATES NOT SAMPLED AND MOST RECENT AVAILABLE DATA ARE SHOWN

MOST RECENT AVAILABLE DATA FROM WOOLEN MILLS WELLS ARE SHOWN ON THE MAP (MONTH/YEAR)

0 50

APPROXIMATE SCALE IN FEET

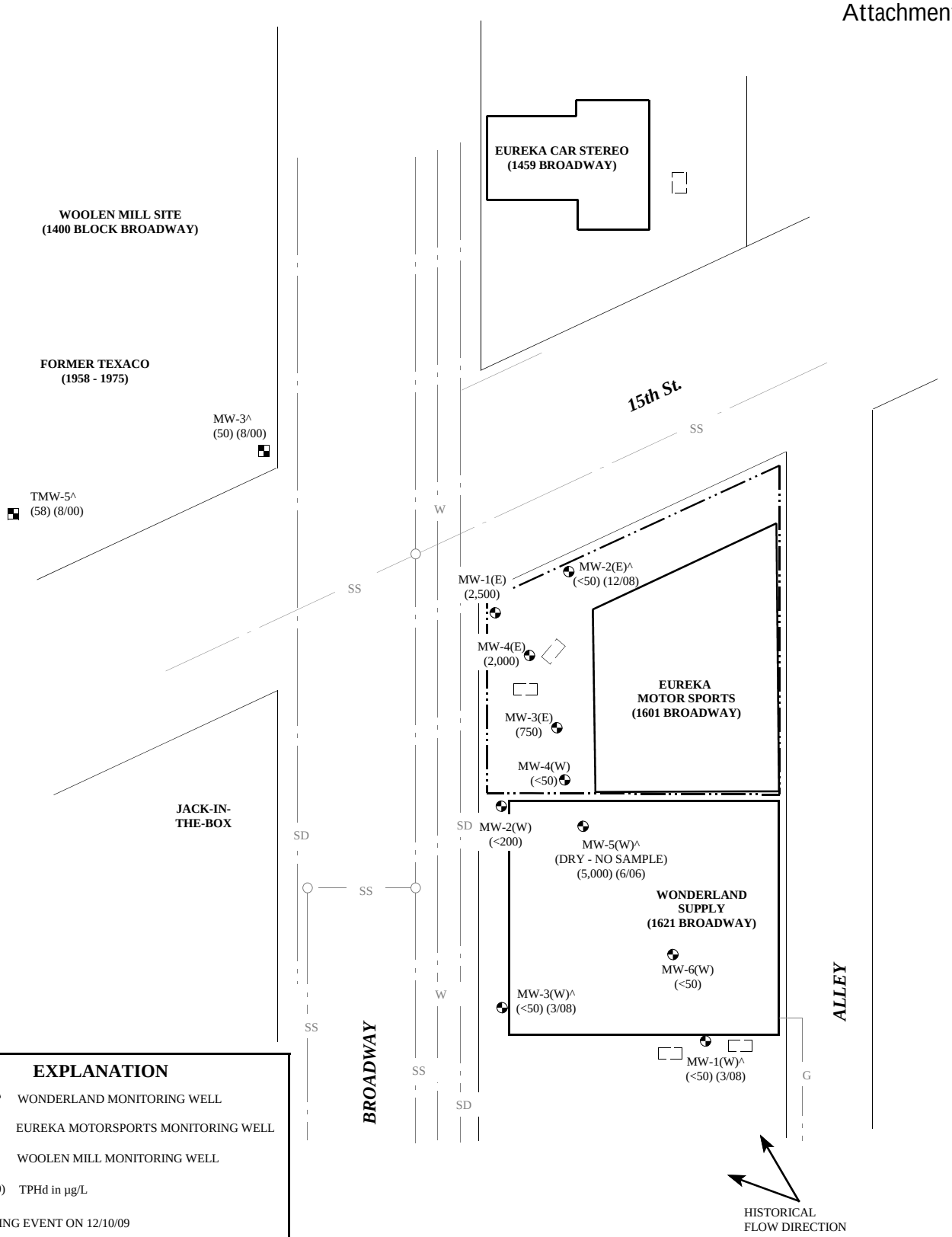
N

TPHmo GROUNDWATER MONITORING WELL DATA
Wonderland Supply (former)
1621 Broadway
Eureka, CA

BLUE ROCK ENVIRONMENTAL, INC.

