FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

FOR

GARBERVILLE COMMUNITY HOSPITAL AND MEDICAL OFFICE BUILDING PROJECT

March 2026

Lead Agency:
Southern Humboldt Community Healthcare District

SoHum
Health

State Clearinghouse No.:
2025100529

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LACO Project No. 8609.03

TABLE OF CONTENTS

1. INTRODUCTION

This Final Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA; California Public Resources Code [PRC] 21000 et. seq.) and the State CEQA Guidelines (California Code of Regulations [CCR] 15000 et. seq.).

1.1 PROPOSED PROJECT

The Southern Humboldt Community Healthcare District (SHCHD) has prepared this IS/MND (SCH No.: 2025100529) to assess the potential environmental effects associated with construction of a new hospital and medical office building (comprising 49,728 square feet) and a helistop on the properties identified as Assessor's Parcel Numbers (APNs): 032-091-014, -016, -017, -018, -019, and 032-171-019 (Site), totaling approximately 3.52 acres and generally located at 286 Sprowel Creek Road in the unincorporated community of Garberville in Humboldt County, California. The new hospital and medical office building would replace the existing Jerold Phelps Community Hospital and Southern Humboldt Community Clinic, currently located at 733 Cedar Street in Garberville.

The project is being proposed in order to comply with the Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1983, and amended under Senate Bill (SB) 1953 in 1994, which mandates owners of all acute care inpatient hospitals to "*demolish, replace, or change to nonhospital use, all hospital buildings that are not in substantial compliance, or seismically retrofit them so that they are in compliance with the [seismic] standards*" before January 1, 2030.

1.2 PUBLIC REVIEW PERIOD

Pursuant to Section 15073(a) of the State CEQA Guidelines, the Draft IS/MND was circulated for a 30-day review period. The review period began on October 13, 2025, and ended on November 13, 2025, during which comments could be submitted on the contents of the Draft IS/MND. The Draft IS/MND was available for review at Southern Humboldt Community Administrative Offices (291 Sprowel Creek Road, Garberville, available Monday through Friday, 9:00 AM to 4:00 PM), with electronic copies available on the Governor's Office and Planning and Research (OPR) CEQAnet Web Portal (https://ceqanet.lci.ca.gov/2025100529) and the District's website (https://sohumhealth.org/ceqa-notice/).

The Southern Humboldt Community Healthcare District Board of Directors will receive a staff presentation, consider public comments, and decide to either adopt, not adopt, or modify the IS/MND at an upcoming Board of Directors meeting scheduled for March 26, 2026.

1.3 DETERMINATION

Based on the analysis provided in this Final IS/MND, the SHCHD, as Lead Agency under CEQA, finds that the proposed project would not have a significant effect on the environment with mitigation incorporated. The Final IS/MND considers all public comments and includes text edits that clarify or expand upon discussions in the Draft IS/MND. There were no modifications to the document that constitute a significant change or significant new information. Therefore, recirculation is not required.

1.4 ORGANIZATION OF THE FINAL IS/MND

This Final IS/MND contains the following sections:

Section 1 (Introduction): This section includes an introduction to the Final IS/MND, including a summary of the proposed project, public review period, and Lead Agency determination.

Section 2 (Comments Received on the Draft IS/MND): This section provides a list of agencies, organizations, and individuals who provided written comments on the Draft IS/MND, copies of the written comments received during the Draft IS/MND public review period, and the Lead Agency responses to those comments.

Section 3 (Modifications to the Draft IS/MND): This section provides a detailed description of all clarifications and modifications made to the Draft IS/MND is response to comments received during the Draft IS/MND public review period. Please note these clarifications and modifications do not constitute significant new information and do not change the conclusions made in the Draft IS/MND.

2. COMMENTS RECEIVED ON THE DRAFT IS/MND

In accordance with the requirements of CEQA, the Draft IS/MND was circulated for a 30-day public review and comment period, extending from October 13, 2025, to November 13, 2025. In total, written comments on the Draft IS/MND were received from two agencies and one individual, as summarized in Table 1, below.

Table 1. Comments Received on the Draft IS/MND

Comment ID	Commenter	Date Received	Format
Agencies			
1a	North Coast Regional Water Quality Control Board	October 20, 2025	Email
1b	North Coast Regional Water Quality Control Board	October 23, 2025	Email
2	California Department of Transportation	November 13, 2025	Email with Attached Letter
Individuals			
3	Ed Voice	November 11, 2025	Email

Comments received on the Draft IS/MND and associated responses are enclosed in Appendix A. Comments were informational in nature and did not raise environmental concerns that required significant modifications to the IS/MND. The new information added to the IS/MND merely clarifies, amplifies, or makes insignificant modifications to the Draft IS/MND. No new significant impacts were identified since the commencement of the public review period that would require mitigation measures or project revisions to be added in order to reduce the effects to a less-than-significant level.

2.1 SUMMARY OF COMMENTS RECEIVED

The following subsection provides a summary of comments received and responses provided by the SHCHD and/or their CEQA consultant (LACO Associates).

Comment 1: North Coast Regional Water Quality Control Board (NCRWQCB)

On October 20, 2025, a comment was received from a representative of the North Coast Regional Quality Control Board (NCRWQCB) regarding a requirement for a Site Soil and Groundwater Management Plan (SGMP) for any work to be done in the area below the boiler room. It is understood that the SGMP is a requirement of the Case Closure Summary associated with a prior leaking underground storage tank (LUST) (RB Case #.: 1THU490). Per the Case Closure Summary, signed January 7, 2008, "*residual soil contamination remains under slab and to the south and southwest of former tank. A Soil/Groundwater Management Continency Plan is required.*"

A follow up comment was received from the NCRWQCB on October 23, 2025, in which the SGMP is requested to be submitted to the NCRWQCB for review and approval prior to any earthwork in the area.

Response to Comment 1: North Coast Regional Water Quality Control Board (NCRWQCB)

Responses were provided to the NCRWQCB on October 23, 2025, to note the Final IS/MND for the Board of Directors' consideration will incorporate the NCRWQCB's comments and provided details on the Board meeting (scheduled for November 20, 2025, at 1:30PM), including meeting location (in person and via video conference) and how the meeting agenda and WebEx meeting link may be obtained.

Follow-up correspondence to the NCRWQCB occurred on March 6, 2026, to inform NCRWQCB staff of the updated Board of Directors meeting date (scheduled for March 26, 2026, at 1:30PM), where the Board of Directors will consider adoption of the environmental document, as well as meeting location, how the meeting agenda and WebEx meeting link may be obtained, and link to where the Final IS/MND will be made available for review.

Comment 2: California Department of Transportation (Caltrans)

On November 13, 2025, an email with an attached comment letter was received from a representative of the California Department of Transportation (Caltrans) regarding project design changes associated with the driveways. The comment letter notes an updated Site Plan has been reviewed and confirms the revisions address concerns previously raised by Caltrans, by eliminating one of the originally proposed driveways and preserving existing distance between the southbound on-ramp and the project's easternmost driveway.

Response to Comment 2: California Department of Transportation (Caltrans)

A response was provided to Caltrans on November 13, 2025, to note the Final IS/MND for the Board of Directors' consideration will incorporate Caltrans' comments and provided details on the Board meeting (scheduled for November 20, 2025, at 1:30PM), including meeting location (in person and via video conference) and how the meeting agenda and WebEx meeting link may be obtained.

Follow-up correspondence to Caltrans occurred on March 6, 2026, to inform Caltrans staff of the updated Board of Directors meeting date (scheduled for March 26, 2026, at 1:30PM), where the Board of Directors will consider adoption of the environmental document, as well as meeting location, how the meeting agenda and WebEx meeting link may be obtained, and link to where the Final IS/MND will be made available for review.

Comment 3: Ed Voice

A series of comments and questions were received from an individual (Ed Voice) on the IS/MND, dated November 11, 2025. Comments are related to publication of the Notice of Intent (NOI), the project's wastewater and water demand, Garberville Sanitary District (GSD) will serve letter, GSD's water rights, growth inducement, and electrical capacity for the project.

Response to Comment 3: Ed Voice

Additional information in response to the comments received from Ed Voice is provided below as well as incorporated into the Final IS/MND, where appropriate.

Notice of Intent

The Notice of Intent (NOI) was published in the Times-Standard on October 16, 2025. A copy of the NOI was also posted at the project site, on the front doors of the existing Redwood Playhouse building on the same date.

Wastewater and Water Demand

Updated wastewater and water demand estimates for the current project design[1] were developed by Gayner Engineers on July 10, 2025, and October 15, 2025, respectively. Under the current project design, the estimated water demand and wastewater production is approximately 6,143 gpd (anticipated water demand) and 4,883 gpd (anticipated wastewater production). Based on LACO's understanding of the current hospital facility's water usage and of modern conservation measures, the project's potable water demand and wastewater production were expected to be lower than the previous higher end of the estimates.

[1] Updated project design based on site plan prepared by Ratcliff Architects, dated August 28, 2025, which was utilized as the basis for review in the IS/MND.

The updated water and wastewater estimates and information pertaining to the current project design were provided to GSD on January 5, 2026. An updated *Conditional Water and Sewer Will Serve Commitment for Proposed Development of Garberville Hospital and Medical Office Building Project* (Will Serve Commitment) from GSD was reviewed and approved by the GSD Board of Directors at the Board meeting held on January 27, 2026. The Will Serve Commitment indicates the proposed project is located within the GSD jurisdiction and Place of Use and that GSD can supply the project with both water and sewer service, subject to the conditions included in the Will Serve Commitment.

Further discussion has been incorporated into the Project Description and Section XVIX (Utilities and Service Systems) of the IS/MND. Copies of water and wastewater estimates for the current project design and GSD's updated Will Serve Commitment are enclosed in Appendix B of this Final IS/MND.

Garberville Sanitary District's (GSD) Water Rights

Reevaluation of GSD's State water rights documentation confirms an annual diversion limit of 80 million gallons from the South Fork River, per the Amended License for Diversion and Use of Water (Application No.: 9686; Permit No.: 5487; License No.: 3404) and Amended Permit to Appropriate Water (Application No.: 29981; Permit No.: 20789), issued by the State Water Resources Control Board under Order WR 2022-0152, dated June 21, 2022. Per Order WR-2022-0152, the maximum amount of water diverted under the amended license and permit shall not exceed 245.5 acre-feet (80 million gallons) per year.

Information presented within Section XVIX (Utilities and Service Systems) has been updated to ensure consistency with these established water rights. Please note these administrative updates do not change the overall significance findings of the impact analysis. A copy of the water rights documentation, including Order WR 2022-0152, the Amended License, and the Amended Permit, is enclosed in Appendix B of this Final IS/MND.

Growth Inducement

Section XIV (Population and Housing) assesses whether the project has the potential to induce substantial unplanned population growth, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure). A thorough review of current and projected population growth for the area was completed and well as the project's potential to induce population growth. There is no substantial evidence to suggest that significant population growth would occur as a result of project development, as the project does not propose new housing units nor require a significant increase in employees. As stated in the IS/MND, because construction of the project would be temporary in nature, it is anticipated that local construction workers would be utilized to the extent feasible based on availability. Although some workers may temporarily relocate to the area for the duration of the construction period, this would not result in permanent relocation due to the short nature of the work. Additionally, as the new facility would replace an existing facility currently located within the community of Garberville, it is anticipated that many workers currently employed at the existing Jerold Phelps Community Hospital and Southern Humboldt Community Clinic would transfer to the Site to work at the new hospital and medical office building. While approximately 15 to 20 additional FTE staff) are expected to be necessary to serve the larger facility, it is anticipated that some new staff may commute from their current residences within surrounding communities, while some of the new staff members may relocate to Garberville to work at the new facility. However, this would not result in substantial population growth in Garberville or immediate communities.

No updates have been made to the IS/MND as a result of this comment.

Electrical Capacity

Pacific Gas and Electric Company (PG&E) has confirmed they will serve the proposed project. In September 2022, PG&E identified power deficiencies within the County, particularly within southern Humboldt, including the Cities of Fortuna and Rio Dell and unincorporated community of Garberville, indicating the capacity to serve additional new development in southern Humboldt has been reached (Lost Coast Outpost, 2022[a]). However, since that time, PG&E has stated they will be able to serve the proposed hospital, indicating that short-term capacity work would allow for the hospital to be adequately served (Lost Coast Outpost, 2022[b]). Per January 6, 2026, correspondence with a Humboldt Division PG&E representative, it was confirmed that PG&E is expecting "most of [their] capacity delayed projects to be able to come online in 2027" (C. Santsche, 2026), similar to what was forecasted in PG&E's July 2023 press release. As described in the IS/MND, the project is expected to begin construction in 2026 and begin serving patients in 2029, which is after the planned upgrades in the area are expected to be completed.

A response was provided to Ed Voice on March 6, 2026, to confirm receipt of the questions and comments and note the Final IS/MND for the Board of Directors' consideration incorporates the questions and comments, as well as provide details on the meeting location, how the meeting agenda and WebEx meeting link may be obtained, and link to where the Final IS/MND will be made available for review.

3. SUMMARY OF MODIFICATIONS TO THE DRAFT IS/MND

This section of the Final IS/MND documents modifications made to the Draft IS/MND to clarify or add information in response to comments received on the Draft IS/MND during the 30-day public review period, as well as additional project clarifications. These clarifications and additions are minor and do not affect the analysis or change the conclusions made in the Draft IS/MND. This document in its entirety constitutes the Final IS/MND.

The table, below, summarizes the modifications made to the Draft IS/MND, including the page and section number where the changes were made. Specific changes are provided in Appendix C, with deleted text indicated with a ~~strikethrough~~ line and added text <u>underlined</u>. Only text that was deleted or added is summarized in this section.

Page/Section	Modification to Draft IS/MND
Page i-ii (Table of Contents)	The page numbers have been updated to account for the modifications to the Draft IS/MND. In addition, Table 10 and associated page number have been added.
Page 5 *(I. Project Summary)*	A modification has been made under the "Tribal Cultural Resources" subheading to correct a Scribner's error.
Page 8 *(II. Project Description)*	Plan sheets detailing the modified driveway design, along with additional design details is enclosed in Appendix B of this Final IS/MND. While the original project design included three driveways, the project design has been modified to include two driveways, including a new dedicated 14-foot-wide service entrance along the western border of the Site and an existing driveway (ingress/egress) at the northeastern portion of the project, to be widened to the west. An existing access point north of the existing Redwood Playhouse building between the two driveways will be decommissioned under the project.
Page 10 *(II. Project Description)*	Text has been modified under the "Additional Site Features" subheading to clarify the dedicated ambulance entrance is related to a dedicated building entrance into the Emergency Department as shown on the Site Plan and to note a minimum of 56 parking spaces will be provided on-site. Final site designs are still in progress and additional parking may be provided north of the Redwood Playhouse building, if sufficient space is available with a required turnaround.
Page 11 *(II. Project Description)*	Text has been modified under the "Helistop" subheading to remove discussion pertaining to property acquisition as the referenced properties are currently under the ownership of the District.
Page 12 *(II. Project Description)*	Text has been modified under the "Site Access" subheading to reflect the proposed Site access changes made in response to comments received from Caltrans and clarify where emergency vehicles would access the Site. Under the project, the Site would continue to be accessed from Sprowel Creek Road. A dedicated single-direction 14-foot-wide service entry is proposed along the western portion of the Site. In addition, an existing driveway located along the Site's northern boundary would continue to be utilized. The northeastern-most driveway would serve as the Site's main entrance and feature a two-way entry and exit point. Ambulance traffic would be directed to this primary entrance, with no <u>ambulance traffic planned for the western ingress driveway (service entry).</u>

Page/Section	Modification to Draft IS/MND
	Additionally, an existing ingress point located north of the Redwood Playhouse building would be decommissioned under the project.
Page 12 *(II. Project Description)*	Text has been modified under the "Parking" subheading to note a minimum of 63 parking spaces will be provided under the project, including both on- and off-site parking, and clarify the referenced ambulance entrance is a dedicated building entrance into the Emergency Department.
Pages 12-14 *(II. Project Description)*	Text has been modified under the "Services and Utilities" subheading to include additional information pertaining to electrical service capacity within Southern Humboldt, update the date of the Conditional Will Serve Commitment, which was updated and approved by the GSD Board of Directors on January 27, 2026, as well as provide additional detail on the wastewater infrastructure upgrades necessary for the project. Text has also been revised pertaining to propane, specifically to note that no propane service is anticipated in the new facility construction, and that the project would utilize Voice Over Internet Protocol (VoIP) phone service. In addition, additional subheadings have also been incorporated for readability. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Page 17 *(II. Project Description)*	Additional information has been incorporated under the "FAA Determination" subheading to note the District will follow up with the FAA to confirm if additional project review is necessary.
Page 18 *(II. Project Description)*	A minor text revision has been made under the "Historical Building Evaluation" subheading to clarify a reference to the proposed service entry.
Page 20 *(II. Project Description)*	A summary of the *Transportation Impact Study for the Southern Humboldt Clinic Campus Project* (Transportation Impact Study), prepared by W-Trans on November 13, 2025, has been incorporated into the IS/MND under the "Special Studies" subsection. A copy of the Transportation Impact Study is enclosed in Appendix B of this Final IS/MND.
Pages 24-25 *(I. Aesthetics)*	Minor text revisions have been made related to a reference to the proposed service entry and to correct Scribner's errors.
Page 36 *(IV. Biological Resources)*	A minor text revision has been made under the "Discussion" section in respect to the necessary water and wastewater infrastructure upgrades and to note that appropriate BMPs would be implemented during this work to ensure potential impacts, such as increased or polluted runoff, are minimized.
Page 37 *(IV. Biological Resources)*	A minor text revision has been made under Impact IV.b-c to note that appropriate BMPs would be implemented during work associated with the required water and wastewater infrastructure upgrades to ensure potential impacts, such as increased or polluted runoff, are minimized. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Page 46 *(VI. Energy)*	A minor text revision has been made with respect to the date of the latest California Energy Code and its respective effective date. In addition, additional background information with respect to electrical power capacity with Southern Humboldt and planned upgrades has been included. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.

Page/Section	Modification to Draft IS/MND
Pages 51-52 *(VII. Geology and Soils)*	A minor text revision has been made under Impact VII.b to note that appropriate BMPs would be implemented during the required water and wastewater infrastructure upgrades to ensure potential impacts, such as increased or polluted runoff, are minimized. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Pages 59-60 *(IX. Hazards and Hazardous Materials)*	Additional information has been added under the "Discussion" subheading regarding the underground fuel storage tank proposed on-site to support the emergency generator as well as additional information in response to received from the NCRWQCB on October 20 and October 23, 2025, respectively. Specifically, additional text has been added to the discussion regarding a former hazardous waste site, involving a leaking underground storage tank (LUST; (T0602300371; RB Case #1THU490; closed on January 7, 2008). As part of the case closure, a Site Soil and Groundwater Management Plan (SGMP) is required for any work to be done in the area below the boiler room. Per the Case Closure Summary, signed January 7, 2008, "*residual soil contamination remains under slab and to the south and southwest of former tank. A Soil/Groundwater Management Continency Plan is required.*" In the event any ground disturbing activities are proposed in the vicinity of the boiler room, the District will prepare and submit a SGMP to the NCRWQCB for review and approval prior to any earthwork in the area. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Page 61 *(IX. Hazards and Hazardous Materials)*	Additional information has been added to the impact analysis included under Sections IX.a-c in the Hazardous and Hazardous Materials section related to the underground fuel storage tank proposed on-site near the emergency generator, which would be double walled with secondary containment to protect soil and groundwater resources. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Page 61 *(IX. Hazards and Hazardous Materials*	Additional information has been added to the impact analysis included under Section IX.d in the Hazardous and Hazardous Materials section related to the SGMP requirements in response to comments received from the NCRWQCB on October 20 and October 23, 2025, respectively.
Pages 61-62 *(IX. Hazards and Hazardous Materials*	Additional information has been added the impact analysis included under Section IX.e in the Hazardous and Hazardous Materials section related to the FAA determinations to note the District will follow up with the FAA to confirm if additional project review is necessary.
Pages 64-65 *(X. Hydrology and Water Quality)*	Additional information has been added under the "Discussion" section to note that required water and wastewater infrastructure upgrades would also be required under the project and that appropriate BMPs would be implemented during the associated work to ensure potential impacts, such as increased or polluted runoff, are minimized. Additionally, information pertaining to the proposed underground fuel storage tank has also been incorporated. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.

Page/Section	Modification to Draft IS/MND
Pages 65-66 *(X. Hydrology and Water Quality)*	Additional information has been added under Impact X.a to note that appropriate BMPs would be implemented during the associated water and wastewater infrastructure upgrades to ensure potential impacts, such as increased or polluted runoff, are minimized. Additionally, information pertaining to the proposed underground fuel storage tank, which would be double walled within secondary containment in order to protect soil and groundwater resources, has also been incorporated. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Page 66 *(X. Hydrology and Water Quality)*	Additional clarifying text has been included under Impact X.b to reference GSD's Conditional Will Serve Commitment and associated date and also clarified reference to water supply. In addition, additional text pertaining to the project's projected water use has been incorporated. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Page 66 *(X. Hydrology and Water Quality)*	Additional information has been added under Impact X.c.i to note that appropriate BMPs would be implemented during the associated water and wastewater infrastructure upgrades to ensure potential impacts, such as increased or polluted runoff, are minimized. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Pages 66-67 *(X. Hydrology and Water Quality)*	Additional information has been added under Impact X.c.ii to note that appropriate BMPs would be implemented during the associated water and wastewater infrastructure upgrades to ensure potential impacts, such as increased or polluted runoff, are minimized. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Page 67 *(X. Hydrology and Water Quality)*	Additional information has been added under Impact X.c.iii to note that appropriate BMPs would be implemented during the associated water and wastewater infrastructure upgrades to ensure potential related impacts are minimized. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Pages 74-75 *(XIII. Noise)*	Text has been added under Impact XIII.a to reference the associated water and wastewater infrastructure upgrades to occur under the project. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Page 74 *(XIII. Noise)*	Text has been added under Impact XIII.b to reference the associated water and wastewater infrastructure upgrades to occur under the project. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Page 78 *(XIV. Population and Housing)*	Additional text has been added under Impact XIV.a pertaining to construction workers for the project. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Page 79 *(XV. Public Services)*	A correction has been made to the driveway description included under the "Discussion" subsection in the Public Services section. No access control would be provided for the dedicated service entry.
Page 82 *(XVI. Recreation)*	A correction has been made to the driveway description included under the "Discussion" subsection in the Recreation section. No access control would be provided for the dedicated service entry.

Page/Section	Modification to Draft IS/MND
Page 83 *(XVII. Transportation)*	Text regarding the driveway design has been updated under the second paragraph under the "Discussion" subheading due to recent modifications to the project's driveway design per coordination and feedback received from Caltrans). Since circulation of the Draft IS/MND, the number of driveways has been modified from three to two. Updated driveway design details are provided in Appendix B of this Final IS/MND. In addition, clarification regarding where emergency vehicles would access the Site has also been added. Specifically, ambulance traffic would be directed to the Site's main entrance, with no ambulance traffic planned for the western ingress driveway (service entry). A subheading ("Site Access") has also been added for document readability.
Pages 83-84 *(XVII. Transportation)*	Text regarding the number of parking spaces has been updated to note a minimum of 56 parking spaces will be provided on-site. Information about the additional on-site parking to be provided under a separate project has also been incorporated. A subheading ("Parking") has also been added for document readability.
Page 84 *(XVII. Transportation)*	Subheadings (including "Pedestrian Facilities" and "Transit Service") have been added for document readability.
Pages 84-88 *(XVII. Transportation)*	Text has been removed and replaced with the results of the *Transportation Impact Study for the Southern Humboldt Clinic Campus Project* (Transportation Impact Study), prepared by W-Trans on November 13, 2025. A copy of the Transportation Impact Study is enclosed in Appendix B of this Final IS/MND. Specific text revisions include background information under the "Discussion" section and modified discussions under Impact XVII.a through XVII.d. Text regarding the driveway design has been updated due to recent modifications to the project's driveway design per coordination and feedback received from Caltrans). Since circulation of the Draft IS/MND, the number of driveways has been modified from three to two. Updated driveway design details are provided in Appendix B of this Final IS/MND. Clarification has also been added regarding where ambulance traffic would enter the Site. In addition, the number of parking spaces has been updated to note a minimum of 56 parking spaces will be provided on-site, comments received from Caltrans on November 13, 2025, and reference to the associated water and wastewater infrastructure upgrades have also been incorporated. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation. Subheadings (including "Vehicle Miles Traveled" and "Transportation Impact Study", et.al.) have also been added for document readability.
Pages 93-95 *(XVIX. Utilities and Service Systems)*	Background information has been updated in the "Water Service" discussion for informational purposes, with documentation included in Appendix B of this Final IS/MND. Such revisions are related to GSD's water rights and associated water diversion limits, estimated water usage, and a revised discussion on the Conditional Will Serve Commitment, which was updated and approved by the GSD Board of Directors on January 27, 2026. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.

Page/Section	Modification to Draft IS/MND
Pages 95-96 *(XVIX. Utilities and Service Systems)*	Additional supporting information has been added to the "Wastewater Service" discussion for informational purposes, with documentation included in Appendix B of this Final IS/MND. Such revisions are related to the project's estimated wastewater production, proposed wastewater infrastructure upgrades, and a revised discussion on the Conditional Will Serve Commitment, which was updated and approved by the GSD Board of Directors on January 27, 2026. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Page 97 *(XVIX. Utilities and Service Systems)*	Impact XVIX.b has been modified to incorporate the project's water use estimates, prepared by Gayner Engineers on October 15, 2025, as well as update information pertaining to GSD's annual allowable water diversion amounts and the date of the Conditional Will Serve Commitment, which was updated and approved by the GSD Board of Directors on January 27, 2026. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Page 97 *(XVIX. Utilities and Service Systems)*	Impact XVIX.c has been modified to update the date of the Conditional Will Serve Commitment issued by GSD in January 2026 and incorporate additional information pertaining to the requested wastewater upgrades. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Page 100 *(XX. Wildfire)*	Additional clarifying language has been incorporated under Impact XX.c to note that appropriate BMPs would be implemented during the required utility upgrades and installation to ensure potential associated impacts are minimized. Please note these updates have not changed the conclusions of the Draft IS/MND or introduced new mitigation.
Pages 103-106 *(VI. References)*	Additional references have been incorporated under the "References" section for additional sources utilized and referenced in the Draft IS/MND.

Appendix A

Comments Received on the Draft IS/MND and Associated Responses

Comment 1: North Coast Regional Water Quality Control Board (NCRWQCB)

From: Bauer, Heidi M.@Waterboards <Heidi.M.Bauer@Waterboards.ca.gov>
Sent: Monday, October 20, 2025 11:47 AM
To: kscown@shchd.org; Megan Marruffo
Subject: Comment on Garberville Community Hospital and Medical Office Building Project -2025100529

Good morning Kent and Megan. I reviewed the CEQA document for the Garberville Community Hospital project and there is a requirement for a Site Soil and Groundwater Management Plan (SGMP) for any work that will be done in the area below the boiler room as shown in the following screenshot. If you plan on do work in this area a SGMP will be needed and/or excavation work to remove the contaminated soil in this area. Please let me know if you want to discuss further. Thank you.
http://geotracker.waterboards.ca.gov/?gid=T0602300371
12490.CCS.pdf

Kindly,

Heidi
Heidi M. Bauer, P.G.
Senior Engineering Geologist
Site Cleanups Unit Supervisor

From:	Megan Marruffo
Sent:	Thursday, October 23, 2025 9:18 AM
To:	'Bauer, Heidi M.@Waterboards'
Cc:	kscown@shchd.org
Subject:	RE: Comment on Garberville Community Hospital and Medical Office Building Project -2025100529

Good morning, Heidi – Thank you for your comments on the Garberville Community Hospital and Medical Office Building Project (SCH #2025100529). We appreciate the North Coast Regional Water Quality Control Board's input and expertise.

The Final IS/MND for the Board of Directors' consideration will incorporate your comments. The Board is scheduled to consider the IS/MND on Thursday, November 20th, at 1:30PM. The meeting will be held at the Sprowel Creek Campus, located at 286 Sprowel Creek Road, Room 106, in Garberville, and via video conference. The meeting agenda will be posted at the following link: https://sohumhealth.org/about/governing-board/, or you may contact the Board Secretary at boardcomments@shchd.org or (707) 923-3921 ext. 1276 to be sent a copy of the agenda, including call-in number and WebEx meeting link.

Should you need any further information or have any additional comments or questions, please do not hesitate to contact me at (707) 443-5054 or marruffom@lacoassociates.com.

Thank you,
Megan

LACO

Megan Marruffo
Senior Planner/Project Manager
(707) 443-5054
www.lacoassociates.com
Native Owned | Community Partners | Trusted Advisors

From: Bauer, Heidi M.@Waterboards <Heidi.M.Bauer@Waterboards.ca.gov>
Sent: Thursday, October 23, 2025 9:24 AM
To: Megan Marruffo
Cc: kscown@shchd.org
Subject: RE: Comment on Garberville Community Hospital and Medical Office Building Project -2025100529

Thank you Megan, I forgot to mention to please have the SGMP submitted to us for review and approval prior to any earthwork in this area. Thank you.

Kindly,

Heidi

From: Megan Marruffo
Sent: Thursday, October 23, 2025 9:26 AM
To: Bauer, Heidi M.@Waterboards
Cc: kscown@shchd.org
Subject: RE: Comment on Garberville Community Hospital and Medical Office Building Project -2025100529

Hi Heidi – Certainly!

Thank you,
Megan

LACO

Megan Marruffo
Senior Planner/Project Manager
(707) 443-5054
www.lacoassociates.com
Native Owned | Community Partners | Trusted Advisors

From: Megan Marruffo
Sent: Friday, March 6, 2026 10:25 AM
To: 'Bauer, Heidi M.@Waterboards'
Cc: 'kscown@shchd.org'
Subject: RE: Comment on Garberville Community Hospital and Medical Office Building Project -2025100529

Hello, Heidi – I hope you are doing well. Thank you again for your comments on the Garberville Community Hospital and Medical Office Building Project (SCH #2025100529).

I wanted to follow up to let you know a Final IS/MND has been prepared for the Board of Directors' consideration, which incorporates your comments. The Final IS/MND will be available for review on the District's website next week at the following link: https://sohumhealth.org/ceqa-notice/.

The Board is scheduled to consider the IS/MND on Thursday, March 26th, at 1:30PM. The meeting will be held at the Sprowel Creek Campus, located at 286 Sprowel Creek Road, Room 106, in Garberville, and via video conference. The meeting agenda will be posted at the following link: https://sohumhealth.org/about/governing-board/, or you may contact the Board Secretary at boardcomments@shchd.org or (707) 923-3921 ext. 1276 to be sent a copy of the agenda, including call-in number and WebEx meeting link.

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Thank you,
Megan

LACO

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Comment 2: California Department of Transportation (Caltrans)

From: Gjerde, Daniel W@DOT
To: Megan Marruffo
Cc: Beth Nelson; Quintrell, Heidi L@DOT
Subject: Caltrans MND comment letter for Garberville Community Hospital; SCH 202510529
Date: Thursday, November 13, 2025 2:23:06 PM
Attachments: image001.png
1-HUM-101-11.089 SoHum MND letter 11.13.25.pdf

Hello Megan,

Please see the attached comment letter from Caltrans for the Garberville Community Hospital.

We appreciate the project revisions made to the driveways, as we believe the revisions support safer roadways.

Thank you.

Dan Gjerde
Local Development Review Coordinator
System Planning & LDR
707-497-7742 (cell)

Attached Letter Dated November 13, 2025

CALIFORNIA STATE TRANSPORTATION AGENCY GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 1
P.O. BOX 3700 | EUREKA, CA 95502–3700
(707) 445-6600 | FAX (707) 441-6314 TTY 711
www.dot.ca.gov

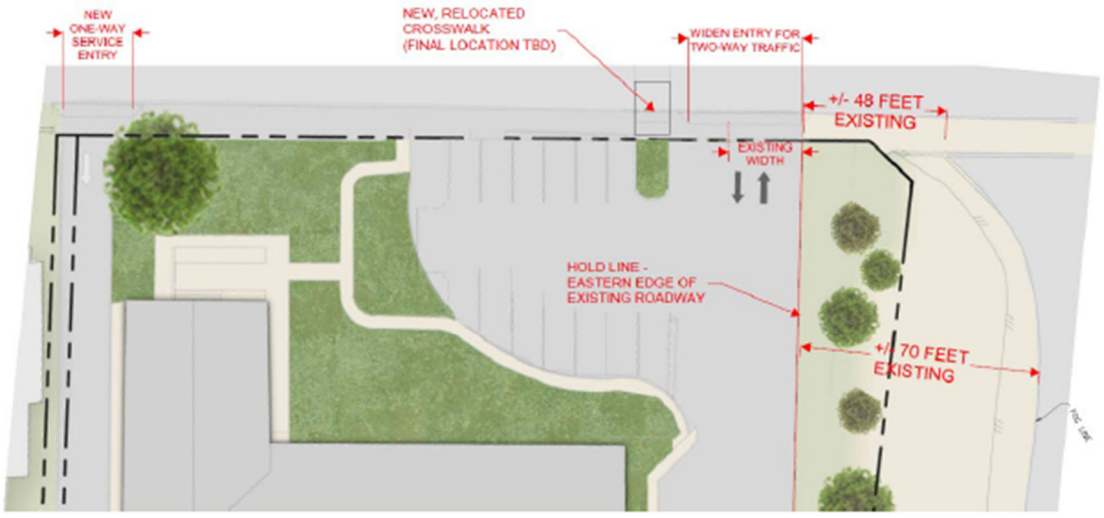
November 13, 2025

1-HUM-101-11.089
Garberville Community Hospital
SCH # 2025100529

Ms. Megan Marruffo
LACO Associates, for
SoHum Community Healthcare District
21 W. 4th Street
Eureka, CA 95503

Dear Ms. Marruffo:

Thank you for giving Caltrans the opportunity to review and comment on the Mitigated Negative Declaration (MND) for the Southern Humboldt Community Healthcare District (SHCHD) medical campus proposed for the southwestern corner of the intersection of Sprowel Creek Road and Highway 101 in Garberville, California. The new facility will provide 49,728 square feet of hospital and medical offices, along with a helistop on 3.52 acres. Caltrans provided verbal feedback to the project architect and other agents for the project on February 3, and October 27, and Caltrans provided written feedback on February 21. On November 3, the project architect provided Caltrans a revised site plan (see below). We have reviewed the revised site plan and offer the following comments:



"Provide a safe and reliable transportation network that serves all people and respects the environment"

Revised driveway location
The revised site plan provided by architect Beth Nelson to Caltrans on November 3, 2025, indicates the expanded eastern driveway will not shift closer to Caltrans' southbound onramp to Highway 101. The revised site plan addresses concerns raised by Caltrans in two ways: 1) Preserving existing distance to the southbound onramp retains space between vehicles turning onto the highway and into the hospital and medical campus, and 2) The revised site plan also eliminates one of three proposed driveways, thereby reducing the number of locations with turning movements on Sprowel Creek Road near the Highway 101 southbound onramp and offramp.

We appreciate the willingness of SHCHD to consider the safety perspective provided by Caltrans and to modify the site plan accordingly.

Please contact me with questions or for further assistance with the comments provided at (707) 497-7742 or by email: <daniel.gjerde@dot.ca.gov>.

Sincerely,

Daniel Gjerde

DAN GJERDE
Local Development Review Coordinator
Caltrans District 1

e-copy: Heidi Quintrell, Office Chief for Caltrans Permits
Tom Mattson, Humboldt County Public Works Director
Beth Nelson, AIA, Ratcliff Architects
State Clearinghouse

From: Megan Marruffo
To: Gjerde, Daniel W@DOT
Cc: Beth Nelson; Quintrell, Heidi L@DOT; Meghan Ryan
Subject: RE: Caltrans MND comment letter for Garberville Community Hospital; SCH 202510529
Date: Thursday, November 13, 2025 2:29:00 PM
Attachments: image004.png

Dan – Thank you for your comments on the Garberville Community Hospital and Medical Office Building Project (SCH #2025100529). We appreciate Caltrans' input and expertise.

The Final IS/MND for the Board of Directors' consideration will incorporate your comments. The Board is scheduled to consider the IS/MND on Thursday, November 20th, at 1:30PM. The meeting will be held at the Sprowel Creek Campus, located at 286 Sprowel Creek Road, Room 106, in Garberville, and via video conference. The meeting agenda will be posted at the following link: https://sohumhealth.org/about/governing-board/, or you may contact the Board Secretary at boardcomments@shchd.org or (707) 923-3921 ext. 1276 to be sent a copy of the agenda, including call-in number and WebEx meeting link.

Should you need any further information or have any additional comments or questions, please do not hesitate to contact me at (707) 443-5054 or marruffom@lacoassociates.com.

Thank you,
Megan

Megan Marruffo
Senior Planner/Project Manager
(707) 443-5054
www.lacoassociates.com
Native Owned | Community Partners | Trusted Advisors

From: Megan Marruffo
Sent: Friday, March 6, 2026 10:31 AM
To: 'Gjerde, Daniel W@DOT'
Cc: 'Quintrell, Heidi L@DOT'; Kent Scown <kscown@shchd.org>
Subject: RE: Caltrans MND comment letter for Garberville Community Hospital; SCH 202510529

Hello, Dan – I hope you are doing well. Thank you again for your comments on the Garberville Community Hospital and Medical Office Building Project (SCH #2025100529).

I wanted to follow up to let you know a Final IS/MND has been prepared for the Board of Directors' consideration, which incorporates your comments. The Final IS/MND will be available for review on the District's website next week at the following link: https://sohumhealth.org/ceqa-notice/.

The Board is scheduled to consider the IS/MND on Thursday, March 26th, at 1:30PM. The meeting will be held at the Sprowel Creek Campus, located at 286 Sprowel Creek Road, Room 106, in Garberville, and via video conference. The meeting agenda will be posted at the following link: https://sohumhealth.org/about/governing-board/, or you may contact the Board Secretary at boardcomments@shchd.org or (707) 923-3921 ext. 1276 to be sent a copy of the agenda, including call-in number and WebEx meeting link.

Should you need any further information or have any additional comments or questions, please do not hesitate to contact me at (707) 443-5054 or marruffom@lacoassociates.com.

Thank you,
Megan

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Megan Marruffo
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Comment 3: Ed Voice

From: Ed Voice <corkoneup@gmail.com>
Sent: Tuesday, November 11, 2025 7:19 AM
To: Darrin Guerra <DGuerra@shchd.org>
Cc: Kent Scown <kscown@shchd.org>; Group Board Comments <boardcomments@shchd.org>
Subject: Re: NOI

You don't often get email from corkoneup@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear SHCHD,

Please use the previous three emails and attachments as my public comments to the aforementioned Draft IS/MND https://sohumhealth.org/ceqa-notice/

Thank you,
Ed Voice

On Sun, Oct 26, 2025 at 2:45 PM Ed Voice <corkoneup@gmail.com> wrote:

Mr. Guerra,

I do have another question:

In the draft IS/MND it states:

Electricity would be provided by Pacific Gas and Electric Company (PG&E). Although concerns have been recently raised regarding electrical capacity issues within the Southern Humboldt area,
it was confirmed in a presentation before the Humboldt County Board of Supervisors on November 1, 20221,
that PG&E has sufficient capacity to serve the proposed project.

So I did look up that video from November 1, 2022 with the Humboldt County Supervisors and nothing about what was stated by PG&E was "confirmed", it was all up in the air and could cost $300 Million. SHCHD never got an update since 2022 or a will serve letter from PG&E stating they will have the "sufficient capacity" to provide enough power to serve the new hospital along with all the other projects in Garberville?

Does SHCHD have anything in writing submitted to PG&E asking if PG&E has the power capacity for the new Hospital?

Have you seen and heard the video: https://humboldt.granicus.com/player/clip/1775?meta_id=393416

And I have attached the staff report.

Thank you,
Ed Voice

On Thu, Oct 23, 2025 at 8:40 PM Ed Voice <corkoneup@gmail.com> wrote:

Dear Mr, Guerra,

The reason for asking my questions is to make informed public comments to the SHCHD draft IS/MND.

Here's another example of information not included in the XIV. POPULATION AND HOUSING section of the draft IS/MD:

There is no information discussing inducing growth by constructing new short and long term housing by SHCHD? Please see the following links:

https://drive.google.com/file/d/1KfpaPTRUh7_30WjZWpZyKJ0dB1xgdrxG/view?usp=sharing

https://drive.google.com/file/d/1L-c_jvWCct0KGcbQbcE7hdeu9UUhJaev/view?usp=sharing

https://drive.google.com/file/d/1x7OgEQoX6RjCFFh7ahBO9h789SHkxwpH/view?usp=sharing

https://drive.google.com/file/d/12OhX5QAiwxE9r3F31gOQDlnhEYzsd_ei/view?usp=sharing

Thank you,
Ed Voice

On Sun, Oct 19, 2025 at 9:29 AM Ed Voice <corkoneup@gmail.com> wrote:

> Dear Mr. Guerra,
>
> I have a couple of questions e.g. SHCHD CEQA MND (see attachment).
>
> 1. Where was this NOI MND published for public notice, i.e. newspaper? I cannot find this NOI MND posted on the SHCHD website?
>
> 2. Maybe I'm missing something; I cannot find anywhere in the MND where it discloses the total estimated water demand of the new Hospital building or if the old Hospital reconfiguration will have more water and wastewater demand?
>
> 3. The only demand disclosure I find is the amount of new wastewater/sewer estimated requirements needed for the new Hospital?
>
> 4. Does GSD know you have increased the total square footage of the new Hospital from what is stated on the GSD will serve letter and what is listed in the MND (49,728 square feet vs 38,300 square feet)?

5. And last; Did you know GSD is restricted to only diverting 80 million gallons of water from the South Fork Eel River per year through their state water rights, not the 177 million per year as stated in the MND?

Thank you,
Ed Voice

On Tue, Oct 14, 2025 at 3:38 PM Darrin Guerra <DGuerra@shchd.org> wrote:

Attached, you will find the SHCHD Notice of Intent.

Darrin Guerra
Administrative Assistant/Strategic Planning Coordinator
SoHum Health
OFFICE (707) 922-6321 x1276 MOBILE (559) 471-9775
Find us on Facebook • sohumhealth.org

From: Megan Marruffo
Sent: Friday, March 6, 2026 10:38 AM
To: 'Ed Voice'
Cc: Kent Scown <kscown@shchd.org>
Subject: RE: NOI

Good morning, Ed – I hope you are doing well. I am part of the consultant team assisting with preparation of the Initial Study for the Garberville Community Hospital and Medical Office Building Project (SCH #2025100529). Thank you for your comments on the project.

I wanted to reach out to let you know a Final Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the Board of Directors' consideration, which incorporates your comments. The Final IS/MND will be available for review on the District's website next week at the following link: https://sohumhealth.org/ceqa-notice/.

The Board is scheduled to consider the IS/MND on Thursday, March 26th, at 1:30PM. The meeting will be held at the Sprowel Creek Campus, located at 286 Sprowel Creek Road, Room 106, in Garberville, and via video conference. The meeting agenda will be posted at the following link: https://sohumhealth.org/about/governing-board/, or you may contact the Board Secretary at boardcomments@shchd.org or (707) 923-3921 ext. 1276 to be sent a copy of the agenda, including call-in number and WebEx meeting link.

Should you need any further information or have any additional comments or questions, please do not hesitate to contact me at (707) 443-5054 or marruffom@lacoassociates.com.

Thank you,
Megan

LACO

Megan Marruffo
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Appendix B

Additional Project Information

Transportation Impact Study

Transportation Impact Study for the Southern Humboldt Clinic Campus Project

Prepared for the County of Humboldt

Submitted by
W-Trans

November 13, 2025

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
Balancing Functionality and Livability since 1995
w-trans.com

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Table of Contents

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Executive Summary

The proposed project is a 32,500 square foot hospital with 16,900 square feet of associated clinic space. The pharmacy that currently exists on the site would be relocated off-site, though the theater also located at the site would remain. The site would have two driveways, one of which would be inbound only; all outbound trips would be via the eastern driveway. The project would be expected to generate an average of 985 trips per weekday, with 73 of those occurring during the morning peak hour and 90 during the evening peak hour.

With improvements to the streetlighting at the crosswalk on Sprowel Creek Road at the US 101 South Ramps, the project would be consistent with applicable policies and therefore have a less-than-significant impact on transportation facilities.

The project would not be expected to increase VMT and its impact on VMT would therefore be less than significant.

The project driveways can reasonably be expected to operate acceptably as designed without dedicated turn lanes or other modifications. Though the eastern driveway is closer to the US 101 South On-ramp than is desirable per the *Highway Design Manual*, the driveway already exists in this location and operates acceptably, and the project would not introduce a new conflict with policy. Queuing would not be expected to increase beyond the existing stacking space. Sightlines are adequate. The project would therefore not introduce any hazards and have a less-than-significant impact on safety.

The project would be expected to have a less-than-significant impact on emergency access.

The two study intersections on Sprowel Creek Road are currently operating acceptably at LOS A overall and LOS B on the stop-controlled off-ramp approach. These service levels would not be expected to change under projected future volumes or with project-generated trips added.

The proposed parking supply is six spaces short of the required supply. Measures should be taken to either reduce the parking demand (such as promoting carpooling for employees) or identify an alternative supply, which could potentially include on-street parking.

Introduction

This report presents an analysis of the potential traffic impacts and adverse operational effects that would be associated with the development of a proposed hospital and associated clinic space at 286 Sprowel Creek Road in the County of Humboldt. The traffic study was completed in accordance with the criteria established by the County of Humboldt and is consistent with standard traffic engineering techniques.

Prelude

The purpose of a traffic impact study is to provide County staff and policy makers with data that they can use to make an informed decision regarding the potential transportation impacts of a proposed project, and any associated improvements that would be required to mitigate these impacts to an acceptable level under CEQA, the County's General Plan, or other policies. This report provides an analysis of those items that are identified as areas of environmental concern under the California Environmental Quality Act (CEQA) and that, if significant, require an EIR. Impacts associated with access for pedestrians, bicyclists, and to transit; the vehicle miles traveled (VMT) generated by the project; potential safety concerns such as increased queuing in dedicated turn lanes, adequacy of sight distance, need for turn lanes, and need for additional right-of-way controls; and emergency access are addressed in the context of the CEQA criteria. While no longer a part of the CEQA review process, vehicular traffic service levels at key intersections were evaluated for consistency with General Plan policies by determining the number of new trips that the proposed use would be expected to generate, distributing these trips to the surrounding street system based on anticipated travel patterns specific to the proposed project, then analyzing the effect the new traffic would be expected to have on the study intersections and need for improvements to maintain acceptable operation. Adequacy of parking is also addressed as a policy issue.

Applied Standards and Criteria

The report is organized to provide background data that supports the various aspects of the analysis, followed by the assessment of CEQA issues and then evaluation of policy-related issues. The CEQA criteria evaluated are as follows.

Would the project:

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 § 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?

The project was also evaluated against the County's policies, which provide guidance relative to traffic impacts for CEQA issues as well as the effects caused by traffic associated with new development. *Humboldt 21st Century*, the County's General Plan, contains the following policies applicable to the proposed zoning change project.

C-P1. Circulation System. Encourage development of a circulation system that supports:

A. Access to higher density residential areas, local commercial facilities, neighborhood parks and schools, while maintaining maximum bicycle and pedestrian connectivity.
B. Designing access to residential areas to minimize disruptions to the flow of traffic while providing for user safety and connectivity on arterial or collector roads.

C. Improving connectivity between interrelated areas such as neighborhoods and common destinations.
D. Planning retail, service and industrial facilities, community centers, major recreational facilities, employment centers, and other intensive land uses that consider the location of collectors or arterial roads consistent with the Land Use Element.

C-P2. Consideration of Land Uses in Transportation Decision Making. Transportation decisions shall be based on a comprehensive planning approach that considers existing land uses, principally permitted land uses and future land development as proposed in adopted County plans and plans of other governmental agencies.

C-P3. Consideration of Transportation Impacts in Land Use Decision Making. Decisions to change or expand the land use of a particular area shall include an analysis of the impacts to existing and proposed transportation facilities and services so as to minimize or avoid significant operational, environmental, economic, and health-related consequences.

C-P4. Mitigation Measures. Development with potentially significant circulation impacts as determined by CEQA review shall be conditioned to proportionally mitigate such impacts through payment of impact fees, construction of on- and off-site improvements and dedication of rights-of-way or a combination of impact fees, improvements and dedications.

C-P9. Circulation Planning for Bicycles, Pedestrians and Transit. Circulation planning and project review shall include an assessment for bicycle, pedestrian and public transit access.

C-P11. Transportation Demand Management Programs. Require residential subdivisions and multifamily development that would result in fifteen or more dwelling units, and non-residential development that would employ greater than ten persons, and that require a discretionary permit, to comply with County transportation demand management programs.

C-P28. Bicycles and Pedestrian Facilities in New Subdivisions. Bicycle and pedestrian facilities should be encouraged to connect neighborhoods. Standards for urban, suburban, rural and remote contexts shall be developed.

C-P29. Right-of-Way Design Standards. The County shall develop and include in the County-Wide Transportation Plan right-of-way design standards incorporating the needs of all users, consistent with urban, suburban, rural or remote community character. The County shall develop incentives for development of multi-modal facilities to offset any potential loss of developable land.

C-P35. Protection of Designated Pedestrian and Bicycle Routes. New development along and adjacent to planned and designated pedestrian and bicycle routes shall consider and incorporate those routes.

C-P36. Bicycle Facilities. Encourage the planned placement of secure and/or weather-protected bicycle storage facilities at public buildings and bus stops, where appropriate. Incentivize placement of bicycle parking and storage at businesses, new or modified bus stops and multi-family housing.

C-P39. Encourage Bicycle and Pedestrian-Friendly Development: Incentives should be given to developers who provide non-motorized facilities that connect neighborhoods in a design appropriate to the character of those neighborhoods.

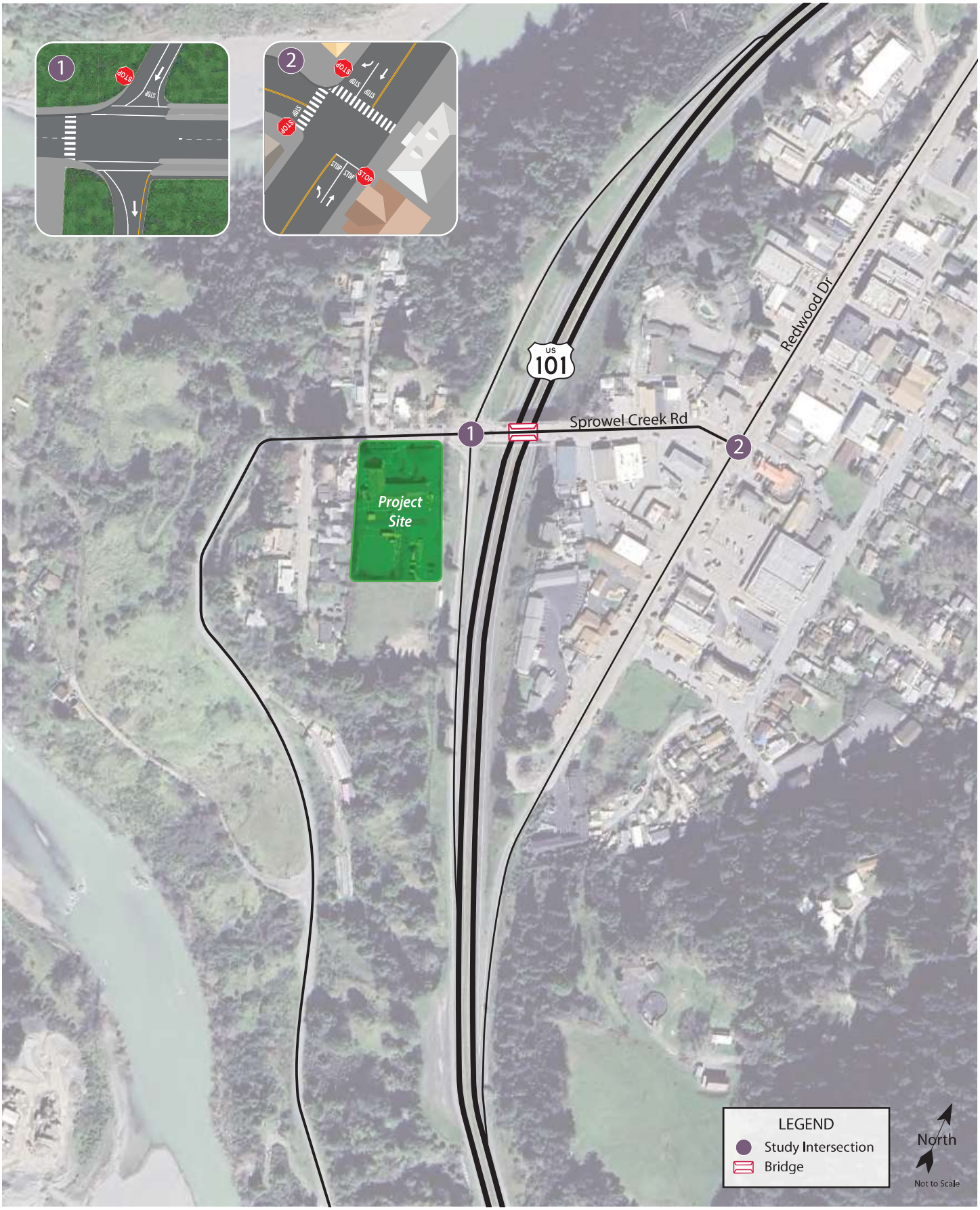
C-S2. Neighborhood Connectivity. Local roads shall be planned to allow for orderly development of the community. Standards for neighborhood connectivity shall be those specified in Title III - Land Use and Development Division 2 Subdivision Regulations.

C-S11. Developer's Preference. Developer's preference shall be considered by the Planning Commission or the Board of Supervisors in determining whether developers mitigate impacts on the circulation system by installing the required improvements or paying a development fee that will result in construction of the required improvements.

Project Profile

The project as proposed includes a 32,500 square foot hospital and 16,900 square feet of associated clinic space. The project site is currently occupied by a pharmacy, which would be relocated off-site, and a theater, which would continue to operate in its current form. The site would be served by two driveways, including one with full access at the easterly edge of the site and one inbound-only driveways that would serve deliveries and ambulances. All egress would occur at the eastern driveway.

The project site is located at 286 Sprowel Creek Road, as shown in Figure 1.



HUX084.ai 07/25

Transportation Impact Study for the Southern Humboldt Clinic Campus Project

Figure 1 – Study Area and Existing Lane Configurations

Transportation Setting

Study Area and Periods

The study area varies depending on the topic. For pedestrian trips it consists of all streets within a half mile of the project site that would lie along primary routes of pedestrian travel, or those leading to nearby generators. For bicycle trips it consists of all streets within one mile of the project site that would lie along primary routes of bicycle travel. For the safety and operational analyses, it consists of the project frontage and the following intersections:

1. Sprowel Creek Road/US 101 South Ramps
2. Sprowel Creek Road/Redwood Drive

Operating conditions during the a.m. and p.m. peak periods were evaluated to capture the highest potential impacts for the proposed project as well as the highest volumes on the local transportation network. Counts were obtained for the study intersections Wednesday, May 21, 2025, indicate that the morning peak hour occurs between 11:00 a.m. and 12:00 noon, while the p.m. peak hour occurs between 3:30 and 5:30 p.m. (3:30 to 4:30 at the ramp intersection and 4:30 to 5:30 at Redwood Drive) and typically reflects the highest level of congestion during the homeward bound commute.

Study Intersections

Sprowel Creek Road/US 101 South Ramps is a four-legged two-way stop-controlled intersection, with the off- and on-ramps being one-way southbound. There are crosswalks across both ramps and on the east side of the intersection. The project site is located immediately west of the intersection and the distance between the centers of its primary driveway and the on-ramp is about 85 feet, with the existing crosswalk between the on-ramp and the project driveway.

Sprowel Creek Road/Redwood Drive is an all-way stop-controlled intersection with three legs. Crosswalks are provided on the north and west legs.

The locations of the study intersections and the existing lane configurations and controls are shown in Figure 1.

Study Roadway

Sprowel Creek Road is a two-lane major collector street per the California Road System Functional Classification map published by Caltrans on their website. It has a width of 46 feet, with parking allowed on both sides, and the posted speed limit is 25 miles per hour (mph). Based on the turning movement data obtained, and assuming that daily volumes are approximately ten times the p.m. peak hour volume, this section of Sprowel Creek Road carries about 1,800 vehicles per day.

Existing Transportation Facilities

Existing and Planned 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 proposed project site, with continuous sidewalks provided on both sides of Sprowel Creek Road from west of the project site to Redwood Drive.

Existing lighting levels at the crosswalk between the site's driveway and US 101 South Ramps appear not to meet the minimum requirements based on *Caltrans Traffic Operations Manual*, Chapter 205, Lighting and Sign Illumination Systems, Part 1 Roadway Lighting Guide, January 2025. Caltrans requires a minimum lighting level (Eavg) of 1.9 footcandles (fc) for a major/local intersection for medium pedestrian activity and the photometric analysis indicates an Eavg of 1.3 fc. To achieve adequate lighting levels either the existing luminaire fixture wattage could be increased to a higher wattage or a second fixture could be installed on the south side of Sprowel Creek Road.

Existing and Planned Bicycle Facilities

The *Highway Design Manual*, Caltrans, 2020, classifies bikeways into four categories:

- **Class I Multi-Use Path** – a completely separated right-of-way for the exclusive use of bicycles and pedestrians with cross flows of motorized traffic minimized.
- **Class II Bike Lane** – a striped and signed lane for one-way bike travel on a street or highway.
- **Class III Bike Route** – signing only for shared use with motor vehicles within the same travel lane on a street or highway.
- **Class IV Bikeway** – also known as a separated bikeway, a Class IV Bikeway is for the exclusive use of bicycles and includes a separation between the bikeway and the motor vehicle traffic lane. The separation may include, but is not limited to, grade separation, flexible posts, inflexible physical barriers, or on-street parking.

In the project area, there are no existing bicycle facilities, but Class III bike routes are proposed for Sprowel Creek Road from Community Park to Redwood Drive and Redwood Drive from Manzanita to Maple Lane per the *Humbolt Regional Bicycle Plan – Update 2012*.

Existing Transit Facilities

The Humboldt Transit Authority (HTA) provides fixed-route bus service in Humboldt. The Southern Humboldt Route is an intercity route operated by Redwood Transit which runs Monday through Saturday. Intercity service runs between the communities of Redcrest, Weott, Meyers Flat, Miranda, Phillipsville, Redway, Garberville and Benbow and extends north to the communities of Rio Dell, Fortuna, and Eureka, including the College of the Redwoods campus. The service includes two runs southbound and three northbound on weekdays and Saturday.

Two bicycles can be carried on most HTA buses. Bike rack space is on a first come, first served basis. Additional bicycles are allowed on HTA buses at the discretion of the driver.

Dial-a-ride, also known as paratransit, or door-to-door service, is available for those who are unable to independently use the transit system due to a physical or mental disability. Ride Humboldt Flex is an on-demand shared ride service that operates from bus stop to bus stop, which includes existing bus stops and added "virtual" bus stops. It is designed to enhance connections to the fixed route bus systems by offering additional options within existing service areas.

Collision History

The collision history for the study area was reviewed to determine any trends or patterns that may indicate a safety issue. Collision rates were calculated based on records available from the California Highway Patrol as published in their Statewide Integrated Traffic Records System (SWITRS) reports. The most current five-year period available is January 1, 2020, through December 31, 2024.

As presented in Table 1, the calculated collision rates for the study intersections were compared to average collision rates for similar facilities statewide, as indicated in *2022 Crash Data on California State Highways*, California Department of Transportation (Caltrans). These average rates statewide are for intersections in rural

environments, with four approaches, and two-way or four-way stop controls. The intersection of Sprowel Creek Road and the US-101 South Ramps experienced no collisions during the five-year period, resulting in a calculated collision rate of zero collisions per million vehicles entering (c/mve). The intersection of Sprowel Creek Road and Redwood Drive had five collisions during this period, producing a calculated collision rate of 0.55 c/mve. Both intersections had rates lower than the statewide average. The collision rate calculations are provided in Appendix A.

Table 1 – Collision Rates for the Study Intersections

Study Intersection	Number of Collisions (2020-2024)	Calculated Collision Rate (c/mve)	Statewide Average Collision Rate (c/mve)
1. Sprowel Creek Rd/US 101 South Ramps	0	0.00	0.36
2. Sprowel Creek Rd/Redwood Dr	5	0.55	0.59

Note: c/mve = collisions per million vehicles entering

Pedestrian Safety

The collision history for the study area was reviewed to determine any trends or patterns that may indicate a safety issue for pedestrians. Collision records as detailed above indicate that there were no reported collisions involving pedestrians at the study intersections during the study period.

Bicyclist Safety

Collision records for the study area were also reviewed to determine if there had been any bicyclist-involved crashes. During the study period there were no reported collisions involving a bicyclist at either of the study intersections.

Project Data

The project consists of the elimination of an existing pharmacy use and construction of new buildings and reuse of old buildings to include a 32,500 square foot hospital and 16,900 square feet of associated clinic space. The existing access scheme would be modified to include one inbound-only driveway and one full-access driveway at the eastern limit of the site. The proposed project site plan is shown in Figure 2.

Trip Generation

The anticipated trip generation for the proposed project was estimated using standard rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 11th Edition, 2021, for Hospital (LU #610), and Clinic (LU #630) as these descriptions most closely match the proposed project. Based on the application of these rates, the proposed project is expected to generate an average of 985 trips per day, including 73 a.m. peak hour trips and 90 trips during the p.m. peak hour. These results are summarized in Table 2.

Table 2 – Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Hospital	32.5 ksf	10.77	350	0.82	27	18	9	0.86	28	10	18
Clinic	16.9 ksf	37.60	635	2.75	46	38	8	3.69	62	19	43
Total			**985**		**73**	**56**	**17**		**90**	**29**	**61**

Note: ksf = 1,000 square feet

It is noted that while there is an existing pharmacy on-site that would be relocated off-site, no deduction was taken for the trips that would be eliminated due to this change in use. Further, it is likely that there would be internally captured trips, or those that occur between the hospital and the clinic and would occur by walking. To provide a conservative analysis, no deduction was taken for these trips either.

Trip Distribution

The pattern used to allocate new project trips to the street network was determined based on residency patterns for Humboldt County, which would affect both employees and patients. The assumptions shown in Table 3 were applied.

Table 3 – Trip Distribution Assumptions

Route	Percent
US 101 from/to the North	65
US 101 from/to the South	25
Redwood Dr from/to the North (internal to Garberville)	8
Redwood Dr from/to the South (internal to Garberville)	2
TOTAL	**100**

HUX084.ai 10/25

Transportation Impact Study for the Southern Humboldt Clinic Campus Project

Figure 2 – Site Plan

Circulation System

This section addresses the first transportation bullet point on the CEQA checklist, which relates to the potential for a project to conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Relevant Policies

Policy C-P1 calls for locating retail, service and industrial facilities, community centers, major recreational facilities, employment centers, and other intensive land uses on collector or arterial roads consistent with the Land Use Element. Location of this health facility on a major collector is consistent with this policy.

Policy C-P9 requires that project reviews include an assessment for bicycle, pedestrian and public transit access.

Because the project site is located on a planned Class III Bike Route, per C-P35, the project design shall consider and incorporate the route.

Mandatory, short-term and long-term bicycle parking requirements for non-residential projects are included in Sections 5.106.4.1.1 and 5.106.4.1.2, respectively, of the California Green Building Code (CALGreen).

Pedestrian Facilities

Site Design

Sidewalks exist along project frontage and new sidewalks connecting to Sprowel Creek Road and walking paths in a medication garden are shown on the site plan. Additionally,

Project Impacts on Pedestrian Facilities

The planned facilities would provide connectivity between the site and the off-site pedestrian facilities, consistent with County policy. However, the existing lighting at the crosswalk on Sprowel Creek Road as well as the one across the US 101 South On-ramp is insufficient to meet applicable standards. The lighting should be increased to achieve adequate lighting. A lighting analysis is provided in Appendix B.

Finding – The project would not conflict with any policies related to pedestrian facilities providing that adequate lighting is provided at the crosswalks on Sprowel Creek Road and the US 101 South On-ramp.

Recommendation – Improvements should be made to either increase the wattage of the existing streetlight or to add a second streetlight on Sprowel Creek Road at the crosswalk at the US 101 South Ramps.

Bicycle Facilities

Project Impacts on Bicycle Facilities

There are no existing bicycle facilities, but a Class III bike route is planned on Sprowel Creek Road from Community Park to Redwood Drive and Redwood Drive from Manzanita to Maple Lane per the *Humbolt Regional Bicycle Plan*. The planned bike route, together with shared use of minor streets provides adequate access for bicyclists.

Bicycle Storage

Section 5.106.4.1.1 of the California Green Building Code specifies that the minimum amount of short-term bike racks required is 5 percent of the number of added parking spaces, and at least one bike rack needs to be double-capacity. Short-term bicycle parking would be provided at the site with three bike racks assumed to accommodate two bikes each between Redwood Playhouse and the clinic building. Long-term bicycle parking is not provided.

The project as proposed would provide 56 vehicle parking spaces to the site, so it is required to provide three bike parking spaces.

Finding – The project would comply with applicable policies regarding bicycle facilities as the project site plan indicates a sufficient supply of bike parking.

Transit Facilities

Relevant Policies

Impact on Transit Facilities

There are no transit services or facilities on Sprowel Creek Road, so the project would not impact any existing facilities.

Finding – The project would be consistent with policies related to transit facilities.

Significance Finding – The proposed project is generally consistent with plans and policies for transportation facilities except that lighting is inadequate at the crosswalk on Sprowel Creek Road serving the project site.

Mitigation – It is recommended that improvements be constructed as part of the project to increase lighting at the crosswalk on Sprowel Creek Road adjacent to the site to meet applicable standards.

Significance after Mitigation – With implementation of the recommended improvements, the project would have a less-than-significant impact on transportation facilities.

Vehicle Miles Traveled (VMT)

The potential for the project to conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) was evaluated based the project's anticipated Vehicle Miles Traveled (VMT).

The Humboldt VMT Study, 2024, includes recommended procedures for Humboldt County jurisdictions to analyze VMT. This document was used as the basis for the project VMT assessment along with guidance provided by the California Governor's Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018 (Technical Advisory).

The County's VMT Study focuses on residential, office, and retail uses. The proposed hospital has unique characteristics that are most similar to a retail use, in that project trips are associated with employees as well as customers. In both the VMT Study and the Technical Advisory, a net increase in VMT is regarded as a significant impact. However, with the exception of the largest projects, retail uses screen out from VMT analysis as they generally improve destination proximity by providing additional retail opportunities and allowing for shorter trips. The VMT Study acknowledges that this approach may be appropriate for large retail projects in Humboldt County, given the rural character and long distances from urbanized areas. This is similar for the hospital, as people would be more likely to take advantage of local services.

VMT is equal to the product of the number of trips and the trip length. For the employee, patient, and visitor trips that would be relocated from the Jerold Phelps Community Hospital to the project site, the number of trips would remain the same, so the trip length was considered to identify potential changes to VMT. For trips to or from points to the north of Garberville, trips along southbound US 101 would be approximately 0.1 miles longer to the new location compared to the existing community hospital. For trips to or from the south, the distance to or from the proposed site would be approximately 0.1 miles shorter than trips to the existing facility. While a more detailed review of the split between trips to the north and south would provide a more precise accounting of VMT, given the small difference in trips lengths it is expected that there would be essentially no net change in VMT associated with relocating the existing trips to and from the existing hospital to the project site.

In addition to relocating the existing services from the Jerold Phelps Community Hospital, the project would provide new and improved facilities compared to what is currently available locally, including radiology services. To assess the VMT associated with these expanded services, they were evaluated using the same approach that would be used for retail projects. Since these services are not available in Garberville, area residents that require them would need to travel to other hospitals. For residents living in the vicinity of Garberville this would mean traveling considerably longer distances, as the hospitals nearest to Garberville are the Providence Redwood Memorial Hospital in Fortuna (50 miles away), Providence and St. Joseph Hospitals in Eureka (65 miles away), and the Adventist Health Howard Memorial Hospital in Willits (approximately 70 miles away). Therefore, by making these services available in southern Humboldt County, the project is expected to result in shorter trips lengths and a more efficient trip pattern. As a result, the addition of these new services would be expected to reduce regional VMT.

It is also worth considering the VMT implications of the project not being constructed. Since the existing hospital cannot meet the state's seismic requirements, if the project is not constructed the existing facility would need to close. As a result, patients needing to access hospital services would be required to travel to the previously mentioned facilities in Fortuna, Eureka, or Willits. Therefore, without the completion of the project, regional VMT would be expected to increase once the existing facility closes.

Significance Finding – The project would not be expected to result in an increase in VMT and would therefore have a less-than-significant VMT impact.

Safety Issues

The potential for the project to impact safety was evaluated in terms of the adequacy of sight distance and need for turn lanes at the project accesses as well as the adequacy of stacking space in dedicated turn lanes at the study intersections and on the off-ramp to accommodate additional queuing due to adding project-generated trips. This section addresses the third transportation bullet on the CEQA checklist which is whether or not the project would substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

Site Access

The proposed project site would be accessed by two driveways on Sprowel Creek Road. The western driveway would be limited to inbound traffic, so all exiting traffic would be directed to the eastern driveway, which is located adjacent to the US 101 South ramps intersection. Consideration was given to Caltrans design standards, with specific attention to safety concerns identified by Caltrans.

Sight Distance

Sight distance along Sprowel Creek Road was evaluated based on sight distance criteria contained in the *Highway Design Manual* published by Caltrans. Though sight distance is not technically applicable to urban driveways, the adequacy of stopping sight distance was evaluated as a safety check for operation of the driveway. This metric uses the approach travel speeds as the basis for determining the recommended sight distance. Additionally, the stopping sight distance needed for a following driver to stop if there is a vehicle waiting to turn into the driveway was evaluated based on stopping sight distance criterion and the approach speed on the major street. For the posted speed limit of 25 mph, the minimum stopping sight distance needed at the driveway is 150 feet.

Based on a review of sightlines, stopping sight distance of 300 feet is available to the west, while sightlines exceed 500 feet to the east. The available sight distance exceeds the minimum needed for all movements.

Access Analysis

Spacing

Section 504.8 of the Caltrans *Highway Design Manual* indicates that access control should be maintained by Caltrans within a minimum of 50 feet beyond the end of the curb return, ramp radius, or taper. The existing exit driveway is located about 20 feet from the end of the ramp radius, which does not meet this standard. However, the project would not affect this condition, so does not introduce a non-conformity. As no safety concerns have been noted and drivers are able to negotiate the outbound movement from the driveway to the southbound on-ramp, there does not appear to be either a safety or operational need to modify the driveway's proximity to the on-ramp.

Caltrans staff expressed some concern about the driveway being perceived as a fifth leg to the intersection of Sprowel Creek Road/US 101 South Ramps. However, because there is a crosswalk between the driveway and the ramps, clearly delineating the outside of the intersection, and the driveway would be a curb cut and not have curb returns like a street, it is anticipated that drivers would continue to recognize the driveway as such. Further, even if the driveway were considered as part of the intersection, because two of the legs are one-way there would be a total of ten possible movements for the five legs, which is two less than exist at a typical four-way intersection. The aesthetics of the driveway and limit to the number of conflicting movements further support the finding that the driveway can reasonably be expected to operate acceptably.

Left-Turn Lane Warrant

The need for a left-turn lane on Sprowel Creek Road at the project driveways was evaluated based on criteria contained in the *Intersection Channelization Design Guide*, National Cooperative Highway Research Program (NCHRP) Report No. 279, Transportation Research Board, 1985, as well as an update of the methodology developed by the Washington State Department of Transportation and published in the *Method For Prioritizing Intersection Improvements*, January 1997. The NCHRP report references a methodology developed by M. D. Harmelink that includes equations that can be applied to expected or actual traffic volumes to determine the need for a left-turn pocket based on safety issues. This methodology is consistent with the *Guidelines for Reconstruction of Intersections*, August 1985, Caltrans, though the thresholds are slightly different. The values provided in Table V-1 on Page 55 were used to develop a regression formula that best fits the criteria published by Caltrans.

Using Future plus Project volumes, and assuming that all turns would be made at one driveway despite there being two driveways, a left-turn lane would not be warranted on Sprowel Creek Road at either project driveway during either of the peak periods evaluated. A copy of the warrant spreadsheet is provided in Appendix C.

Safety Review

Consideration was given to potential safety concerns regarding the proposed use of the eastern driveway for two-way traffic, including all exiting vehicles. It is noted that this is an existing driveway that has been operational for some time. Further, the collision review detailed above indicated that there were no crashes at the Sprowel Creek Road/US 101 South Ramps interchange during the five-year study period despite the proximity of the existing driveway. As noted above, sightlines at the driveway exceed minimum stopping sight distance standards in both directions and, based on the projected future volumes on Sprowel Creek Road west of the interchange, a left-turn pocket is not warranted at the site's driveways. Based on a review of the physical conditions as well as the collision record, it appears reasonable to anticipate that the driveways would operate acceptably with the addition of project-generated traffic.

Finding – Construction of a left-turn lane on Sprowel Creek Road at the project driveways is not warranted and is therefore not recommended. The location of the eastern driveway does not meet Caltrans requirements for access control, though the project would not affect the existing on-conforming condition. No modifications therefore appear to be necessary.

Queuing

The County of Humboldt does not prescribe thresholds of significance regarding queue lengths. However, an increase in queue length due to project traffic was considered a potentially significant impact if the increase would cause the queue to extend out of a dedicated turn lane into a through traffic lane, or the back of queue into a visually restricted area, such as a blind corner. If queues would already be expected to extend past a dedicated turn lane or into a visually restricted area without project traffic, the addition of project traffic was considered to constitute a potentially adverse effect only if it would cause a new unacceptable conditions; in other words, if the queue were already beyond the turn lane and the project would cause it to stack into an adjacent intersection or a visually restricted area, and that would not occur without the project, that would be considered an impact.

Using the 95th percentile queues output from the Vistro software it was determined that all queues would remain at one vehicle length or less under future volumes during both the morning and evening peak hours. Copies of the calculations are provided in Appendix D.

Finding – During both the AM and PM peak hour evaluation, the maximum 95th-percentile queue is 24 feet, which is less than one passenger vehicle. This is within the available stacking space of 50 feet at both intersections.

Significance Finding – There are adequate sightlines in all directions at both driveway locations and a left-turn pocket for driveway access is not warranted. Though the eastern driveway already exists in a non-conforming condition, the project would not affect the spacing, so does not introduce a conflict with policy.

Emergency Access

The final transportation bullet on the CEQA checklist requires an evaluation as to whether the project would result in inadequate emergency access or not.

Adequacy of Site Access

The project site would have three access points. Though the widths of the drive aisles are not shown on the plans, it is assumed that aisle widths and radii would be designed to accommodate fire engines since approval of the plans for Fire Code consistency would be part of the review process.

Off-Site Impacts

The proposed project would cause a nominal increase in delay at nearby intersections, as documented in the following section. Additionally, emergency responders can claim the right of way by activating their lights and sirens, in which case project-generated trips would have no impact on response times.

Significance Finding – The proposed project would need to be designed to accommodate emergency response vehicles and would not impede emergency responders, resulting in a less-than-significant impact on emergency response.

Capacity Analysis

Intersection Level of Service Methodologies

Level of Service (LOS) is used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, Level of Service A represents free flow conditions and Level of Service F represents forced flow or breakdown conditions. A unit of measure that indicates a level of delay generally accompanies the LOS designation.

The study intersections were analyzed using methodologies published in the *Highway Capacity Manual* (HCM), Transportation Research Board, 7th Edition, 2022. This source contains methodologies for various types of intersection control, all of which are related to a measurement of delay in average number of seconds per vehicle.

The Levels of Service for the intersection of Sprowel Creek Road/US 101 South Ramps, which has side street stop controls, or is unsignalized and has one approach stop controlled, were analyzed using the "Two-Way Stop-Controlled" intersection capacity method from the HCM. This methodology determines a level of service for each minor turning movement by estimating the level of average delay in seconds per vehicle. Results are presented for individual movements together with the weighted overall average delay for the intersection.

The study intersection of Sprowel Creek Road/Redwood Drive has stop signs on all approaches so was analyzed using the "All-Way Stop-Controlled" Intersection methodology from the HCM. This methodology evaluates delay for each approach based on turning movements, opposing and conflicting traffic volumes, and the number of lanes. Average vehicle delay is computed for the intersection as a whole and is then related to a Level of Service.

The ranges of delay associated with the various levels of service are indicated in Table 4.

Table 4 – Intersection Level of Service Criteria

LOS	Two-Way Stop-Controlled	All-Way Stop-Controlled
A	Delay of 0 to 10 seconds. Gaps in traffic are readily available for drivers exiting the minor street.	Delay of 0 to 10 seconds. Upon stopping, drivers are immediately able to proceed.
B	Delay of 10 to 15 seconds. Gaps in traffic are somewhat less readily available than with LOS A, but no queuing occurs on the minor street.	Delay of 10 to 15 seconds. Drivers may wait for one or two vehicles to clear the intersection before proceeding from a stop.
C	Delay of 15 to 25 seconds. Acceptable gaps in traffic are less frequent, and drivers may approach while another vehicle is already waiting to exit the side street.	Delay of 15 to 25 seconds. Drivers will enter a queue of one or two vehicles on the same approach and wait for vehicle to clear from one or more approaches prior to entering the intersection.
D	Delay of 25 to 35 seconds. There are fewer acceptable gaps in traffic, and drivers may enter a queue of one or two vehicles on the side street.	Delay of 25 to 35 seconds. Queues of more than two vehicles are encountered on one or more approaches.
E	Delay of 35 to 50 seconds. Few acceptable gaps in traffic are available, and longer queues may form on the side street.	Delay of 35 to 50 seconds. Longer queues are encountered on more than one approach to the intersection.
F	Delay of more than 50 seconds. Drivers may wait for long periods before there is an acceptable gap in traffic for exiting the side streets, creating long queues.	Delay of more than 50 seconds. Drivers enter long queues on all approaches.

Reference: *Highway Capacity Manual,* Transportation Research Board, 2022

Traffic Operation Standards

The County of Humboldt's LOS standard is specified in Policy C-P5 of the *Humboldt County General Plan*, which states that the County shall strive to maintain LOS C operation on all roadway segments and intersections except for US 101 where LOS D is considered acceptable. For the purposes of this analysis, the standard was applied to the overall operation of the intersection, not any single movement or approach. The policy also states that LOS improvements for automobiles should not adversely affect the LOS or quality of service for other modes of transportation, if possible.

Existing Conditions

The Existing Conditions scenario provides an evaluation of current operation based on existing traffic volumes during the a.m. and p.m. peak periods. This condition does not include project-generated traffic volumes. Volume data was collected on Wednesday, May 21, 2025, while local schools were in session. As requested by Caltrans, the morning peak period covered the period from 8:00 a.m. to noon rather than the typical 7:00 to 9:00 a.m. period, and the morning peak hour was determined to be 11:00 a.m. to noon at both study intersections. Similarly, the p.m. peak period of noon to 6:00 p.m. indicated that the peak hour was 4:30 to 5:30 p.m. at the US 101 ramps intersection and 3:30 to 4:30 p.m. at the Redwood Drive intersection. Volumes for these peak hours were used for the analysis. Under existing volumes, both intersections operate at an acceptable LOS A overall and LOS B on the off-ramp during both peak hours evaluated. The existing traffic volumes are shown in Figure 3. A summary of the intersection Level of Service calculations is contained in Table 5, and copies of the calculations are provided in Appendix D.

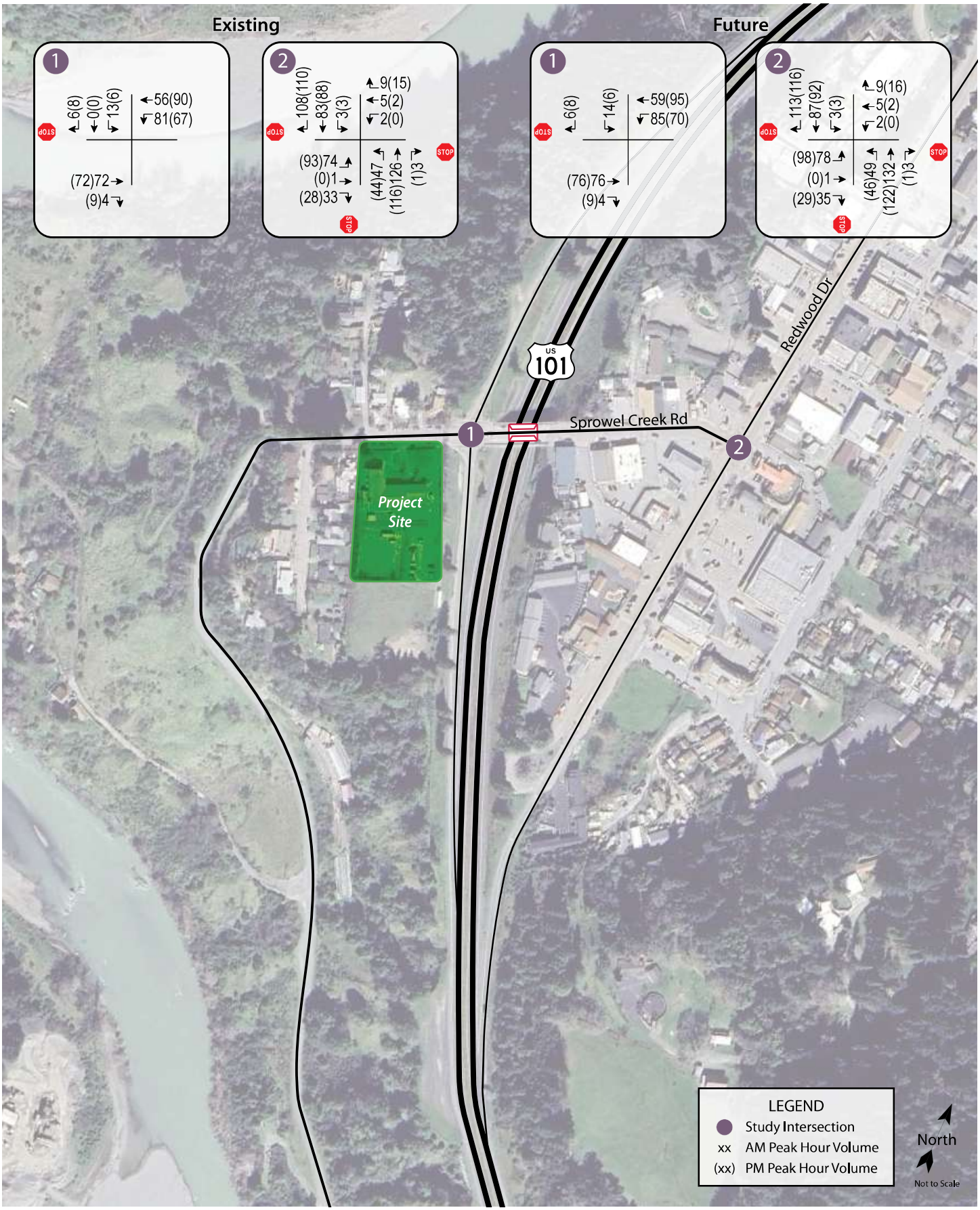
Table 5 – Existing Peak Hour Intersection Levels of Service

Study Intersection ***Approach***	**AM Peak**		**PM Peak**	
	Delay	**LOS**	**Delay**	**LOS**
1. Sprowel Creek Rd/US 101 South Ramps	3.5	A	2.6	A
Southbound (US 101S Off-ramp) Approach	*11.3*	*B*	*11.2*	*B*
2. Sprowel Creek Rd/Redwood Dr	8.6	A	8.6	A

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*

Future Conditions

Future traffic volumes were developed by applying growth factors for a 20-year horizon published by Caltrans. For the section of US 101 in Garberville the growth factor is 1.05, which was applied to existing volumes to arrive at projected 2045 volumes. Under the anticipated future volumes, the study intersections are expected to continue operating acceptably at LOS A overall and LOS B on the off-ramp approach during both the a.m. and p.m. peak hours. Future volumes are shown in Figure 3 and operating conditions are summarized in Table 6.



HUX084.ai 07/25

Transportation Impact Study for the Southern Humboldt Clinic Campus Project

Figure 3 – Existing and Future Traffic Volumes

W-Trans

Table 6 – Future Peak Hour Intersection Levels of Service					
Study Intersection ***Approach***		**AM Peak**		**PM Peak**	
		Delay	**LOS**	**Delay**	**LOS**
1.	Sprowel Creek Rd/US 101 South Ramps	3.5	A	2.5	A
	Southbound (US 101S Off-ramp) Approach	*11.1*	*B*	*11.0*	*B*
2.	Sprowel Creek Rd/Redwood Dr	8.5	A	8.5	A

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*

Project Conditions

Existing plus Project Conditions

Upon the addition of project-related traffic to the existing volumes, the study intersections are expected to continue operating acceptably at LOS A overall. These results are summarized in Table 7. Project traffic volumes are shown in Figure 4.

Table 7 – Existing and Existing plus Project Peak Hour Intersection Levels of Service									
Study Intersection ***Approach***		**Existing Conditions**				**Existing plus Project**			
		AM Peak		**PM Peak**		**AM Peak**		**PM Peak**	
		Delay	**LOS**	**Delay**	**LOS**	**Delay**	**LOS**	**Delay**	**LOS**
1.	Sprowel Creek Rd/US 101S Ramps	3.5	A	2.6	A	3.7	A	2.4	A
	SB (US 101S Off-ramp) Approach	*11.3*	*B*	*11.2*	*B*	*11.8*	*B*	*12.0*	*B*
2.	Sprowel Creek Rd/Redwood Dr	8.6	A	8.6	A	8.7	A	8.9	A

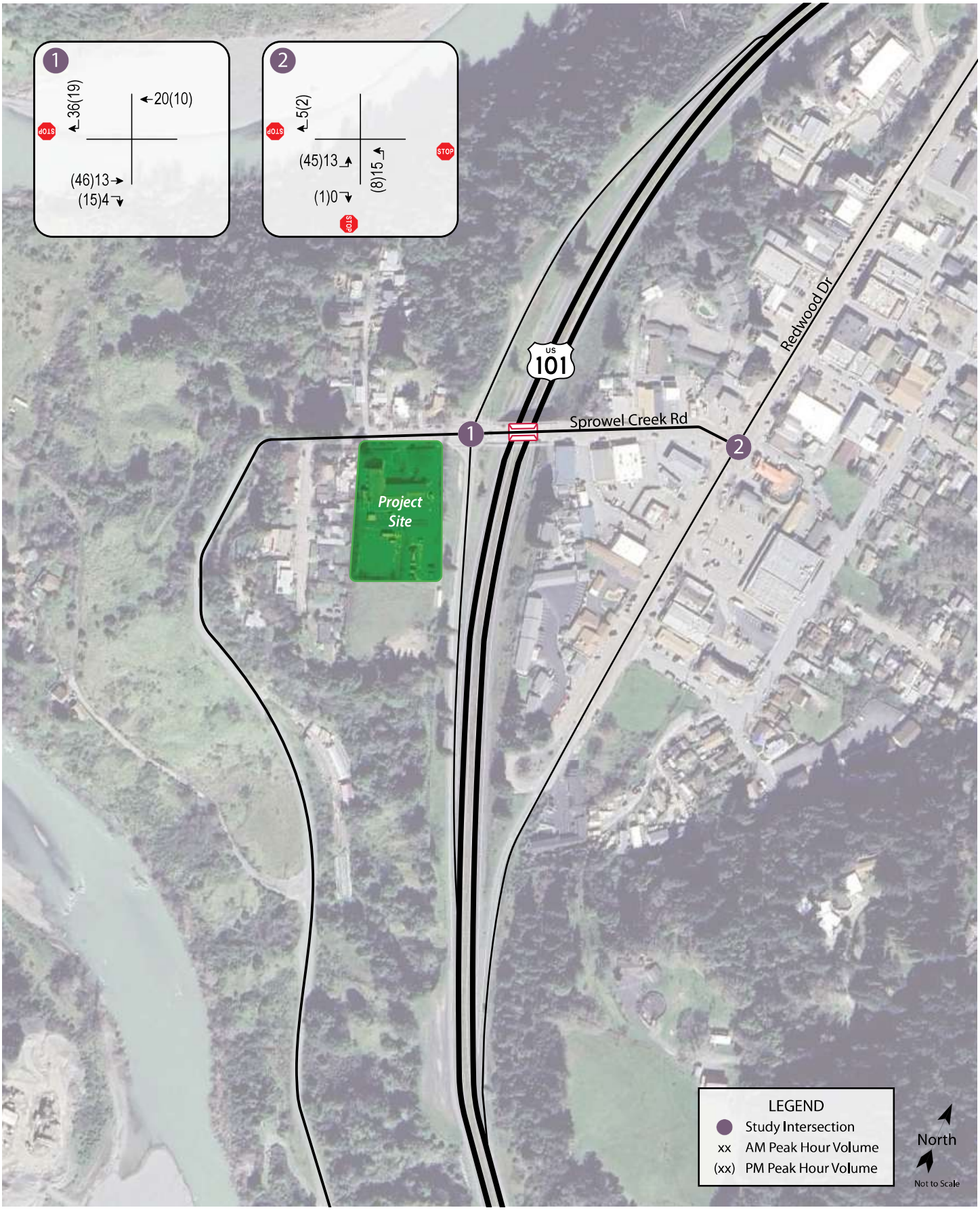
Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*

It should be noted that with the addition of project-related traffic volumes, average delay on the US 101 South Off-Ramp decreases during the p.m. peak hour. While this is counter-intuitive, this condition occurs when a project adds trips to movements that are currently have delays that are below the intersection average, resulting in a better balance between approaches and lower overall average delay. The project adds traffic predominantly to the right-turn or through movements, both of which have average delays lower than the average for the intersection as a whole, resulting in a slight reduction in the overall average delay. The conclusion could incorrectly be drawn that the project improves operation based on this data alone; however, it is more appropriate to conclude that the project trips are expected to make use of excess capacity, so drivers will experience little, if any, change in conditions as a result of the project.

Finding – The study intersections are expected to continue operating acceptably at the same service levels upon the addition of project-generated traffic as without it.

Future plus Project Conditions

Upon the addition of project-generated traffic to the anticipated future volumes, the study intersections are expected to operate acceptably. The Future plus Project operating conditions are summarized in Table 8.



HUX084.ai 07/25

Transportation Impact Study for the Southern Humboldt Clinic Campus Project

Figure 4 – Project Traffic Volumes

W-Trans

Table 8 – Future and Future plus Project Peak Hour Intersection Levels of Service

Study Intersection *Approach*	Future Conditions				Future plus Project			
	AM Peak		PM Peak		AM Peak		PM Peak	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. Sprowel Creek Rd/US 101S Ramps	3.5	A	2.5	A	3.7	A	2.4	A
SB (US 101S Off-ramp) Approach	*11.1*	*B*	*11.0*	*B*	*11.6*	*B*	*11.7*	*B*
2. Sprowel Creek Rd/Redwood Dr	8.5	A	8.5	A	8.6	A	8.9	A

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*

Finding – The study intersections are expected to continue operating acceptably with project traffic added, at the same Levels of Service as without it.