Project No.	Report Date	Figure
NC-71	5/10	4A

Attachment 2



EXPLANATION

MW-4(W) WONDERLAND MONITORING WELL

MW-1(E) EUREKA MOTORSPORTS MONITORING WELL

TMW-5 WOOLEN MILL MONITORING WELL

(2,000) TPHd in µg/L

MONITORING EVENT ON 12/10/09

^ INDICATES NOT SAMPLED AND MOST RECENT AVAILABLE DATA ARE SHOWN

MOST RECENT AVAILABLE DATA FROM WOOLEN MILLS WELLS ARE SHOWN ON THE MAP (MONTH/YEAR)

0 50

APPROXIMATE SCALE IN FEET

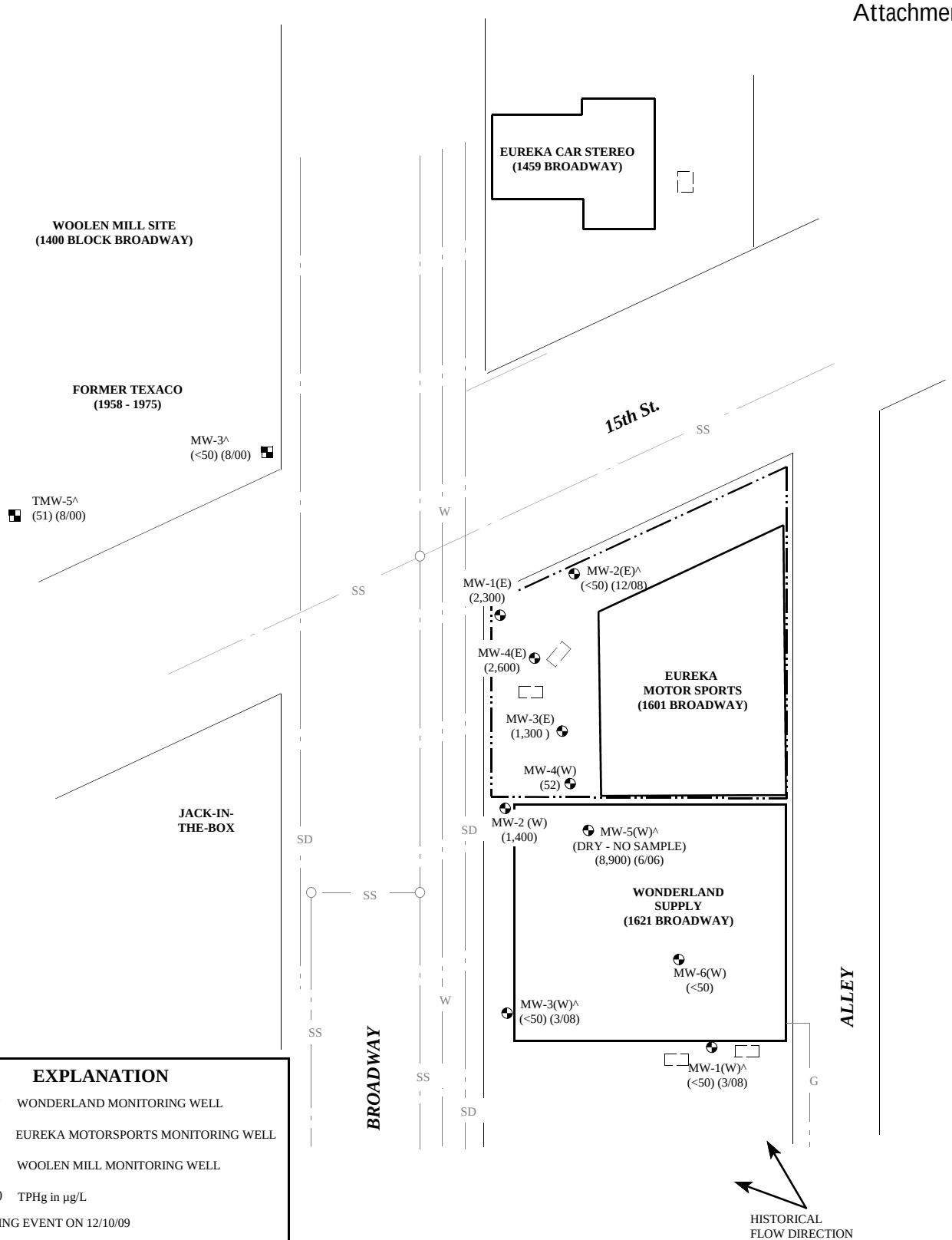
N

TPHd GROUNDWATER MONITORING WELL DATA
Wonderland Supply (former)
1621 Broadway
Eureka, CA

BLUE ROCK ENVIRONMENTAL, INC.