Parking

The project was analyzed to determine whether the proposed parking supply would be sufficient for the anticipated parking demand. The project site as proposed would provide a total of 56 parking spaces.

Parking supply requirements are set forth in Section 17.60.070 of the Humboldt County Municipal Code, which indicates that hospitals shall provide one space per two beds plus one space per employee and medical clinic is required to provide one space per examination room plus one space per two employees. The project is expected to have 35 hospital staff and 17 clinic staff, ten beds in the hospital and 14 exam rooms in the clinic. Based on the zoning code requirements this translates to 63 spaces being needed. The proposed parking supply of 56 spaces is less than the number of spaces required.

The proposed parking supply and City requirements are shown in Table 9.

Table 9 – Parking Analysis Summary

Land Use	Units	Supply (spaces)	City Requirements	
			Rate	Spaces Required
Hospital Staff	35 staff	26	1/staff	35
Hospital Patients	10 beds		1/2 beds	5
Clinic Staff	17 staff	30	1/2 staff	9
Clinic Patients	14 rooms		1/exam room	14
Total		**56**		**63**

Because the project site would have an insufficient number of parking spaces, measures should be taken to reduce the parking demand or shift it elsewhere. This could be accomplished by initiating a carpool program wherein staff who carpool get preferential parking and/or by having staff park off-site and walk to the site if sufficiently close or else be shuttled if it is not.

Finding – The proposed parking supply for the project would not satisfy the City's Code requirements.

Recommendation – Measures should be taken to reduce the parking demand and/or provide additional parking off-site for staff. This could potentially include parking on the street frontage.

Conclusions and Recommendations

Conclusions

- The proposed project would be expected to generate an average of 985 trips per day, including 73 during the morning peak hour and 90 during the evening peak hour.
- The project is generally consistent with applicable policies for transportation facilities though lighting levels at the crosswalk on Sprowel Creek Road at the US 101 South Ramps is insufficient to meet applicable standards.
- The proposed project would have a less-than-significant impact in terms of VMT.
- Whiles the eastern driveway is closer to the US 101 South ramp than desirable per Caltrans standards, it would not be moved any closer so the project would have a less-than significant impact as it would not introduce any new hazards.
- The project would need to be designed to meet applicable Fire Code requirements, so can reasonably be presumed to have a less-than-significant impact on emergency response.
- The study intersections are currently operating acceptably at LOS A overall and would be expected to continue operating at LOS A overall under future volumes and with project traffic add.
- The parking supply as proposed includes six fewer spaces than are needed to meet the City's code requirements.

Recommendations

- Improvements should be made to the lighting on Sprowel Creek Road at the US 101 South Ramps to achieve adequate levels at the crosswalk.
- The applicant should implement measures to reduce parking demand and/or identify an off-site parking supply of six spaces for use by staff to achieve an adequate parking supply.

Study Participants and References

Study Participants

Principal in Charge	Dalene J. Whitlock, PE (Civil, Traffic), PTOE
Transportation Planner	Barry Bergman, AICP
Traffic Engineer	Kevin Carstens, PE (Civil, Traffic)
Assistant Engineer	Beatrice Johnson-Drysdale
Graphics	Erika Totanes
Editing/Formatting	Erika Totanes
Quality Control	Dalene J. Whitlock, PE (Civil, Traffic), PTOE

References

2022 Crash Data on California State Highways, California Department of Transportation, 2024
California Green Building Standards Code, California Building Standards Commission, 2022
California Road System (CRS) Maps, http://www.dot.ca.gov/hq/tsip/hseb/crs_maps/
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Statewide Integrated Traffic Records System (SWITRS), California Highway Patrol, 2020-2024
Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, Governor's Office of Planning and Research, 2018
Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, 2021

Communications

Gjerde, Daniel W., "Memorandum of Assumptions for the SoHum Community Clinic," email message to Dalene Whitlock, May 9 and 12, 2025, comments regarding the proposed scope of work for the TIS and clarification of said comments.

HUX084

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Appendix A

Collision Rate Calculations

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Intersection Collision Rate Worksheet

Southern Humboldt Clinic Campus

Intersection # 1: Sprowel Creek Road & US 101 South Ramps
Date of Count: Wednesday, May 21, 2025

Number of Collisions: 0
Number of Injuries: 0
Number of Fatalities: 0
Average Daily Traffic (ADT): 2500
Start Date: January 1, 2020
End Date: December 31, 2024
Number of Years: 5

Intersection Type: Four-Legged
Control Type: Stop & Yield Controls
Area: Rural

$$\text{Collision Rate} = \frac{\text{Number of Collisions} \times 1 \text{ Million}}{\text{ADT} \times \text{Days per Year} \times \text{Number of Years}}$$

$$\text{Collision Rate} = \frac{0 \times 1{,}000{,}000}{2{,}500 \times 365 \times 5}$$

	Collision Rate	Fatality Rate	Injury Rate
Study Intersection	**0.00 c/mve**	**0.0%**	**0.0%**
Statewide Average*	**0.36 c/mve**	**2.4%**	**43.4%**

Notes
ADT = average daily total vehicles entering intersection
c/mve = collisions per million vehicles entering intersection
* 2022 Collision Data on California State Highways, Caltrans

Intersection # 2: Redwood Drive & Sprowel Creek Road
Date of Count: Wednesday, May 21, 2025

Number of Collisions: 5
Number of Injuries: 0
Number of Fatalities: 0
Average Daily Traffic (ADT): 5000
Start Date: January 1, 2020
End Date: December 31, 2024
Number of Years: 5

Intersection Type: Four-Legged
Control Type: 4 Way Stop
Area: Rural

$$\text{Collision Rate} = \frac{\text{Number of Collisions} \times 1 \text{ Million}}{\text{ADT} \times \text{Days per Year} \times \text{Number of Years}}$$

$$\text{Collision Rate} = \frac{5 \times 1{,}000{,}000}{5{,}000 \times 365 \times 5}$$

	Collision Rate	Fatality Rate	Injury Rate
Study Intersection	**0.55 c/mve**	**0.0%**	**0.0%**
Statewide Average*	**0.59 c/mve**	**1.0%**	**33.3%**

Notes
ADT = average daily total vehicles entering intersection
c/mve = collisions per million vehicles entering intersection
* 2022 Collision Data on California State Highways, Caltrans

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Appendix B

Lighting Analysis

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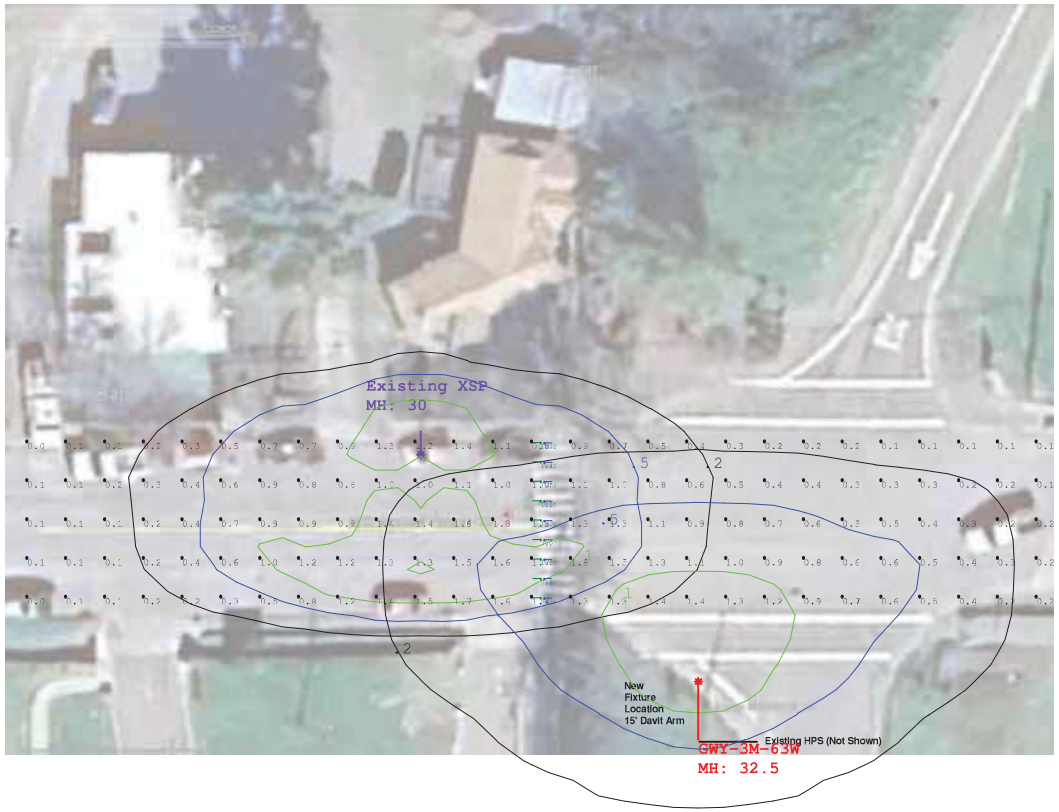
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	1	GWY-3M-63W	Single	0.900	9700	63	GWYM-A-10L-40K7-3M-UL-GY (63W)
	1	Existing XSP	Single	0.900	8224	73	BXSP-B-HT-2ME-B-57K-UL-SV-N-Q6 (73 W)

Calculation Summary (Footcandles calculated using LMF: 1.00)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Left Facing Cross Walk Verticals At 5ft AFG	Fc	1.33	2.0	0.3	4.43	6.67
Right Facing Cross Walk Verticals At 5ft AFG	Fc	0.53	0.8	0.2	2.65	4.00
Sprowl Creek Road	Fc	0.70	1.8	0.0	N.A.	N.A.

Fixture Mounting Height:
Existing: 30' AFG; 6' Davit Arm
New: 32.5' AFG; 15' Davit Arm

Additional Equipment:

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



CREE LIGHTING
9201 Washington Ave, Racine, WI 53406 - (800) 236-6800
https://www.creelighting.com - Email: applications@creelighting.com

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting or energy code.

Project Name: Crosswalk Study - 300 Sprowl Creek Rd, Garberville, CA 95542 - EXT

RC: AE-00700287 | Footcandles calculated at grade | Filename: 250818CS1CJWR1.AGI

Layout By: Collin Witherow

Date:9/18/2025

Scale 1" = 16'

0 32 64

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Appendix C

Left-Turn Lane Warrant Spreadsheets

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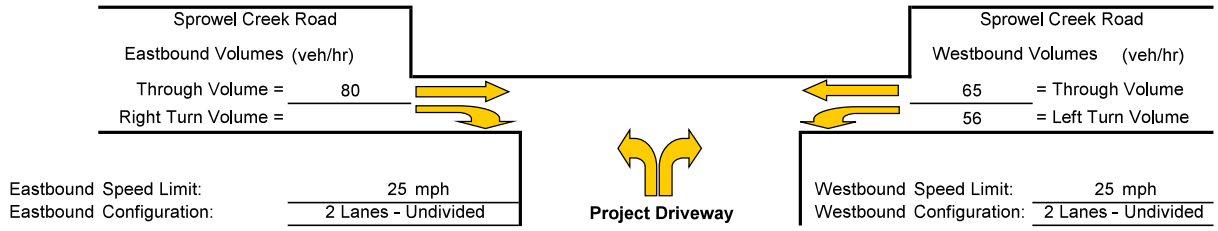
Turn Lane Warrant Analysis - Tee Intersections

Study Intersection: Sprowl Creek Road & SoHum Clinic Driveway
Study Scenario: Future AM Peak Hour

Direction of Analysis Street: East/West
Cross Street Intersects: From the South



Eastbound Speed Limit: 25 mph
Eastbound Configuration: 2 Lanes - Undivided

Westbound Speed Limit: 25 mph
Westbound Configuration: 2 Lanes - Undivided

Eastbound Right Turn Lane Warrants

1. Check for right turn volume criteria

Thresholds not met, continue to next step

2. Check advance volume threshold criteria for turn lane

Advancing Volume Threshold	AV =	1050.1
Advancing Volume	Va =	80
If AV<Va then warrant is met		No

Right Turn Lane Warranted: **NO**

Eastbound Right Turn Taper Warrants
(evaluate if right turn lane is unwarranted)

1. Check taper volume criteria

NOT WARRANTED - Less than 20 vehicles

2. Check advance volume threshold criteria for taper

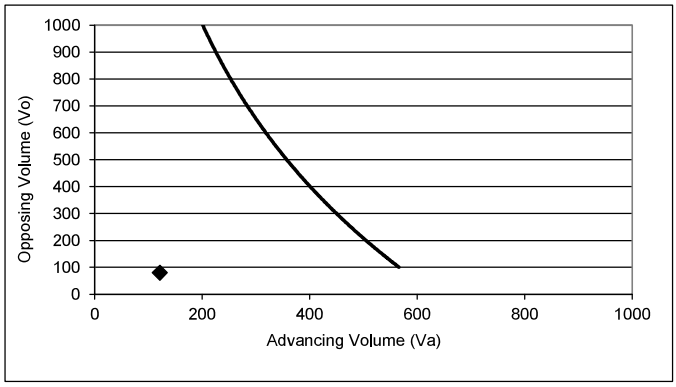
Advancing Volume Threshold	AV =	-
Advancing Volume	Va =	80
If AV<Va then warrant is met		-

Right Turn Taper Warranted: **NO**

Westbound Left Turn Lane Warrants

Percentage Left Turns	%lt	46.3 %
Advancing Volume Threshold	AV	579 veh/hr

If AV<Va then warrant is met



◆ Study Intersection
Two lane roadway warrant threshold for: 25 mph
Turn lane warranted if point falls to right of warrant threshold line

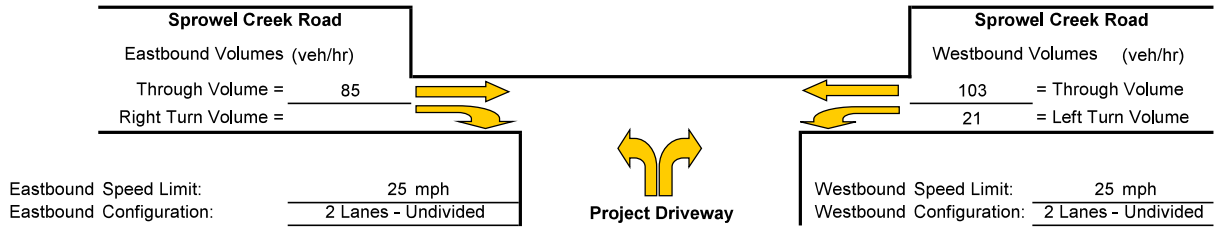
Left Turn Lane Warranted: **NO**

Methodology based on Washington State Transportation Center Research Report *Method For Prioritizing Intersection Improvements*, January 1997.
The right turn lane and taper analysis is based on work conducted by Cottrell in 1981.
The left turn lane analysis is based on work conducted by M.D. Harmelink in 1967, and modified by Kikuchi and Chakroborty in 1991.

Turn Lane Warrant Analysis - Tee Intersections

Study Intersection: Sprowel Creek Road & SoHum Clinic Driveway
Study Scenario: Future PM Peak Hour

Direction of Analysis Street: East/West
Cross Street Intersects: From the South



Eastbound Speed Limit: 25 mph
Eastbound Configuration: 2 Lanes - Undivided

Westbound Speed Limit: 25 mph
Westbound Configuration: 2 Lanes - Undivided

Eastbound Right Turn Lane Warrants

1. Check for right turn volume criteria

Thresholds not met, continue to next step

2. Check advance volume threshold criteria for turn lane

Advancing Volume Threshold	AV =	1050.1
Advancing Volume	Va =	85
If AV<Va then warrant is met		No

Right Turn Lane Warranted: **NO**

Eastbound Right Turn Taper Warrants
(evaluate if right turn lane is unwarranted)

1. Check taper volume criteria

NOT WARRANTED - Less than 20 vehicles

2. Check advance volume threshold criteria for taper

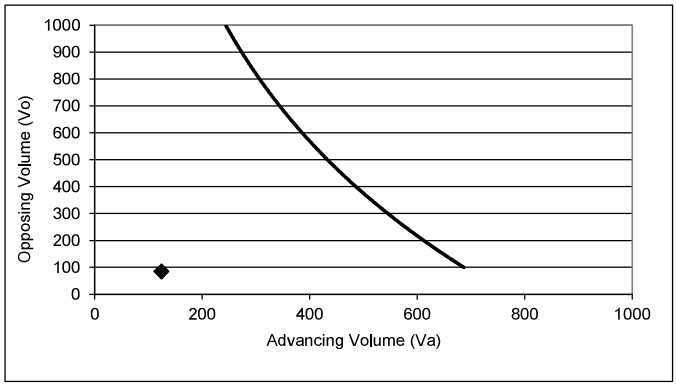
Advancing Volume Threshold	AV =	-
Advancing Volume	Va =	85
If AV<Va then warrant is met		-

Right Turn Taper Warranted: **NO**

Westbound Left Turn Lane Warrants

Percentage Left Turns	%lt	16.9 %
Advancing Volume Threshold	AV	698 veh/hr

If AV<Va then warrant is met



◆ Study Intersection
——— Two lane roadway warrant threshold for: 25 mph
Turn lane warranted if point falls to right of warrant threshold line

Left Turn Lane Warranted: **NO**

Methodology based on Washington State Transportation Center Research Report *Method For Prioritizing Intersection Improvements*, January 1997.
The right turn lane and taper analysis is based on work conducted by Cottrell in 1981.
The left turn lane analysis is based on work conducted by M.D. Harmelink in 1967, and modified by Kikuchi and Chakroborty in 1991.

Appendix D

Intersection Level of Service Calculations

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Intersection Level Of Service Report
Intersection 1: Sprowl Creek Rd & US 101 South Ramp

Control Type:	Two-way stop	Delay (sec / veh):	11.3
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.024

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	0	0	0	13	0	6	0	72	4	82	56	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	0	0	13	0	6	0	72	4	82	56	0
Peak Hour Factor	1.0000	1.0000	1.0000	0.9100	0.9100	0.9100	1.0000	0.9100	0.9100	0.9100	0.9100	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	0	0	4	0	2	0	20	1	23	15	0
Total Analysis Volume [veh/h]	0	0	0	14	0	7	0	79	4	90	62	0
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Scenario 1: 1 Existing AM
Version 2024 (SP 0-6)

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane		No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance		No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.02	0.00	0.01	0.00	0.00	0.00	0.06	0.00	0.00
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	11.26	11.64	8.76	0.00	0.00	0.00	7.48	0.00	0.00
Movement LOS				B	B	A		A	A	A	A	
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.09	0.09	0.09	0.00	0.00	0.00	0.16	0.16	0.00
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	2.37	2.37	2.37	0.00	0.00	0.00	3.94	3.94	0.00
d_A, Approach Delay [s/veh]	0.00			10.42			0.00			4.43		
Approach LOS	A			B			A			A		
d_I, Intersection Delay [s/veh]	3.49											
Intersection LOS	A											

Intersection Level Of Service Report
Intersection 2: Sprowl Creek Rd & Redwood Dr

Control Type:	All-way stop	Delay (sec / veh):	8.6
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.201

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	49	126	3	4	83	108	74	1	33	3	5	9
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	49	126	3	4	83	108	74	1	33	3	5	9
Peak Hour Factor	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	14	35	1	1	23	30	21	0	9	1	1	3
Total Analysis Volume [veh/h]	54	140	3	4	92	120	82	1	37	3	6	10
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Scenario 1: 1 Existing AM
Version 2024 (SP 0-6)

Intersection Settings

Lanes

Capacity per Entry Lane [veh/h]	645	710	705	822	745	758
Degree of Utilization, x	0.08	0.20	0.14	0.15	0.16	0.03

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.27	0.75	0.47	0.51	0.57	0.08
95th-Percentile Queue Length [ft]	6.83	18.71	11.75	12.75	14.30	1.93
Approach Delay [s/veh]	8.97		8.17		8.76	7.87
Approach LOS	A		A		A	A
Intersection Delay [s/veh]	8.58					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 1: Sprowl Creek Rd & US 101 South Ramp

Control Type:	Two-way stop	Delay (sec / veh):	11.2
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.012

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	0	0	0	6	0	8	0	72	9	67	90	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	0	0	6	0	8	0	72	9	67	90	0
Peak Hour Factor	1.0000	1.0000	1.0000	0.9100	0.9100	0.9100	1.0000	0.9100	0.9100	0.9100	0.9100	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	0	0	2	0	2	0	20	2	18	25	0
Total Analysis Volume [veh/h]	0	0	0	7	0	9	0	79	10	74	99	0
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Scenario 5: 5 Existing PM
Version 2024 (SP 0-6)

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane		No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance		No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.05	0.00	0.00
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	11.21	11.60	8.87	0.00	0.00	0.00	7.48	0.00	0.00
Movement LOS				B	B	A		A	A	A	A	
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.07	0.07	0.07	0.00	0.00	0.00	0.13	0.13	0.00
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	1.63	1.63	1.63	0.00	0.00	0.00	3.21	3.21	0.00
d_A, Approach Delay [s/veh]	0.00			9.89			0.00			3.20		
Approach LOS	A			A			A			A		
d_I, Intersection Delay [s/veh]	2.56											
Intersection LOS	A											

Intersection Level Of Service Report
Intersection 1: Sprowl Creek Rd & US 101 South Ramp

Control Type:	Two-way stop	Delay (sec / veh):	11.3
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.024

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	0	0	0	13	0	6	0	72	4	82	56	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	0	0	13	0	6	0	72	4	82	56	0
Peak Hour Factor	1.0000	1.0000	1.0000	0.9100	0.9100	0.9100	1.0000	0.9100	0.9100	0.9100	0.9100	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	0	0	4	0	2	0	20	1	23	15	0
Total Analysis Volume [veh/h]	0	0	0	14	0	7	0	79	4	90	62	0
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Scenario 1: 1 Existing AM
Version 2024 (SP 0-6)

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane		No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance		No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.02	0.00	0.01	0.00	0.00	0.00	0.06	0.00	0.00
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	11.26	11.64	8.76	0.00	0.00	0.00	7.48	0.00	0.00
Movement LOS				B	B	A		A	A	A	A	
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.09	0.09	0.09	0.00	0.00	0.00	0.16	0.16	0.00
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	2.37	2.37	2.37	0.00	0.00	0.00	3.94	3.94	0.00
d_A, Approach Delay [s/veh]	0.00			10.42			0.00			4.43		
Approach LOS	A			B			A			A		
d_I, Intersection Delay [s/veh]	3.49											
Intersection LOS	A											

Intersection Level Of Service Report
Intersection 2: Sprowl Creek Rd & Redwood Dr

Control Type:	All-way stop	Delay (sec / veh):	8.6
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.201

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	49	126	3	4	83	108	74	1	33	3	5	9
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	49	126	3	4	83	108	74	1	33	3	5	9
Peak Hour Factor	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	14	35	1	1	23	30	21	0	9	1	1	3
Total Analysis Volume [veh/h]	54	140	3	4	92	120	82	1	37	3	6	10
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Scenario 1: 1 Existing AM
Version 2024 (SP 0-6)

Intersection Settings

Lanes

Capacity per Entry Lane [veh/h]	645	710	705	822	745	758
Degree of Utilization, x	0.08	0.20	0.14	0.15	0.16	0.03

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.27	0.75	0.47	0.51	0.57	0.08
95th-Percentile Queue Length [ft]	6.83	18.71	11.75	12.75	14.30	1.93
Approach Delay [s/veh]	8.97		8.17		8.76	7.87
Approach LOS	A		A		A	A
Intersection Delay [s/veh]	8.58					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 1: Sprowl Creek Rd & US 101 South Ramp

Control Type:	Two-way stop	Delay (sec / veh):	11.2
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.012

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	0	0	0	6	0	8	0	72	9	67	90	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	0	0	6	0	8	0	72	9	67	90	0
Peak Hour Factor	1.0000	1.0000	1.0000	0.9100	0.9100	0.9100	1.0000	0.9100	0.9100	0.9100	0.9100	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	0	0	2	0	2	0	20	2	18	25	0
Total Analysis Volume [veh/h]	0	0	0	7	0	9	0	79	10	74	99	0
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Scenario 5: 5 Existing PM
Version 2024 (SP 0-6)

Intersection Settings

Priority Scheme	Stop			Stop			Free			Free		
Flared Lane				No								
Storage Area [veh]	0			0			0			0		
Two-Stage Gap Acceptance				No								
Number of Storage Spaces in Median	0			0			0			0		

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.05	0.00	0.00
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	11.21	11.60	8.87	0.00	0.00	0.00	7.48	0.00	0.00
Movement LOS				B	B	A		A	A	A	A	
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.07	0.07	0.07	0.00	0.00	0.00	0.13	0.13	0.00
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	1.63	1.63	1.63	0.00	0.00	0.00	3.21	3.21	0.00
d_A, Approach Delay [s/veh]	0.00			9.89			0.00			3.20		
Approach LOS	A			A			A			A		
d_I, Intersection Delay [s/veh]	2.56											
Intersection LOS	A											

Intersection Level Of Service Report
Intersection 2: Sprowl Creek Rd & Redwood Dr

Control Type:	All-way stop	Delay (sec / veh):	8.6
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.179

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	44	116	1	4	88	110	93	0	28	0	2	15
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	44	116	1	4	88	110	93	0	28	0	2	15
Peak Hour Factor	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	12	31	0	1	24	30	25	0	8	0	1	4
Total Analysis Volume [veh/h]	47	125	1	4	95	118	100	0	30	0	2	16
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Scenario 5: 5 Existing PM
Version 2024 (SP 0-6)

Intersection Settings

Lanes

Capacity per Entry Lane [veh/h]	642	705	705	822	743	806
Degree of Utilization, x	0.07	0.18	0.14	0.14	0.18	0.02

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.24	0.65	0.49	0.50	0.63	0.07
95th-Percentile Queue Length [ft]	5.91	16.16	12.17	12.51	15.79	1.71
Approach Delay [s/veh]	8.87		8.19		8.87	7.57
Approach LOS	A		A		A	A
Intersection Delay [s/veh]	8.55					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 2: Sprowl Creek Rd & Redwood Dr

Control Type:	All-way stop	Delay (sec / veh):	8.6
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.179

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	44	116	1	4	88	110	93	0	28	0	2	15
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	44	116	1	4	88	110	93	0	28	0	2	15
Peak Hour Factor	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	12	31	0	1	24	30	25	0	8	0	1	4
Total Analysis Volume [veh/h]	47	125	1	4	95	118	100	0	30	0	2	16
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Scenario 5: 5 Existing PM
Version 2024 (SP 0-6)

Intersection Settings

Lanes

Capacity per Entry Lane [veh/h]	642	705	705	822	743	806
Degree of Utilization, x	0.07	0.18	0.14	0.14	0.18	0.02

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.24	0.65	0.49	0.50	0.63	0.07
95th-Percentile Queue Length [ft]	5.91	16.16	12.17	12.51	15.79	1.71
Approach Delay [s/veh]	8.87		8.19		8.87	7.57
Approach LOS	A		A		A	A
Intersection Delay [s/veh]	8.55					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 1: Sprowl Creek Rd & US 101 South Ramp

Control Type:	Two-way stop	Delay (sec / veh):	11.1
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.023

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	0	0	0	14	0	6	0	76	4	86	59	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	0	0	14	0	6	0	76	4	86	59	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	0	0	4	0	2	0	19	1	22	15	0
Total Analysis Volume [veh/h]	0	0	0	14	0	6	0	76	4	86	59	0
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO
Version 2024 (SP 0-6)

Intersection Settings

Priority Scheme	Stop			Stop			Free			Free		
Flared Lane				No								
Storage Area [veh]	0			0			0			0		
Two-Stage Gap Acceptance				No								
Number of Storage Spaces in Median	0			0			0			0		

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.02	0.00	0.01	0.00	0.00	0.00	0.06	0.00	0.00
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	11.10	11.49	8.73	0.00	0.00	0.00	7.47	0.00	0.00
Movement LOS				B	B	A		A	A	A	A	
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.09	0.09	0.09	0.00	0.00	0.00	0.15	0.15	0.00
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	2.24	2.24	2.24	0.00	0.00	0.00	3.76	3.76	0.00
d_A, Approach Delay [s/veh]	0.00			10.39			0.00			4.43		
Approach LOS	A			B			A			A		
d_I, Intersection Delay [s/veh]	3.47											
Intersection LOS	A											

Intersection Level Of Service Report
Intersection 2: Sprowl Creek Rd & Redwood Dr

Control Type:	All-way stop	Delay (sec / veh):	8.5
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.189

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	51	132	3	4	87	113	78	1	35	3	5	9
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	51	132	3	4	87	113	78	1	35	3	5	9
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	13	33	1	1	22	28	20	0	9	1	1	2
Total Analysis Volume [veh/h]	51	132	3	4	87	113	78	1	35	3	5	9
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO
Version 2024 (SP 0-6)

Intersection Settings

Lanes

Capacity per Entry Lane [veh/h]	649	716	710	829	754	768
Degree of Utilization, x	0.08	0.19	0.13	0.14	0.15	0.02

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.25	0.69	0.44	0.47	0.53	0.07
95th-Percentile Queue Length [ft]	6.37	17.27	10.96	11.77	13.29	1.70
Approach Delay [s/veh]	8.85		8.08		8.63	7.79
Approach LOS	A		A		A	A
Intersection Delay [s/veh]	8.46					
Intersection LOS	A					

Scenario 3: 3 Future AM

Intersection Level Of Service Report
Intersection 1: Sprowl Creek Rd & US 101 South Ramp

Control Type:	Two-way stop	Delay (sec / veh):	11.0
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.010

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	0	0	0	6	0	8	0	76	9	70	95	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	0	0	6	0	8	0	76	9	70	95	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	0	0	2	0	2	0	19	2	18	24	0
Total Analysis Volume [veh/h]	0	0	0	6	0	8	0	76	9	70	95	0
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Scenario 4: 4 Future PM
Version 2024 (SP 0-6)

Intersection Settings

Priority Scheme	Stop			Stop			Free			Free		
Flared Lane				No								
Storage Area [veh]	0			0			0			0		
Two-Stage Gap Acceptance				No								
Number of Storage Spaces in Median	0			0			0			0		

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.05	0.00	0.00
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	11.03	11.43	8.83	0.00	0.00	0.00	7.46	0.00	0.00
Movement LOS				B	B	A		A	A	A	A	
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.06	0.06	0.06	0.00	0.00	0.00	0.12	0.12	0.00
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	1.39	1.39	1.39	0.00	0.00	0.00	3.03	3.03	0.00
d_A, Approach Delay [s/veh]	0.00			9.77			0.00			3.17		
Approach LOS	A			A			A			A		
d_I, Intersection Delay [s/veh]	2.50											
Intersection LOS	A											

Intersection Level Of Service Report
Intersection 2: Sprowl Creek Rd & Redwood Dr

Control Type:	All-way stop	Delay (sec / veh):	8.5
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.174

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	46	122	1	4	92	116	98	0	29	0	2	16
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	46	122	1	4	92	116	98	0	29	0	2	16
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	12	31	0	1	23	29	25	0	7	0	1	4
Total Analysis Volume [veh/h]	46	122	1	4	92	116	98	0	29	0	2	16
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Scenario 4: 4 Future PM
Version 2024 (SP 0-6)

Intersection Settings

Lanes

Capacity per Entry Lane [veh/h]	644	708	707	825	746	811
Degree of Utilization, x	0.07	0.17	0.14	0.14	0.17	0.02

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.23	0.63	0.47	0.49	0.61	0.07
95th-Percentile Queue Length [ft]	5.76	15.65	11.71	12.22	15.28	1.70
Approach Delay [s/veh]	8.82		8.15		8.82	7.54
Approach LOS	A		A		A	A
Intersection Delay [s/veh]	8.50					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 1: Sprowel Creek Rd & US 101 South Ramp

Control Type:	Two-way stop	Delay (sec / veh):	11.8
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.025

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	0	0	0	13	0	6	0	72	4	82	56	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	36	0	13	4	0	20	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	0	0	13	0	42	0	85	8	82	76	0
Peak Hour Factor	1.0000	1.0000	1.0000	0.9100	0.9100	0.9100	1.0000	0.9100	0.9100	0.9100	0.9100	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	0	0	4	0	12	0	23	2	23	21	0
Total Analysis Volume [veh/h]	0	0	0	14	0	46	0	93	9	90	84	0
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Existing + Project AM Peak
Version 2024 (SP 0-6)

Intersection Settings

Priority Scheme	Stop			Stop			Free			Free		
Flared Lane				No								
Storage Area [veh]	0			0			0			0		
Two-Stage Gap Acceptance				No								
Number of Storage Spaces in Median	0			0			0			0		

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.03	0.00	0.05	0.00	0.00	0.00	0.06	0.00	0.00
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	11.81	12.17	9.03	0.00	0.00	0.00	7.52	0.00	0.00
Movement LOS				B	B	A		A	A	A	A	
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.23	0.23	0.23	0.00	0.00	0.00	0.16	0.16	0.00
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	5.83	5.83	5.83	0.00	0.00	0.00	3.94	3.94	0.00
d_A, Approach Delay [s/veh]	0.00			9.68			0.00			3.89		
Approach LOS	A			A			A			A		
d_I, Intersection Delay [s/veh]	3.74											
Intersection LOS	A											

Intersection Level Of Service Report Intersection 2: Sprowel Creek Rd & Redwood Dr

Control Type:	All-way stop	Delay (sec / veh):	8.7
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.204

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	49	126	3	4	83	108	74	1	33	3	5	9
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	15	0	0	0	0	5	13	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	64	126	3	4	83	113	87	1	33	3	5	9
Peak Hour Factor	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	18	35	1	1	23	31	24	0	9	1	1	3
Total Analysis Volume [veh/h]	71	140	3	4	92	126	97	1	37	3	6	10
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Existing + Project AM Peak
Version 2024 (SP 0-6)

Intersection Settings

Lanes

Capacity per Entry Lane [veh/h]	638	703	696	809	732	745
Degree of Utilization, x	0.11	0.20	0.14	0.16	0.18	0.03

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.37	0.76	0.48	0.55	0.67	0.08
95th-Percentile Queue Length [ft]	9.34	18.97	11.93	13.75	16.81	1.96
Approach Delay [s/veh]	9.11		8.29		9.03	7.96
Approach LOS	A		A		A	A
Intersection Delay [s/veh]	8.74					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 1: Sprowel Creek Rd & US 101 South Ramp

Control Type:	Two-way stop	Delay (sec / veh):	12.0
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.013

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	0	0	0	6	0	8	0	72	9	67	90	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	19	0	46	15	0	10	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	0	0	6	0	27	0	118	24	67	100	0
Peak Hour Factor	1.0000	1.0000	1.0000	0.9100	0.9100	0.9100	1.0000	0.9100	0.9100	0.9100	0.9100	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	0	0	2	0	7	0	32	7	18	27	0
Total Analysis Volume [veh/h]	0	0	0	7	0	30	0	130	26	74	110	0
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Existing + Project PM Peak
Version 2024 (SP 0-6)

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane		No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance		No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.01	0.00	0.03	0.00	0.00	0.00	0.05	0.00	0.00
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	12.02	12.42	9.02	0.00	0.00	0.00	7.61	0.00	0.00
Movement LOS				B	B	A		A	A	A	A	
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.14	0.14	0.14	0.00	0.00	0.00	0.13	0.13	0.00
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	3.53	3.53	3.53	0.00	0.00	0.00	3.21	3.21	0.00
d_A, Approach Delay [s/veh]	0.00			9.59			0.00			3.06		
Approach LOS	A			A			A			A		
d_I, Intersection Delay [s/veh]	2.44											
Intersection LOS	A											

Intersection Level Of Service Report Intersection 2: Sprowel Creek Rd & Redwood Dr

Control Type:	All-way stop	Delay (sec / veh):	8.9
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.246

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	44	116	1	4	88	110	93	0	28	0	2	15
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	8	0	0	0	0	2	45	0	1	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	52	116	1	4	88	112	138	0	29	0	2	15
Peak Hour Factor	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300	0.9300
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	14	31	0	1	24	30	37	0	8	0	1	4
Total Analysis Volume [veh/h]	56	125	1	4	95	120	148	0	31	0	2	16
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Existing + Project PM Peak
Version 2024 (SP 0-6)

Intersection Settings

Lanes

Capacity per Entry Lane [veh/h]	624	684	683	792	729	784
Degree of Utilization, x	0.09	0.18	0.14	0.15	0.25	0.02

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.29	0.67	0.51	0.53	0.96	0.07
95th-Percentile Queue Length [ft]	7.37	16.77	12.63	13.31	24.09	1.76
Approach Delay [s/veh]	9.11		8.42		9.54	7.70
Approach LOS	A		A		A	A
Intersection Delay [s/veh]	8.95					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 1: Sprowel Creek Rd & US 101 South Ramp

Control Type:	Two-way stop	Delay (sec / veh):	11.6
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.024

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	0	0	0	14	0	6	0	76	4	86	59	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	36	0	13	4	0	20	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	0	0	14	0	42	0	89	8	86	79	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	0	0	4	0	11	0	22	2	22	20	0
Total Analysis Volume [veh/h]	0	0	0	14	0	42	0	89	8	86	79	0
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Future + Project AM
Version 2024 (SP 0-6)

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane		No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance		No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.02	0.00	0.04	0.00	0.00	0.00	0.06	0.00	0.00
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	11.59	11.96	8.98	0.00	0.00	0.00	7.51	0.00	0.00
Movement LOS				B	B	A		A	A	A	A	
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.22	0.22	0.22	0.00	0.00	0.00	0.15	0.15	0.00
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	5.39	5.39	5.39	0.00	0.00	0.00	3.76	3.76	0.00
d_A, Approach Delay [s/veh]	0.00			9.63			0.00			3.91		
Approach LOS	A			A			A			A		
d_I, Intersection Delay [s/veh]	3.73											
Intersection LOS	A											

Intersection Level Of Service Report Intersection 2: Sprowel Creek Rd & Redwood Dr

Control Type:	All-way stop	Delay (sec / veh):	8.6
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.190

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	51	132	3	4	87	113	78	1	35	3	5	9
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	15	0	0	0	0	5	13	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	66	132	3	4	87	118	91	1	35	3	5	9
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	17	33	1	1	22	30	23	0	9	1	1	2
Total Analysis Volume [veh/h]	66	132	3	4	87	118	91	1	35	3	5	9
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Future + Project AM
Version 2024 (SP 0-6)

Intersection Settings

Lanes

Capacity per Entry Lane [veh/h]	644	709	702	818	741	757
Degree of Utilization, x	0.10	0.19	0.13	0.14	0.17	0.02

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.34	0.70	0.44	0.50	0.61	0.07
95th-Percentile Queue Length [ft]	8.53	17.47	11.11	12.58	15.37	1.72
Approach Delay [s/veh]	8.96		8.17		8.85	7.87
Approach LOS	A		A		A	A
Intersection Delay [s/veh]	8.60					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 1: Sprowel Creek Rd & US 101 South Ramp

Control Type:	Two-way stop	Delay (sec / veh):	11.7
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.011

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	0	0	0	6	0	8	0	76	9	70	95	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	19	0	46	15	0	10	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	0	0	6	0	27	0	122	24	70	105	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	0	0	2	0	7	0	31	6	18	26	0
Total Analysis Volume [veh/h]	0	0	0	6	0	27	0	122	24	70	105	0
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Future + Project AM
Version 2024 (SP 0-6)

Intersection Settings

Priority Scheme	Stop			Stop			Free			Free		
Flared Lane				No								
Storage Area [veh]	0			0			0			0		
Two-Stage Gap Acceptance				No								
Number of Storage Spaces in Median	0			0			0			0		

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.01	0.00	0.03	0.00	0.00	0.00	0.05	0.00	0.00
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	11.74	12.15	8.97	0.00	0.00	0.00	7.59	0.00	0.00
Movement LOS				B	B	A		A	A	A	A	
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.12	0.12	0.12	0.00	0.00	0.00	0.12	0.12	0.00
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	3.07	3.07	3.07	0.00	0.00	0.00	3.03	3.03	0.00
d_A, Approach Delay [s/veh]	0.00			9.47			0.00			3.04		
Approach LOS	A			A			A			A		
d_I, Intersection Delay [s/veh]	2.38											
Intersection LOS	A											

Intersection Level Of Service Report Intersection 2: Sprowel Creek Rd & Redwood Dr

Control Type:	All-way stop	Delay (sec / veh):	8.9
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.236

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	46	122	1	4	92	116	98	0	29	0	2	16
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	8	0	0	0	0	2	45	0	1	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	54	122	1	4	92	118	143	0	30	0	2	16
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	14	31	0	1	23	30	36	0	8	0	1	4
Total Analysis Volume [veh/h]	54	122	1	4	92	118	143	0	30	0	2	16
Pedestrian Volume [ped/h]	0			0			0			0		

Generated with PTV VISTRO Future + Project AM
Version 2024 (SP 0-6)

Intersection Settings

Lanes

Capacity per Entry Lane [veh/h]	626	688	686	796	732	790
Degree of Utilization, x	0.09	0.18	0.14	0.15	0.24	0.02

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.28	0.65	0.48	0.52	0.92	0.07
95th-Percentile Queue Length [ft]	7.05	16.19	12.12	12.97	22.90	1.75
Approach Delay [s/veh]	9.05		8.36		9.43	7.66
Approach LOS	A		A		A	A
Intersection Delay [s/veh]	8.87					
Intersection LOS	A					

Proposed Driveway Improvements

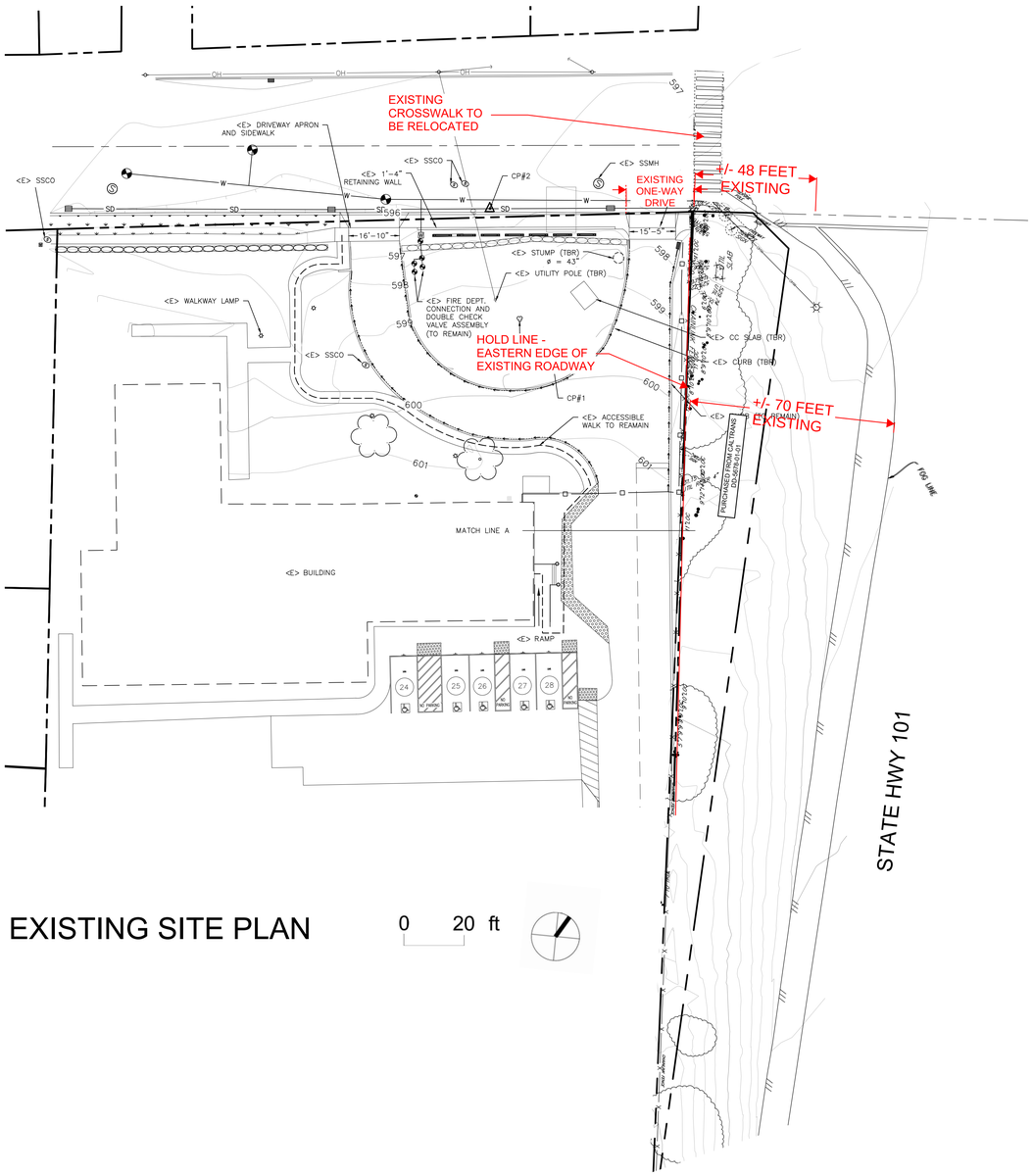
ADMIN
NURSING
PHARMACY
OUTPATIENT SERVICES
RIVERVIEW LN
CENTRAL PLANT
MOBILE IMAGING
CLINICAL LAB
CLINIC
LOADING DOCK
MATERIALS MANAGEMENT
EVS/ENG
IMAGING
REGISTRATION
IT
LOBBY
MEDITATION PARK
(E) REDWOOD PLAYHOUSE
SPROWEL CREEK RD
DIETARY
MAIN ENTRANCE
HELISTOP
EMERGENCY
ED ENTRANCE
OUTDOOR DINING
AMBULANCE PARKING
REDWOOD HWY

SoHum Health/SHCHD Replacement Hospital and Clinics - 10/29/2025

DRAFT

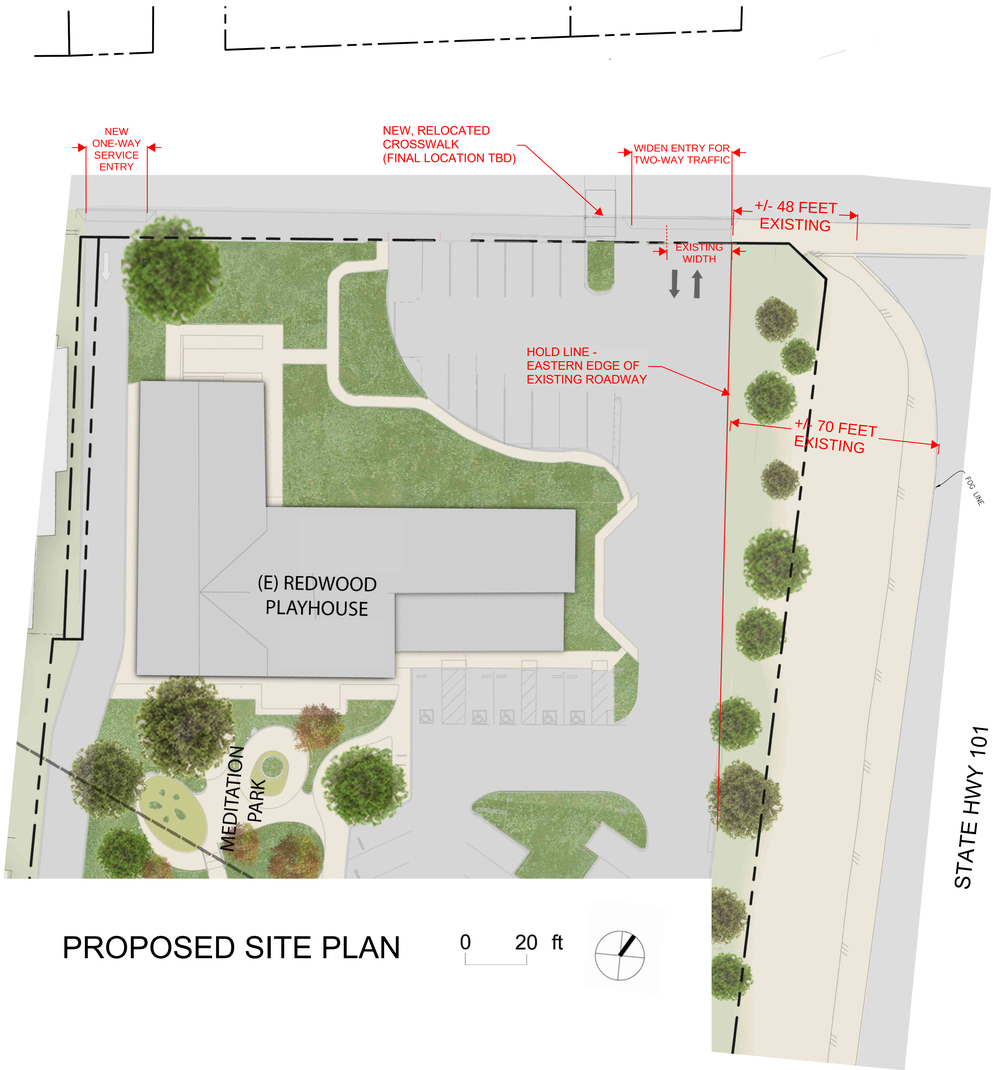
0 20 ft

SoHum Health RATCLIFF



EXISTING SITE PLAN

0 20 ft



PROPOSED SITE PLAN

0 20 ft

Water and Wastewater Information

GARBERVILLE SANITARY DISTRICT
P.O. BOX 211 • GARBERVILLE, CA 95542 • (707) 923-9566

January 27th, 2026

Southern Humboldt Community Health District
Attn: Kent Scown
733 Cedar Street
Garberville, CA 95542

SUBJECT: Conditional Water and Sewer Will Serve Commitment for Proposed Development of Garberville Hospital and Medical Office Building Project
286 Sprowel Creek Road, Garberville
APN # 032-091-014-000

Dear Mr. Scown;

The Garberville Sanitary District ("District") is in receipt of the Southern Humboldt Community Healthcare District's ("Developer") Updated Preliminary Water and Wastewater Useage Estimates for the conceptual hospital and medical office building behind the old Garberville School at 286 Sprowel Creek Road, Garberville, CA (the "Project"). This project location is within the GSD jurisdictional boundary and Place of Use and we can supply both water and sewer service to this location subject to the conditions listed in this letter, which include significant off-site improvements to our sewer infrastructure.

1. A 28,100 square-foot 15 bed hospital for SWING program patients with ER/trauma treatment, outpatient lab, radiology (Ultrasound/Fluoroscopy/CT Scan), and Kitchen/Dining/Vending/Staff Break area.
2. A 10,200 square-foot medical office building with clinic, physical therapy, and a trailer hookup for MRI service a few days each month.
3. The existing building will be remodeled to contain offices, meeting rooms, counseling/service programs and the existing theater will remain.

Should these change significantly, the District will need to review updated demand calculations and modification of the resulting Equivalent Residential Units and associated connection fees.

CONDITIONS OF COMMITMENT

Project Specific Conditions:

1. The existing infrastructure for sewage collection in Sprowel Creek Road and Sunnybank Lane as well as the pump station at Sunnybank Lane are not sufficient to service the proposed development. The Developer will be responsible for all design, construction and inspection costs associated with both on-site and off-site improvements necessary to increase the District's collection and pumping capacity to provide service to this project in addition to existing flows.
2. All on-site and off-site improvements must be analyzed and evaluated within the Developer's CEQA documents for the Project.

Standard Conditions:

3. All rights, privileges, and conditions of this Commitment are made to the Developer for this specific Development and may not be transferred or assigned to any other person, firm or entity, or for any other purpose without the District's written consent. The District reserves the right to impose further requirements, which it deems appropriate.
4. This letter and any representations or assurances made herein, shall expire and be null and void at the sooner to occur of either twenty-four (24) months from the date hereof if water and/or sewer service has not been installed to the Development or upon the termination or expiration of any building permit issued to the Developer for construction of improvements on the real property which is the subject of the Commitment. The Developer and the Development shall not be entitled to any individual water and/or sewer service connections not installed prior to expiration of this letter. Upon expiration of the Commitment, the Developer must submit a request for a new Commitment to the District for review and approval.
5. At any time prior to connection to the existing water system, and upon a finding by the Board of Directors of the District that it is unable to serve the Development for reasons beyond District's control, this letter may be revoked by the District.
6. The District can provide safe and reliable water service to Development, and fully expects to be able to continue providing safe and reliable water service into the future. In relying upon this letter and District's ability to provide water service to the Development, Developer is aware of the restrictions and limitations contained in this letter and the reliance of District upon its wells and surface water from the SF Eel River under the District' License and Permit to Divert Water for municipal water purposes, both of which are subject to restriction.
7. By issuing this letter, the District does not guarantee any specific quantities or quality of water, pressures or flows with respect to water service provided by the District.
8. This Will-Serve letter does not imply that that any required California Environmental Quality Act (CEQA) analysis of project-related utility impacts has been conducted.
9. The provision of water or sewer service to the Development is conditioned upon the Developer meeting all requirements of any other governmental entity having jurisdiction over the Development.
10. Developer, for itself and on behalf of its successors, agrees to defend at Developer's expense, any action brought against District, its agents, officers or employees because of the issuance of this letter or any approvals or authorizations obtained in connection with the Development, or in the alternative, to relinquish any such approvals or authorizations. Developer shall reimburse District for any costs, fees or expenses District may incur as a

result of any such legal action. Further, Developer agrees that in conducting the defense of such action, District shall be entitled to engage its own attorneys, the entire expense of which shall be paid by Developer.

11. The Developer shall construct, at no cost to the District, any and all on-site and/or off-site potable water and sewer facilities ("Facilities") needed to provide service to the Property, as determined by the District, in its sole and absolute discretion, so that District may establish and maintain its ability to meet the water and sewer demands of the Property.
12. Prior to the construction of the Facilities or alteration to the District's existing facilities, the Developer shall prepare and submit to the District, detailed construction plans and specifications for the Facilities and extensions and modifications to the District's existing facilities in full and complete accordance with District's design criteria and standards. Fire flow requirements shall be determined by the regulatory agency with applicable jurisdiction (e.g., Garberville Volunteer Fire Department or State Fire Marshal). The size and scope of any facilities required to deliver adequate fire flow will be confirmed by the District based upon design prepared by Developer's Engineer.
13. No alteration of the District's existing facilities shall take place until the District has approved the plans.
14. In the event District disapproves the plans and specifications, the Developer shall modify the plans and specifications in accordance with the reasons given for disapproval and shall within sixty (60) days after disapproval by District submit the revised construction plans and specifications to District for approval or disapproval. The foregoing procedure shall be continued until the construction plans and specifications have been approved by District. District may approve or disapprove the Developer's planning and design work and/or plans and specifications, in District's sole discretion.
15. District shall have the right, in District's sole determination and at any time and at the Developer's cost and expense, to procure consulting engineering services to verify the ability of the existing water and sewer systems to meet the demands of the Project. The cost of such services shall be reimbursed by the Developer prior to the District's sign off on a Certificate of Occupancy.
16. Any insurance maintained by the Developer and/or any contractor of the Developer to construct the Facilities shall (a) name District, its officers and agents as additional insureds, (b) apply severally to the Developer and District, its officers, employees and agents; (c) cover the Developer and District as insureds in the same manner as if separate policies had been issued to each of them, (d) contain no provisions affecting the rights, which either of them would have as claimants if not so named as insureds; and (e) be primary insurance with any other valid and collectible insurance available to the aforesaid additional insureds constituting excess insurance.
17. As part of the approval of the construction plans as stipulated above, the Developer shall, at its sole cost and expense, prepare and duly executed by the property Developer(s) the easements, rights of way, exhibits and any other instruments required to assure the District's unequivocal right to own, operate, maintain, replace, repair, enlarge, reconstruct, remove and improve the Facilities which the District shall own after they are constructed. The Developer shall ensure that all deeds of trust and mortgages are subordinated to the easements set forth in this Section.

Equivalent Residential Units and Connection Fees:

18. The Developer shall pay to the District Water and/or Sewer Connection Fees as determined by the District in accordance with the District's Connection Fee rates in effect at the time water and/or sewer service is scheduled to commence to the Project. Charges for

residential, industrial, commercial and professional office development shall be based on ultimate tenant improvements. Resolution 20-007 Attachment #2 (attached) contains the District's Wastewater Equivalent Residential Unit Determination table. Alternative calculation methodology may be submitted, but must be compared with the resulting calculations from this table.

19. Based upon the information provided by LACO Associated, the District has determined that this project will generate sewage equivalent to **23 ERUs**.
20. The District has determined that the credit for the existing school building is **5 ERUs**. This results in a net increase of **18 ERUs**.
21. The connection fees for the project are currently estimated at **$288,000** based upon 18 ERUs. Should the scope of the project change, these fees would also change.
22. Receipt of all applicable fees are due and payable prior to issuance of the County Building Permit for the Project and the initiation of water and/or sewer service pursuant to this Commitment.
23. The Developer must pay one water and one sewer connection fee totaling **$16,000** and provide a **$2,500 deposit** for reimbursable expenses associated with plan review and project processing to the District at the time of acceptance of this letter.

If you concur with the terms and conditions contained herein, please sign the acceptance statement below and return to the District with the required payment to validate the Commitment by the District. If you have any questions regarding the calculations of the ERUs and connection fees, don't hesitate to contact Ralph Emerson by phone at (707)923-9566 or email at remerson@garbervillesd.org.

Sincerely,

Signature: _____

Doug Bryan, Chair Person
GSD Board of Directors

Enclosure: Resolution 26-001Water-Wastewater Will Serve Agreement

AGREED AND ACCEPTED BY DEVELOPER:

Southern Humboldt Community Health District

Signature _____

Name _____

Position _____

Date _____

Attach acceptable documentation for authority to bind DEVELOPER (i.e., Resolution, Minutes of Board Meeting, etc.)

HOSPITAL & CLINIC SANITARY WASTE LOAD (GPD)

GAYNER ENGINEERS
1133 Post St
San francisco, CA 94109
(415) 474-9500

Project Name:	**SOHUM**	Eng./ Des.:	**COC_r0**
Project No:	**23142-00**	Date:	**7/10/2025**
Bldg. Type:	**Hospital/Clinic**	Sheet No:	1 of 1

SANITARY WASTE CRITERIA

HOSPITAL	**NO. LICENSED BEDS**	**GPDPB or GPD**		**TOTALS (GPD)**	**NOTES**
NEW HOSPITAL	10	400		4,000	
ADDITIONAL PLUMBING LOAD (WATER SOFTENER)		744		744	
IRRIGATION LOAD (NOT SANITARY)		0		0	Irrigation load will increase in warm season but will not impact the sanitary sewar load.
MECHANICAL LOAD		5		5	
CLINIC (GPD)	**Based on FTE Count**				
		134		134	
DAILY TOTAL (GAL)				**4,883**	

HOSPITAL & CLINIC DOMESTIC WATER USE(GPD)

GAYNER ENGINEERS
1133 Post St
San francisco, CA 94109
(415) 474-9500

Project Name:	**SOHUM**	Eng./ Des.:	**COC_r0**
Project No:	**23142-00**	Date:	**10/15/2025**
Bldg. Type:	**Hospital/Clinic**	Sheet No:	1 of 1

DOMESTIC WATER USE CRITERIA

HOSPITAL	LICENSED BEDS or GPSF/MO	GPDPB/GPD/SF		TOTALS (GPD)	NOTES
NEW HOSPITAL	10	400		4,000	
ADDITIONAL PLUMBING LOAD (WATER SOFTENER)		744		744	
IRRIGATION LOAD (NOT SANITARY)	2	18900		1,260	
MECHANICAL LOAD		5		5	
CLINIC (GPD)	**Based on FTE Count**				
		134		134	
DAILY TOTAL (GAL)				**6,143**	126%

From:	remerson
To:	Beth Nelson
Cc:	Ryan Carter; Doug Strout; Justin Ryan; kscown@shchd.org; Chris Clark; Joyce Kvarna; gsddan@gmail.com; m.nieto@garbervillesd.org; Megan Marruffo; Mary Nieto; gsddan@gmail.com
Subject:	RE: FW: SoHum - Sewer Connection
Date:	Wednesday, November 12, 2025 2:10:35 PM

Beth
After talking with our Operations Manager, this proposal is approved and we look forward to working with you and the contractor to upgrade the pipes and sewer pump station.

Thank You

Ralph Emerson

General Manager
Garberville Sanitary District
919 Redwood Dr.
Garberville, CA. 95542
(707)923-9566

> -------Original Message-------
> From: Beth Nelson <bnelson@ratcliffarch.com>
> To: Ralph Emerson (remerson@garbervillesd.org) <remerson@garbervillesd.org>
> Cc: Ryan Carter <ryan.carter@kpff.com>, Doug Strout <dstrout@ratcliffarch.com>, Justin Ryan <Justin.Ryan@kpff.com>, kscown@shchd.org <kscown@shchd.org>, Chris Clark <chris@gaynerengineers.com>, Joyce Kvarna <joyce.kvarna@kpff.com>, gsddan@gmail.com <gsddan@gmail.com>, m.nieto@garbervillesd.org <m.nieto@garbervillesd.org>, Megan Marruffo <marruffom@lacoassociates.com>, Mary Nieto <m.nieto@garbervillesd.org>
> Subject: RE: FW: SoHum - Sewer Connection
> Sent: Nov 12 '25 11:01
>
>
>
> Ralph et al -
>
> Attached for your review is our consultants' Electrical Assessment of
> the Existing Sewer Lift Station serving the Sprowel Creek Road
> location.
>
> We look forward to your feedback.
>
> Best Regards,
>
> Beth
>
> Beth Nelson AIA, NCARB, LEED® AP BD+C
>
> Senior Associate
>
> (she/her)
>
> RATCLIFF / Discover Imagine Design
>
> O 510.899.6454

Beth Nelson

From: remerson <remerson@garbervillesd.org>
Sent: Wednesday, July 23, 2025 3:46 PM
To: Joyce Kvarna; Beth Nelson; m.nieto@garbervillesd.org; gsddan@gmail.com
Cc: Ryan Carter; Doug Strout; Justin Ryan; kscown@shchd.org; Chris Clark
Subject: RE: FW: SoHum - Sewer Connection

Joyce
We have been researching accurate data for your request and I have included what you will need to develop a plan for Sunny Bank pump station upgrades

1. The pumps produce between 170-200 gpm
2. The average daily dry weather flow is between 5,000 to 6,500 gpd (150,000 to 195,000) gallons per month
3. Average Daily wet weather flow is between 15,000 to 25,000 gpd based on rain events through infiltraion 4. The receiving wastewater tanks at Sunny Bank are adequate but the motors, pumps, plc, alarm system, telemetry and flow meter are undersized or do not work efficiently, which will require replacement.
5. Pipe will need to be replaced as needed

Thank You

Ralph Emerson

General Manager
Garberville Sanitary District
919 Redwood Dr.
Garberville, CA. 95542
(707)923-9566

> -------Original Message-------
> From: Joyce Kvarna <joyce.kvarna@kpff.com>
> To: remerson <remerson@garbervillesd.org>, Beth Nelson
> <bnelson@ratcliffarch.com>, m.nieto@garbervillesd.org
> <m.nieto@garbervillesd.org>, gsddan@gmail.com <gsddan@gmail.com>
> Cc: Ryan Carter <ryan.carter@kpff.com>, Doug Strout
> <dstrout@ratcliffarch.com>, Justin Ryan <Justin.Ryan@kpff.com>,
> kscown@shchd.org <kscown@shchd.org>, Chris Clark
> <chris@gaynerengineers.com>
> Subject: RE: FW: SoHum - Sewer Connection
> Sent: Jul 18 '25 14:46
>
> Hi Ralph/Dan,
>
> Following up from our meeting, I wanted to check if you have had the chance to retrieve the existing flow information? We'll need this as well for the lift station study.
>
>
> Best,
>

Beth Nelson

From: remerson <remerson@garbervillesd.org>
Sent: Wednesday, July 16, 2025 2:06 PM
To: Joyce Kvarna
Cc: m.nieto@garbervillesd.org; gsddan@gmail.com; Ryan Carter; Beth Nelson; Doug Strout; Justin Ryan
Subject: RE: SoHum - Sewer Connection

Thank You for setting up the call for clarification and yes, the hospital will replace the existing clay pipe in front of old building on Sprowel Creek Road apx 85ft to the west into manhole across from Sunny Bank Lane and where your forced main and Riverview lane pipes connect.

Thank You

Ralph

General Manager
Garberville Sanitary District
919 Redwood Dr.
Garberville, CA. 95542
(707)923-9566

> -------Original Message-------
> From: Joyce Kvarna <joyce.kvarna@kpff.com>
> To: remerson <remerson@garbervillesd.org>
> Cc: m.nieto@garbervillesd.org <m.nieto@garbervillesd.org>,
> gsddan@gmail.com <gsddan@gmail.com>, Ryan Carter
> <ryan.carter@kpff.com>, Beth Nelson <bnelson@ratcliffarch.com>, Doug
> Strout <dstrout@ratcliffarch.com>, Justin Ryan <Justin.Ryan@kpff.com>
> Subject: RE: SoHum - Sewer Connection
> Sent: Jul 16 '25 12:54
>
> Hi Ralph,
>
> Thank you for hopping on a call with me to clarify the confusion. As discussed, the project is required to replace approximately 85' of the existing 4" clay pipe along Sprowl Creek Rd between the existing manhole we are connecting to and where the existing building sewer lateral connects to.
>
> Best,
>
>
>
> Joyce Kvarna
> Civil Project Engineer
> O 415.989.1004 D 775.233.1450
> Northern California Civil
> Sacramento | San Francisco
>

> *Please note I will be out of office August 4-11*
>
> -----Original Message-----
> From: remerson <remerson@garbervillesd.org>
> Sent: Tuesday, July 15, 2025 1:08 PM
> To: Joyce Kvarna <joyce.kvarna@kpff.com>
> Cc: m.nieto@garbervillesd.org; gsddan@gmail.com; Ryan Carter
> <ryan.carter@kpff.com>; Beth Nelson <bnelson@ratcliffarch.com>; Doug
> Strout <dstrout@ratcliffarch.com>; Justin Ryan <Justin.Ryan@kpff.com>
> Subject: RE: SoHum - Sewer Connection
>
> Joyce
> The sewer collection pipe from the hospital property to the west manhole on Sprowel Creek Road and across from Sunny Bank Lane is outdated 4" clay pipe, which will not be able to handle additional loading.
>
> This pipe needs to be upgraded to 6" SDR35 sewer pipe
>
> Ralph Emerson
>
> General Manager
> Garberville Sanitary District
> 919 Redwood Dr.
> Garberville, CA. 95542
> (707)923-9566
>
>
> > -------Original Message-------
> > From: Joyce Kvarna <joyce.kvarna@kpff.com> > To: remerson
> <remerson@garbervillesd.org> > Cc: m.nieto@garbervillesd.org
> <m.nieto@garbervillesd.org>, > gsddan@gmail.com <gsddan@gmail.com>,
> Ryan Carter > <ryan.carter@kpff.com>, Beth Nelson
> <bnelson@ratcliffarch.com>, Doug > Strout <dstrout@ratcliffarch.com>,
> Justin Ryan <Justin.Ryan@kpff.com> > Subject: RE: SoHum - Sewer
> Connection > Sent: Jul 15 '25 12:47 > > Thanks for the quick
> response Ralph. However I'm still quite unclear which pipe we'll need to upgrade. In the attached utility plan, we have a forcemain coming from the hospital building connecting to the existing manhole across from Sunny Bank Lane, which we will be replacing.
> >
> >
> > Best,
> >
> >
> >
> > Joyce Kvarna
> > Civil Project Engineer
> > O 415.989.1004 D 775.233.1450
> > Northern California Civil
> > Sacramento | San Francisco
> >
> > *Please note I will be out of office August 4-11* > >
> -----Original Message----- > From: remerson
> <remerson@garbervillesd.org> > Sent: Tuesday, July 15, 2025 12:11 PM

Beth Nelson

From: remerson <remerson@garbervillesd.org>
Sent: Tuesday, July 15, 2025 12:11 PM
To: Joyce Kvarna
Cc: m.nieto@garbervillesd.org; gsddan@gmail.com; Ryan Carter; Beth Nelson; Doug Strout; Justin Ryan
Subject: Re: SoHum - Sewer Connection

Joyce
You are correct about the manhole across from Sunny Bank Lane, so all we will require on Sprowel Creek Road, is an accessible manhole in front of hospital property and upgrading the Sewer pipe from that manhole to the west into the manhole across from Sunny Bank Lane.
This pipe must be 6" SDR35 sewer pipe

Tank with Grinder pumps will be required on the hospital property, prior to entering the GSD collection system, which will ensure extra loading with solids will be manageable.

We still have not heard from your plumbing engineer about projected gallons of water and wastewater per day

Please contact me with further questions

Ralph Emerson

General Manager
Garberville Sanitary District
919 Redwood Dr.
Garberville, CA. 95542
(707)923-9566

> -------Original Message-------
> From: Joyce Kvarna <joyce.kvarna@kpff.com>
> To: remerson@garbervillesd.org <remerson@garbervillesd.org>
> Cc: m.nieto@garbervillesd.org <m.nieto@garbervillesd.org>,
> gsddan@gmail.com <gsddan@gmail.com>, Ryan Carter
> <ryan.carter@kpff.com>, Beth Nelson <bnelson@ratcliffarch.com>, Doug
> Strout <dstrout@ratcliffarch.com>, Justin Ryan <Justin.Ryan@kpff.com>
> Subject: SoHum - Sewer Connection
> Sent: Jul 15 '25 11:49
>
>
>
> Hi Ralph,
>
> Following up on our meeting last week. Looking at the survey
> drawings, it appears that the existing manhole we were looking at is
> the manhole serving Sunnybank Lane. We initially thought Sunnybank
> Lane was further up the page and that we'll need to replace the pipe

> highlighted in red. However, since this manhole is the one serving
> Sunnybank Lane, could you please confirm if there would still be a
> pipe replacement required?
>
> Best,
>
> JOYCE KVARNA
> Civil Project Engineer
>
> O 415.989.1004 D 775.233.1450
>
> Northern California Civil
>
> Sacramento | San Francisco
>
> *PLEASE NOTE I WILL BE OUT OF OFFICE AUGUST 4-11*
>
>

Best,

Garberville Sanitary District (GSD) Water Rights Documentation

STATE OF CALIFORNIA
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
STATE WATER RESOURCES CONTROL BOARD

ORDER WR 2022-0152

In the matter of the pending petitions of

Garberville Sanitary District

to change water-right License 3404 (Application A009686)
and water-right Permit 20789 (Application A029981),
which authorize diversions of water from the South Fork Eel River
in Humboldt County.

SOURCE: South Fork Eel River

COUNTY: Humboldt

ORDER ON CHANGE PETITIONS

Table of Contents

STATE OF CALIFORNIA
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
STATE WATER RESOURCES CONTROL BOARD

ORDER WR 2022-0152

In the matter of the pending petitions of

Garberville Sanitary District

to change water-right License 3404 (Application A009686)
and water-right Permit 20789 (Application A029981),
which authorize diversions of water from the South Fork Eel River
in Humboldt County.

SOURCE: South Fork Eel River

COUNTY: Humboldt

ORDER ON CHANGE PETITIONS

BY THE BOARD:

1.0 INTRODUCTION

This matter came to the State Water Resources Control Board (State Water Board or Board) as a proposed order prepared by the Presiding Hearing Officer of the Board's Administrative Hearings Office (AHO), pursuant to Water Code section 1114, subdivision (c)(1). Pursuant to Water Code section 1114, subdivision (c)(2)(A), the Board adopts the AHO's proposed order in its entirety.

As discussed in this order, we grant the petitions of Garberville Sanitary District (Garberville SD) to change water-right License 3404 (Application A009686) and water-right Permit 20789 (Application A029981) to add 18 acres of the Southern Humboldt

Community Park to the authorized place of use, and we direct the Board's Deputy Director for Water Rights to issue the attached amended license and amended permit.

2.0 BACKGROUND

2.1 Application A009686, License 3404

On July 31, 1939, Garberville Water Works filed water-right Application A009686 (A009686) with the Department of Public Works, Division of Water Resources, a predecessor of the State Water Board. (1939-07-31 A009686 Application.)[1]

In 1940, the Division of Water Resources issued water-right Permit 5487 to Garberville Water Company, Inc. (Garberville Water Company).[2] The permit authorized direct diversions of water from the South Fork Eel River at rates up to 100,000 gallons per day (gpd), which equals 0.155 cubic-foot per second (cfs), for municipal purposes of use. (1940-01-19 Terms for Water-Right Permit 5487.) The authorized diversion season was from January 1 and December 31 of each year. (*Id.*) Permit 5487 did not contain any annual limit on diversions. (*Id.*)

Following a field visit in 1951 (1951-08-06 Field Visit Memo), the Division of Water Resources issued water-right License 3404 (License 3404) to Garberville Water Company in 1952. (1952-02-29 License 3404.) This license, which superseded Permit 5487, authorized the water company to directly divert water at rates up to 0.155 cfs from

[1]Copies of some of the documents in the Board's Division of Water Rights Records Unit paper files for Applications A009686 and A029981 are in the administrative record for this matter. These documents are in files with filenames that contain the dates of the documents, followed by brief descriptions. Some of the files in this folder also may be in the parties' exhibits. The parties' exhibits are in subfolders within the administrative record's "Hearing Documents" folder.

The AHO has posted this administrative record in the AHO folder on the State Water Board's FTP site. Unless otherwise noted, references to page numbers in documents, including parties' exhibits, refer to the page numbers at the top of the screen reading software used to view the pdf files of these documents.

[2] Water-right Permit 5487 is not in the Water Right Records Unit paper files for Application A009686, so the AHO could not add it to the administrative record. The administrative record contains a copy of the permit terms for this permit. (1940-01-19 Terms for Water-Right Permit 5487.)

the South Fork Eel River between January 1 and December 31 of each year, for municipal uses within the Town of Garberville. (*Id.*)

2.2 Application A029981, Permit 20789

In 1990, State Water Board, Division of Water Rights (Division) staff inspected Garberville Water Company's facilities. (1990-04-19 Report of Inspection.[3]) The 1990 Report of Inspection noted that the water company's diversions were at rates greater than the maximum rate authorized by License 3404 and that the water company therefore needed to file an application for a new water-right permit. (*Id.*, p. 1.) Following this inspection, Garberville Water Company filed water-right Application A029981 with the Division in 1991. (1991-06-22 A029981 application.)

In 1995, the Division issued water-right Permit 20789 (Permit 20789) to Garberville Water Company. (1995-05-15 Permit 20789.) This permit authorized the water company to directly divert water from the South Fork Eel River at the same point of diversion as that specified in License 3404, at rates up to 0.595 cfs between January 1 and December 31 of each year, with total annual diversions under the permit not to exceed 430 acre-feet per year (af/yr), for municipal uses within the Town of Garberville. Term 7 of this permit required that construction work be completed by December 31, 1996. Term 8 of this permit required that complete application of the water to the authorized use be made by December 31, 1999.

2.3 Order WR 2012-0036-DWR

In 2012, the Division issued Order WR 2012-0036-DWR. (2012-12-27 Order WR 2012-0036-DWR.) This order noted that Garberville SD had purchased Garberville Water Company in 2004 and had notified the Division of the changes of name and ownership in 2007. (*Id.*, p. 2, ¶ 3.)

The order discussed two complaints that had been filed against Garberville SD in 2012: (a) a complaint alleging that Garberville SD was selling bulk water to commercial water

[3] This document is in the folder for "Background Documents" and the subfolder for Application A009686.

delivery companies that were re-selling the water to customers outside of the authorized place of use in License 3404 and Permit 20789; and (b) a complaint alleging that Garberville SD was providing water through service connections to residential homes and properties outside this authorized place of use. (*Id.*, p. 2, ¶ 4.) The order also noted that Garberville SD had not filed the required annual reports of water diversions and use for License 3404 and Permit 20789. (*Id.*, pp. 3-4, ¶¶ 12-17.)

This order directed Garberville SD: (a) to cease and desist the bulk sales and deliveries of water under License 3404 or Permit 20789 to areas outside the authorized place of use; (b) to diligently pursue processing the petitions to change License 3404 and Permit 20789 that are described in the next section of this order; and (c) to immediately submit annual licensee and permittee progress reports for 2010 and 2011. (*Id.*, p. 4.)

2.4 Garberville SD 2012 Petitions to Change License 3404 and Permit 20789; Amended License 3404 and Amended Permit 20789; Annual Licensee and Permittee Progress Reports for 2010-2011; Petition for Extension of Time for Permit 20789

In 2012, Garberville SD filed petitions to change License 3404 and Permit 20789. (2012-11-20 Petition to Change A009686; 2012-11-20 Petition to Change A029881.) These petitions asked the Board to expand the authorized places of use in the license and the permit to include all parcels that were receiving water service from Garberville SD at that time. (*Id.*)

In 2013, the Division issued amended License 3404 and amended Permit 20789. (2013-10-11 Amended License 3404; 2013-10-11 Amended Permit 20789.) This amended license and this amended permit refer to and include new maps of the authorized place of use. They have the same maximum authorized instantaneous diversion rates and the same authorized diversion seasons as those in the original License 3404 and the original Permit 20789. (*Id.*) Amended License 3404 contains a new annual diversion limit of 112.2 af/yr. (2013-10-11 Amended License 3404, p. 2, ¶ 5.) Both the amended license and the amended permit contain a new overall annual limit on total diversions under the license and the permit of 542.2 af/yr. (*Id.*, p. 2, ¶ 6; 2013-10-11 Amended Permit 20789, p. 2, ¶ 6.)

Garberville SD submitted annual licensee reports for 2010-2011 for License 3404, and annual permittee progress reports for these years for Permit 20789, on December 2, 2012. (Reports of Licensee, 2010-2011, p. 1; Reports of Permittee, 2010-2011, p. 1.)

In 2012, Garberville SD filed a petition for extension of time for Permit 20789. (2012-11 Petition for Extension of Time.) This petition requested 15-year extensions of the December 31, 1996 and December 31, 1999 deadlines in this permit to complete construction work and to apply water to beneficial use. (*Id.*)

In a letter dated March 28, 2013, which was filed with the Division on April 24, 2013, Garberville SD asked to withdraw its petition for extension of time. (2013-04-24 ltr. from Garberville SD to SWRCB.) In this letter, Garberville SD stated that the maximum total amount of water diverted under License 3404 and Permit 20789 during any year between 1995 and 1999 was 80 million gallons in 1999, that this amount was representative of the maximum amount the district would divert in future years, and that the district therefore requested licensing of the permit, with the understandings that the Board would issue a water-right license to replace Permit 20789 and the maximum total amount that could be authorized for diversion under License 3404 and the new license would be 80 million gallons per year. (*Id.*)

2.5 Order WR 2020-0104-EXEC

In 2018, the Division received a complaint alleging that Garberville SD had violated the provision of Order 2012-0036-DWR that prohibited bulk water deliveries outside the License 3404 and Permit 20789 authorized place of use. (Order WR 2020-0104-EXEC, p. 2.) Later in 2018, the Division issued a Notice of Violation and a draft Administrative Civil Liability Complaint (ACL Complaint) to Garberville SD. (*Id.*)

In 2020, representatives of Garberville SD and the Division's Prosecution Team signed a settlement agreement regarding this draft ACL Complaint. (*Id.*, pp. 5-10.) The settlement agreement provided that Garberville SD would pay the State Water Board $40,000 to resolve the violations alleged in the draft ACL Complaint and would prohibit its metered customers from purchasing bulk water and transporting it outside the authorized place of use. (*Id.*, p. 6, ¶ 3; p. 7, ¶ 7.)

On August 26, 2020, the Board's Executive Director signed Order WR 2020-0104-EXEC, which approved the settlement agreement and directed Garberville SD to make the payment and take the compliance actions described in the settlement agreement. (*Id.*, pp. 3-4.)

2.6 Garberville SD 2019 Petitions to Change License 3404 and Permit 20789 to Add Southern Humboldt Community Park to Authorized Place of Use

On October 7, 2019, Garberville SD filed a petition to change the authorized place of use in License 3404 and Permit 20789 to add 18 acres within the Southern Humboldt Community Park (Southern Humboldt CP or SHCP), to allow Garberville SD to supply potable water to two residences, existing out-buildings, and public drinking fountains within this area. (2019-09-30 Petition to Change License 3404 and Permit 20789 - with attachments.) Garberville SD's Resolution No. 19-02, a copy of which was included with the petition, contained the following condition of approval:

> E. The usage for the connection is limited to 2,000 cubic feet per month (20 units). The usage will be monitored monthly in connection with the reading of the meters. The SHCP will be notified each time the usage reading is in excess of the 2,000 cubic feet per month limit. The meter will be shut off if the usage is more than 1.5 times (3,000 cubic feet per month) the allowable quantity for any 2 months in a 12 month period. If the meter is shut off, the SHCP will have to petition the Board for reinstatement of service and obtain approval from LAFCo if necessary.

(GSD-10[4], p. 3, ¶ 1.E.)

The attached Figure 1 is a general location map for Garberville SD's water-right change petitions. The attached Figure 2 shows the existing authorized place of use for License 3404 and Permit 20789 in blue and labeled "PLACE OF USE," and the areas that Garberville SD's petitions ask to be added to this authorized place of use in red and labeled "TO BE ADDED TO PLACE OF USE."

[4] Exhibits are identified by party name—here "GSD" stands for "Garberville Sanitary District"—and an exhibit number. These documents are in the "Hearing Documents" folder in the administrative record, in subfolders for the various parties.

On November 11, 2019, the Division issued its public notice of the petitions. The Division received 27 letters from interested parties supporting the petitions (2019-12-05 Comment Letters to Notice of Petitions), and letters from four parties protesting the petitions.[5] The protest letters were filed by Redway Community Services District (Redway CSD), Linda Sutton, Kristin Vogel, and Edward Voice. (2019-11-25 Protest to Petition – Redway; 2019-11-27 Protest to Petition – Sutton; 2019-11-30 Protest to Petition – Vogel; 2019-12-02 Protest to Petition – Voice.) These four parties are jointly referred to in this order as the "Protestants."

On February 10, 2020, Garberville SD sent response letters to each of the Protestants. (2020-02-10 Garberville SD Responses to Protests - Redway CSD, Vogel, Sutton and Voice.) In April 2020, the Protestants filed protest-dismissal conditions. (2020-04-14 Protest Dismissal Conditions - Voice; 2020-04-15 Protest Dismissal Conditions – Redway CSD; 2020-04-17 Protest Dismissal Conditions - Vogel and Sutton.) Garberville SD and the Protestants filed additional letters and comments in June 2020, but Garberville SD and the Protestants did not resolve any of the protests.

2.7 California Environmental Quality Act Documents

Garberville SD filed hearing exhibits regarding the following three California Environmental Quality Act (CEQA) documents.[6]

<u>2013 Garberville Sanitary District Annexation Project Initial Study/Mitigated Negative Declaration for Change in Jurisdictional Boundary & Place of Use</u>

In September 2013, Garberville SD completed and circulated its Final Recirculated Initial Study/Mitigated Negative Declaration (IS/MND) for Garberville SD's District Annexation Project: Change in Jurisdictional Boundary and Place of Use. (CEQA-3.) The proposed project analyzed in this Initial Study was to modify Garberville SD's jurisdictional boundary and the authorized place of use in License 3404 and Permit

[5] Documents related to the protests are saved on the FTP site in the "Background Documents" folder and the "2019 Petitions to Change Petitions" subfolder.

[6] Garberville SD filed these documents with exhibit names that begin with "CEQA." They are filed in the Hearing Documents folder of the administrative record in a separate folder titled "CEQA."

20789 to add the areas that were being served by the district's water system at that time but were not within the district's jurisdictional boundary or the license and permit authorized place of use. (CEQA-3, pp. 9-15.) This proposed project included Garberville SD's 2012 petitions to change License 3404 and Permit 20789. (*Id.*, p. 15; see section 2.4.)[7]

This proposed project did not include any proposed deliveries of water from Garberville SD to Southern Humboldt CP. (*Id.*, pp. 29-32.) The Initial Study stated that these proposed deliveries and related land use changes were being analyzed in an Environmental Impact Report (EIR) that was being prepared by Humboldt County. (*Id.*, p. 31.)

On September 27, 2013, Garberville SD filed a Notice of Determination as the CEQA lead agency for this Negative Declaration with State Office of Planning and Research. (CEQA-6.) On October 14, 2013, the Division filed a Notice of Determination as a CEQA responsible agency. (CEQA-7.) On July 21, 2014, the Humboldt Local Agency Formation Commission (Humboldt LAFCo) filed a Notice of Determination as a CEQA responsible agency. (CEQA-8.)[8]

2016 Humboldt County Environmental Impact Report – Southern Humboldt Community Park

In April 2016, the Humboldt County Planning Department circulated a Draft EIR for the Southern Humboldt Community Park project. (CEQA-9.) The proposed project described in this Draft EIR included various new land and facility uses and types of events. (*Id.*, pp. 46-84.) The Draft EIR described the park's existing water system and the proposed system improvements that were part of the proposed project. (*Id.*, pp. 76-

[7] Unless the context indicates otherwise, "section" refers to sections of this order.

[8] The CEQA lead agency is the public agency that has the principal responsibility for carrying out or approving the proposed project and decides whether to prepare an environmental impact report (EIR) or a negative declaration for the project, and then prepares the document. (Cal. Code Regs, tit. 14 (CEQA Guidelines), § 15367.) CEQA responsible agencies are the public agencies that propose to carry out or approve a project for which the CEQA lead agency has prepared an EIR or negative declaration. (CEQA Guidelines, § 15381.)

79.) The proposed project did not include any proposed water service from Garberville SD. (*Id.*)

The Humboldt County Planning Department completed the Final EIR for this project in November 2016. (CEQA-12.) The Humboldt County Board of Supervisors certified this EIR (CEQA-14), and the Planning Department sent a CEQA Notice of Determination to the State Office of Planning and Research on April 25, 2017 (CEQA-13).

2019 Humboldt LAFCo Addendum to 2013 Initial Study/Mitigated Negative Declaration

In September 2019, Humboldt LAFCo completed an addendum to Garberville SD's 2013 IS/MND (2019 CEQA Addendum). (CEQA-18.) The proposed project described in this addendum was the connection of a ¾" meter to Garberville SD's Tooby Ranch Road 8" waterline to supply potable water to various facilities within 18 acres of Southern Humboldt CP. (*Id.*, p. 6.)

The addendum's project description refers to Garberville SD's Resolution No. 19-02 and quotes several of the conditions of approval in that resolution, including Condition E (quoted above in section 2.6). Condition E states that the usage for this new connection will be limited to 2,000 cubic feet per month and that the meter will be shut off if the usage is more than 3,000 cubic feet per month during any two months in a 12-month period. (*Id.*, pp. 6-7.)

The 2019 CEQA Addendum discusses the various resource topics analyzed in 2013 IS/MND. (*Id.*, pp. 8-19.) In the discussion of Utilities and Service Systems, the addendum states: "The proposed service extension would provide up to 2,000 cubic feet of water per month to the existing residences and new drinking water fountains at SHCP." (*Id.*, p. 18.) The addendum repeats this limitation at the beginning of its summary of findings and then concludes: "As evidenced in this addendum to the 2013 IS/MND, any impacts associated with the proposed service extension are not anticipated to be more significant than those discussed in the previously prepared environmental document." (*Id.*, p. 19.)

On September 18, 2019, Humboldt LAFCo adopted Resolution No. 19-04, in which it certified that it had independently reviewed and considered the 2019 CEQA Addendum and found that it was adequate to support Garberville SD's proposal for potable-water service to Southern Humboldt CP. (CEQA-20.) Humboldt LAFCo also adopted Resolution No. 19-05, which authorized Garberville SD to provide potable-water service outside its jurisdictional boundary to Southern Humboldt CP. (CEQA-21; see Gov. Code, § 56133.).)

On September 23, 2019, Humboldt LAFCo filed a CEQA Notice of Determination for the 2019 CEQA Addendum with the Humboldt County Clerk-Recorder. (CEQA-22.) During the AHO hearing (see section 2.9), Collette Metz Santsche, Humboldt LAFCo's Executive Director, testified that no one had filed a legal challenge to Resolution No. 19-04, and that any such challenge now would be barred by the applicable statute of limitation. (2021-06-15 AHO Hearing Recording – Morning (audio+video), 03:06:44 - 03:06:49).[9]

2.8 AHO Proceedings

On September 30, 2020, Erik Ekdahl, Deputy Director for the Division, transmitted a memorandum to Eileen Sobeck, the State Water Board's Executive Director, which recommended that the Board assign to the AHO for further proceedings Garberville SD's petitions to change the authorized place of use in License 3404 and Permit 20789. (2020-09-30 Memo Recommending Transfer to AHO.) On September 30, 2020, Ms. Sobeck transmitted a memorandum to Alan Lilly, the AHO's Presiding Hearing Officer,

[9] The files of the audio+video recording of the 2021-06-15 AHO hearing are in the administrative record in the "Hearing Documents" folder. There is one file for the morning session and one file for the afternoon session. These are the official records of the AHO hearing. This order refers to them as "Hearing Recording - Morning" and "Hearing Recording - Afternoon."

There also are files of the Zoom-generated transcripts of these hearing sessions. These files are included in case parties want to use them to locate certain testimony or statements in the audio+video Hearing Recording files. The Zoom-generated transcripts are not official records of the AHO hearing.

which assigned the petitions to the AHO. (2020-09-30 Memo Assigning Petitions to AHO.)

On March 30, 2021, the AHO issued a Notice of Public Hearing and Pre-Hearing Conference. (2021-03-30 Notice of Pre-Hearing Conference and Hearing.) The notice specified the following hearing issues:

1) Should the State Water Board approve Garberville SD's petitions to change the authorized place of use for License 3404 and Permit 20789?

a) Would the State Water Board's approval of these petitions result in injury to any other legal user of water?

b) Would the State Water Board's approval of these petitions unreasonably affect any fish, wildlife or other instream beneficial use?

c) Would the State Water Board's approval of these petitions be in the public interest?

d) Would the State Water Board's approval of these petitions cause the initiation of any new water right?

e) What is the status of Garberville SD's actions to comply with the California Environmental Quality Act (CEQA) for these petitions?

2) If the State Water Board grants these petitions, what new terms or conditions, if any, should be added to this license and this permit when the petitions are granted?

a) Should the AHO hearing officer include the attached Draft Amended License 3404 and Draft Amended Permit 20789 in the draft proposed order the hearing officer will transmit to the Board?

b) If so, should the AHO hearing officer make any changes to these drafts before including them in the hearing officer's proposed order?