Project No.	Report Date	Figure
NC-71	5/10	4B

Attachment 2



EXPLANATION

MW-4(W)	WONDERLAND MONITORING WELL
MW-1(E)	EUREKA MOTORSPORTS MONITORING WELL
TMW-5	WOOLEN MILL MONITORING WELL
(1,400)	TPHg in µg/L

MONITORING EVENT ON 12/10/09

^ INDICATES NOT SAMPLED AND MOST RECENT AVAILABLE DATA ARE SHOWN

MOST RECENT AVAILABLE DATA FROM WOOLEN MILLS WELLS ARE SHOWN ON THE MAP (MONTH/YEAR)

0 50

APPROXIMATE SCALE IN FEET

N

TPHg GROUNDWATER MONITORING WELL DATA
Wonderland Supply (former)
1621 Broadway
Eureka, CA

BLUE ROCK ENVIRONMENTAL, INC.

Project No.	Report Date	Figure
NC-71	5/10	4C

Megan Marruffo

From: Bauer, Heidi M.@Waterboards <Heidi.M.Bauer@Waterboards.ca.gov>
Sent: Thursday, January 26, 2023 4:09 PM
To: Jennifer R. Genetti
Cc: Megan Marruffo; vlevi179@gmail.com
Subject: RE: Former Wonderland Supply - NCRWQCB Case No. 1THU424 - Soil and Groundwater Management Contingency Plan

Hi Jennifer, I reviewed the Soil and Groundwater Management Plan (SGMP) and it fulfills the requirement for a SGMP set forth by Humboldt County in their NFAR letter. Please ensure that a copy of the plan is accessible during all earthwork activities on the site. Thank you.

Best,

Heidi

Heidi M. Bauer, P.G.
Senior Engineering Geologist
Site Cleanups Unit Supervisor
North Coast Regional Water Quality Control Board
5550 Skylane Blvd. Suite A
Santa Rosa, CA. 95403
heidi.m.bauer@waterboards.ca.gov
Office: (707) 570-3769

CALIFORNIA
Water Boards
STATE WATER RESOURCES CONTROL BOARD
REGIONAL WATER QUALITY CONTROL BOARDS

From: Jennifer R. Genetti <genettij@lacoassociates.com>
Sent: Wednesday, January 25, 2023 1:39 PM
To: Bauer, Heidi M.@Waterboards <Heidi.M.Bauer@Waterboards.ca.gov>
Cc: Megan Marruffo <marruffom@lacoassociates.com>; vlevi179@gmail.com
Subject: Former Wonderland Supply - NCRWQCB Case No. 1THU424 - Soil and Groundwater Management Contingency Plan

EXTERNAL:

Dear Ms. Heidi Bauer,

LACO Associates (LACO) presents the attached Soil and Groundwater Management Contingency Plan on behalf of Mr. Val Levi (CLIENT) for the former Wonderland Supply (NCRWQCB Case No. 1THU424) located at 1621 Broadway Street, Eureka, California (APN 004-042-003). LACO understands the CLIENT purchased the property in June 2021, and the Site is a Leaking Underground Storage Tank (LUST) Cleanup Site that was granted No Further Action Required (NFAR) status by the Humboldt County Department of Environmental Health (DEH) and the North Coast Regional Water Quality Control Board (NCRWQCB) in 2010. The NFAR status was contingent on the responsible party's submittal of a Soil Management Contingency Plan, which to date has not been completed. This Plan has been prepared to provide information to guide future activities that may result in exposure of site workers to soil and/or groundwater that are potentially still impacted by petroleum hydrocarbons.

Thank you,

Jennifer Genetti, GIT, CESSWI
Assistant Geologist
LACO Associates
Eureka | **Ukiah** | Santa Rosa
Advancing the quality of life for generations to come
707 462 0222 ext. 220
http://www.lacoassociates.com