(*Id.*, pp. 5-6.) The notice stated that the AHO had prepared the draft amended water-right License 3404 and draft amended water-right Permit 20789 that were referred to in hearing issue 2) a), and that copies of these drafts were attached to the notice. (*Id.*, p. 5.)

On May 11, 2021 the AHO held a Pre-Hearing Conference with the parties via Zoom teleconference. On May 17, 2021 the AHO issued a Pre-Hearing Conference Order. It added the following hearing issue:

3) Does part 2 of section 3 of Attachment A of the State Water Board's *Cultivation Policy – Principles and Guidelines for Cannabis Cultivation* apply to Garberville SD?

(2021-05-17 Pre-Hearing Conference Order (Garberville SD), p. 4.)

2.9 AHO Hearing

On June 15, 2021 the AHO held its hearing on Garberville SD's water-right change petitions by Zoom teleconference.

Garberville SD called two witnesses, Jennie Short and Ms. Santsche. Ms. Short, a consultant to the district, testified about the history of the Garberville Water Company and Garberville SD, the district's historical water service to Southern Humboldt CP and the district's proposal for new water service to the park. (GSD-12, pp. 1-4.) Her testimony also addressed each of the hearing issues. (*Id.*, pp. 5-16.) Ms. Santsche testified about Humboldt LAFCo's process for preparing and approving the 2019 CEQA Addendum, adopting Resolution Nos. 19-04 and 19-05, and filing the CEQA Notice of Determination. (GSD-13.)

Southern Humboldt CP called one witness, Laura Cochrane, the park's executive director. She testified about the park and the benefits it provides to the people and communities of the area (SHCP-1) and about several pictures of the park (SHCP-24). Southern Humboldt CP also submitted 22 letters of support for Garberville SD's petitions (SHCP-2 through SHCP-23), and a petition of support signed by 132 people (SHCP-25).

Redway CSD called one witness, Cody Cox, the district's general manager. He testified that Redway CSD diverts water from the South Fork Eel River at a point downstream of Garberville SD's diversion, and that Redway CSD historically has faced operational issues during summer months due to low river flows, which cause slower recharge to the district's infiltration gallery and hinder the district's ability to keep up with general demand. (Redway CSD-1; Hearing Recording - Afternoon 00:53:48). He testified that the South Fork Eel River is an impaired waterbody for sedimentation and temperature. (Hearing Recording - Afternoon 00:54:14.) He testified that the district believes that the

Southern Humboldt CP project will directly add to the overdraft concerns of the South Fork Eel River. (Hearing Recording - Afternoon 00:54:49.)

Mr. Voice testified about his experience living in the Garberville area since 1961 and his love for the South Fork Eel River. (EV-28, p. 1.) He testified about the various exhibits he submitted for the hearing. (*Id.*, pp. 2-8.) He requested that the various resolutions, agreements and CEQA documents regarding Garberville SD's change petitions "be sent back to GSD and LAFCo to be re-written and amended to contain all same language and restrictions, following all CEQA guidelines." (*Id.*, p. 8.)

Ms. Vogel submitted a policy statement (KV-3) and some documents regarding Garberville SD's petitions (KV-1, KV-2, KV-4). Ms. Vogel said approving the petitions would not be in the public interest and asked the Board to deny the petitions. (Hearing Recording - Afternoon 02:15:19-02:18:13.)

Ms. Sutton submitted a policy statement (LS-7) and some documents regarding Garberville SD's petitions (LS-1 through LS-6). Ms. Sutton said the South Fork Eel River was an impaired waterbody and the water is a finite resource. (Hearing Recording - Afternoon 02:44:20 – 02:44:42.)

Jesse Hill made an oral policy statement during the AHO hearing. Mr. Hill stated his support for Garberville SD's providing drinking water to the Southern Humboldt CP. (Hearing Recording - Morning 32:35-34:56.)

On June 16, 2021, the AHO issued a Post-Hearing Order. The order repeated the hearing issues, directed the parties to organize their closing briefs to address these issues, and specified a July 2, 2021 filing deadline. At the request of Mr. Voice, the AHO later extended the filing deadline to July 9, 2021. Garberville SD, Southern Humboldt CP, Redway CSD, Mr. Voice and Ms. Sutton filed closing briefs.

On September 27, 2021, the AHO issued a notice extending its October 7, 2021 deadline for transmitting its proposed order to the State Water Board to November 6, 2021. (See Water Code, § 1114, subd. (c)(1).)

On November 1, 2021, the AHO issued a Notice of Draft Proposed Order and circulated its draft proposed order. The AHO's notice directed parties to submit comments by December 1, vacated the prior submission of this matter to the AHO, and stated that the matter would be deemed re-submitted on December 1, 2021. Garberville SD, Redway CSD, Ms. Sutton, Mr. Voice and Ms. Vogel submitted comments on the draft proposed order. On February 25, 2022, the AHO issued a notice of extension of the AHO's deadline for transmitted its proposed order to the Clerk of the Board. The AHO transmitted its proposed order to the Clerk of the Board on March 28, 2022. Appendix C discusses the parties' comments on the AHO's draft proposed order and our responses.

3.0 DISCUSSION

3.1 Should the State Water Board Grant Garberville SD's Change Petitions?

3.1.1 Would the State Water Board's Approval of These Petitions Result in Injury to Any Other Legal User of Water?

Water Code section 1702 states that, before the Board may grant a petition to change the authorized point of diversion, place of use or purpose of use in a water-right license or permit, "the petitioner shall establish, to the satisfaction of the board, and it shall find, that the change will not operate to the injury of any legal user of the water involved."

In *Barnes v. Hussa* (2006) 136 Cal.App.4th 1358, 1369, the court discussed how changes in place of use in appropriative rights may impact other legal users of water:

> Injury from a change in place of use generally occurs when use at the new location results in the appropriator using a greater amount of water than he was entitled to [citation] or when use at the new location reduces return flows to the watercourse, thus reducing the amount of water available for diversion by downstream users [citation].

(*Id.*)

If the Board grants Garberville SD's change petitions, the instantaneous and annual diversion limits in License 3404 and Permit 20789 will not change. Granting these change petitions therefore will not result in Garberville SD using a greater amount of water than it currently is authorized to divert and use under this license and this permit. The proposed expansion of the authorized place of use in this license and this permit

may result in Garberville SD diverting slightly more water from the South Fork Eel River. However, even these slight increases in Garberville SD's diversions probably will be offset by a corresponding slight reduction in the amounts of water Southern Humboldt CP currently diverts from the river under its riparian rights for the uses that in the future will be supplied by potable water from the district. (GSD-12, p. 12.)

During the hearing, Mr. Cox expressed concerns about the potential effects on Redway CSD's ability to divert water from the South Fork Eel River if the Board grants Garberville SD's petitions. (See section 2.9.) However, if the Board grants the district's change petitions, and if Garberville SD's diversions increase as a result, those increases will be very small, with a maximum monthly average increase of about 0.001 cfs.[10] During the AHO hearing, Mr. Cox admitted that these very small potential increases in diversion rates would not have any measurable effects on Redway CSD's ability to divert water from the river. (Hearing Recording - Afternoon 1:12:52-1:13:59.)

For these reasons, it is very unlikely that there will be any measurable net changes in South Fork Eel River flows or the amounts of water available to downstream water users from the State Water Board's approval of Garberville SD's change petitions, and the Board's approval of these petitions therefore will not result in any injury to any other legal user of the water involved.

3.1.2 Would the State Water Board's Approval of These Petitions Unreasonably Affect Any Fish, Wildlife or Other Instream Beneficial Uses?

Although Water Code section 1702 does not explicitly refer to effects of changes to water-right permits or licenses on fish, wildlife or other beneficial instream uses, the

[10] An average diversion of 2,000 cubic feet per month (the maximum average monthly amount of Garberville SD's proposed new potable water deliveries to Southern Humboldt CP (see section 2.6) equates to a maximum monthly average flow rate of 0.00076 cfs. The maximum proposed new monthly delivery of 3,000 cubic feet (see section 2.6) equates to a flow rate of 0.0011 cfs.

State Water Board considers such effects when it acts on water-right change petitions. (Decision 1651, p. 17, fn. 12 [citing Order WR 2009-0033, p. 6, fn. 4].)[11]

Garberville SD's 2013 CEQA Initial Study for its annexation project (see section 2.6 above) discusses the 0.75-cfs overall diversion limit in License 3404 and Permit 20789 (see 2013-10-11 amended License 3404, p. 2, ¶ 7; 2013-10-11 amended Permit 20789, p. 2, ¶ 7), and the term in the 2012 Lake or Streambed Alteration Agreement (LSAA or SAA) between the California Department of Fish and Game (now called the California Department of Fish and Wildlife (CDFW)) that prohibits Garberville SD from diverting more than 0.75 cfs or 10 percent of the streamflow measured by USGS Gauge No. 11476500 at the Miranda gauge. (CEQA-3, p. 49; see GSD-6, p. 4, ¶ 2.15.)[12] The 2013 CEQA Initial Study states that the lowest South Fork Eel River flow of record was 10 cfs on August 30, 1964, and that "[t]he restrictions specified by the [SWRCB] license and permit and the CDFW SAA on the diversion rate will ensure impacts to aquatic resources within the SF Eel River will be less than significant." (CEQA-3, p. 49.)

Humboldt LAFCo's 2019 CEQA Addendum discusses this analysis in the 2013 CEQA Initial Study (CEQA-18, p. 10), and concludes that the new project, with Garberville SD's water-right change petitions, will not have any impacts that will be more significant than those analyzed in the 2013 Initial Study (*Id.*, p. 19).

Considering these CEQA documents, the fact that South Fork Eel River flows are not likely to measurably decrease if the Board grants Garberville SD's petitions (see section 3.1.1), and the fact that no party submitted any specific evidence that the Board's decision to grant the change petitions will cause any significant impacts to biological

[11] Unless the context indicates otherwise, references to Decisions and Orders in this order are to water-right decisions and orders of the State Water Board and its predecessors.

[12] This USGS gauge is located on the South Fork Eel River, 10.8 miles downstream of the authorized point of diversion in License 3404 and Permit 20789. (See attached Figure 1.) Although the 2012 LSAA does not state when the 0.75-cfs limit applies and when the 10-percent limit applies, we assume that the 10-percent limit applies when river flows are less than 7.5 cfs, when it would limit authorized diversions to rates less than 0.75 cfs.

resources, we conclude that the State Water Board's approval of these petitions will not unreasonably affect any fish, wildlife or other instream beneficial uses.

3.1.3 Would the State Water Board's Approval of These Petitions Be in the Public Interest?

Although Water Code section 1702 does not explicitly refer to the public interest, the State Water Board considers the public interest when it acts on water-right change petitions. (Decision 1651, p. 17, fn. 12.)

During the hearing, Ms. Short testified that the public "is extremely supportive of the SHCP overall and for them being allowed to have potable water." (GSD-12, p. 6.) To support this statement, her testimony refers to "the over 400 signatures of support and almost 600 letters of support in the County's processing of the SHCP EIR, General Plan Amendment, and Rezone project." (*Id.*, referring to CEQA-11, support letters, parts 1 through 6.) She also referred to the letters of support Southern Humboldt CP submitted as hearing exhibits. (GSD-12, p. 6; see SHCP-2 through SHCP-23.)[13]

Ms. Cochrane testified that the Southern Humboldt CP "is a beloved community asset that the community toiled tirelessly for nearly 2 decades to create" and that "[p]roviding drinking water to Park residents and patrons is a necessity." (SHCP-1, pp. 1-2.)

Mr. Cox noted that the South Fork of the Eel River "is an already impaired Water Shed [sic] for Water Quality, Sedimentation, as well as temperature" and that the Southern Humboldt CP project "would directly add overdraft concerns of the South Fork Eel River." (Redway CSD-1.)

Ms. Sutton's policy statement contended that the South Fork Eel River is impaired, the local water usage already is having significant impacts, and that all uses contribute to cumulative impacts. (LS-4, p. 2.) She contends that SHCP's plans for the Park are controversial for the small rural community. (LS-7.)

[13] In response to the Division's November 11, 2019 Notice of Petitions, 27 people filed letters supporting the petitions. (See section 2.6.)

Ms. Vogel's policy statement stated that Garberville SD's petitions are not in the public interest and should not be approved because the service agreement between Garberville SD and Southern Humboldt CP "lacks an environmental analysis of impacts specific to the introduction of public water into the SHCP property." (KV-3, p. 1.) She stated that, if the change petition "were done under the auspices of a normal annexation process," she would not protest it, but she was concerned that, with the present agreement, "it's only a matter of time before GSD and the Park will be back asking for more water." (*Id.*, pp. 2-3.)

This testimony and these policy statements indicate that an overwhelming majority of the people interested in Garberville SD's water-right change petitions support them, so Southern Humboldt CP can obtain a reliable potable water supply. Although some people stated their oppositions to these petitions, we conclude that the State Water Board's approval of these petitions is in the public interest.[14]

This order also is in the public interest because it furthers the policies in Water Code section 106.3 and State Water Board Resolution No. 2016-0010.

Water Code section 106.3, subdivision (a), provides:

> (a) It is hereby declared to be established policy of the state that every human being has the right to safe, clean, affordable, and accessible water adequate for human consumption, cooking, and sanitary purposes.

To implement this policy, the State Water Board adopted Resolution No. 2016-0010. In this resolution, the Board adopted "the human right to water as a core value" and adopted "the realization of the human right to water as a top priority for the Water Boards." (Resolution No. 2016-0010, p.5, ¶ 1.) This resolution directs State Water Board staff, "when submitting a recommendation to the board pertinent to the human right to water, to describe how the right was considered . . ." and "to evaluate the extent to which a proposed project, plan, decision, or action, pertinent to the human right to

[14] None of the findings in this order are based on policy statements, which are not evidentiary. (See Cal. Code Regs., tit. 23, § 648.1, subd. (d).) This order just refers to these policy statements to support the general conclusion that the Board's approval of Garberville SD's petitions is in the public interest.

water, has been developed with meaningful engagement of impacted communities." (*Id.*, p. 6, ¶¶ 7, 9.)

This order furthers these goals by authorizing Garberville SD to provide potable water to water users within the 18-acre part of Southern Humboldt CP that will be added to the authorized places of use in water-right License 3404 and water-right Permit 20789.

3.1.4 Would the State Water Board's Approval of These Petitions Cause the Initiation of a New Water Right?

"A fundamental principle of water right law . . . is that a right cannot be so changed that it in essence constitutes a new right." (Order WR 2009-0061, p. 5, citing Cal. Code Regs., tit. 23, § 791, subd. (a).) Changes that may constitute a new right include expansions of the right "to appropriate a greater amount of water, to increase the season of diversion, or to use a different source of water." (Order WR 2009-0061, pp. 5-6.) "The common feature among the changes that have been found to constitute the creation of a new right, as opposed to a change in an existing right, is that the changes that initiate a new right increase the amount of water taken from a water source at a given time." (*Id.,* p. 6.)

Garberville SD's petitions do not ask the State Water Board to increase any of the instantaneous or annual diversion limits in License 3404 or Permit 20789, to change the authorized season of diversion, or to change authorized point of diversion or the source of the water. The Board's approval of these petitions therefore will not cause the initiation of any new water right.

3.1.5 What Is the Status of Garberville SD's Actions to Comply with CEQA for These Petitions?

As discussed in section 2.7, in 2013 Garberville SD prepared and certified a CEQA Initial Study/Mitigated Negative Declaration for its Annexation Project: Change in Jurisdictional Boundary and Place of Use. In 2019, Humboldt LAFCo prepared and certified a CEQA Addendum for Garberville SD's Change in Jurisdictional Boundary and Place of Use. The project analyzed in this CEQA Addendum was the extension of Garberville SD's potable water service to the parts of Southern Humboldt CP that the

district now asks the Board to add to the authorized place of use in License 3404 and Permit 20789. Humboldt LAFCo's actions regarding this CEQA Addendum complied with CEQA Guidelines section 15164 and no one filed a legal challenge to these actions. (Hearing Recording - Morning 03:06:45 – 03:06:49.)

For purposes of considering whether to approve Garberville SD's petitions, the State Water Board is a responsible agency under CEQA. (See Pub. Resources Code, § 21069.) In deciding whether and how to approve a project, a CEQA responsible agency must consider the environmental effects of the project as disclosed in the environmental documentation prepared by the lead agency. (CEQA Guidelines, § 15096, subd. (f).) Except under limited circumstances when a responsible agency may assume lead agency status or prepare subsequent CEQA documentation, a CEQA responsible agency must presume that the conclusions reached by the CEQA lead agency in its CEQA documentation regarding the environmental effects of the proposed project are adequate, or challenge the lead agency in court. (*Id.*, subds. (e) & (f).)

As required by CEQA Guidelines section 15096, subdivisions (a) and (f), we have considered Garberville SD's 2013 CEQA Initial Study and Humboldt LAFCo's 2019 CEQA Addendum and the environmental effects described in those documents. Exercising our independent judgment, we conclude that these CEQA documents are adequate for our actions in this order. Considering those documents and the other evidence described in this order, we have decided to take the actions described in this order.[15]

For the reasons discussed in sections 3.1.1 through 3.1.5, we conclude we should grant Garberville SD's change petitions.

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[15] Although section 2.6 discusses the 2016 Humboldt County EIR for the Southern Humboldt CP project, the proposed project described and analyzed in that EIR did not include proposed extensions of Garberville SD water service to Southern Humboldt CP, and the 2019 Humboldt LAFCo CEQA Addendum was not an addendum to that EIR. We therefore do not rely on the 2016 EIR for the Board's CEQA compliance for this order.

3.2 If the State Water Board Grants These Change Petitions, What New Terms or Conditions, If Any, Should Be Added to License 3404 and Permit 20789 when the Petitions Are Granted?

Water Code section 1704, subdivision (a), authorizes the Board, after a hearing, to "approve with conditions" a petition to change a water-right license.

The AHO's May 30, 2021 Notice of Pre-Hearing Conference and Hearing included drafts of amended water-right License 3404 and amended water-right Permit 20789 as attachments. As discussed in section 2.8, the hearing issues specified in the notice included the following: (i) what new terms or conditions, if any, should be added to this license and this permit? (ii) should the AHO hearing officer include the Draft Amended License 3404 and Draft Amended Permit 20789 that were attached to the hearing notice in the proposed order the hearing officer will transmit to the Board? and (iii) if so, should the AHO hearing officer make any changes to these drafts before including them in the hearing officer's proposed order?

Garberville SD argues that several amendments should be made to these drafts of amended License 3404 and amended Permit 20789.

First, Garberville SD argues that the July 31, 2019 draft place-of-use map in Figure 2 should be replaced with a final map, with the entire authorized place of use shown in blue and with an updated acreage label. (GSD-12, p. 13; Garberville SD Closing Brief, p. 3.) The AHO has addressed this argument by including the final maps submitted by Garberville SD (2021-06-30 Garberville POU map – License 3404; 2021-06-30 Garberville POU map – Permit 20789)[16] in the amended License 3404 and amended Permit 20789 that are attached to this order.

Second, Garberville SD argues that term 11 of draft amended License 3404 and term 12 of draft amended Permit 20789, which would limit Garberville SD's deliveries to Southern Humboldt CP to 3,000 cubic feet during a maximum of two months during any 12-month period, and to 2,000 cubic feet per month during the other months of each

[16] These two maps are in the "Hearing Documents" folder in the subfolder for Garberville GSD.

such period, should be deleted. (GSD-12, pp. 13-14; Garberville SD Closing Brief, pp. 3-4.)

During the hearing, Ms. Short argued that, because Humboldt LAFCo already has adopted conditions regarding the limits on Garberville SD's water service to Southern Humboldt CP, the State Water Board should focus only on the overall diversion limits in the license and the permit, and not on the amounts of water delivered to any single customer during any month. (GSD-12, p. 14.) She stated that, if some version of this term remains in the amended license and amended permit, then it should be modified to match the conditions in the district's water service agreement with the park. (*Id.*) She stated that, if the Board includes this term in the new amended license and new amended permit, then the Board should describe the process the district will need to follow to amend this condition in the future. (*Id.*)

Garberville SD's closing brief argues that "there is no need to add a condition to limit the amount of water supplied to SHCP in the GSD water rights documents" and that "GSD's choice to limit the quantity of water for service to [Southern Humboldt CP] should not become a condition in GSD's permit or license." (Garberville SD closing brief, p. 4; see CEQA-18, p. 19.)

We disagree. The State Water Board, as a CEQA responsible agency, must consider the environmental effects described in Garberville SD's 2013 IS/MND and Humboldt LAFCo's 2019 CEQA Addendum before reaching a decision on the district's petitions. (CEQA Guidelines, § 15096, subd. (f).) The project description in Humboldt LAFCo's 2019 CEQA Addendum included the limitation on Garberville SD's potable water deliveries to Southern Humboldt CP to 2,000 cubic feet per month and the provision that the meter for these deliveries will be shut off if usage exceeds 3,000 cubic feet during any two months in any 12-month period. (CEQA-18, pp. 6-7, ¶ e.) If these limits are in place, then the district's deliveries to the park will be limited to a maximum of 26,000 cubic feet during any 12-month period (2,000 cubic feet per month x 10 months + 3,000 cubic feet per month x 2 months = 26,000 cubic feet per 12 months). This amount equals 194,494 gallons.

Without these limits, the district's 12-month deliveries to the park could be as high as 679,828 gallons, the park's total estimated annual demand stated in the 2019 CEQA Addendum. (*Id.*, pp. 18-19.)[17] Annual deliveries of water to the park that exceed 194,494 gallons and might be as high as 679,828 gallons could result in environmental impacts that were not analyzed in the 2013 IS/MND or the 2019 CEQA Addendum.

Ms. Santsche testified that Humboldt LAFCo has no regulatory authority to enforce the 2,000 cubic feet per month limit and no ability to impose any fines or penalties if this limit is exceeded. (Hearing Recording - Morning 02:42:51 – 02:44:36.) There is no evidence in the administrative record that, absent this water-right license and permit term, Garberville SD would be required to limit its monthly deliveries of potable water to Southern Humboldt CP to the monthly maximum amounts in the 2019 CEQA Addendum's project description. Moreover, Ms. Short's testimony and Garberville SD's closing brief indicate that, if we do not include a term with monthly delivery limits on the district's potable-water deliveries to Southern Humboldt CP in amended License 3404 and amended Permit 20789, then the district will take the position that its potable-water deliveries to the park are not subject to any monthly delivery limits. (GSD-12, pp. 13-14; Garberville SD Closing Brief, p. 4.)

It would not be appropriate under CEQA for the State Water Board to issue an order that would allow the district's potable-water deliveries to the park to exceed these monthly limits. (See *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 190, 192-193, 199-200 [water purveyor violated CEQA when it approved groundwater-pumping project with significantly higher pumping rates than those in EIR's project description]; *San Joaquin Raptor Rescue Ctr. v. County of Merced* (2007) 149 Cal.App.4th 645, 655 [county violated CEQA when it issued conditional use permit for

[17] The 679,828-gallon estimate in the 2019 CEQA Addendum is based on the table of estimated post-project water demands in Humboldt County's 2016 EIR. (CEQA-9, App. G, Table 9, p. 632.) This estimate is the total of the monthly water demands listed in that table for all non-irrigation uses (baseline water use and events, camps and tournaments for Areas 1-5). (Hearing Recording - Morning 03:04:40 – 03:10:46.)

mine that would allow substantial increases in annual production while draft EIR stated that there would not be any substantial increases in production].)

We agree with Garberville SD that, consistent with the district's service agreement with Southern Humboldt CP (and the project description in the 2019 CEQA Addendum), the term in the drafts of License 3404 and Permit 20789 that were attached to the AHO's March 30, 2021 hearing notice should be amended to add a provision that monthly deliveries may be up to 3,000 cubic feet in up to two months during any 12-month period. The AHO has made the appropriate amendments. With these amendments, Term 11 of amended License 3404 states:

> The total amount of water right holder's deliveries to the Southern Humboldt Community Park under this right and the right pursuant to Application 29981 shall not exceed 3,000 cubic feet per month during two months of any 12-month period and shall not exceed 2,000 cubic feet per month during the remaining months of any such period. Right holder shall attach a table to each year's annual report of licensee that lists (in cubic feet) the amount of water right holder delivered to the Southern Humboldt Community Park during each month of the year covered by the annual report.

Term 12 of amended Permit 20789 contains similar language.

If Garberville SD and Southern Humboldt CP in the future decide to amend their water service agreement to increase the monthly amounts of potable water that the district may deliver to the park above these limits, then the district may file a petition with the Board requesting amendments to License 3404 and Permit 20789 to authorize such increases.[18] If Garberville SD decides to file such a petition, then the district or Humboldt LAFCo will need to determine whether a new addendum to the 2013 IS/MND and the 2019 CEQA Addendum is appropriate, or whether a new negative declaration or EIR is necessary (See CEQA Guidelines, § 15064, subd. (b)), and the district or

[18] Although Water Code section 1701 refers only to an applicant, permittee, or licensee changing points of diversion, places of use and purposes of use, a Board regulation authorizes an applicant, permittee, or licensee to petition the Board for other changes in water-right license and permits. (Cal. Code Regs., tit. 23, § 791, subd. (e).)

Humboldt LAFCo then will need to complete and certify the appropriate CEQA document before the Board may act on the petition.

Garberville SD's third argument is that the overall diversion limit of 542.2 af/yr in Term 6 of amended License 3404 and amended Permit 20789 should not be reduced to 245.5 af/yr until the Board completes the work necessary to prepare a water-right license to replace Permit 20789. (Garberville SD Closing Brief, p. 5; Hearing Recording - Morning 00:53:45 - 00:54:20).

As discussed in section 2.4, Garberville SD sent a letter to the Division in 2013, which withdrew the district's petition for extension of the December 31, 1999 beneficial-use deadline in Term 8 of Permit 20789. The district's letter stated that the maximum total amount of water diverted under License 3404 and Permit 20789 during any year between 1995 and 1999 was 80 million gallons in 1999, and that this amount was representative of the maximum amount the district would divert in future years.[19] This amount equals 245.5 af/yr. The district has not filed any subsequent petition for extension of time for Permit 20789, and the district did not submit any evidence during the AHO hearing that the district's diversions ever exceeded this amount during any other year, or that they are projected to exceed this amount in the future.

Considering these facts, we conclude that it is appropriate to include the 245.5 af/yr total limit in the amended License 3404 and amended Permit 20789 that we are approving in this order. Following our adoption of this order, Garberville SD may renew its request to the Division for water-right licensing of Permit 20789.

3.3 Applicability of Cannabis Cultivation Policy to Garberville SD

Term 10 of the draft amended License 3404 and Term 11 of the draft amended Permit 20789 that were attached to the AHO's March 30, 2021 hearing notice stated:

> No water shall be diverted or used under this right for commercial and applicable personal medical use cannabis cultivation unless the water

[19] The district's permittee progress report for 1999 for Permit 20789 stated that the district used 80 million gallons in 1999. (A029982, Annual Permittee Progress Reports, 1999 PROGESS REPORT BY PERMITTEE.)

right holder is in compliance with all applicable conditions, including the numeric and narrative instream flow requirements, of the current version of the State Water Board's *Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation*.

During the AHO's pre-hearing proceedings, Garberville SD argued that this policy is not applicable to the district. In response to this argument, the AHO added the following hearing issue:

3) Does part 2 of section 3 of Attachment A of the State Water Board's *Cultivation Policy – Principles and Guidelines for Cannabis Cultivation* apply to Garberville SD?

(See section 2.8.)

The State Water Board adopted its Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation (Cannabis Policy) on February 5, 2019, and the Office of Administrative Law approved this policy on April 16, 2019.[20] Part 2 of section 3 of Attachment A to the Cannabis Policy states:

2. **Retail Water Suppliers**: The instream flow Requirements and forbearance period listed in this section shall not apply to retail water suppliers, as defined in Section 13575 of the Water Code, whose primary beneficial use is municipal or domestic, unless any of the following circumstances are present:

   a. the retail water supplier has 10 or fewer customers and delivers water that is used for cannabis cultivation;

   b. the retail water supplier delivers 10 percent or more of the diverted water to one or more cannabis cultivator(s) or cannabis cultivation site(s), as established by an assessor's parcel number;

   c. 25 percent or more of the water delivered by the retail water supplier is used for cannabis cultivation; or

   d. a cannabis cultivator and the retail water supplier are affiliates, as defined in California Code of Regulations, title 23, section 2814.20.

(Cannabis Policy, p. 105, footnotes omitted, underlining in original.)

[20] A copy of this policy is in the "Administrative Record" folder, in the "Background Documents" subfolder.

Water Code 13575, subdivision (b)(6) defines “retail water supplier” as “any local entity, including a public agency, city, county, or private water company, that provides retail water service.” Garberville SD is a “retail water supplier” under this definition.

Ms. Short testified that Garberville SD has 470 water customers, that nine of these customers have “cannabis ag meters,” and that 1.47 percent of the water diverted by Garberville SD during 2020 was billed to these meters. (GSD-12, p. 15.) She also testified that Garberville SD is not affiliated with any of its cannabis customers. (*Id.*)

Based on this testimony, we conclude that Garberville SD is not subject to part 2 of section 3 of Attachment A of the Cannabis Policy at this time. Thus, even though the above standard water-right license and permit term is included in the amended License 3404 and amended Permit 20789 that are attached to this order, the Cannabis Policy does not currently apply to Garberville SD.

3.4 Other Arguments

Redway CSD, Mr. Voice, Ms. Vogel and Ms. Sutton made various arguments in their closing briefs after the AHO hearing, and these parties and Garberville SD submitted comments on the AHO’s draft proposed order. Those arguments are summarized in Appendix C to this order, which also contains our responses.

4.0 CONCLUSIONS

1. We grant Garberville SD’s petitions to change water-right License 3404 and water-right Permit 20789. Appendices A and B are new amended License 3404 and new amended Permit 20789. They contain the new terms discussed in this order.
2. With the terms in new amended License 3404 and new amended Permit 20789, our granting Garberville SD’s change petitions will not operate to the injury of any other legal user of the water involved, will not unreasonably affect fish, wildlife or other instream beneficial uses or any other public trust values, will be in the public interest, and will not initiate any new water rights.

ORDER

IT IS HEREBY ORDERED THAT:

1. Garberville SD's petitions to change water-right License 3404 and water-right Permit 20789 are granted.
2. The Deputy Director for the Division of Water Rights is directed to issue new amended License 3404 and new amended Permit 20789 in the forms of Appendices A and B.
3. The Deputy Director for the Division of Water Rights is directed to prepare and file a CEQA Notice of Determination for this order.

CERTIFICATION

The undersigned, Clerk to the Board, does hereby certify that the foregoing is a full, true, and correct copy of an order duly and regularly adopted at a meeting of the State Water Resources Control Board held on June 21, 2022.

AYE:	Chair E. Joaquin Esquivel Vice Chair Dorene D'Adamo Board Member Sean Maguire Board Member Laurel Firestone Board Member Nichole Morgan
NAY:	None
ABSENT:	None
ABSTAIN:	None

Courtney Tyler for
Jeanine Townsend
Clerk to the Board

FIGURES AND APPENDICES

Figure 1 – General Location Map for Garberville SD Change Petitions

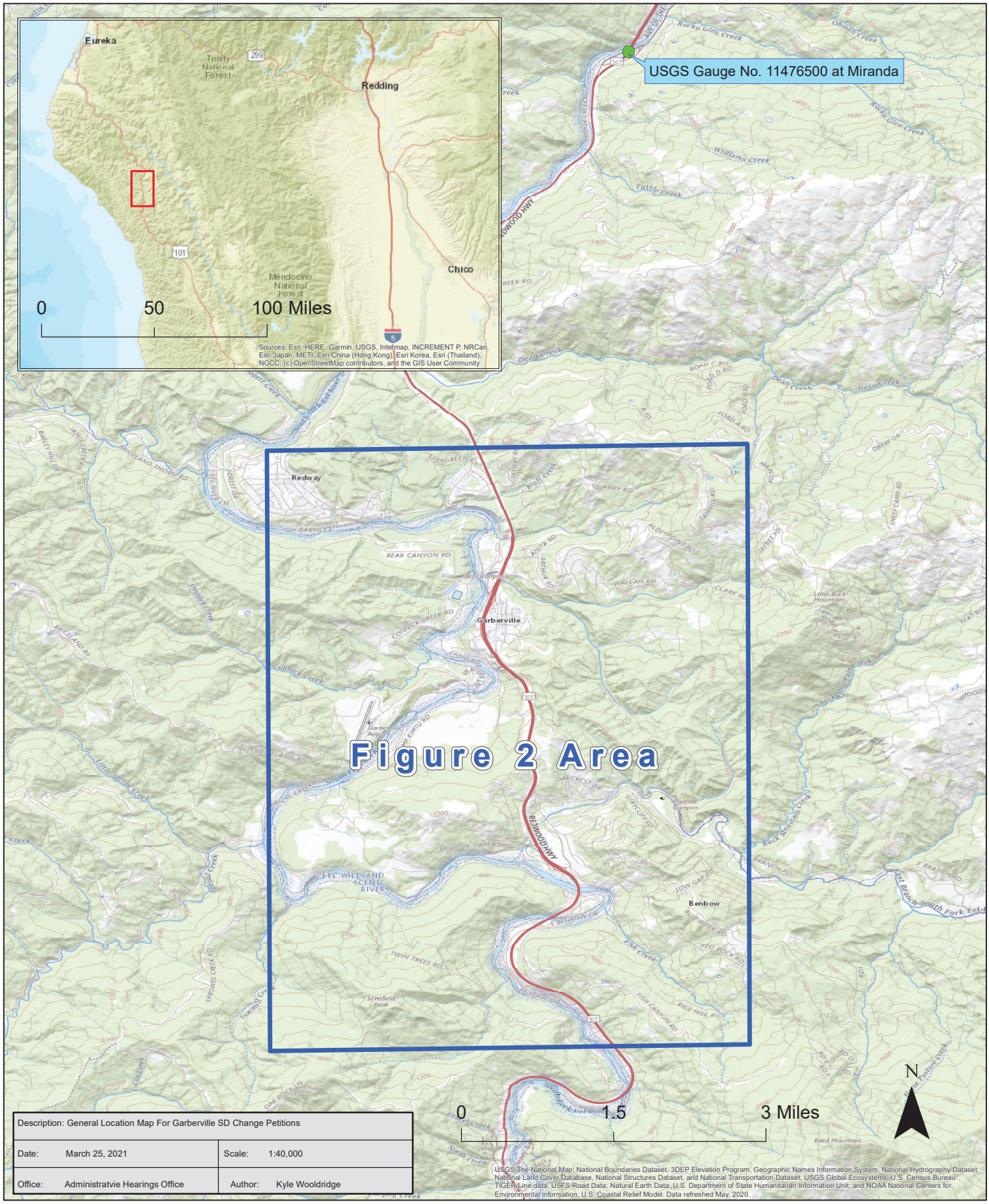
Figure 2 – Existing and Proposed Places of Use for Garberville SD Change Petitions

APPENDIX A – New Amended Water-Right License 3404

APPENDIX B – New Amended Water-Right Permit 20789

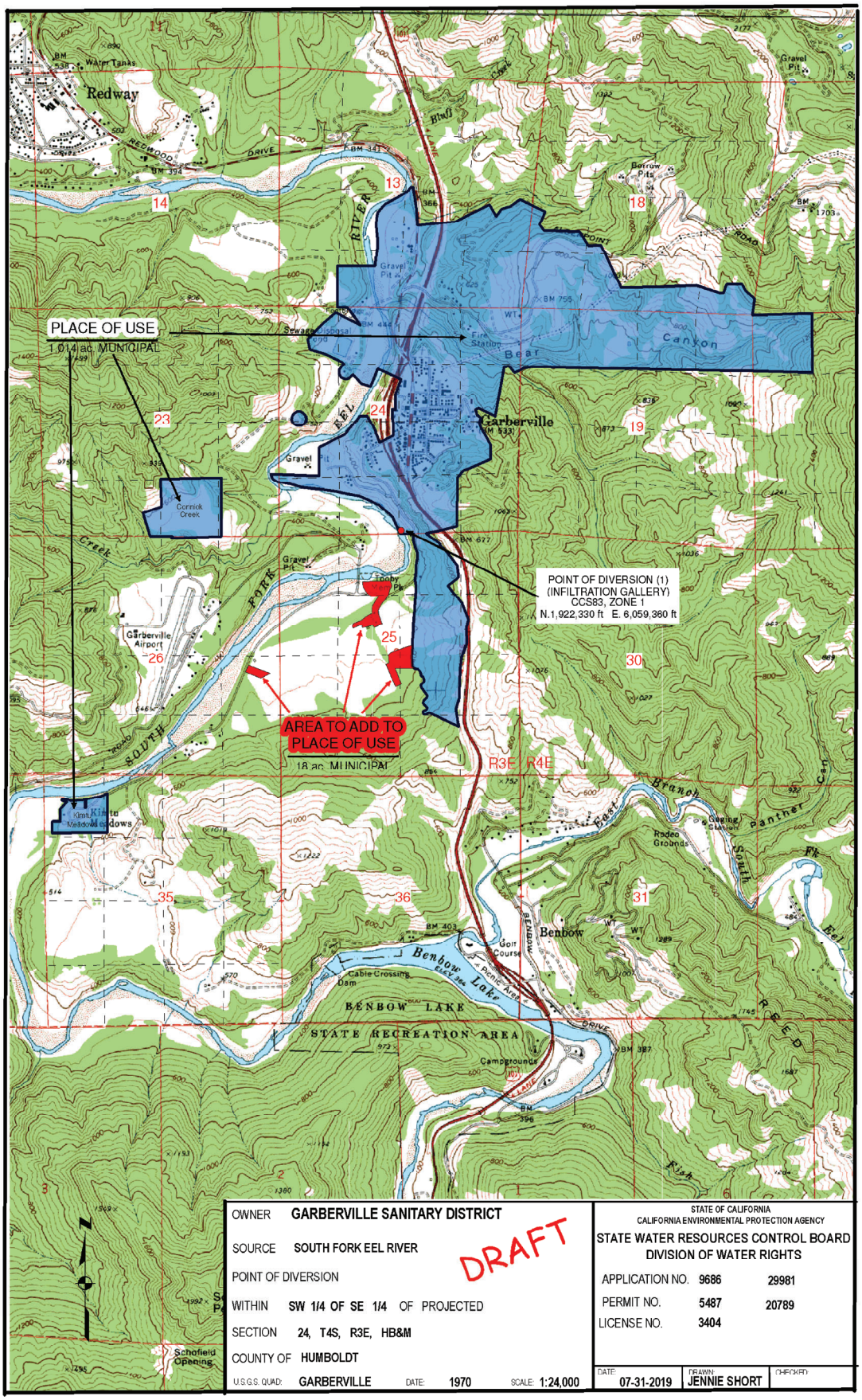
APPENDIX C – Summaries of Parties' Other Arguments and Board's Responses

Figure 1 - General Location Map for Garberville SD Change Petitions



Description: General Location Map For Garberville SD Change Petitions			
Date:	March 25, 2021	Scale:	1:40,000
Office:	Administratvie Hearings Office	Author:	Kyle Wooldridge

Figure 2 - Existing and Proposed Places of Use for Garberville SD Change Petitions



Note: This map does not constitute a public land survey as defined by California Business & Professions Code section 8726. It has been prepared for descriptive purposes only.

APPENDIX A

New Amended Water-Right License 3404

STATE OF CALIFORNIA
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
STATE WATER RESOURCES CONTROL BOARD

DIVISION OF WATER RIGHTS

AMENDED LICENSE FOR DIVERSION AND USE OF WATER

APPLICATION 9686 PERMIT 5487 LICENSE 3404

Licensee: Garberville Sanitary District
P.O. Box 211
Garberville, CA 95542

The State Water Resources Control Board (State Water Board) authorizes the diversion and use of water by the licensee (right holder) in accordance with the limitations and conditions stated herein SUBJECT TO PRIOR RIGHTS. The priority of the right confirmed by this license dates from **July 31, 1939.**

This license (right) supersedes any previously issued permit or license on **Application 9686**.

This license confirms that right holder has an appropriative right for the diversion and use of water as follows:

1. Source of water: **South Fork Eel River**

   tributary to: **Eel River thence the Pacific Ocean**

   within the County of **Humboldt**.

2. Location of point of diversion:

By California Coordinate System of 1983 in Zone 1	40-acre subdivision of public land survey or projection thereof	Section (Projected)*	Township	Range	Base and Meridian
North 1,922,330 feet and East 6,059,360 feet	**SW ¼ of SE ¼**	**24**	**4S**	**3E**	**H**

3. Purpose of use:	4. Place of use:
Municipal	**Within the Garberville Sanitary District service area boundary within Sections 13, 23, 24, 25, 26 and 35, T4S, R3E, HB&M; and Sections 18, 19, and 20, T4S, R4E, HB&M; and portions of Sections 25 and 26 not within the existing Garberville Sanitary District services boundary as shown on map.**

This place of use is shown on the attached map dated July 31, 2019.

5. The water appropriated under this right shall be limited to the quantity that can be beneficially used and shall not exceed **0.155 cubic foot per second** by direct diversion to be diverted from January 1 to December 31 of each year. The maximum amount diverted under this right shall not exceed **112.2 acre-feet per year.**

(0000005A)

6. The maximum amount of water diverted under this right and the right pursuant to Application 29981 shall not exceed **245.5 acre-feet per year**.

(0000005Q)

7. The maximum combined total rate of diversion under this right and the right pursuant to Application 29981 shall not exceed **0.75 cubic foot per second**.

(0000005S)

8. The equivalent of such continuous flow allowance for any 30-day period may be diverted in a shorter time provided there is no interference with other rights and instream beneficial uses and provided further that all terms or conditions protecting instream beneficial uses are observed.

(0000027)

9. Upon a judicial determination that the place of use for the right confirmed by this license or a portion thereof is entitled to the use of water by riparian right or pre-1914 appropriative right, the right so determined and the right confirmed by this license shall not result in a combined right to the use of water in excess of that which could be claimed under the larger of the two rights.

(0000021C)

10. No water shall be diverted or used under this right for commercial and applicable personal medical use cannabis cultivation unless the water right holder is in compliance with all applicable conditions, including the numeric and narrative instream flow requirements, of the current version of the State Water Board's *Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation*.

(0000120)

11. The total amount of water right holder's deliveries to the Southern Humboldt Community Park under this right and the right pursuant to Application 29981 shall not exceed 3,000 cubic feet per month during two months of any 12-month period and shall not exceed 2,000 cubic feet per month during the remaining months of any such period. Right holder shall attach a table to each year's annual report of licensee that lists (in cubic feet) the amount of water right holder delivered to the Southern Humboldt Community Park during each month of the year covered by the annual report.

12. Right holder shall attach to each year's annual report of licensee a diagram of the water-conveyance infrastructure that conveys water diverted under this right within the Southern Humboldt Community Park and a map of the places within the park where such water is used, sufficient to demonstrate that no water diverted under this right and delivered to Southern Humboldt Community Park is used anywhere outside the authorized place of use specified in this license.

THIS LICENSE IS ALSO SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

A. Right holder is on notice that: (1) failure to timely commence or complete construction work or beneficial use of water with due diligence, (2) cessation or partial cessation of beneficial use of water, or (3) failure to observe any of the terms or conditions of this right, may be cause for the State Water Board to consider revocation (including partial revocation) of this right. (Cal. Code Regs., tit. 23, § 850.)

(0000016)

B. Right holder is on notice that when the State Water Board determines that any person is violating, or threatening to violate, any term or condition of a right, the State Water Board may issue an order to that person to cease and desist from that violation. (Wat. Code, § 1831.) Civil liability may be imposed administratively by the State Water Board pursuant to Wat. Code, § 1055, or may be imposed by the superior court. The Attorney General, upon the request of the board, shall petition the superior court to impose, assess, and recover those sums. (Wat. Code, § 1846.)

(0000017)

C. Right holder is not authorized to make any modifications to the location of diversion facilities, place of use or purposes of use, or make other changes to the project that do not conform with the terms and conditions of this right, prior to submitting a change petition and obtaining approval of the State Water Board.

(0000018)

D. Right holder shall measure the amount of water beneficially used under this right using devices and/or methods satisfactory to the Deputy Director for Water Rights. In order to demonstrate compliance with the beneficial use monitoring requirements of this right, right holder shall provide evidence that the devices and/or methods are functioning properly, in a manner satisfactory to the Deputy Director of Water Rights, within thirty days of first use of the device and/or method, with the reports required by chapter 2.7, title 23, California Code of Regulations, and whenever requested by the Division of Water Rights.

(0000015)

E. Right holder shall comply with the reporting requirements as specified in the terms of this right or any reporting requirements by statute, order, policy, regulation, decision, judgment or probationary designation. The more stringent requirement shall control in each instance where there is conflict or inconsistency between the requirements.

Right holder shall comply with the reporting requirements of chapter 2.7, title 23, California Code of Regulations.

Right holder shall promptly submit any reports, data, or other information that may reasonably be required by the State Water Board, including but not limited to documentation of water diversion and beneficial use under this right, and documentation of compliance with the terms and conditions of this right.

(0000010)

F. Right holder shall grant, or secure authorization through right holder's right of access to property owned by another party, the staff of the State Water Board, and any other authorized representatives of the State Water Board the following:

1. Entry upon property where water is being diverted, stored or used under a right issued by the State Water Board or where monitoring, samples and/or records must be collected under the conditions of this right;

2. Access to copy any records at reasonable times that are kept under the terms and conditions of a right or other order issued by State Water Board;

3. Access to inspect at reasonable times any project covered by a right issued by the State Water Board, equipment (including monitoring and control equipment), practices, or operations regulated by or required under this right; and,

4. Access to photograph, sample, measure, and monitor at reasonable times for the purpose of ensuring compliance with a right or other order issued by State Water Board, or as otherwise authorized by the Water Code.

(0000011)

G. This right shall not be construed as conferring right of access to any lands or facilities not owned by right holder.

(0000022)

H. All rights are issued subject to available flows. Inasmuch as the source contains treated wastewater, imported water from another stream system, or return flow from other projects, there is no guarantee that such supply will continue.

(0000025)

I. This right does not authorize diversion of water dedicated by other right holders under a senior right for purposes of preserving or enhancing wetlands, habitat, fish and wildlife resources, or recreation in, or on, the water. (Wat. Code, § 1707.) The Division of Water Rights maintains information about these dedications. It is right holders' responsibility to be aware of any dedications that may preclude diversion under this right.

(0000212)

J. No water shall be diverted or used under this right, and no construction related to such diversion shall commence, unless right holder has obtained and is in compliance with all

necessary permits or other approvals required by other agencies. If an amended right is issued, no new facilities shall be utilized, nor shall the amount of water diverted or used increase beyond the maximum amount diverted or used during the previously authorized development schedule, unless right holder has obtained and is in compliance with all necessary requirements, including but not limited to the permits and approvals listed in this term.

Right holder shall prepare and submit to the Division of Water Rights a list of, or provide information that shows proof of, attempts to solicit information regarding the need for, permits or approvals that may be required for the project. At a minimum, right holder shall provide a list or other information pertaining to whether any of the following permits or approvals are required: (1) lake or streambed alteration agreement with the Department of Fish and Wildlife (Fish & G. Code, § 1600 et seq.); (2) Department of Water Resources, Division of Safety of Dams approval (Wat. Code, § 6002); (3) Regional Water Quality Control Board Waste Discharge Requirements (Wat. Code, § 13260 et seq.); (4) U.S. Army Corps of Engineers Clean Water Act section 404 permit (33 U.S.C. § 1344); and (5) local grading permits.

Right holder shall, within 30 days of issuance of any permits, approvals or waivers, transmit copies to the Division of Water Rights.

(0000203)

K. Urban water suppliers shall comply with the Urban Water Management Planning Act (Wat. Code, § 10610 et seq.). An “urban water supplier” means a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually. All Urban Retail Water Suppliers shall comply with the provisions of Division 6, Part 2.55 (commencing with Chapter 9, section 10609.20) and Part 2.6 (commencing with Chapter 3, section 10608.34) of the Water Code. An “urban retail water supplier” means a water supplier, either publicly or privately owned, that directly provides potable municipal water to more than 3,000 end users or that supplies more than 3,000 acre-feet of potable water annually at retail for municipal purposes.

Agricultural water users and suppliers shall comply with the provision of Division 6, Part 2.55 of the Water Code and the Agricultural Water Management Planning Act (Water Code, § 10800 et seq.). An “agricultural water supplier” means a supplier, either publicly or privately owned, providing water (excluding recycled water) to 10,000 or more irrigated acres, including a supplier or contractor for water, regardless of the basis of right, which distributes or sells for ultimate resale to customers.

(0000029D)

L. Pursuant to Water Code sections 100 and 275 and the common law public trust doctrine all rights and privileges under this right, including method of diversion, method of use, and quantity of water diverted, are subject to the continuing authority of the State Water Board in accordance with law and in the interest of the public welfare to protect public trust uses and to prevent waste, unreasonable use, unreasonable method of use, or unreasonable method

of diversion of said water.

(0000012)

M. The quantity of water diverted under this right is subject to modification by the State Water Board if, after notice to right holder and an opportunity for hearing, the State Water Board finds that such modification is necessary to meet water quality objectives in water quality control plans which have been or hereafter may be established or modified pursuant to Division 7 of the Water Code. No action will be taken pursuant to this paragraph unless the State Water Board finds that (1) adequate waste discharge requirements have been prescribed and are in effect with respect to all waste discharges which have any substantial effect upon water quality in the area involved, and (2) the water quality objectives cannot be achieved solely through the control of waste discharges.

(0000013)

N. This right does not authorize any act which results in the taking of a candidate, threatened or endangered species or any act which is now prohibited, or becomes prohibited in the future, under either the California Endangered Species Act (Fish & G. Code, § 2050 et seq.) or the federal Endangered Species Act (16 U.S.C. § 1531 et seq.). If a "take" will result from any act authorized under this right, right holder shall obtain any required authorization for an incidental take prior to construction or operation of the project. Right holder shall be responsible for meeting all requirements of the applicable Endangered Species Act for the project authorized under this right.

(0000014)

This right is issued, and right holder is subject to the following provisions of the Water Code:

Section 1627. A license shall be effective for such time as the water actually appropriated under it is used for a useful and beneficial purpose in conformity with this division (of the Water Code) but no longer.

Section 1629. Every licensee, if he accepts a license, does so under the conditions precedent that no value whatsoever in excess of the actual amount paid to the State therefore shall at any time be assigned to or claimed for any license granted or issued under the provisions of this division (of the Water Code), or for any rights granted or acquired under the provisions of this division (of the Water Code), in respect to the regulation by any competent public authority of the services or the price of the services to be rendered by any licensee or by the holder of any rights granted or acquired under the provisions of this division (of the Water Code) or in respect to any valuation for purposes of sale to or purchase, whether through condemnation proceedings or otherwise, by the State or any city, city and county, municipal water district, irrigation district, lighting district, or any political subdivision of the State, of the rights and property of any licensee, or the possessor of any rights granted, issued, or acquired under the provisions of this division (of the Water Code).

Section 1630. At any time after the expiration of twenty years after the granting of a license, the State or any city, city and county, municipal water district, irrigation district, lighting district, or any political subdivision of the State shall have the right to purchase the works and property occupied and used under the license and the works built or constructed for the enjoyment of the rights granted under the license.

Section 1631. In the event that the State, or any city, city and county, municipal water district, irrigation district, lighting district, or political subdivision of the State so desiring to purchase and the owner of the works and property cannot agree upon the purchase price, the price shall be determined in such manner as is now or may hereafter be provided by law for determining the value of property taken in eminent domain proceedings.

STATE WATER RESOURCES CONTROL BOARD

Erik Ekdahl, Deputy Director
Division of Water Rights

Dated:

PLACE OF USE
1,032 ac. MUNICIPAL

POINT OF DIVERSION (1)
(INFILTRATION GALLERY)
CCS83, ZONE 1
N.1,922,330 ft E. 6,059,360 ft

Connick Creek

Kimtu Meadows

Redway
Garberville
Garberville Airport
Benbow
Benbow Lake
STATE RECREATION AREA
Cable Crossing Dam
Golf Course
Campgrounds
Rodeo Grounds
Gaging Station
Water Tanks
Gravel Pit
Borrow Pits
Sewage Disposal Pond
Fire Station
Tooby Park
Schofield Opening
Bear Canyon
Bluff Creek
Panther Creek
South Fk Eel
East Branch South Fk Eel
Fish
Reed

REDWOOD DRIVE
BENBOW DRIVE
ALTERNATE 101
ROAD
SOUTH FORK
RIVER
EEL

R3E R4E

OWNER	**GARBERVILLE SANITARY DISTRICT**		
SOURCE	**SOUTH FORK EEL RIVER**		
POINT OF DIVERSION			
WITHIN	**SW 1/4 OF SE 1/4** OF PROJECTED		
SECTION	**24, T4S, R3E, HB&M**		
COUNTY OF	**HUMBOLDT**		
U.S.G.S. QUAD:	**GARBERVILLE**	DATE: **1970**	SCALE: **1:24,000**

STATE OF CALIFORNIA
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
STATE WATER RESOURCES CONTROL BOARD
DIVISION OF WATER RIGHTS

APPLICATION NO. **9686**
PERMIT NO. **5487**
LICENSE NO. **3404**

DATE:	DRAWN:	CHECKED:
07-31-2019	**JENNIE SHORT**	**MTM**

Note: This map does not constitute a public land survey as defined by California Business & Professions Code section 8726. It has been prepared for descriptive purposes only.

APPENDIX B

New Amended Water-Right Permit 20789

STATE OF CALIFORNIA
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
STATE WATER RESOURCES CONTROL BOARD

DIVISION OF WATER RIGHTS

AMENDED PERMIT TO APPROPRIATE WATER

APPLICATION 29981 PERMIT 20789

Permittee: Garberville Sanitary District
P.O. Box 211
Garberville, CA 95542

The State Water Resources Control Board (State Water Board) authorizes the diversion and use of water by the permittee (right holder) in accordance with the limitations and conditions herein SUBJECT TO PRIOR RIGHTS. The priority of this permit (right) dates from **July 22, 1991.**

This permit supersedes any previously issued permit on **Application 29981**.

Right holder is hereby authorized to appropriate water as follows:

1. Source of water: **South Fork Eel River**

   tributary to: **Eel River thence the Pacific Ocean**

   within the County of **Humboldt**.

2. Location of point of diversion:

By California Coordinate System of 1983 in Zone 1	40-acre subdivision of public land survey or projection thereof	Section (Projected) *	Township	Range	Base and Meridian
North 1,922,330 feet and East 6,059,360 feet	**SW ¼ of SE ¼**	**24**	**4S**	**3E**	**H**

3. Purpose of use:	4. Place of use:
Municipal	**Within the Garberville Sanitary District service area boundary within Sections 13, 23, 24, 25, 26 and 35, T4S, R3E, HB&M; and Sections 18, 19, and 20, T4S, R4E, HB&M; and portions of Sections 25 and 26 not within the existing Garberville Sanitary District services boundary as shown on map.**

This place of use is shown on the attached map dated July 31, 2019.

5. The water appropriated under this right shall be limited to the quantity that can be beneficially used and shall not exceed **0.595 cubic foot per second** by direct diversion to be diverted from January 1 to December 31 of each year.

(0000005A)

6. The maximum amount of water diverted under this right and License 3404 (Application 9686) shall not exceed **245.5 acre-feet per year**.

(0000005Q)

7. The maximum simultaneous rate of diversion under this right and License 3404 (Application 9686) shall not exceed **0.75 cubic foot per second**.

(0000005S)

8. The equivalent of such continuous flow allowance for any 30-day period may be diverted in a shorter time provided there is no interference with other rights and instream beneficial uses and provided further that all terms or conditions protecting instream beneficial uses are observed.

(0000027)

9. Construction work and complete application of the water to the authorized use shall be prosecuted with reasonable diligence and completed by December 31, 1999.

(0000009)

10. Upon a judicial determination that the place of use under this right or a portion thereof is entitled to the use of water by riparian right or pre-1914 appropriative right, the right so determined and the right acquired under this right shall not result in a combined right to the use of water in excess of that which could be claimed under the larger of the two rights.

(0000021C)

11. No water shall be diverted or used under this right for commercial and applicable personal medical use cannabis cultivation unless the water right holder is in compliance with all applicable conditions, including the numeric and narrative instream flow requirements, of the current version of the State Water Board's *Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation.*

(0000120)

12. The total amount of water right holder's deliveries to the Southern Humboldt Community Park under this right and the right pursuant to Application 9686 shall not exceed 3,000 cubic feet per month during two months of any 12-month period and shall not exceed 2,000 cubic feet per month during the remaining months of any such period. Right holder shall attach a table to each year's annual permittee progress report that lists (in cubic feet) the amount of water right holder delivered to the Southern Humboldt Community Park during each month of the year covered by the annual report.

13. Right holder shall attach to each year's annual permittee progress report a diagram of the water-conveyance infrastructure that conveys water diverted under this right within the Southern Humboldt Community Park and a map of the places within the park where such water is used, sufficient to demonstrate that no water diverted under this right and delivered to Southern Humboldt Community Park is used anywhere outside the authorized place of use specified in this permit.

(0350900)

THIS RIGHT IS ALSO SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

A. Right holder is on notice that: (1) failure to timely commence or complete construction work or beneficial use of water with due diligence, (2) cessation or partial cessation of beneficial use of water, or (3) failure to observe any of the terms or conditions of this right, may be cause for the State Water Board to consider revocation (including partial revocation) of this right. (Cal. Code Regs., tit. 23, § 850.)

(0000016)

B. Right holder is on notice that when the State Water Board determines that any person is violating, or threatening to violate, any term or condition of a right, the State Water Board may issue an order to that person to cease and desist from that violation. (Wat. Code, § 1831.) Civil liability may be imposed administratively by the State Water Board pursuant to Wat. Code, § 1055, or may be imposed by the superior court. The Attorney General, upon the request of the board, shall petition the superior court to impose, assess, and recover those sums. (Wat. Code, § 1846.)

(0000017)

C. Right holder is not authorized to make any modifications to the location of diversion facilities, place of use or purposes of use, or make other changes to the project that do not conform with the terms and conditions of this right, prior to submitting a change petition and obtaining approval of the State Water Board.

(0000018)

D. Once the time to develop beneficial use of water ends under this permit, right holder is not authorized to increase diversions beyond the maximum annual amount diverted or used during the authorized development schedule prior to submitting a time extension petition and obtaining approval of the State Water Board.

(0000019)

E. The amount of water for consideration when issuing a license shall be limited to only the amount of water diverted and applied to beneficial use in compliance with the terms and conditions of this right, as determined by the State Water Board. (Wat. Code, § 1610.)

(0000006)

F. Right holder shall measure the amount of water beneficially used under this right using devices and/or methods satisfactory to the Deputy Director for Water Rights. In order to demonstrate compliance with the beneficial use monitoring requirements of this right, right holder shall provide evidence that the devices

and/or methods are functioning properly, in a manner satisfactory to the Deputy Director of Water Rights, within thirty days of first use of the device and/or method, with the reports required by chapter 2.7, title 23, California Code of Regulations, and whenever requested by the Division of Water Rights.

(0000015)

G. Right holder shall comply with the reporting requirements as specified in the terms of this right or any reporting requirements by statute, order, policy, regulation, decision, judgment or probationary designation. The more stringent requirement shall control in each instance where there is conflict or inconsistency between the requirements.

Right holder shall comply with the reporting requirements of chapter 2.7, title 23, California Code of Regulations.

Right holder shall promptly submit any reports, data, or other information that may reasonably be required by the State Water Board, including but not limited to documentation of water diversion and beneficial use under this right, and documentation of compliance with the terms and conditions of this right.

(0000010)

H. Right holder shall grant, or secure authorization through right holder's right of access to property owned by another party, the staff of the State Water Board, and any other authorized representatives of the State Water Board the following:

1. Entry upon property where water is being diverted, stored or used under a right issued by the State Water Board or where monitoring, samples and/or records must be collected under the conditions of this right;

2. Access to copy any records at reasonable times that are kept under the terms and conditions of a right or other order issued by State Water Board;

3. Access to inspect at reasonable times any project covered by a right issued by the State Water Board, equipment (including monitoring and control equipment), practices, or operations regulated by or required under this right; and,

4. Access to photograph, sample, measure, and monitor at reasonable times for the purpose of ensuring compliance with a right or other order issued by State Water Board, or as otherwise authorized by the Water Code.

(0000011)

I. This right shall not be construed as conferring right of access to any lands or facilities not owned by right holder.

(0000022)

J. All rights are issued subject to available flows. Inasmuch as the source contains treated wastewater, imported water from another stream system, or return flow from other projects, there is no guarantee that such supply will continue.

(0000025)

K. This right does not authorize diversion of water dedicated by other right holders under a senior right for purposes of preserving or enhancing wetlands, habitat, fish and wildlife resources, or recreation in, or on, the water. (Wat. Code, § 1707.) The Division of Water Rights maintains information about these dedications. It is right holders' responsibility to be aware of any dedications that may preclude diversion under this right.

(0000212)

L. No water shall be diverted or used under this right, and no construction related to such diversion shall commence, unless right holder has obtained and is in compliance with all necessary permits or other approvals required by other agencies. If an amended right is issued, no new facilities shall be utilized, nor shall the amount of water diverted or used increase beyond the maximum amount diverted or used during the previously authorized development schedule, unless right holder has obtained and is in compliance with all necessary requirements, including but not limited to the permits and approvals listed in this term.

Right holder shall prepare and submit to the Division of Water Rights a list of, or provide information that shows proof of, attempts to solicit information regarding the need for, permits or approvals that may be required for the project. At a minimum, right holder shall provide a list or other information pertaining to whether any of the following permits or approvals are required: (1) lake or streambed alteration agreement with the Department of Fish and Wildlife (Fish & G. Code, § 1600 et seq.); (2) Department of Water Resources, Division of Safety of Dams approval (Wat. Code, § 6002); (3) Regional Water Quality Control Board Waste Discharge Requirements (Wat. Code, § 13260 et seq.); (4) U.S. Army Corps of Engineers Clean Water Act section 404 permit (33 U.S.C. § 1344); and (5) local grading permits.

Right holder shall, within 30 days of issuance of any permits, approvals or waivers, transmit copies to the Division of Water Rights.

(0000203)

M. Urban water suppliers shall comply with the Urban Water Management Planning Act (Wat. Code, § 10610 et seq.). An "urban water supplier" means a supplier, either publicly or privately owned, providing water for municipal purposes either

directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually. All Urban Retail Water Suppliers shall also comply with the provisions in Water Code § 10609.20, §10609.22, and §10609.24. An "urban retail water supplier" means a water supplier, either publicly or privately owned, that directly provides potable municipal water to more than 3,000 end users or that supplies more than 3,000 acre-feet of potable water annually at retail for municipal purposes.

Agricultural water users and suppliers shall comply with the Agricultural Water Management Planning Act (Act) (Water Code, § 10800 et seq.). Agricultural water users applying for a permit from the State Water Board are required to develop and implement water conservation plans in accordance with the Act. An "agricultural water supplier" means a supplier, either publicly or privately owned, supplying more than 10,000 acre-feet of water annually for agricultural purposes. An agricultural water supplier includes a supplier or contractor for water, regardless of the basis of right, which distributes or sells for ultimate resale to customers.

(0000029D)

N. Pursuant to Water Code sections 100 and 275 and the common law public trust doctrine all rights and privileges under this right, including method of diversion, method of use, and quantity of water diverted, are subject to the continuing authority of the State Water Board in accordance with law and in the interest of the public welfare to protect public trust uses and to prevent waste, unreasonable use, unreasonable method of use, or unreasonable method of diversion of said water.

The continuing authority of the State Water Board may be exercised by imposing specific requirements over and above those contained in this right with a view to eliminating waste of water and to meeting the reasonable water requirements of right holder without unreasonable draft on the source. Right holder may be required to implement a water conservation plan, features of which may include but not necessarily be limited to (1) reusing or reclaiming the water allocated; (2) using water reclaimed by another entity instead of all or part of the water allocated; (3) restricting diversions so as to eliminate agricultural tailwater or to reduce return flow; (4) suppressing evaporation losses from water surfaces; (5) controlling phreatophytic growth; and (6) installing, maintaining, and operating efficient water measuring devices to assure compliance with the quantity limitations of this right and to determine accurately water use as against reasonable water requirements for the authorized project. No action will be taken pursuant to this paragraph unless the State Water Board determines, after notice to affected parties and opportunity for hearing, that such specific requirements are physically and financially feasible and are appropriate to the particular situation.

The continuing authority of the State Water Board also may be exercised by imposing further limitations on the diversion and use of water by right holder in order to protect public trust uses. No action will be taken pursuant to this paragraph unless the State Water Board determines, after notice to affected parties and opportunity for hearing, that such action is consistent with California Constitution, article X, section 2; is consistent with the public interest; and is necessary to preserve or restore the uses protected by the public trust.

(0000012)

O. The quantity of water diverted under this right is subject to modification by the State Water Board if, after notice to right holder and an opportunity for hearing, the State Water Board finds that such modification is necessary to meet water quality objectives in water quality control plans which have been or hereafter may be established or modified pursuant to Division 7 of the Water Code. No action will be taken pursuant to this paragraph unless the State Water Board finds that (1) adequate waste discharge requirements have been prescribed and are in effect with respect to all waste discharges which have any substantial effect upon water quality in the area involved, and (2) the water quality objectives cannot be achieved solely through the control of waste discharges.

(0000013)

P. This right does not authorize any act which results in the taking of a candidate, threatened or endangered species or any act which is now prohibited, or becomes prohibited in the future, under either the California Endangered Species Act (Fish & G. Code, § 2050 et seq.)

(0000014)

This right is issued, and right holder is subject to the following provisions of the Water Code:

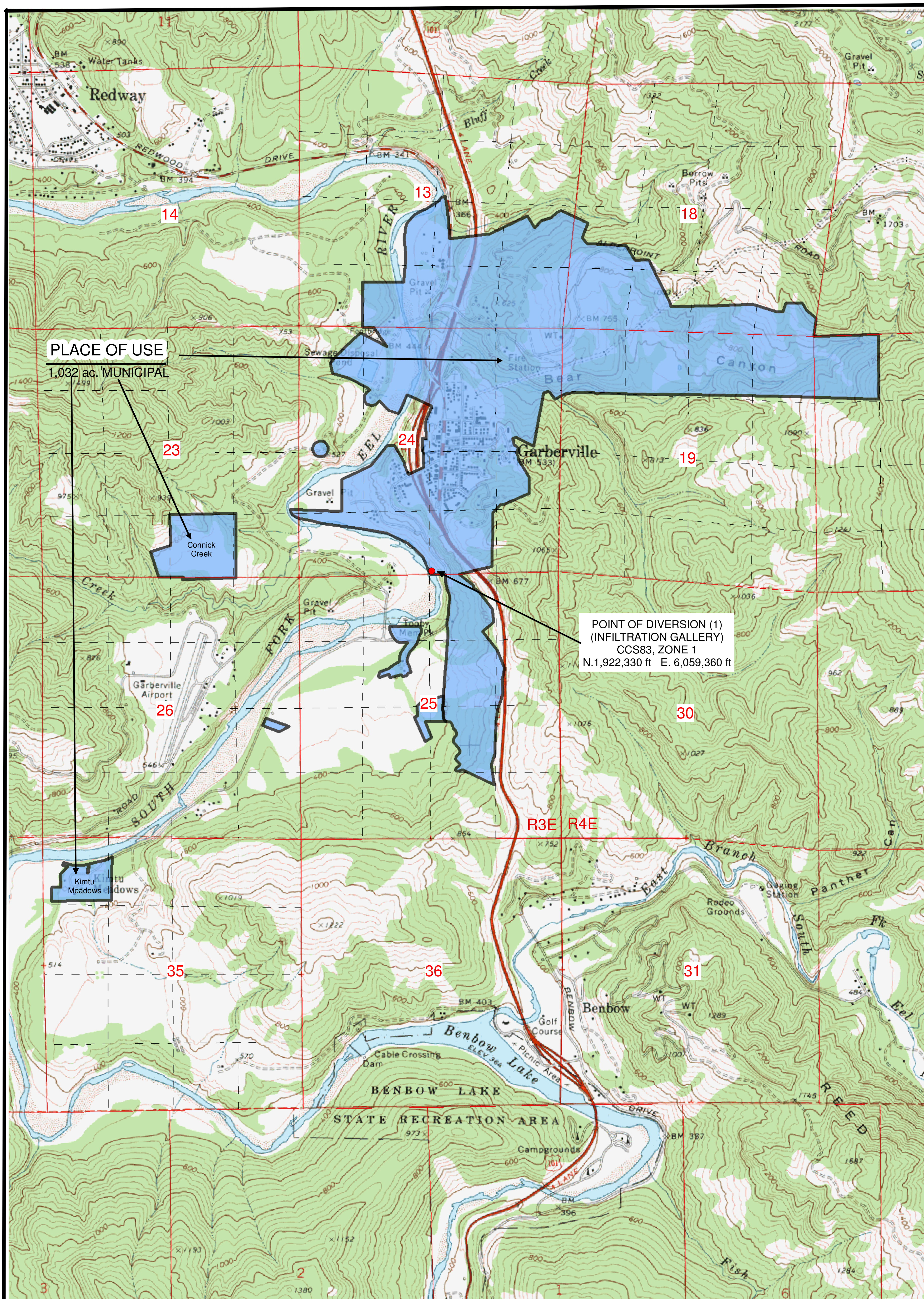
Section 1390. A permit shall be effective for such time as the water actually appropriated under it is used for a useful and beneficial purpose in conformity with this division (of the Water Code), but no longer.

Section 1392. Every permittee, if he accepts a permit, does so under the conditions precedent that no value whatsoever in excess of the actual amount paid to the State therefor shall at any time be assigned to or claimed for any permit granted or issued under the provisions of this division (of the Water Code), or for any rights granted or acquired under the provisions of this division (of the Water Code), in respect to the regulation by any competent public authority of the services or the price of the services to be rendered by any permittee or by the holder of any rights granted or acquired under the provisions of this division (of the Water Code) or in respect to any valuation for purposes of sale to or purchase, whether through condemnation proceedings or otherwise, by the State or any city, city and county, municipal water district, irrigation district, lighting district, or any political subdivision of the State, of the rights and property of any permittee, or the possessor of any rights granted, issued, or acquired under the provisions of this division (of the Water Code).

STATE WATER RESOURCES CONTROL BOARD

Erik Ekdahl, Deputy Director
Division of Water Rights

Dated:



OWNER	GARBERVILLE SANITARY DISTRICT		
SOURCE	SOUTH FORK EEL RIVER		
POINT OF DIVERSION			
WITHIN	SW 1/4 OF SE 1/4 OF PROJECTED		
SECTION	24, T4S, R3E, HB&M		
COUNTY OF	HUMBOLDT		
U.S.G.S. QUAD: GARBERVILLE	DATE: 1970	SCALE: 1:24,000	

STATE OF CALIFORNIA
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

STATE WATER RESOURCES CONTROL BOARD
DIVISION OF WATER RIGHTS

APPLICATION NO. **29981**

PERMIT NO. **20789**

LICENSE NO. _

DATE:	DRAWN:	CHECKED:
07-31-2019	JENNIE SHORT	MTM

Note: This map does not constitute a public land survey as defined by California Business & Professions Code section 8726. It has been prepared for descriptive purposes only.

APPENDIX C

Summaries of Parties' Other Arguments and Board's Responses

The parties' closing briefs to the AHO and their comments on the AHO's draft proposed order contain various arguments that are not discussed in the body of this order. The following paragraphs contain summaries of these arguments and the Board's responses.

1. In their closing briefs to the AHO, Redway CSD, Mr. Voice and Ms. Vogel argued to the AHO that, before Garberville SD provides potable-water service to Southern Humboldt CP, the district should annex the park to the district's service area. (7021-07-09 Redway CSD Closing Brief, p. 2; 7021-07-09 E. Voice Closing Brief[21], p. 5; KV-3, pp. 2-3.)
   Response: This was an issue for Humboldt LAFCo to decide. (See Gov. Code, § 56133.) Humboldt LAFCo's decision on this issue does not affect the State Water Board's analyses under the Water Code of Garberville SD's petitions to change License 3404 and Permit 20789.
2. Mr. Voice argued to the AHO that the amounts of potable water that Garberville SD delivers to Southern Humboldt CP may exceed the 2,000 and 3,000 cubic feet per month amounts in the 2019 CEQA Addendum, and could be as high as 679,000 gallons per year, unless the State Water Board includes appropriate terms in License 3404 and Permit 20789. (E. Voice Closing Brief, pp. 5-6.)
   Response: We have addressed this issue with Term 11 in amended License 3404 and Term 12 in amended Permit 20789. (See section 3.2)
3. Mr. Voice and Ms. Sutton argued to the AHO that the CEQA process for Garberville SD's petitions to change License 3404 and Permit 20789 was "piecemealed,"

[21] Mr. Voice submitted two documents labeled "closing brief". This order cites the version with the later date, with the filename "2021-07-09 E. Voice Final Final Closing Brief from AHO Hearing June 15, 2021".

confusing, incomplete and inadequate. (E. Voice Closing Brief, pp. 3-4; L. Sutton Closing Brief, p. 5.)

Response: Section 2.7 discusses Garberville SD's 2013 ID/MND, Humboldt County's 2016 EIR, and Humboldt LAFCo's 2019 CEQA Addendum. While this CEQA history is complicated, Garberville SD's 2013 IS/MND and Humboldt LAFCo's 2019 CEQA Addendum together satisfy the applicable CEQA requirements for Garberville SD's petitions to change License 3404 and Permit 20789. As a CEQA Responsible Agency, the State Water Board may use these CEQA documents for the Board's CEQA compliance for this order. (See CEQA Guidelines, § 15096, subd. (e) & (f).)

4. Redway CSD, Mr. Voice and Ms. Sutton made several other arguments to the AHO in their closing briefs.

   Response: These other arguments concern issues that are not relevant to the Board's order on Garberville SD's petitions to change License 3404 and Permit 20789. We do not address these other arguments this order.

5. Garberville SD's comments on the AHO's draft proposed order include a graph of the annual diversions by the district and the Garberville Water Company and note that the annual diversions in many years exceeded the 10-year average of 168.23 af/yr and the 180.19 af/yr maximum for 2010-2020 that was discussed in footnote 18 in the draft proposed order. The district argues that the lower diversion amounts during 2010-2020 are the results of tank repairs, increased water rates and water conservation efforts, and that it is "quite misleading" for the order to refer to these numbers while ignoring the higher annual diversions that occurred before 2010. (2021-11-30 Garberville SD comments, p. 2.) Garberville SD requests that the State Water Board "move forward with converting our permit to a license with a total limit of 245.5 af/year." (*Id.*)

   Response: The AHO deleted footnote 18 of the draft proposed order before preparing the proposed order it transmitted to the Board. After we adopt this order, Garberville SD may renew its request to the Division to process the district's request to license Permit 20789. During the licensing process, the district may present its data and arguments regarding the amounts of its historical diversions and the

amounts saved through water-conservation actions. We express no opinion in this order regarding what annual diversion limit should be specified in the new water-right license that will supersede this permit.

6. Redway CSD's comments on the AHO's draft proposed order raised concerns about "the organization structure and the transparency of the entity operating the [Southern Humboldt] CP as its Board of Directors. (2021-11-29 Redway CSD comments, p. 1.)
   Response: These issues are not within the purview of the State Water Board

7. Redway CSD's comments on the AHO's draft proposed order expressed concerns that Southern Humboldt CP will "exceed the allocated volumetric usage" and "will not have regulatory practices in place, which are necessary to enforce volumetric limitations," and, as a result, Redway SCD's operations could be adversely affected. (*Id.*, pp. 1-2.)
   Response: As discussed in section 3.2, term 11 of amended License 3404 and term 12 of amended Permit 20789 will limit the amounts of water Garberville SD may divert under this license and this permit and deliver to Southern Humboldt CP. These terms will require the district to include a table in each annual report it files with the Division that lists the amounts of monthly deliveries to the park. The district's representative that files each annual report will need to declare, under penalty of perjury, that the statements in the report are correct. If any report is not correct or shows any that the district's deliveries to Southern Humboldt CP exceeded any of the applicable delivery limits, then the Division may bring an appropriate enforcement action.

8. Ed Voice's comments on the AHO's draft proposed order state that Garberville SD's "change petition is built on the false premise that the Park had a historical water service connection with GSD." (2021-12-01 E. Voice comments, p. 1, ¶ 1.)
   Response: This order does not contain any findings on this issue, and it is not necessary for us to address this issue in this order.

9. Mr. Voice's comments express concerns that the Southern Humboldt CP may use the potable water that Garberville SD delivers to the park throughout the park's 400

acres, and not just on the 18 acres within the park that will be added to the authorized places of use in License 3404 and Permit 20789. (*Id*., pp. 1-2, ¶¶ 2-6.)

Response: The AHO added a new term 12 to amended License 3404 to address this issue. It states:

> Right holder shall attach to each year's annual report of licensee a diagram of the water-conveyance infrastructure that conveys water diverted under this right within the Southern Humboldt Community Park and a map of the places within the park where such water is used, sufficient to demonstrate that no water diverted under this right and delivered to Southern Humboldt Community Park is used anywhere outside the authorized place of use specified in this license.

The AHO added a new term 13 to amended Permit 20789, which contains similar language. These new terms are appropriate to require Garberville SD to demonstrate that it and Southern Humboldt CP are complying with the place-of-use provisions of License 3404 and Permit 20789, especially considering the district's past violations of these provisions. (See sections 2.3 and 2.5.)

10. Mr. Voice's comments refer to some of his prior e-mails to the AHO and his closing brief, and assert that representatives Garberville SD and Southern Humboldt CP made misstatements, and that the State Water Board should address "perjury under sworn testimony." (*Id.*, p. 3, ¶ 9.)

    Response: The AHO hearing officer reviewed Mr. Voice's arguments and assertions and concluded that they all concerned issues that the State Water Board does not need to resolve in this order. We agree with the AHO hearing officer's conclusion.

11. Kristen Vogel's comments on the AHO's draft proposed order assert that there has been considerable community opposition to proposed re-zoning of the Southern Humboldt CP that would have opened the park up to activities that would adversely affect nearby neighborhoods and the Town of Garberville. Her comments state concerns about "high decibel noise" and traffic and parking problems. (2021-12-01 K. Vogel comments, pp. 1-2.)

    Response: The comments and policy statements in the administrative record indicate substantial support for the Board's granting Garberville SD's petitions to

change License 3404 and 20789, which support our conclusion that granting the petitions would be in the public interest. (See section 3.1.3.) We defer to the local agencies with regulatory authority over land-use and related issues to address the noise, traffic and parking issues raised by Ms. Vogel's comments.

12. Ms. Vogel's comments state the concern that Southern Humboldt CP may circulate water it receives from Garberville SD throughout the 400-acre park. (2021-12-01 K. Vogel comments, p. 2.)

    Response: As discussed above, the AHO added a new term 12 to amended License 3404, and a new term 13 to amended Permit 20789, to address this issue.

13. Ms. Vogel's comments raise the issue of the employment relationship between Ms. Short and Garberville SD. (*Id.*, p. 2.)

    Response: It is not necessary for this order to address this issue.

14. Ms. Sutton's comments on the AHO's draft proposed order state concerns about whether Garberville SD will comply with the limitations in License 3404 and Permit 20789 on the amounts of water Garberville SD may deliver to Southern Humboldt CP and on the places where the park may use this water. (2021-11-30 L. Sutton comments, pp. 1-2.)

    Response: As discussed above, term 11 of amended License 3404 and term 12 of amended Permit 20789 specify the maximum amounts of water diverted under this license and this permit that Garberville SD may deliver to Southern Humboldt CP, and term 12 of amended License 3404 and term 13 of amended Permit 20789 address the place-of-use issue.

15. Ms. Sutton's comments also raise concerns about the potential impacts on Redway CSD.

    Response: Those potential impacts are discussed in section 3.1.1.

STATE OF CALIFORNIA
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
STATE WATER RESOURCES CONTROL BOARD

DIVISION OF WATER RIGHTS

AMENDED PERMIT TO APPROPRIATE WATER

APPLICATION 29981 PERMIT 20789

Permittee: Garberville Sanitary District
P.O. Box 211
Garberville, CA 95542

The State Water Resources Control Board (State Water Board) authorizes the diversion and use of water by the permittee (right holder) in accordance with the limitations and conditions herein SUBJECT TO PRIOR RIGHTS. The priority of this permit (right) dates from **July 22, 1991.**

This permit supersedes any previously issued permit on **Application 29981**.

Right holder is hereby authorized to appropriate water as follows:

1. Source of water: **South Fork Eel River**

tributary to: **Eel River thence the Pacific Ocean**

within the County of **Humboldt**.

2. Location of point of diversion:

By California Coordinate System of 1983 in Zone 1	40-acre subdivision of public land survey or projection thereof	Section (Projected)*	Township	Range	Base and Meridian
North 1,922,330 feet and East 6,059,360 feet	**SW ¼ of SE ¼**	**24**	**4S**	**3E**	**H**

3. Purpose of use:	4. Place of use:
Municipal	**Within the Garberville Sanitary District service area boundary within Sections 13, 23, 24, 25, 26 and 35, T4S, R3E, HB&M; and Sections 18, 19, and 20, T4S, R4E, HB&M; and portions of Sections 25 and 26 not within the existing Garberville Sanitary District services boundary as shown on map.**

The place of use is shown on map dated July 31, 2019, on file with the State Water Board.

5. The water appropriated under this right shall be limited to the quantity that can be beneficially used and shall not exceed **0.595 cubic foot per second** by direct diversion to be diverted from January 1 to December 31 of each year.

(0000005A)

6. The maximum amount of water diverted under this right and License 3404 (Application 9686) shall not exceed **245.5 acre-feet per year**.

(0000005Q)

7. The maximum simultaneous rate of diversion under this right and License 3404 (Application 9686) shall not exceed **0.75 cubic foot per second**.

(0000005S)

8. The equivalent of such continuous flow allowance for any 30-day period may be diverted in a shorter time provided there is no interference with other rights and instream beneficial uses and provided further that all terms or conditions protecting instream beneficial uses are observed.

(0000027)

9. Construction work and complete application of the water to the authorized use shall be prosecuted with reasonable diligence and completed by December 31, 1999.

(0000009)

10. Upon a judicial determination that the place of use under this right or a portion thereof is entitled to the use of water by riparian right or pre-1914 appropriative right, the right so determined and the right acquired under this right shall not result in a combined right to the use of water in excess of that which could be claimed under the larger of the two rights.

(0000021C)

11. No water shall be diverted or used under this right for commercial and applicable personal medical use cannabis cultivation unless the water right holder is in compliance with all applicable conditions, including the numeric and narrative instream flow requirements, of the current version of the State Water Board's *Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation.*

(0000120)

12. The total amount of water right holder's deliveries to the Southern Humboldt Community Park under this right and the right pursuant to Application 9686 shall not exceed 3,000 cubic feet per month during two months of any 12-month period and shall not exceed 2,000 cubic feet per month during the remaining months of any such period. Right holder shall attach a table to each year's annual permittee progress report that lists (in cubic feet) the amount of water right holder delivered to the Southern Humboldt Community Park during each month of the year covered by the annual report.

(0350900)

13. Right holder shall attach to each year's annual permittee progress report a diagram of the water-conveyance infrastructure that conveys water diverted under this right within the Southern Humboldt Community Park and a map of the places within the park where such water is used, sufficient to demonstrate that no water diverted under this right and delivered to Southern Humboldt Community Park is used anywhere outside the authorized place of use specified in this permit.

(0350900)

THIS RIGHT IS ALSO SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

A. Right holder is on notice that: (1) failure to timely commence or complete construction work or beneficial use of water with due diligence, (2) cessation or partial cessation of beneficial use of water, or (3) failure to observe any of the terms or conditions of this right, may be cause for the State Water Board to consider revocation (including partial revocation) of this right. (Cal. Code Regs., tit. 23, § 850.)

(0000016)

B. Right holder is on notice that when the State Water Board determines that any person is violating, or threatening to violate, any term or condition of a right, the State Water Board may issue an order to that person to cease and desist from that violation. (Wat. Code, § 1831.) Civil liability may be imposed administratively by the State Water Board pursuant to Wat. Code, § 1055, or may be imposed by the superior court. The Attorney General, upon the request of the board, shall petition the superior court to impose, assess, and recover those sums. (Wat. Code, § 1846.)

(0000017)

C. Right holder is not authorized to make any modifications to the location of diversion facilities, place of use or purposes of use, or make other changes to the project that do not conform with the terms and conditions of this right, prior to submitting a change petition and obtaining approval of the State Water Board.

(0000018)

D. Once the time to develop beneficial use of water ends under this permit, right holder is not authorized to increase diversions beyond the maximum annual amount diverted or used during the authorized development schedule prior to submitting a time extension petition and obtaining approval of the State Water Board.

(0000019)

E. The amount of water for consideration when issuing a license shall be limited to only the amount of water diverted and applied to beneficial use in compliance with the terms and conditions of this right, as determined by the State Water Board. (Wat. Code, § 1610.)

(0000006)

F. Right holder shall measure the amount of water beneficially used under this right using devices and/or methods satisfactory to the Deputy Director for Water Rights. In order to demonstrate compliance with the beneficial use monitoring requirements of this right, right holder shall provide evidence that the devices and/or methods are functioning properly, in a manner satisfactory to the Deputy Director of Water Rights,

within thirty days of first use of the device and/or method, with the reports required by chapter 2.7, title 23, California Code of Regulations, and whenever requested by the Division of Water Rights.

(0000015)

G. Right holder shall comply with the reporting requirements as specified in the terms of this right or any reporting requirements by statute, order, policy, regulation, decision, judgment or probationary designation. The more stringent requirement shall control in each instance where there is conflict or inconsistency between the requirements.

Right holder shall comply with the reporting requirements of chapter 2.7, title 23, California Code of Regulations.

Right holder shall promptly submit any reports, data, or other information that may reasonably be required by the State Water Board, including but not limited to documentation of water diversion and beneficial use under this right, and documentation of compliance with the terms and conditions of this right.

(0000010)

H. Right holder shall grant, or secure authorization through right holder's right of access to property owned by another party, the staff of the State Water Board, and any other authorized representatives of the State Water Board the following:

1. Entry upon property where water is being diverted, stored or used under a right issued by the State Water Board or where monitoring, samples and/or records must be collected under the conditions of this right;

2. Access to copy any records at reasonable times that are kept under the terms and conditions of a right or other order issued by State Water Board;

3. Access to inspect at reasonable times any project covered by a right issued by the State Water Board, equipment (including monitoring and control equipment), practices, or operations regulated by or required under this right; and,

4. Access to photograph, sample, measure, and monitor at reasonable times for the purpose of ensuring compliance with a right or other order issued by State Water Board, or as otherwise authorized by the Water Code.

(0000011)

I. This right shall not be construed as conferring right of access to any lands or facilities not owned by right holder.

(0000022)

J. All rights are issued subject to available flows. Inasmuch as the source contains treated wastewater, imported water from another stream system, or return flow from other projects, there is no guarantee that such supply will continue.

(0000025)

K. This right does not authorize diversion of water dedicated by other right holders under a senior right for purposes of preserving or enhancing wetlands, habitat, fish and wildlife resources, or recreation in, or on, the water. (Wat. Code, § 1707.) The Division of Water Rights maintains information about these dedications. It is right holders' responsibility to be aware of any dedications that may preclude diversion under this right.

(0000212)

L. No water shall be diverted or used under this right, and no construction related to such diversion shall commence, unless right holder has obtained and is in compliance with all necessary permits or other approvals required by other agencies. If an amended right is issued, no new facilities shall be utilized, nor shall the amount of water diverted or used increase beyond the maximum amount diverted or used during the previously authorized development schedule, unless right holder has obtained and is in compliance with all necessary requirements, including but not limited to the permits and approvals listed in this term.

Right holder shall prepare and submit to the Division of Water Rights a list of, or provide information that shows proof of, attempts to solicit information regarding the need for, permits or approvals that may be required for the project. At a minimum, right holder shall provide a list or other information pertaining to whether any of the following permits or approvals are required: (1) lake or streambed alteration agreement with the Department of Fish and Wildlife (Fish & G. Code, § 1600 et seq.); (2) Department of Water Resources, Division of Safety of Dams approval (Wat. Code, § 6002); (3) Regional Water Quality Control Board Waste Discharge Requirements (Wat. Code, § 13260 et seq.); (4) U.S. Army Corps of Engineers Clean Water Act section 404 permit (33 U.S.C. § 1344); and (5) local grading permits.

Right holder shall, within 30 days of issuance of any permits, approvals or waivers, transmit copies to the Division of Water Rights.

(0000203)

M. Urban water suppliers shall comply with the Urban Water Management Planning Act (Wat. Code, § 10610 et seq.). An "urban water supplier" means a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually. All Urban Retail Water Suppliers shall also comply with the provisions in Water Code § 10609.20, §10609.22, and §10609.24. An "urban retail water supplier" means a water supplier, either publicly or privately owned, that directly provides potable municipal water to more than 3,000 end users or that supplies more than 3,000 acre-feet of potable water annually at retail for municipal purposes.

Agricultural water users and suppliers shall comply with the Agricultural Water Management Planning Act (Act) (Water Code, § 10800 et seq.). Agricultural water users applying for a permit from the State Water Board are required to develop and implement water conservation plans in accordance with the Act. An "agricultural water supplier" means a supplier, either publicly or privately owned, supplying more than 10,000 acre-feet of water annually for agricultural purposes. An agricultural water supplier includes a supplier or contractor for water, regardless of the basis of right, which distributes or sells for ultimate resale to customers.

(0000029D)

N. Pursuant to Water Code sections 100 and 275 and the common law public trust doctrine all rights and privileges under this right, including method of diversion, method of use, and quantity of water diverted, are subject to the continuing authority of the State Water Board in accordance with law and in the interest of the public welfare to protect public trust uses and to prevent waste, unreasonable use, unreasonable method of use, or unreasonable method of diversion of said water.

The continuing authority of the State Water Board may be exercised by imposing specific requirements over and above those contained in this right with a view to eliminating waste of water and to meeting the reasonable water requirements of right holder without unreasonable draft on the source. Right holder may be required to implement a water conservation plan, features of which may include but not necessarily be limited to (1) reusing or reclaiming the water allocated; (2) using water reclaimed by another entity instead of all or part of the water allocated; (3) restricting diversions so as to eliminate agricultural tailwater or to reduce return flow; (4) suppressing evaporation losses from water surfaces; (5) controlling phreatophytic growth; and (6) installing, maintaining, and operating efficient water measuring devices to assure compliance with the quantity limitations of this right and to determine accurately water use as against reasonable water requirements for the authorized project. No action will be taken pursuant to this paragraph unless the State Water Board determines, after notice to affected parties and opportunity for hearing, that such specific requirements are physically and financially feasible and are appropriate to the particular situation.

The continuing authority of the State Water Board also may be exercised by imposing further limitations on the diversion and use of water by right holder in order to protect public trust uses. No action will be taken pursuant to this paragraph unless the State Water Board determines, after notice to affected parties and opportunity for hearing, that such action is consistent with California Constitution, article X, section 2; is consistent with the public interest; and is necessary to preserve or restore the uses protected by the public trust.

(0000012)

O. The quantity of water diverted under this right is subject to modification by the State Water Board if, after notice to right holder and an opportunity for hearing, the State Water Board finds that such modification is necessary to meet water quality objectives in water quality control plans which have been or hereafter may be established or modified pursuant to Division 7 of the Water Code. No action will be taken pursuant to this paragraph unless the State Water Board finds that (1) adequate waste discharge requirements have been prescribed and are in effect with respect to all waste discharges which have any substantial effect upon water quality in the area involved, and (2) the water quality objectives cannot be achieved solely through the control of waste discharges.

(0000013)

P. This right does not authorize any act which results in the taking of a candidate, threatened or endangered species or any act which is now prohibited, or becomes prohibited in the future, under either the California Endangered Species Act (Fish & G. Code, § 2050 et seq.)

(0000014)

This right is issued, and right holder is subject to the following provisions of the Water Code:

Section 1390. A permit shall be effective for such time as the water actually appropriated under it is used for a useful and beneficial purpose in conformity with this division (of the Water Code), but no longer.

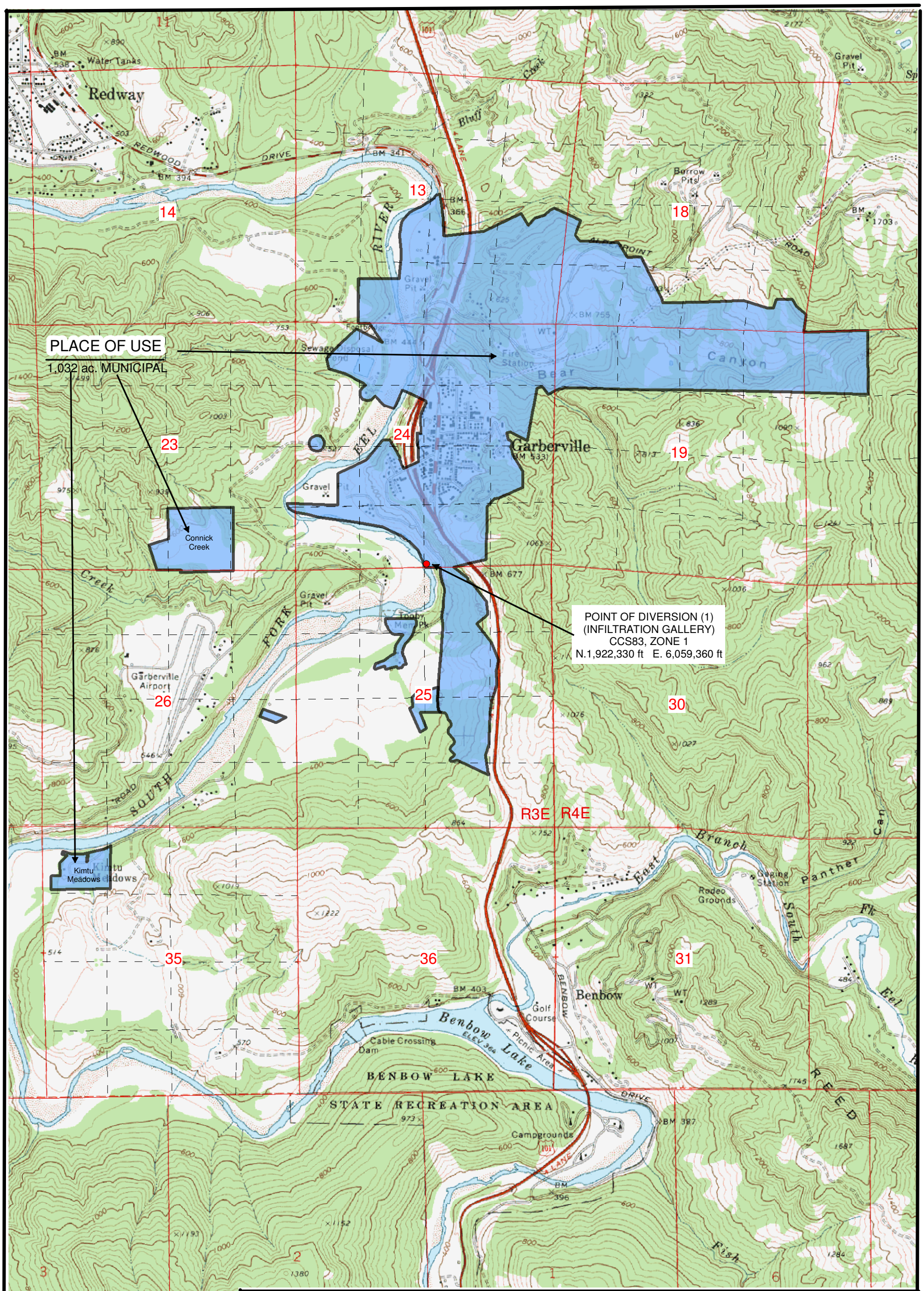
Section 1392. Every permittee, if he accepts a permit, does so under the conditions precedent that no value whatsoever in excess of the actual amount paid to the State therefor shall at any time be assigned to or claimed for any permit granted or issued under the provisions of this division (of the Water Code), or for any rights granted or acquired under the provisions of this division (of the Water Code), in respect to the regulation by any competent public authority of the services or the price of the services to be rendered by any permittee or by the holder of any rights granted or acquired under the provisions of this division (of the Water Code) or in respect to any valuation for purposes of sale to or purchase, whether through condemnation proceedings or otherwise, by the State or any city, city and county, municipal water district, irrigation district, lighting district, or any political subdivision of the State, of the rights and property of any permittee, or the possessor of any rights granted, issued, or acquired under the provisions of this division (of the Water Code).

STATE WATER RESOURCES CONTROL BOARD

ORIGINAL SIGNED BY:
JULE RIZZARDO, FOR

Erik Ekdahl, Deputy Director
Division of Water Rights

Dated: OCT 04 2023



OWNER	**GARBERVILLE SANITARY DISTRICT**
SOURCE	**SOUTH FORK EEL RIVER**
POINT OF DIVERSION	
WITHIN	**SW 1/4 OF SE 1/4** OF PROJECTED
SECTION	**24, T4S, R3E, HB&M**
COUNTY OF	**HUMBOLDT**
U.S.G.S. QUAD:	**GARBERVILLE** DATE: **1970** SCALE: **1:24,000**

STATE OF CALIFORNIA
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

STATE WATER RESOURCES CONTROL BOARD
DIVISION OF WATER RIGHTS

APPLICATION NO. **29981**

PERMIT NO. **20789**

LICENSE NO. –

DATE:	DRAWN:	CHECKED:
07-31-2019	**JENNIE SHORT**	**MTM**

Note: This map does not constitute a public land survey as defined by California Business & Professions Code section 8726. It has been prepared for descriptive purposes only.

Appendix C

Updates to the October 2025 Draft IS/MND

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

FOR

GARBERVILLE COMMUNITY HOSPITAL AND MEDICAL OFFICE BUILDING PROJECT

October 2025

Lead Agency:
Southern Humboldt Community Healthcare District

SoHum Health

Lead Agency Contact:
Kent Scown, Chief Operations Officer
Southern Humboldt Community Healthcare District
733 Cedar Street, Garberville, California 95542
(707) 923-3921

Prepared by:
LACO Associates
21 W. 4th Street
Eureka, California 95501
(707) 443-5054
LACO Project No. 8609.03

TABLE OF CONTENTS

FIGURES, TABLES, AND APPENDICES

Figures

Tables

Appendices

I. PROJECT SUMMARY

Date: October 2025

Project Title: Garberville Community Hospital and Medical Office Building Project

Lead Agency: Southern Humboldt Community Healthcare District (SHCHD)

Contact: Kent Scown, Chief Operations Officer
Southern Humboldt Community Healthcare District
733 Cedar Street, Garberville, California 95542
(707) 923-3921

Location: The subject site comprises six individual Assessor's parcels (APNs: 032-091-014, 032-091-016 through -019, and 032-171-019), in addition to an approximately 5,493-square-foot portion of the shoulder, totaling approximately 3.52 acres in size, and is generally located at 286 Sprowel Creek Road in Garberville, within unincorporated Humboldt County, California (Site; see Figure 1).

Coastal Zone: No

Affected Parcel(s): Assessor's Parcel Numbers (APNs): 032-091-014, 032-091-016, 032-091-017, 032-091-018, 032-091-019, and 032-171-019, in addition to a 5,493-square-foot portion of the adjacent shoulder.

County of Humboldt General Plan Land Use Designations (Garberville/Redway/Alderpoint/Benbow Community Plan) (see Figure 2):

- APN 032-091-014: Public Facility (PF) and Public Facility with an Airport Safety Review Overlay (PF-AP)
- APN 032-091-016: Residential Agriculture with 5- to 20-acre minimum parcel size (RA5-20) and Residential Agriculture with 5- to 20-acre minimum parcel size and Airport Safety Review Overlay (RA5-20, AP)
- APNs 032-091-017, -018 and -019: RA5-20, AP
- APN 032-171-019: PF and RA5-20, AP
- Shoulder: PF

County of Humboldt Zoning Designations (see Figure 3):

- APNs 032-091-014, -016, -018, and -019: Residential One-Family (R-1)
- APNs 032-091-017 and 032-171-019: Agriculture General with Special Building Site Combining Zone with 5-acre minimum parcel size (AG-B-5(5))
- Shoulder: Unclassified (U)

Figure 1. Location Map

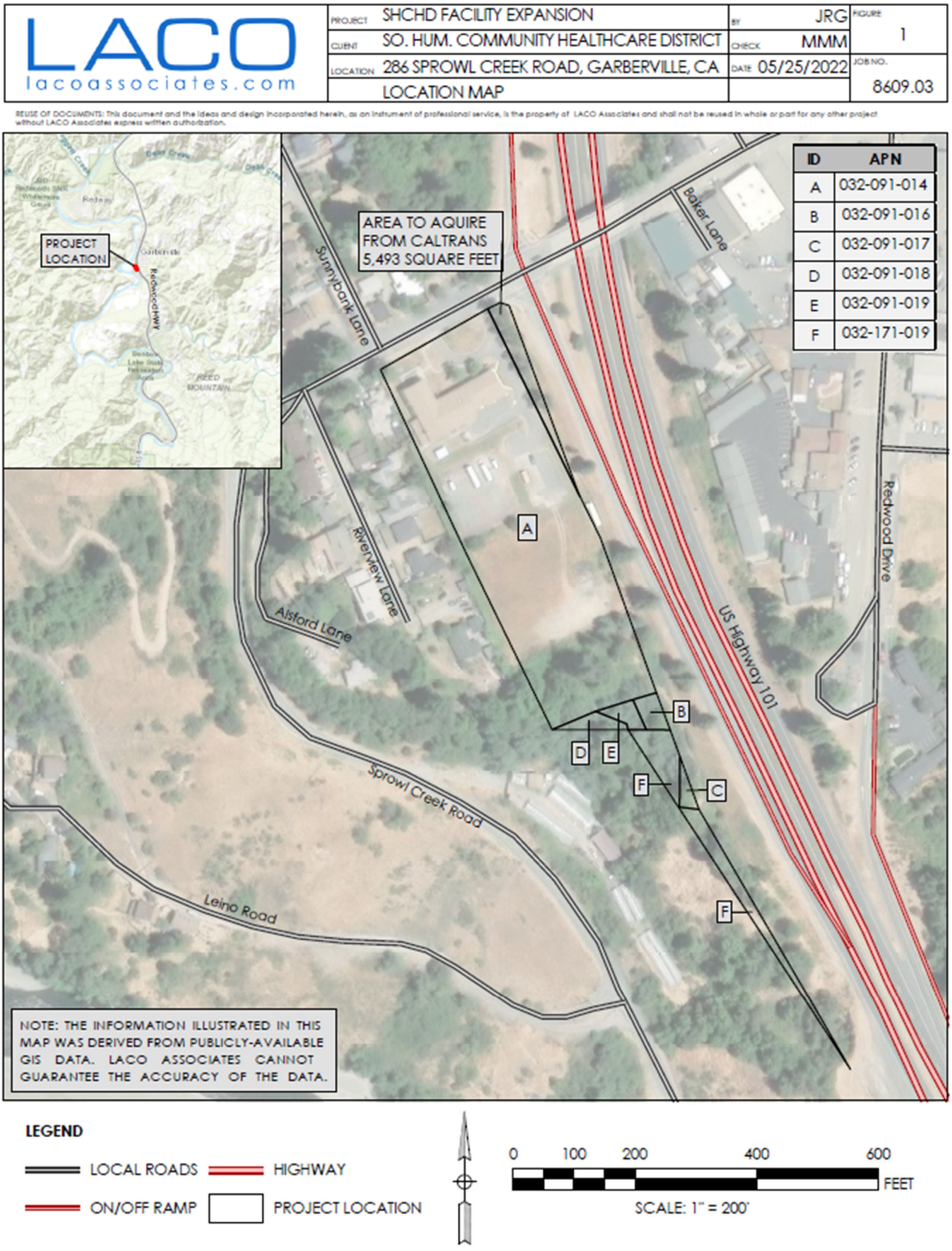


Figure 2. Current Humboldt County Land Use

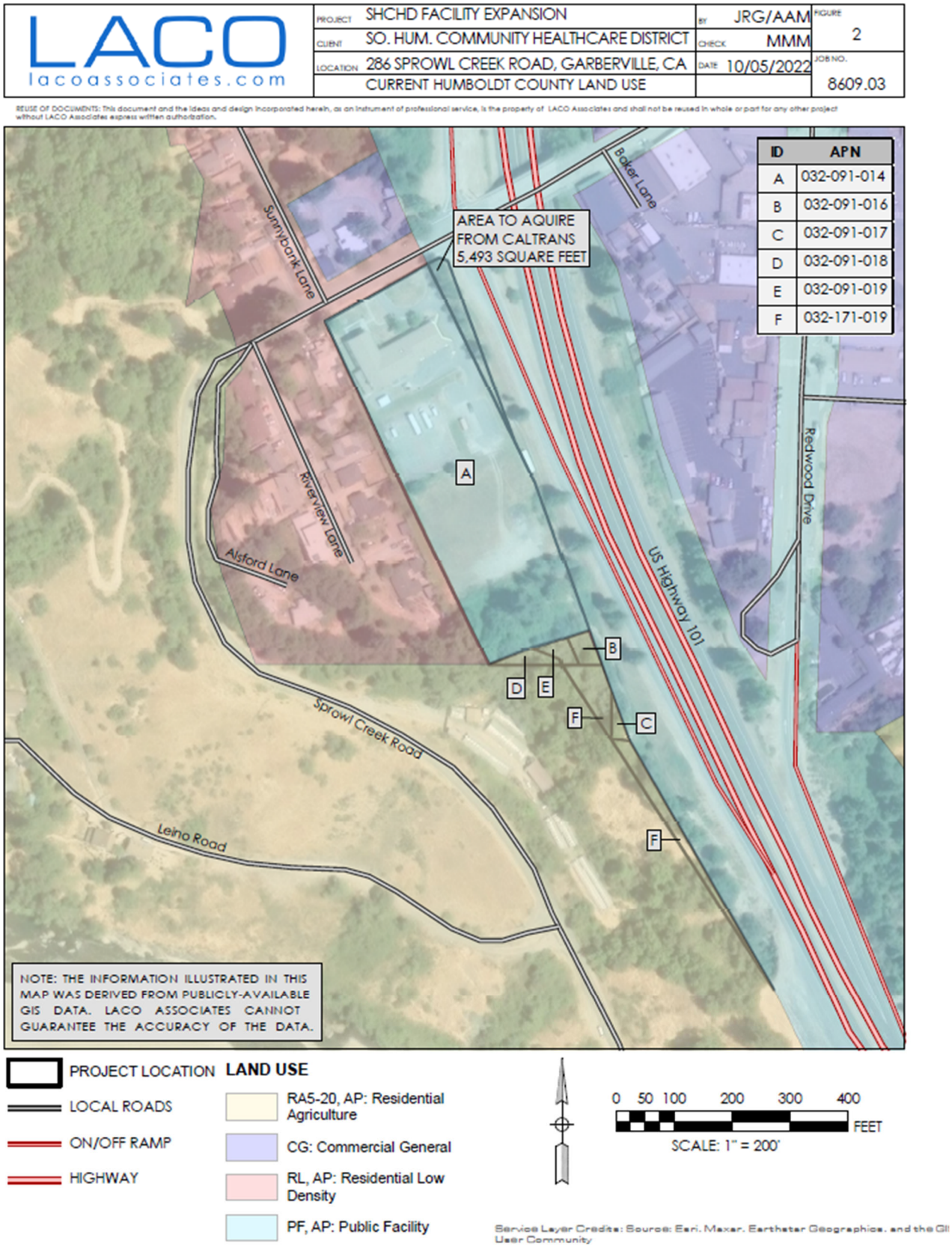
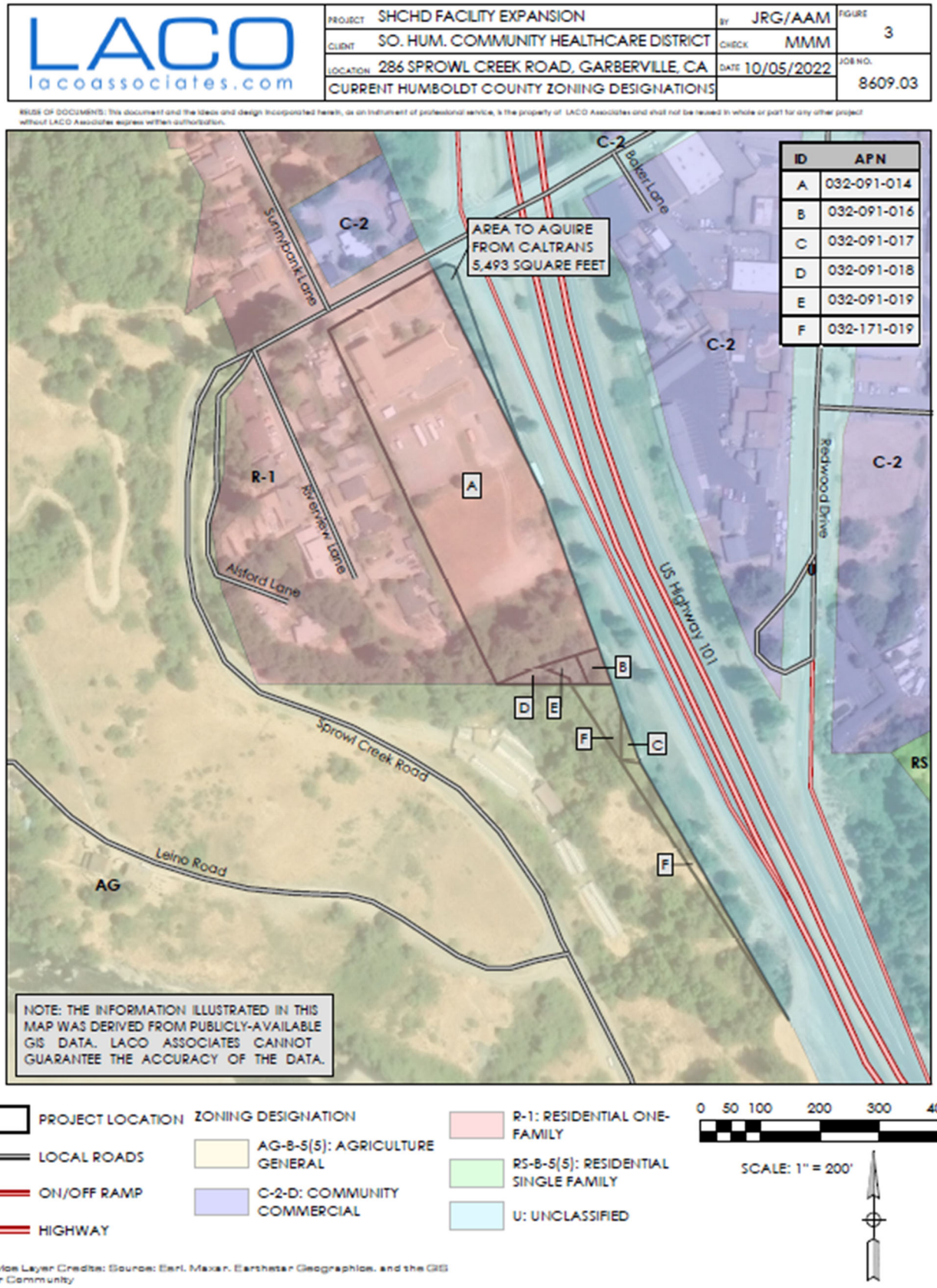


Figure 3. Current Humboldt County Zoning Designations



Anticipated Permits and Approvals:

1) Acquisition of project parcels by the SHCHD
2) General Plan Conformance Review by the County of Humboldt Planning Division
   (Please note the proposed project was found to be in conformance with the General Plan by the Humboldt County Planning Commission on September 5, 2019, under Case No. 2019-PLN-15737.)
3) Adoption and certification of the Initial Study by the SHCHD
4) Building permit through the County of Humboldt Building Division
5) Designation of the helistop as an Emergency Medical Services (EMS) Landing Site by an officer authorized by a public safety agency, as defined in PUC Section 21662.1

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, has consultation begun?

LACO Associates (LACO), on behalf of the Southern Humboldt Community Healthcare District (SHCHD or District), contacted the Northwest Information Center (NWIC) and the Native American Heritage Commission (NAHC) on August 16, 2018, to request a NWIC Records Search, NAHC Sacred Lands File (SLF), and to request the contact information for the representatives of the Native American Tribes associated with the area, respectively. In a letter response dated August 17, 2018, the NAHC indicated the SLF search returned a negative result and provided the contact information for six local Tribal representatives. On August 17, 2018, in compliance with Assembly Bill (AB) 52, LACO sent a consultation letter to each of the six Tribal representatives. LACO received a response letter from the Cher-Ae Heights Indian Community of the Trinidad Rancheria, dated August 23, 2018, which noted the project area is outside of the geographical area of concern for the Trinidad Rancheria. On September 5, 2018, LACO received a letter response from the NWIC, which noted an archaeological study has previously occurred (conducted in 2008), covering approximately 90 percent of the project area. Additionally, NWIC stated the Site has a moderate to high potential for Native American archaeological resources and historic-period archaeological resources and included several recommendations, including further archival and field study, contacting the location Native American tribes regarding traditional, cultural, and religious heritage values, and protocol in the event archaeological resources are encountered during project construction.

On October 2 and 3, 2018, LACO sent follow up letters to NWIC and the Tribal representatives, which noted the District was considering acquisition of three additional ~~project~~parcels, where a helistop is proposed for construction and summarized the information received from the NWIC. A letter was received from NWIC on October 18, 2018, which noted two prior archaeological studies were conducted in 2008 and 2016, and included the entirety of the proposed project area. NWIC revised its conclusions, stating there is likely a low potential of identifying Native American and historic-period archaeological resources on-site and, therefore, no longer recommends further study of the Site. However, NWIC continues to recommend contacting the local Native American tribes regarding traditional, cultural, and religious heritage values, and protocol in the event archaeological resources are inadvertently encountered during project construction, which have been incorporated as Mitigation Measures CUL-1 through CUL-3, in Section V (Cultural Resources) of this Initial Study.

As of the date of this Initial Study, no additional responses or other communications have been received from any of the Tribes contacted as part of the AB 52 tribal consultation conducted in compliance with Section 21080.3.1 of the Public Resources Code (PRC). Please note that copies of this correspondence, including responses received from NAHC, NWIC, and Tribal representatives are not included as appendices, due to their confidential nature.

CEQA Requirement:
The proposed project is subject to the requirements of the California Environmental Quality Act (CEQA). The Lead Agency is the Southern Humboldt Community Healthcare District (SHCHD or District). 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
6) The name of the person or persons who prepared and/or participated in the Initial Study

II. PROJECT DESCRIPTION

The Southern Humboldt Community Healthcare District (SHCHD or District), a 501(c) nonprofit organization, is proposing the construction of a new hospital and medical office building and a helistop on the properties identified as Assessor's Parcel Numbers (APNs): 032-091-014, -016, -017, -018, -019, and 032-171-019 (Site), totaling approximately 3.52 acres and generally located at 286 Sprowel Creek Road in the unincorporated community of Garberville in Humboldt County, California. The new hospital and medical office building, to be located on the central portion of the largest project parcel (APN: 032-091-014; 2.95 acres) would replace the existing Jerold Phelps Community Hospital and Southern Humboldt Community Clinic, currently located at 733 Cedar Street (APNs: 032-011-015, 032-011-027, 032-133-002, 032-133-003, and 032-134-009) in Garberville, approximately 1,690 feet northeast of the Site. The helistop is proposed directly south of APN: 032-091-014 on three adjacent parcels (APNs: 032-091-016, -018, and -019), which total approximately 0.14 acres in size (see Figure 1). Assessor Parcel Numbers 032-091-017 and 032-171-019 will provide additional setback and security control for the helistop. Following completion of the project, the existing Skilled Nursing Unit will remain at the existing hospital facility located on Cedar Street.

Project Location

The six individual parcels and portion of the shoulder which comprise the project site (Site) are located adjacent to Highway 101 and are under the ownership of the District. Table 1, below, lists each parcel's corresponding APN, location, and approximate area. A location map is included as Figure 1.

Table 1. Assessor's Parcel Numbers (APNs), Address/Location, and Area of Parcels Comprising Project Site

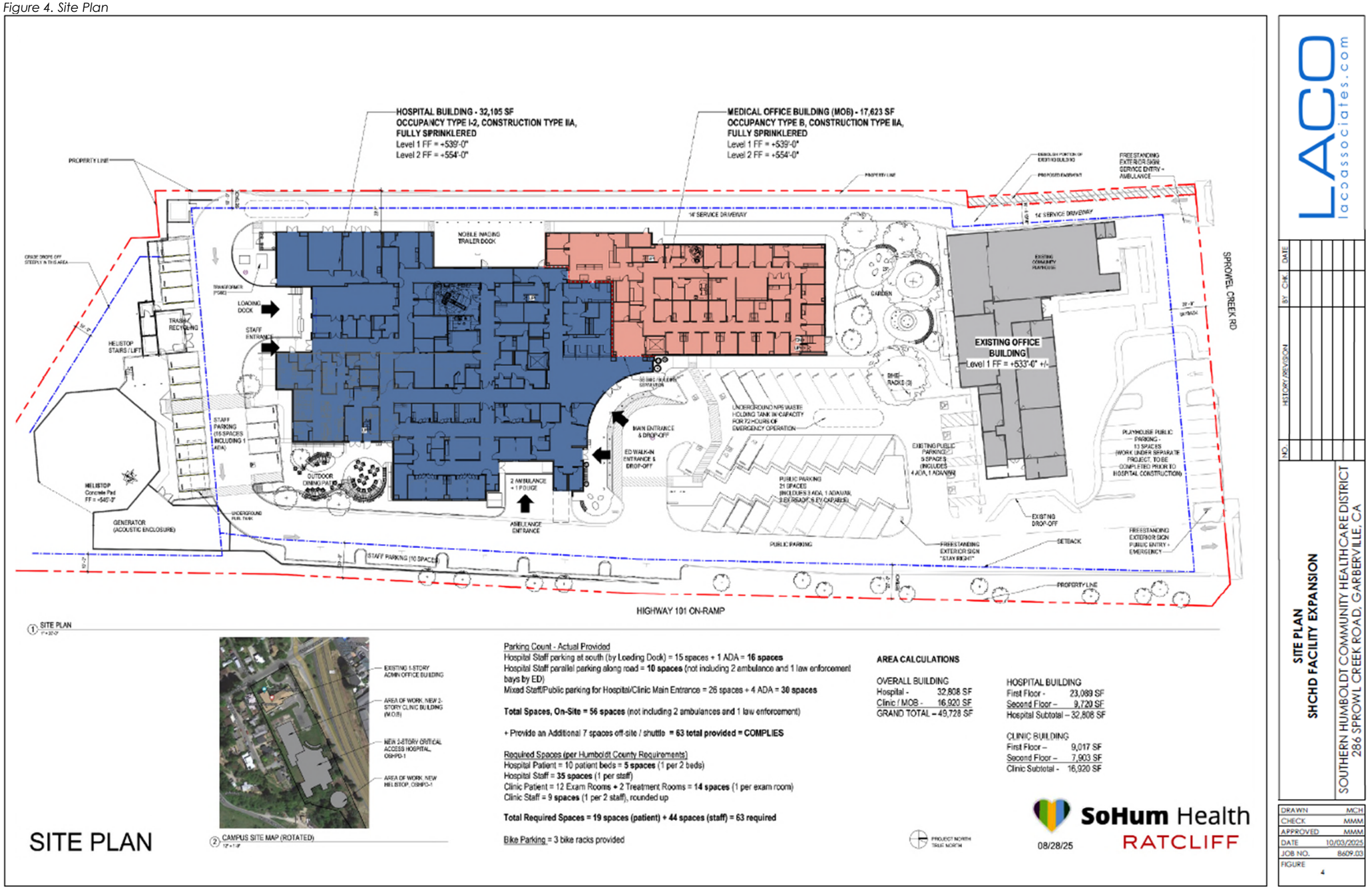
Parcel ID	Assessor's Parcel Number (APN)	Address/Location	Approximate Area (Acres)[1]
1	032-091-014	286 Sprowel Creek Road	2.95
2	032-091-016	--	0.05
3	032-091-017	--	0.03
4	032-091-018	--	0.05
5	032-091-019	--	0.04
6	032-171-019	--	0.27
7	-- (Shoulder)	--	0.13
		Total	**3.52**

[1] Area from Humboldt County Web GIS System (May 2022) and information provided by Applicant (March 2022).

Project Overview

Under the project, a new hospital and medical office building and a helistop would be constructed on the subject Site. The project plans (see Figure 4- Site Plan and Appendix B, which includes the full plan set) indicate that the new critical-access hospital would total approximately 32,808 square feet in size and would be comprised of two stories (first floor: 23,089 square feet; second floor: 9,720 square feet). The proposed medical office space, also two-stories in height, would total approximately 16,920 square feet in size (first floor: 9,017 square feet; second floor: 7,903 square feet). The new hospital and medical office building, comprising 49,728 square feet, would be constructed approximately 70 feet south of the existing building on-site.

Figure 4. Site Plan



The proposed project would replace the existing hospital and clinic facilities located within the eastern portion of Garberville at 733 Cedar Street and 509 Elm Street (APNs: 032-011-027 and 032-133-003, located approximately 0.32 miles northeast of the Site), which would continue to provide skilled nursing and other needed services within the community. Based on information provided by the District in February 2023, the current facility comprises approximately 13,896 square feet and a total of 17 beds, 8 of which are for the skilled nursing facility and 9 of which are for acute (hospital) care. Of the nine acute care beds, eight are licensed under the Swing Bed Program and can be utilized for orthopedic rehabilitation or any patient who may need a longer recovery period from a surgical procedure or an illness.

Per the project plans (see Figure 4 and Appendix B), the existing structure (to remain on-site) has a finished floor elevation of 533 feet above mean sea level (amsl). The new hospital and medical office building is anticipated to have a finished floor elevation of 539 feet amsl for the first floor and 554 feet amsl for the second floor. The proposed building would be a maximum of 34 feet in height, as measured from average ground level to highest point of roof in accordance with Humboldt County Code (HCC) Section 314-102.1 (Height and Size Limitations and Modifications). This is consistent with the Site's zoning designation where development would occur [Residential One-Family (R-1)], which allows for a maximum building height of 35 feet (discussed below). Please note, while an architectural appurtenance (fiber-cement accent panel), located on the east face of the medical office space, including concrete, would be a maximum of 38 feet due to Site topography, the overall height would be level with the height of the building. In accordance with HCC Section 314-102.1, architectural and mechanical appurtenances are excluded from inclusion under the overall building height.

Proposed Hospital Facility

Per the project plans, the first floor of the hospital would include an emergency department with registration area, nurses station, various treatment and exam rooms [including X-ray, computed tomography (CT), and ultrasound], waiting areas, public and staff restrooms, staff areas (including offices, lounge, and locker room), a commercial kitchen and dining area, and materials and equipment storage. The second floor of the hospital would include patient rooms, nurses station, waiting area, restrooms, pharmacy area, offices, and equipment storage. The new hospital would contain 18 patient beds, 9 more than the existing hospital facility, which includes 8 beds within the first-floor emergency department (not including 2 beds utilized for triage) and 10 beds in patient rooms located on the second floor. The hospital facility would include two elevators and two stairwells. The hospital be accessed via the main entrance located between the hospital and medical office facilities or through the emergency department entrance on the north side of the building. A separate staff entry is proposed along the south side of the building.

Proposed Medical Office Facility

The project plans indicate the proposed medical office facility would provide a registration area, 12 exam rooms, 2 treatment rooms, waiting area, patient and staff restrooms, various lab and clinic areas (including clinical lab and specimen processing, bone density, and mammography), staff areas (including offices, consultation room, and break room), and equipment storage on the main level, with future outpatient area on the upper floor. The medical office facility would also include one elevator and two stairwells. Access to the medical office facility would be via the main entrance located between the hospital and medical office facilities.

Existing Building

An existing structure, approximately 10,000 square feet in size (based on aerial imagery) and one story in height, located within the northern portion of the Site, would be renovated and associated improvements, including, but not limited to, parking, landscaping, and a dedicated 14-foot-wide service and driveway off

Sprowel Creek Road along the property's western boundary would be developed (see Figure 4). The existing structure is utilized for administrative, educational, and public functions within the community, including a community theater (Redwood Playhouse) and a retail pharmacy (Garberville Pharmacy). Remnant former tennis courts remain south of the existing structure, with existing parking located to the east. Proposed improvements to the existing structure include remodeling a portion of the interior of the structure for Behavioral Health program space, as well as community education and meeting space. The structure currently located on-site was constructed in 1939 to serve as the new Garberville Elementary School, which has operated as a theater and performance arts venue since the 1970s and as a community theater (Redwood Playhouse) since 2013. A small portion of the existing building (approximately 500 square feet), along the building's western side, would be demolished in order to accommodate the proposed service driveway.

Additional Site Features

Additional features to be provided under the project include the following:

- A heliport, proposed within the southern portion of the Site (further discussed below);
- Main entrance and drop-off;
- Emergency department walk-in entrance and drop-off;
- Dedicated ambulance entrance into Emergency Department, allowing space for two ambulances and one police vehicle, along the northeastern portion of the hospital facility;
- A dedicated 14-foot-wide service driveway, proposed along the western border of the Site;
- Garden area with water features, proposed between the new building and existing office building;
- On-site silva cell bioretention basins (three areas, totaling 4,097 square feet) and permeable paver areas (five areas, totaling 9,169 square feet), located in the proposed garden, public and staff parking areas, and area south of the proposed building, respectively;
- A mobile imaging trailer dock, proposed along the west side of the proposed building;
- Loading dock along the south side of the proposed building;
- Outdoor dining patio, to be located on the southeast side of the proposed building;
- Trash and recycling facilities, to be located south of the proposed building;
- An underground fuel tank, proposed south of the new building, within the staff parking area;
- An appropriately sized emergency generator (CAT 3516C, 2,500-kilowatt, 480-volt, Tier 4 Final) with acoustic enclosure, proposed southeast of the new building;
- An underground NP5 waste holding tank with capacity for 72 hours of emergency operation, proposed below the public parking area;
- An electric vehicle (EV) charger, proposed for installation within the public parking area;
- Parking (a minimum of 56 on-site parking spaces to be provided, including public and staff parking, as well as bicycling parking, further discussed below); and
- Landscaped areas.

Although not currently proposed at this time, space has been allocated on the hospital and medical office building roof for future installation of photovoltaic (PV) panels.

Project Design

Due to the Site's topography, which slopes gently to the north (towards Sprowel Creek Road) and southwest, it is anticipated that grading and excavation would occur at the proposed building location, with the earthen material to be utilized on-site for level backfill and for the construction of the anticipated helistop. The hospital and medical office facilities would be separated via a main lobby and corridor.

As per the project plans enclosed in Appendix B, the exterior building walls would be comprised of a stucco finish over cement plaster atop fire rated gypsum board with tempered glazing to meet Wildland Fire Interface requirements and one-hour fire resistance rating. The roof would comprise Class A fire-resistant Styrene-Butadiene-Styrene (SBS) with granulated cap sheet or a single-ply membrane roof. Additionally, the proposed building would feature metal accent panels and roof screens, fiber-cement panels at the emergency department entry, storefront glass windows with metal access panels, internally lit logo and building signs, two roll-up garage doors at loading dock, and a composite metal panel at ambulance parking. The main entrance would feature a curved, glass curtainwall with metal panel fascia and a free-standing, metal, drop-off canopy with concrete column covers, wood panel ceiling, and integrated lighting.

Due to the project's location, the existing and proposed buildings would be visible from both directions of Highway 101.

Helistop

When a medical helicopter transfer is required for a patient, the medical helicopter lands approximately one-half mile from the current hospital facility at the existing Garberville Airport. From this location, the patient then is transported by ambulance to the current hospital facility, which is costly for the patient and requires travel time.

~~The SHCHD is working to acquire adjacent land immediately south of the Site (APNs: 032-091-016, -018, and -019, totaling approximately 0.14 acres; see Figure 1) to construct a helistop in close proximity to the proposed hospital facility.~~ A helistop is proposed within the southernmost portion of the Site. The helistop would not include any support facilities, such as fueling, maintenance, hangaring, or attendants. Extra soil from on-site excavation required for site preparation and building construction would be utilized for level backfill and construction of the helistop. The helistop would feature a concrete pad with a finished floor elevation of 545 feet amsl, in addition to stairs and a dedicated lift for transport of patients between the hospital building and helistop.

It is anticipated that the helistop would be designated as an Emergency Medical Services (EMS) Landing Site, "used for the landing and taking off of EMS helicopters that is located at or near as practical to a medical emergency or at or near a medical facility" and

1. Has been designated as an EMS landing site by an officer authorized by a public safety agency;
2. Is use for no more than an average of 6 landings per month over a 12-month period;
3. Is not marked as a permitted heliport; and
4. Is used only for emergency medical purposes (California Code of Regulations [CCR], Title 21, §3527(g)).

The helistop would be available for patients at any time and would be used for transport of emergent patients and for training for EMS and fire department personnel. Per the District, review of historical data indicates approximately one flight per week has occurred, and a similar number of flights is anticipated under the project. Please note that no helicopter would be stationed or maintained on-site. When helicopter transfer is required, a respective service provider would be contacted. Each respective service provider would continue to maintain their fleet(s) elsewhere.

Helistop markers and lighting would be designed in accordance with all agency standards, including but not limited to the Federal Aviation Administration (FAA).

Site Access

The Site would continue to be accessed from Sprowel Creek Road, maintained by the County of Humboldt. In addition to a dedicated single-direction 14-foot-wide service entry proposed along the western portion of the Site (offering one-way travel to the south side of the property), the projectSite would continue to utilize the two an existing drivewaysy located along the Site's northern boundary. The middle entry point would offer one-way ingress to the existing administrative/pharmacy/Redwood Playhouse building, as well as connection to the southern portion of the Site. The northeastern-most driveway would serve as the Site's main entrance and feature a two-way entry and exit point. Ambulance traffic is to be directed to this primary entrance, with no ambulance traffic planned for the western ingress driveway (service entry). In addition, Aan existing ingress point located north of the Redwood Playhouse building would be decommissioned under the project.

Parking

A totalminimum of 56 new parking spaces isare proposed on the subject Site, with 7 additional off-site spaces to be provided and supported by a shuttle, for a totalminimum of 63 parking spaces to be provided forunder the project (not including 2 ambulance and 1 law enforcement spaces at the ambulance entrance into the Emergency Department) (see Figure 4 and Appendix B). Public parking (minimum of 31 spaces) would be provided within the center of the Site, south of the existing building and adjacent to the main and emergency department entrances at the proposed building, including three Americans with Disabilities Act (ADA)-compliant spaces, one ADA/van space, six electric vehicle (EV) spaces, and two EV ready spaces. A totalminimum of 25 staff parking spaces (including 1 ADA space) would be provided along the south side of the new building and along the eastern property boundary. Three (3) bicycle racks would also be provided adjacent to the public parking area.

Existing off-site parking would be utilized for the project, including off-site parking located near the existing clinic. At least seven spaces would be provided for staff and public access. The proposed shuttle would run at least twice a day, including at 7:00am and 7:00pm for shift changes.

Additional on-site parking includes 13 public spaces proposed north of the Redwood Playhouse building. These spaces are to be added under a separate project and will be completed prior to construction of the hospital and medical office building.

Tree Removal and Landscaping

Tree removal would be necessary on the subject Site to accommodate the project. The location, sizing, and types of trees proposed for removal are provided on the tree removal plan sheets, enclosed in Appendix C.

While the project would require the removal of existing trees on-site, landscaping would be incorporated under the project development, including the planting of trees, shrubs, and vines (see Appendix D). Landscaping would be incorporated throughout the Site, including along the eastern and western boundaries of the Site and within the center of the Site, specifically within the garden area and surrounding the parking areas and walkways.

Services and Utilities

The Site is currently and would continue to be served by electrical, community water and wastewater, and solid waste service. All utility lines within the project Site would be underground.

Electrical Service

Electricity would be provided by Pacific Gas and Electric Company (PG&E). ~~Although concerns have been recently raised regarding electrical capacity issues within the Southern Humboldt area, it was confirmed in a presentation before the Humboldt County Board of Supervisors on November 1, 2022[2], that PG&E has sufficient capacity to serve the proposed project.~~In September 2022, electric power deficiency concerns were raised by PG&E for portions of southern Humboldt County, including areas within Rio Dell, Fortuna, and Garberville, where it was noted that PG&E has nearly reached capacity to serve additional new development. Upgrades necessary to increase capacity of PG&E's substations and two main transmission lines for the region are expected to take up to 10 years to complete and could cost upwards of $900 million (Lost Coast Outpost, 2022[a]).

In a statement issued by PG&E in September 2022, it was noted that projects to address capacity issues were already in progress, with additional projects "planned over the next few years." Such noted projects included a line reconductoring project and upgrades to the Rio Dell substation and transmission and distribution system line reconductoring and upgrades at the Garberville substation, which are intended to increase capacity for Fortuna, Rio Dell, and Garberville (Lost Coast Outpost, 2022[b]). Per a July 2023 press release, PG&E indicated they would also be implementing a pilot project, where three Tesla megapack batteries were proposed for installation. Conservatively, PG&E planned to thoroughly test the system and ensure the system could provide sufficient capacity as designed prior to connecting customers. The transmission, distribution, and initial substation capacity upgrades were scheduled to be completed by the end of 2024. Additional upgrades to the Garberville substation are also planned. The new battery system, along with substation upgrades, was expected to enable PG&E to begin serving some new customers by the end of 2024. The remaining existing applicants are expected to be served by 2027 when the substation upgrades are completed (Redheaded, 2023). Per January 6, 2026, correspondence with a Humboldt Division PG&E representative, it was confirmed that PG&E is expecting "most of [their] capacity delayed projects to be able to come online in 2027" (C. Santsche, 2026), similar to what was forecasted in PG&E's July 2023 press release.

Construction of the proposed project is anticipated to commence in 2026 and begin serving patients in 2029, following completion of PG&E's planned system upgrades in the region. Although not currently proposed at this time, space has been allocated on the hospital and medical office building roof for future installation of photovoltaic (PV) panels, which would reduce the project's electrical grid power demand once installed.

Under the project, ~~A~~an appropriately sized emergency generator would ~~also~~ be installed on-site (proposed near the helistop, with an acoustic enclosure), to be utilized during power outages. Additionally, an underground fuel tank would be installed near the generator, under the staff parking spaces in the southeastern portion of the Site.

Propane

Blue Star Gas, a local propane provider, has a combination of above-ground storage tanks and underground distribution lines within the community of Garberville and currently serves the Site with underground lines. The proposed facility would not connect to or be served by propane. ~~Under the proposed project, it is anticipated that the project would tie into the underground propane distribution lines and have on site storage tanks to meet on site storage requirements for hospitals. An appropriately sized emergency~~

[2] Video of the PG&E electrical power discussion and presentations from the November 1, 2022, Humboldt County Board of Supervisors hearing can be viewed at the County's website at: https://humboldt.legistar.com/Calendar.aspx.

~~generator would also be on site (proposed near the helistop, with an acoustic enclosure), to be utilized during power outages.~~

Water and Wastewater

The Site is located within the service boundaries of the Garberville Sanitary District (GSD), which provides water and wastewater services to the community of Garberville. Based on the Conditional Will Serve Commitment received from GSD in ~~July 2022~~January 2026 (see Appendix I), GSD confirmed they can provide both water and sewer service for the project; however, improvements would be needed to existing sewage collection infrastructure in order to serve the project. Such improvements include upgrades to the existing infrastructure for sewage collection in Sprowel Creek Road and Sunnybank Lane (located across Sprowel Creek Road, north of the Site), as well as the pump station at Sunnybank Lane. Based on correspondence with GSD in July 2025, specific improvements would include installation of an accessible manhole in front of the hospital property, replacing approximately 85 linear feet of 4-inch clay sewer pipe along Sprowel Creek Road to 6-inch SDR35 pipe, installation of a tank with grinder pumps on the hospital property prior to entering the GSD collection system to ensure extra loading with solids will be manageable, and upgrades to the existing sewer pump station. (Please refer to Section XVIX, Utilities and Service Systems, for further discussion.)

Telephone and Internet Service

Several information providers (Frontier, AT&T, DirecTV) are available to provide land-line telephone service and internet. Under the project, Voice Over Internet Protcol (VoIP) phone service would be utilized.

Solid Waste and Recycling

Recology Humboldt County, which serves the communities of Garberville, Holmes, and Redcrest, currently and would continue to provide solid waste and recycling collection at the Site. ~~All utility lines within the project Site would be underground.~~

Drainage

Currently, stormwater runoff from the existing development within the northern half of the Site flows north towards Sprowel Creek Road in the form of sheet flow. Within the southern portion of the Site, which is currently vacant and undeveloped, stormwater typically infiltrates back into the earth; however, excess stormwater runoff naturally flows to the southwest, due to the topography of the Site.

Drainage improvements on-site would include stormwater detention, pervious pavement to facilitate infiltration, and natural stormwater filtration. Specifically, the project involves installation of three on-site silva cell bioretention basin areas (totaling 4,097 square feet) and five permeable paver areas (totaling 9,169 square feet), located in the proposed garden, public and staff parking areas, and area south of the proposed hospital and medical office building, respectively.

Existing Land Use and Zoning Designations

The Site is located within the unincorporated community of Garberville within Humboldt County. The land use designations of the subject Site are Public Facility (PF) (APNs: 032-091-014 and 032-171-019 and shoulder area); Public Facility with an Airport Safety Review Overlay (PF-AP) (APN: 032-091-014); Residential Agriculture with 5 to 20-acre minimum parcel size (RA5-20) (APN: 032-091-016); and Residential Agriculture with 5 to 20-acre minimum parcel size and Airport Safety Review Overlay (RA5-20;AP) (APNs: 032-091-016 through -019 and 032-171-019) per the Garberville/Redway/Alderpoint/Benbow Community Plan (see Figure 2).

The Site is currently zoned as Residential One-Family (R-1) (APNs: 032-091-014, -016, -018, and -019), Agriculture General with Special Building Site Combining Zone with 5-acre minimum parcel size (AG-B-5(5)) (APNs: 032-

091-017 and 032-171-019), and Unclassified (U) (shoulder area) under the County of Humboldt Zoning Regulations (see Figure 3).

No changes to the Site's current land use or zoning designations are proposed under the project.

Existing Hospital and Clinic Facilities and Services

The SHCHD is comprised of the existing Jerold Phelps Community Hospital and the Southern Humboldt Community Clinic, located on Cedar Street and Elm Street in Garberville, and the Family Resource Center, located on Humboldt Avenue in Redway, approximately 0.32 miles northeast and 2.01 miles northwest of the Site, respectively. The existing hospital, comprising approximately 13,896 square feet, is a small Critical Access hospital licensed for nine acute care beds, eight of which can alternately serve as a Swing Bed Program for orthopedic rehabilitation or any patient who may need a longer recovery period from a surgical procedure or an illness. The community hospital also encompasses a District Part Skilled Nursing Facility (DPSNF) with eight licensed beds. The current Jerold Phelps Community Hospital operates a stand-by Emergency Department with four patient care beds and an on-call Emergency Department Physician 24 hours a day, seven days a week. Radiology and laboratory services are available 24 hours a day, seven days a week, through the Emergency Department as well as on an outpatient basis either through the clinic or upon presentation of an order from a provider-patient relationship during business hours. SHCHD does not offer specialty services but does transfer patients from the Emergency Department and/or the acute beds if a patient should need a higher level of care (SHCHD, n.d. [a]).

The Southern Humboldt Community Clinic is a certified rural health clinic, and provides health promotion, health maintenance, counseling, patient education, and diagnosis and treatment of acute and chronic illnesses (SHCHD, n.d. [a]). Following the development of the new hospital and medical office building on the Sprowel Creek Campus site, the former hospital and clinic spaces on Cedar and Elm Streets would continue to be utilized by the SHCHD for skilled nursing services.

Need for Project

The project is being proposed in order to comply with the Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1983, and amended under Senate Bill (SB) 1953 in 1994, which mandates owners of all acute care inpatient hospitals to "*demolish, replace, or change to nonhospital use, all hospital buildings that are not in substantial compliance, or seismically retrofit them so that they are in compliance with the [seismic] standards*" before January 1, 2030.

The clinic and hospital facilities are important resources to the rural community and surrounding area. Seismic retrofits have been completed, allowing the existing facility to remain in use through 2029. However, further improvements are deemed infeasible and cost prohibitive by the SHCHD for the existing hospital and clinic buildings. Additionally, numerous limitations have been identified related to the current facilities' space and functionality, with limited to no space available for expansion. As a result, a new hospital and medical office building is being proposed to replace the existing facilities at a different location.

Services to be Provided

The new hospital and medical office facilities would provide much-needed services to the Garberville community and surrounding area, including expanded acute care and emergency room services, imaging, lab, and pharmacy. The hospital lab serves as the community lab and supports all inpatient and outpatient testing. While the proposed pharmacy would initially serve hospital inpatient needs, in the future it may also be utilized for community outpatient and medical office needs. The proposed project would also continue to allow community members to obtain and recover from elective surgical procedures locally.

Staffing
The SHCHD estimates that the new facilities would serve an average of 50 patients per day, with approximately 50 maximum employees per day. The District anticipates up to 15 to 20 additional full-time equivalent (FTE) staff over current staffing levels would be necessary under the project. Under Assembly Bill (AB) 394, as an acute care provider, the District is mandated to have a minimum nurse-to-patient ratio of 1:5, with which SHCHD would continue to comply.

Required Entitlements
Per correspondence with the County Planning and Building Department on March 1, 2017, and May 30, 2019, the proposed project would qualify as a "public use" as defined in Section 313-151 of the County's Zoning Ordinance, which states that a public use is:

> *"A use operated exclusively by a governmental agency or public agency which has the purpose of serving the public health, safety, convenience or general welfare, and including but not limited to such uses as schools, parks, playgrounds, educational, recreational and social facilities, libraries, museums, firehouses, courthouses,* ***hospitals*** *and administrative service facilities. Public use shall also include the operation of any foster home or shelter care home licensed by the County Department of Social Services or designated by the County Probation Department or any court."* (emphasis added)

Because the hospital is a district, the proposed public use (which includes hospitals, as defined under Section 314-51 of the Humboldt County Zoning Regulations) would be principally permitted, as denoted under Section 314-58.1 (Public Uses) of the Humboldt County Zoning Regulations. Since the helistop would be accessory to the hospital, it would be considered an allowable use. Required entitlements for the project include a General Plan Conformance Review by the County, in which the proposed project was found to be in conformance with the General Plan by the Humboldt County Planning Commission on September 5, 2019, under Case No. 2019-PLN-15737.

In addition, the project is subject to CEQA. This Initial Study has been prepared to assess the potential environmental impacts associated with development of the proposed project in accordance with the State CEQA Guidelines. Please refer to Section V (Environmental Factors Potentially Affected) of this Initial Study, where the resource categories included in Appendix G of the State CEQA Guidelines and associated impacts are assessed.

Compatibility with County's Airport Land Use Compatibility Plan
The majority of the Site is located within Safety Zone 6 (Airport Traffic Pattern Zone) of the Garberville Airport under the Humboldt County Airport Land Use Compatibility Plan, dated April 2021, adopted by the Humboldt County Airport Land Use Commission on April 13, 2021 (2021 ALUCP). The Site is located less than one mile northwest of the Garberville Airport, a general aviation facility.

As noted in the 2021 ALUCP, the safety zones were developed based on guidance provided in the Caltrans Division of Aeronautics' *California Airport Land Use Planning Handbook* (Caltrans Handbook). Per the Caltrans Handbook, while the risk level within Safety Zone 6 is considered low, the Caltrans Handbook recommends certain use types be limited or avoided within this zone, including limiting children's schools, large day care centers, hospitals, nursing homes, and processing and storage of bulk quantities of highly hazardous materials, as well as avoiding outdoor stadiums and similar uses with very high intensities (Caltrans Handbook, 2021). Pursuant to Table 3-2 (Safety Compatibility Criteria) of the 2021 ALUCP, hospitals are denoted as a "Compatible" use within Safety Zone 6, meaning the "use is acceptable without safety-related

conditions ([however,] noise, airspace protection, and/or overflight limitations may apply." Prior to the 2021 ALUCP update, under the 1993 ALUCP, the Site was located within Airport Land Use Compatibility Zone C, with schools, nursing home, and hazards to flight, in addition to hospitals, listed as prohibited uses within Zone C in Table 2A (Compatibility Criteria) of the 1993 ALUCP (Humboldt-Airport, 1993).

The proposed project would be developed in accordance with all development standards and density requirements. The SHCHD estimates that the new facilities would serve an average of 50 patients per day, with approximately 50 maximum employees per day. The Redwood Playhouse can accommodate up to 130 persons at any given time. Therefore, it is estimated that the existing and proposed facilities on-site would result in less than 250 persons on-site at any given time, thereby not exceeding the "maximum nonresidential intensity" of an average of 300 persons per acre or 600 persons per maximum single acre per Table 3-2 of the 2021 ALUCP.

FAA Determination

Due to the Site's location within Safety Zone 6 of the 2021 ALUCP, Form 7460-1 (Notice of Proposed Construction or Alteration) and, as the project may also include construction of a helistop on-site, Form 7480-1 (Notice for Construction, Alteration, and Deactivation of Airports), were both prepared and submitted to the Federal Aviation Administration (FAA) in November 2018.

A "Determination of No Hazard to Air Navigation" was issued by the FAA on December 3, 2018, in which it was noted that the FAA's aeronautical study (No. 2018-AWP-16671-OE) of the proposed buildings would "not exceed obstruction standards and would not be a hazard to air navigation." A "Notice of Heliport Airspace Analysis Determination to Establish Private Use Heliport – No Objection" was issued by the San Francisco Airports District Office of the FAA on May 29, 2019, which noted the aeronautical study conducted (No. 2018-AWP-4206-NRA) determined "the subject private use heliport will not adversely affect the safe and efficient use of airspace by aircraft" and, as a result, the FAA stated no objection to the proposal.

The FAA determination letters are included in Appendix E.

Due to the passage of time since the original FAA review and modifications to the project design since the time of evaluation by the FAA, the District will confirm with the FAA if additional review is required for the project.

Special Studies

Several special studies and reports have been prepared for the proposed project and are summarized below:

Historical Resources Study

A *Historical Resources Study of the Property at 286 Sprowl Creek Road (APN 032-091-014), Garberville, Humboldt County, California* (Historical Resources Study) was prepared by Tom Origer & Associates on December 19, 2016. As noted in the Historical Resources Study, the study was completed to comply with the requirements of CEQA and Section 106 of the National Historic Preservation Act and only addresses historical resources. Archival research was conducted and letters were sent to the Round Valley Indian Tribes of the Round Valley Reservation and the Native American Heritage Commission (NAHC). In a letter response from the NAHC, a record search of the Sacred Lands File (SLF) was completed with negative results. As provided in the Historical Resources Study, no archaeological remains were observed during the course of the field survey and the existing building on-site, exemplifies a style of architecture known as Spanish Eclectic, formerly known as Spanish Revival. While the building is L-shaped, it is likely that the eastern wing has been added to

and wasn't part of the original four room Garberville Elementary School, constructed in 1939. The original roofing was tile, although the building now has a composition roof. Additionally, decorative designs, including spiral features and grid-like patterns, are present, which are distinctive characteristics of the Spanish Eclectic style. It is noted in the report that due to the building's age and characteristics, it may be eligible for inclusion on the California Register of Historic Resources (CRHR) and the National Register of Historic Places (NRHP). Several recommendations, including recommended actions, are included in the report pertaining to future development at the Site and accidental discovery of archaeological or human remains. (Tom Origer, 2016).

Please note a copy of the Historical Resources Study is not included in the appendices due to the confidential nature of the report.

Historical Building Evaluation

A recommendation included in both the Historical Resources Report and October 2018 letter from NWIC recommends a formal building evaluation be conducted by an architectural historian meeting the Secretary of the Interior's professional qualification standards, should future plans call for alteration of the building.

A *Historical Evaluation of the Redwood Playhouse Building at 286 Sprowel Creek Road (APN 032-091-014) Garberville, Humboldt County, California* (Historical Building Evaluation) was prepared by William Rich and Associates (WRA) in August 2022 to "document the building's *[sic]* construction history, architectural merits, and historical uses to support a determination of historical significance per Section 15064.5 of the California Environmental Quality Act (CEQA)." The Historical Building Evaluation provides the history of Garberville and the existing on-site building, which was constructed in September 1939 as the Garberville Elementary School. Additionally, an overview of the building and architectural style is presented. The Report also acknowledges and assesses the proposed structure alterations to accommodate the proposed ~~ambulance and~~ service entry, which would include demolition of an attached boiler room and chimney tower on the west side of the building.

It is noted that the existing building appears to be eligible for inclusion under the California Register of Historical Resources (CRHR) under Criterion B, for being associated with Eureka architect Frank T. Georgeson, one of the most prolific and successful architects in Humboldt County's history, as well as under Criterion C, for embodying the distinctive characteristics of a type, period and method of construction, and for representing the work of an important individual (Frank T. Georgeson). However, significance under Criterion C is noted to be somewhat compromised, since the original tile roof was replaced within the last decade with a composite-asphalt shingle roof, and many of the windows which were presumably framed in wood have been replaced with modern aluminum-framed windows. Further, the Report notes the proposed removal of the exterior boiler room and the attached concrete chimney tower would not compromise the ability of the building to convey its historic significance, since the features are character-defining elements of the building. The additional improvements (remodeling of the interior of the building and construction of the new building on the same property) would also not detract from the ability of the building to convey its historic significance under either of the criteria. The Report concludes the project would not result in a significant impact to a historical resource (WRA, 2022).

Please note a copy of the Historical Building Evaluation is not included in the appendices due to the confidential nature of the report.

Geotechnical Exploration and Geologic Hazards Evaluation Report, Addenda, and Pavement Design Recommendations

A *Geotechnical Exploration and Geologic Hazards Evaluation Report* (Geotechnical Report) was prepared by LACO on December 7, 2020, to assess geologic hazards at the Site and geotechnical design considerations for the project. An Addendum (*Geotechnical Exploration and Geologic Hazards Report Addendum*) and Addendum No. 2 were prepared on May 26, 2021, and September 10, 2021, by LACO (see Appendix G) in response to comments received from the California Geological Survey (CGS). Specific changes to the original report are included in the May 2021 Addendum in red and detailed in Addendum No. 2 (September 2021). All findings, conclusions, and recommendations in the original report remain valid except where changes are indicated in the Addenda. CGS and the Department of Health Care Access and Information, Facilities Development Division (HCAI) provided written approval of the reports on June 9, 2022, and June 20, 2022, respectively. Copies of the addenda and CGS/HCAI letters are provided in Appendix G.

Per the Geotechnical Report, five test borings were drilled on-site to 16.5 to 51.5 feet below ground surface (bgs). The borings were logged and samples were collected and laboratory tested. In general, the borings encountered a surficial layer of fill of up to 4 feet thick, overlying alluvial terrace deposits, which in turn overlies sedimentary rock at a depth of 30 feet bgs, which persisted to the depth explored at 51.5 feet. Groundwater was encountered on-site at depths ranging between 10 to 13 feet bgs (LACO, 2021).

The primary geologic and geotechnical considerations affecting the project include:

- The potential for strong seismic ground shaking to affect the Site;
- The potential for deep foundation excavations to encountered groundwater;
- The presence of weak surficial fill covering the Site; and
- The potential for differential settlement across the daylighting lower story of the proposed building (LACO, 2021).

Several recommendations for construction of the project are provided in the Geotechnical Report, specific to Site preparation and grading, building foundations, temporary slopes and trench excavations, cut and fill slopes, surface drainage, concrete slab-on-grade, retaining walls, and seismic design parameters, to ensure potential geological hazards are minimized.

Additionally, Crawford and Associates, Inc. prepared a *Pavement Recommendations Memorandum* on December 6, 2024, to identify subsurface and material conditions in the proposed paved areas and provide pavement recommendations for flexible, permeable, and rigid pavements, specifically for use by the design team during design and construction.

Phase I Environmental Assessment

A *Phase I Environmental Assessment, 286 Sprowel Creek Road, Garberville, California* (Phase I Report) was prepared by EBA Engineering on January 23, 2017 (see Appendix H), to determine the condition of the Site with respect to environmental liability. A site reconnaissance occurred in January 2017. No environmental liens or Use Limitations were noted in record information reviewed for the Site. A records search indicated a leaking underground storage tank (LUST) (a 1,500-gallon fuel oil tank) was removed from the Site in July 1998. The site investigation was closed by the Humboldt County Department of Environmental Health (DEH) in January 2008 and three groundwater monitoring wells were removed. Several properties were identified in the search within the area as having environmental concerns within the minimum search distance from the Site; however, these sites are all located east of the Site, within Garberville proper.

Transportation Impact Study

A *Transportation Impact Study for the Southern Humboldt Clinic Campus Project* (Transportation Impact Study) was prepared by W-Trans on November 13, 2025, to assess potential traffic impacts and adverse operational effects that may occur as a result of the project. The Transportation Impact Study evaluated potential areas of environmental concern specified in Appendix G *Environmental Checklist Form* of the State CEQA Guidelines, including: impacts associated with access for pedestrians, bicyclists, and to transit; vehicle miles traveled (VMT) generated by the project; potential safety concerns such as increased queuing in dedicated turn lanes, adequacy of sight distance, need for turn lanes, and need for additional right-of-way controls; and emergency access. In addition, vehicular traffic service levels at key intersections were evaluated for consistency with County of Humboldt General Plan policies by determining the number of new trips that the proposed use would be expected to generate, distributing these trips to the surrounding street system based on anticipated travel patterns specific to the proposed project, then analyzing the effect the new traffic would be expected to have on the study intersections and need for improvements to maintain acceptable operation. Adequacy of parking is also addressed.

Per the Transportation Impact Study, no significant transportation impacts are expected as a result of the project. Per the report, the proposed project would be expected to generate an average of 985 trips per day, including 73 during the morning peak hour and 90 during the evening peak hour. The report also found the study intersections (Sprowel Creek Road/US 101 South Ramps and Sprowel Creek Road/Redwood Drive) are currently operating acceptably at Level of Service (LOS) A overall and would be expected to continue operating at LOS A overall under future volumes and with the addition of the anticipated project traffic. With the addition of new services at the proposed facility, regional VMT would be reduced and a less-than-significant impact related to VMT would occur.

The Transportation Impact Study also evaluated potential safety concerns associated with the proposed use of the eastern driveway for two-way traffic, including all exiting vehicles. The report notes this is an existing driveway that has been operational for some time. Although the location of the driveway does not meet Caltrans' requirements for access control, sight distances were found to exceed minimums required under Caltrans' *Highway Design Manual.* Based on the projected future traffic volumes on Sprowel Creek Road west of the interchange, a left-turn pocket is not warranted at the Site's driveway. Review of the physical conditions as well as the collision record indicates the driveway can continue to operate acceptably with the addition of project-generated traffic. Since the project would be required to be designed to meet applicable Fire Code requirements, it can be reasonably presumed the project would have a less-than-significant impact on emergency response.

While the project was generally found generally consistent with applicable policies for transportation facilities, lighting levels at the crosswalk on Sprowel Creek Road at the US 101 South Ramps is insufficient to meet applicable standards. A recommendation is included in the Transportation Impact Study to make improvements to the lighting on Sprowel Creek Road at the US 101 South Ramps to achieve adequate lighting levels at the crosswalk.

III. PROJECT SETTING AND LOCATION

The project Site, comprising approximately 3.52 total acres, is located on the south side of Sprowel Creek Road in the unincorporated community of Garberville, adjacent to the Highway 101 southbound on-ramp. The Site is located immediately adjacent to a residential neighborhood and is located approximately 675 feet northeast of the South Fork of the Eel River. Elevations at the Site range from approximately 530 feet amsl in the northern portion of the Site to approximately 560 feet amsl in the southernmost portion of the Site. The

project Site slopes gently to the north, with the majority of the Site comprising slopes of less than 15 percent, with the southernmost portion of the Site containing slopes ranging between 15 to more than 50 percent (Web GIS, n.d.).

The project Site contains existing development, primarily within the northern half of the Site. Aerial imagery indicates that the existing L-shaped building located on-site is approximately 10,000 square feet in size. This building was constructed in 1939 to serve as the new Garberville Elementary School and exemplifies a style of architecture known as Spanish Eclectic, formerly known as Spanish Revival (Tom Origer, 2016). When originally constructed, the building only consisted of four rooms and was built across the street from the original Garberville Elementary School. The property was sold to Redwood Community College District in 2010. Since that time the building has been used for administrative, educational, and public functions. Currently, the Redwood Playhouse is located on the western side of the existing structure and a small kitchen is located in the southwestern corner of the building, with the remaining portions of the building containing existing administrative offices and an existing retail pharmacy (Garberville Pharmacy).

Additional features on the Site include two existing driveways (one Site entrance and one Site exit), internal roadway and sidewalks, parking, and landscaping located behind the existing building. The southern half of the Site is undeveloped, consisting of a grassy field with numerous trees in the southernmost portion of the Site, spanning approximately 0.8 acres. The largest project parcel (APN: 032-091-014), where the hospital and medical office building is proposed, has been graded into three relatively flat terraces. The uppermost terrace is occupied by grass playing fields, the mid-terrace by parking and outdoor basketball courts, and the lower terrace, off Sprowel Creek Road, is occupied by the existing building and driveway. Much of the parcel that is not covered with pavement is vegetated with grass and dense blackberry bushes, scattered brush, and mature trees around the property margins (LACO, 2021).

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.

X	Aesthetics		Agriculture and Forestry Resources		Air Quality
X	Biological Resources	X	Cultural Resources		Energy
	Geology/Soils		Greenhouse Gas Emissions	X	Hazards & Hazardous Materials
	Hydrology/Water Quality		Land Use/Planning		Mineral Resources
X	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. All mitigation measures required for the project are provided in the Mitigation Monitoring and Reporting Program (MMRP) (see 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

Kent Scown, Chief Operations Officer
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) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? 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?	☐	☒	☐	☐

DISCUSSION

The northern portion of the project Site is currently developed with an approximately 10,000-square-foot structure, which is one-story in height. The existing structure houses a community theater (Redwood Playhouse), a retail pharmacy (Garberville Pharmacy), and administrative offices, and is utilized for administrative, educational, and public functions within the community. The southern half of the Site is undeveloped, consisting of a grassy field with numerous trees in the southernmost portion of the Site. Additional features currently located on-site include two existing driveways (one dedicated entrance way and one dedicated exit way), an internal roadway and sidewalks, and a parking located behind the existing building.

Under the proposed project, a new two-story hospital and medical office building would be constructed within the central portion of APN: 032-091-014, approximately 70 feet south of the existing building on-site. The project plans (see Figure 4 and Appendix B) indicate that the new hospital facility would total approximately 32,808 square feet in size and the new medical office facility would comprise approximately 16,920 square feet. Additionally, a helistop [to be designated as an Emergency Medical Services (EMS) Landing Site] is proposed south of the proposed building. The helistop would be available for patients at any time and would be used for transport of emergent patients and for training for EMS and fire department personnel. Helistop markers and lighting would be designed in accordance with all agency standards, including but not limited to the Federal Aviation Administration (FAA).

In addition to the new construction, the existing structure located on-site would be renovated and associated improvements, including, but not limited to, parking, landscaping, and a dedicated ~~ambulance and delivery~~service driveway off Sprowel Creek Road along the property's western boundary would be developed (see Figure 4). In order to accommodate the proposed dedicated service entrance and accessway, a small portion of the existing building (approximately 500 square feet), along the building's western side, would be demolished.

Surrounding uses include single family residential neighborhoods directly to the north and west, Highway 101 directly to the east, and the South Fork of Eel River located approximately 675 feet northeast of the Site.

Due to the Site's topography, which slopes gently to the north (towards Sprowel Creek Road) and southwest, grading and excavation would be required on-site, including for building foundation, with the earthen material to be utilized on-site for level backfill and for the construction and raising of the anticipated helistop.

The project has been designed to incorporate muted colors and different materials to add visual interest. The project design includes exterior building walls comprised of a stucco finish over cement plaster atop fire rated gypsum board with tempered glazing to meet Wildland Fire Interface requirements and one-hour fire resistance rating. The roof would comprise Class A fire-resistant Styrene-Butadiene-Styrene (SBS) with granulated cap sheet or a single-ply membrane roof. Additionally, the proposed building would feature metal accent panels and roof screens, fiber-cement panels at the emergency department entry, storefront glass windows with metal access panels, internally lit logo and building signs, two roll-up garage doors at the loading dock, and a composite metal panel at the location of the ambulance parking. The main entrance would feature a curved, glass curtainwall with metal panel fascia and a free-standing, metal, drop-off canopy with concrete column covers, wood panel ceiling, and integrated lighting (see Appendix B).

Per the project plans, the hospital and medical office building would comprise two stories and would be a maximum of 34 feet in height, consistent with the maximum building height of 35 feet allowed under the R-1 zoning district (zoning district of APN: 032-091-014, where the building is proposed for development). Due to the topography of the Site, the project's location immediately west of the Highway 101 on-ramp and close proximity to Highway 101, and lack of vegetation along the Site's eastern boundary, the existing and proposed buildings would be visible from both directions of Highway 101, as well as from immediately surrounding residences.

IMPACT ANALYSIS

I.a-b) **No Impact.** The proposed project is not located within a City- or County-mapped or designated scenic vista; within a scenic resources area; or along a state scenic highway (Caltrans, 2018). As noted above, the Site is located approximately 675 northeast of the South Fork of Eel River. However, views of the river are not available within the immediate vicinity of the Site, either from Highway 101 or Sprowel Creek Road, due to the higher elevation and existing development and vegetation. Furthermore, Highway 101 is not a designated state scenic highway. As such, no impact would occur.

I.c) **Less Than Significant Impact.** As noted above, development at the Site would include construction of a new two-story hospital (32,808 square feet) and medical office (16,920 square feet) building with a helistop in the southern portion of the Site. Additionally, the existing building located on-site would be renovated and associated improvements, including, but not limited to, parking, garden and outdoor dining areas, landscaping, and a dedicated service driveway along the property's western boundary, would be developed.

As previously discussed, the new facility would comprise two stories and would be a maximum of 34 feet in height, consistent with the maximum permitted height within the current zoning district (R-1), which allows for a maximum height of 35 feet.

Although surrounding development is predominately residential in nature, the proposed project would not be anticipated to substantially degrade the existing visual character or quality of public views of the Site and its surroundings, as the proposed building would comply with all required development standards, including minimum yard setbacks and maximum ground coverage and building height. A less than significant impact would occur.

I.d) **Less Than Significant with Mitigation Incorporated.** The proposed development has the potential to increase light and glare and impact nighttime views as compared to existing conditions, as the portion of the Site where the building and helistop are proposed is currently undeveloped. In order to reduce potential

impacts associated with light and glare on surrounding development and Highway 101, the proposed project would be required to incorporate muted colors and materials with low reflectivity for exterior siding, downward facing and hooded night lighting, and exterior landscaping, per Mitigation Measure AES-1, below, and ensure any markers or lighting associated with the proposed helistop is designed to meet all agency standards, including but not limited to the FAA. With incorporation of Mitigation Measure AES-1, a less than significant impact would occur.

MITIGATION MEASURES

AES-1: The project shall utilize and incorporate materials and building techniques to minimize impacts from street and building lighting on day and nighttime views, including the use of: hooded flood lights to prevent off-site light pollution; low reflectivity building materials, treated windows, and muted colors to limit daytime glare; and exterior landscaping to shade buildings and decrease reflectivity to neighboring development and Highway 101.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** 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?	☐	☐	☒	☐

DISCUSSION

The project area is residential and commercial in nature and does not contain agricultural or forestry uses. The subject Site includes a variety of land use and zoning designations. The land use designations of the subject Site are Public Facility (PF) (APNs: 032-091-014 and 032-171-019 and shoulder area); Public Facility with an Airport Safety Review Overlay (PF-AP) (APN: 032-091-014); Residential Agriculture with 5 to 20-acre minimum parcel size (RA5-20) (APN: 032-091-016); and Residential Agriculture with 5 to 20-acre minimum parcel size and Airport Safety Review Overlay (RA5-20;AP) (APNs: 032-091-016 through -019 and 032-171-019) per the Garberville/Redway/Alderpoint/Benbow Community Plan (see Figure 2). The Site is currently zoned as Residential One-Family (R-1), Agriculture General with Special Building Site Combining Zone with 5-acre minimum parcel size (AG-B-5(5)), and Unclassified (U) under the County of Humboldt Zoning Regulations (see Figure 3). No changes to the Site's current land use or zoning designations are proposed under the project.

The Farmland Mapping and Monitoring Program (FMMP) does not provide information for Humboldt County. As provided on the Humboldt County Web GIS, the Site and immediate vicinity does not contain prime agricultural soils and is not classified as "Farmland of Statewide Importance" nor "Prime Farmland if Irrigated." Additionally, the Site is not under a Williamson Act contract.

The southern portion of the Site (including southern portion of APN: 032-091-014, in addition to APNs: 032-091-016, -017, -018, -019, and 032-171-019) is forested and tree removal would be necessary to accommodate the project, including the proposed helistop and staff parking area. The location, sizing, and types of trees proposed for removal on the subject Site are provided on the tree removal plan sheets, enclosed in Appendix C. While the project would require the removal of existing trees on-site, landscaping would be incorporated under the project development, including the planting of trees, shrubs, and vines (see Appendix D).

IMPACT ANALYSIS

II.a) **No Impact.** As discussed above, FMMP does not provide information for Humboldt County. However, as provided on the County's Web GIS, the Site and immediate vicinity does not contain prime agricultural soils

and is not classified as "Farmland of Statewide Importance" nor "Prime Farmland if Irrigated." No impact would occur.

II.b) **No Impact.** The Site is not under a Williamson Act and is predominately zoned as Residential One-Family (R-1). Although the southernmost parcels (APNs: 032-091-017 and 032-171-019) are agriculturally zoned (AG-B-5(5)), no development is proposed on the properties but would instead offer additional setback and security control for the helistop. No impact would occur.

II.c) **No Impact.** As noted above, the Site is currently predominately zoned as R-1, with the southernmost parcels (APNs: 032-091-017 and 032-171-019) zoned as AG-B-5(5). No change to the Site's current zoning designation is proposed under the project. Although the southern portion of the Site contains numerous trees and tree removal would be necessary on the subject Site to accommodate the proposed project, including but not limited to the helistop and staff parking area, the Site is not designated forest land and, as a result, the project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. In addition, landscaping, including the planting of trees, shrubs, and vines, would be included as part of the project. No impact would occur.

II.d) **Less Than Significant Impact.** The Site contains existing development, primarily within the northern half of the Site. The southern half of the Site is undeveloped, consisting of a grassy field with numerous trees in the southernmost portion of the Site (approximately 0.8 acres). Tree removal on the subject property would be necessary in order to accommodate the proposed development (see Appendix C). Although the Site contains numerous trees, the Site is neither designated nor zoned as forest land or timberland, and trees and landscaping would be incorporated into the final design. In addition, project development would incorporate landscaping, which would entail the planting of new trees, shrubs, and vines on-site (see Appendix D). A less than significant impact would occur.

II.e) **Less Than Significant Impact.** Although agricultural land is located north, west, and within the southernmost portion of the Site (APNs: 032-091-017 and 032-171-019), the proposed project would not 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. As noted above, the Site does not contain prime agricultural soils, nor it is classified as "Farmland of Statewide Importance" nor "Prime Farmland if Irrigated" (Web GIS, n.d.). Although existing trees on-site would need to be removed in order to accommodate the proposed project (see Appendix C), the Site is neither designated nor zoned as forest land or timberland, and as described above, trees and additional landscaping would be incorporated into the project design (see Appendix D). A less than significant impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have a **Less Than Significant 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) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?	☐	☐	☒	☐

DISCUSSION

The project Site is located within the North Coast Air Basin (NCAB) and is subject to North Coast Unified Air Quality Management District (NCUAQMD) requirements. The NCUAQMD is responsible for monitoring and enforcing local, state, and federal air quality standards in the County of Humboldt, in addition to Del Norte and Trinity Counties. Air quality standards are set for emissions that may include, but are not limited to, visible emission, particulate matter, and fugitive dust. The NCUAQMD is currently designated as "non-attainment," or in excess of allowable limits, for the State 24-hour PM_{10} standard for breathable particulate matter of 10 microns or less (PM_{10}) in Humboldt County only, and as "attainment," or within allowable limits, with respect to the balance of the criteria pollutants. Because Humboldt County is in "non-attainment" for PM_{10}, the NCUAQMD adopted a PM_{10} Attainment Plan (the Plan) in 1995 to achieve the State PM_{10} standard by identifying the major contributors of PM_{10} and identifying control measures that can be implemented to reduce ambient PM_{10} levels[3](NCUAQMD, n.d.).

The proposed project involves the construction of a new hospital and medical office building on-site, in addition to modifications to an existing structure located in the northern portion of the Site. The project and its emission sources are subject to NCUAQMD rules and regulations contained in the most recent version of the *Rules and Regulations of the North Coast Unified AQMD*. During anticipated future construction at the Site, the contractor would be expected to use heavy construction machinery and temporary air pollutant emissions would be associated with grading, excavation, and construction on the Site; however, the project would be required to comply with policies regarding the control of fugitive dust during these activities, which have been established by NCUAQMD, and all construction equipment would be required to be maintained in good working condition. Specific policies included in Rule 104, Subsection D (Fugitive Dust Emissions) of the NCUAQMD's *Rules and Regulations* to reduce the amount of fugitive dust generated by construction and operation of the project include the following:

- Covering open bodied trucks when used for transporting materials likely to give rise to airborne dust.
- Installation and use of hoods, fans, and fabric filters to enclose and vent the handling of dusty materials.
- The use of water or chemicals for control of dust in the demolition of existing buildings or structures, construction operations, the grading of roads, or the clearing of land.
- The application of asphalt, oil, water or suitable chemicals on dirt roads, materials stockpiles, and other surfaces which can give rise to airborne dusts.
- The paving of roadways and their maintenance in a clean condition.

[3] More information on California standards and the draft PM_{10} Attainment Plan can be found on NCUAQMD's website at: https://www.ncuaqmd.org/planning-ceqa.

- The prompt removal of earth or other track out material from paved streets onto which earth or other material has been transported by trucking or earth moving equipment, erosion by water, or other means (NCUAQMD, 2015).

On-site emission sources at the Site currently include stationary, mobile, and fugitive sources, which would be anticipated to increase under build-out of the Site. Once construction is complete, emissions from operation of the project would be comprised of direct and indirect emissions, including but not limited to exhaust and fugitive dust from the operation of ambulances, service trucks, and personal vehicles associated with patients, visitors, and employees traveling to and from the Site, in addition to operation of the new facilities, including heating and cooling and equipment operation. The SHCHD estimates that the new facilities would serve up to an average of 50 patients per day, with approximately 50 maximum employees per day. The District is anticipating an increase of 15 to 20 FTE staff over current staffing levels to serve the project. Continued compliance with NCUAQMD emissions standards would be required once the new hospital and medical office building and helistop have been constructed and modifications to the existing structure have been made.

NCUAQMD has not formally adopted significance thresholds for use in evaluating project impacts under CEQA, but rather utilizes the Best Available Control Technology (BACT) emission rates for stationary sources as defined and listed in Table 2, below. NCUAQMD does not currently have any thresholds for toxics, but recommends the use of the latest version of the California Air Pollution Control Officers Association's (CAPCOA) Health Risk Assessments for Proposed Land Use Project[4] to evaluate and reduce air pollution impacts from new development, which includes recommended mitigation measures to help reduce air pollution impacts anticipated under proposed project (NCUAQMD, n.d.). For the purposes of this analysis, it is assumed the thresholds provided in Table 2 apply to both construction and operational phases of the project.

Table 2. NCUAQMD Significance Thresholds

Pollutant	Significance Thresholds	
	Daily (pounds per day)	Annual (tons per year)
Carbon monoxide (CO)	500	100
Fluorides (F)	15	3
Hydrogen sulfide (H_2S)	50	10
Lead (Pb)	3.2	0.6
Nitrogen oxides (NOx)	50	40
Particulate matter (PM_{10})	80	15
Particulate matter ($PM_{2.5}$)	50	10
Reactive organic compounds (ROC)	50	40
Reduced sulfur compounds	50	10
Sulfur oxides (SOx)	80	40
Sulfuric acid mist ($H_2SO_{4)}$)	35	7
Total reduced sulfur compounds	50	10

Source: North Coast Unified Air Quality Management District (NCUAQMD). Rules and Regulations. Regulation 1, Rule 110. Best Available Control Technology (BACT). July 9, 2015. Available at: https://www.ncuaqmd.org/rules-regulations.

[4] Available at: http://www.capcoa.org/wp-content/uploads/2012/03/CAPCOA_HRA_LU_Guidelines_8-6-09.pdf

IMPACT ANALYSIS

III.a-b) **Less Than Significant Impact.** Temporary air pollutant emissions would be associated with excavation, grading, and construction activities anticipated under the proposed project. The NCUAQMD has established policies regarding the control of fugitive dust during these activities. Once construction commences on the subject site, the project would be required to comply with NCUAQMD's Rules and Regulations, including Section 4.0 of Rule 104, regarding fugitive dust emissions. This includes covering open bodied trucks used for transporting materials likely to release airborne dust, using water or chemicals for dust control during construction, road grading, and land clearing activities, applying water or suitable chemicals on dirt roads, covering materials stockpiles and other surfaces which can give rise to airborne dusts, and promptly removing tracked material from paved streets.

Potential air quality impacts associated with the proposed project were modeled using the California Emissions Estimator Model (CalEEMod) model and compared to the significance thresholds shown in Table 2, above. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects. The model quantifies direct emissions from construction and operation activities (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. Further, the model identifies mitigation measures to reduce criteria pollutants and GHG emissions along with calculating the benefits achieved from measures chosen by the user (CalEEMOD, n.d.).

Vehicles are known to be a major pollution contributor, producing significant amounts of nitrous oxides (NOx), carbon monoxide (CO), ozone (O_3), and particulate matter ($PM_{2.5}$ and PM_{10}), and must also be considered when evaluating potential air quality impacts of a proposed project. The CalEEMod-generated default values for equipment and project phase time frames were used (except where noted in the respective report).

The CalEEMod results in their entirety are included in Appendix F. The CalEEMod analysis assumes implementation of basic construction- and operational-level mitigation measures, including watering exposed areas and unpaved haul roads twice per day; reducing vehicle speeds on unpaved roads to 15 miles per hour; utilizing low-VOC paints and cleaning supplies; installing high efficiency lighting and low-flow faucets and fixtures; and utilizing a water-efficient irrigation system and landscape. The analysis also assumes an emergency generator would be utilized on-site during power outages. Based on information provided by the District in September 2025, the generator would undergo a monthly 36-minute test run (7.2 hours per year) and over the last three years, PG&E outages resulted in 3 to 10 hours of run time for the year.

It is estimated that the proposed project would break ground on April 1, 2026 (after the end of the rainy season) and be constructed over a period of 20 months (ending on December 1, 2027), based on information provided by the project team, although the Applicant expects the new facility to be open to patients starting in 2029 (SHCHD, n.d. [b]). While it is likely the construction would take a total of 20 months to complete, there are likely to be pauses in construction, especially during the rainy season (typically November through March), which would extend the estimated completion date beyond CalEEMod's estimated end of construction (December 1, 2027). The results of the CalEEMod analysis are shown in Table 3, below.

Please note the CalEEMod analysis does not include a specific land use category for helistops, so, as a result, the most-similar compatible use "Parking – Other Non-Asphalt Surfaces" was selected and assumed to measure approximately 2,500 square feet in size for a conservative analysis. The helistop, as previously

described, is anticipated to be utilized only for transport of emergent patients and for training for EMS and fire department personnel.

Table 3. CalEEMod Results for Construction and Operation of the SHCHD Facility Expansion Project at Full Build Out Over a 20-Month Construction Period

Pollutant	Emissions (tons/year)					Threshold Exceeded?
	Modeled Unmitigated Construction Emissions	Modeled Mitigated Construction Emissions (including % reduction)	Modeled Unmitigated Operational Emissions	Modeled Mitigated Operational Emissions (including % reduction)	Annual Thresholds	
Carbon monoxide (CO)	1.4572	1.4572 (no change)	3.2424	3.2424 (no change)	100	no
Nitrogen oxides (NOx)	1.2032	1.2032 (no change)	0.7098	0.7098 (no change)	40	no
Particulate matter (PM_{10}) (total)	0.0884	0.0771 (-6.93%)	0.6176	0.6176 (no change)	15	no
Particulate matter ($PM_{2.5}$) (total)	0.0564	0.0510 (-5.08%)	0.1754	0.1754 (no change)	10	no
Reactive organic gases (ROG)	0.7446	0.7446 (no change)	0.6902	0.6757 (-2.10%)	40	no
Sulfur oxides (SO_2)	0.0029	0.0029 (no change)	0.0059	0.0059 (no change)	40	no

Source: CalEEMod Model Results, October 6, 2025, Appendix F.

As shown in Table 3, above, the anticipated emissions associated with construction of the new hospital and medical office building, helistop, and associated improvements at the Site would be well-below NCUAQMD's annual thresholds of significance for carbon monoxide (CO), nitrogen oxides (NO_x), particulate matter (PM_{10} and $PM_{2.5}$), reactive organic gases (ROG), and sulfur oxides (SO_2) without any mitigation; however, with implementation of standard mitigation measures during project construction, PM_{10} and $PM_{2.5}$ emissions associated with construction would be further reduced. Unmitigated operational emissions would also be well-below NCUAQMD's annual thresholds of significance. With the implementation of standard mitigation measures, ROG emissions would further be reduced.

NCUAQMD has advised that generally an activity that individually complies with the State and local standards for air quality emissions would not result in a cumulatively considerable net increase in the countywide PM_{10} air quality violation. As shown in Table 3, above, the proposed development at the Site would not be anticipated to substantially increase pollutant concentrations or exceed NCUAQMD's annual thresholds of significance for the above-listed pollutants, even without mitigation incorporated. While the anticipated development at the Site would generate temporary emissions and direct and indirect emissions once construction is complete, the project would not include any source of visible emissions, including intentional fire/burning or manufacturing. Additionally, required compliance with NCUAQMD standards and regulations and maintaining all equipment in good working condition such that potential fugitive dust is controlled and exhaust emissions are minimized would ensure that development would not result in substantial adverse air quality impacts or result in a cumulatively considerable net increase in the PM_{10} non-attainment levels in Humboldt County. Further, pursuant to State law, truck idling on-site would be required to be limited to five minutes or less, further reducing potential emissions. A less than significant impact would occur.

III.c) **Less Than Significant Impact.** Sensitive receptors, as defined by NCUAQMD (2014), include Class I Areas (any area having air quality values requiring special protection and which has been designated Class I by a federal, State or local authority) and/or any other areas deemed to be sensitive by the Air Pollution Control Officer (APCO), including but are not limited to preschools and daycare centers, K-12 schools, senior retirement housing/nursing homes, and hospitals. Sensitive receptors also include other locations where there are concentrations of sensitive populations. Sensitive receptors in the vicinity of the Site include:

- The project itself;
- Existing single-family residences located immediately north and west of the Site; and
- The existing Jerold Phelps Community Hospital and Southern Humboldt Community Clinic, located approximately 0.31 miles northeast of the Site, which would continue to be utilized for skilled nursing services once construction at the Site is completed.

Development of the proposed project would be subject to the County's General Plan and Zoning Regulations, which include measures to protect air quality, in addition to NCUAQMD regulations. As provided in Table 3, emissions associated with construction and operation of the proposed project would not be anticipated to exceed NCUAQMD's annual thresholds of significance for six different pollutants. However, temporary exhaust from construction equipment may, for short periods of time over the approximately 20-month construction period, impact residents living near the Site. With required compliance with NCUAQMD standards and regulations and maintaining all equipment in good working condition, potential fugitive dust would be controlled and exhaust emissions would be minimized. A less than significant impact would occur.

III.d) **Less Than Significant Impact.** The project would not create substantial emissions (such as odors or dust) adversely affecting a substantial number of people. Temporary odors and dust, typical of construction sites and equipment use, may be generated during the construction phase. In order to reduce potential impacts on nearby sensitive receptors, including residences located immediately east of the Site, the project contractor would be required to comply with NCUAQMD standards and regulations and maintain all equipment in good working condition, which would ensure that potential fugitive dust is controlled and exhaust emissions are minimized. In addition, truck idling on-site would also be required to be limited to five minutes or less, pursuant to State law, further reducing potential impacts. 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?	☐	☐	☐	☒

DISCUSSION

The project Site is located approximately 675 feet northeast of the South Fork of the Eel River and, pursuant to the U.S. Fish and Wildlife Service's (USFWS) National Wetland Mapper, is not known to contain any creeks/streams or wetlands on-site (USFWS, n.d.). While the northern half of the Site contains existing development, the southern half of the Site is currently undeveloped and comprises a grassy field and numerous trees within the southernmost portion of the Site, which span an area of approximately 0.8 acres. The project Site slopes gently to the north, with the majority of the Site comprising slopes of less than 15 percent (an average of approximately 3 percent), with the southernmost portion of the Site, within the forested area, containing slopes ranging between 15 to more than 50 percent (Web GIS, n.d.). Due to the Site's topography, which slopes gently to the north (towards Sprowel Creek Road) and southwest, preliminary plans indicate that site preparation, grading, and excavation would occur at the proposed building and helistop locations. At this time, it is estimated that excavation would occur where the new building is proposed, with the earthen material to be utilized on-site for level backfill and for the construction of the anticipated helistop.

The Site is not known to contain any wetland or riparian areas (USFWS, n.d.). To determine the potential presence of special-status species on the subject Site, databases from resource agencies were queried. As provided by the U.S. Fish and Wildlife Service's (USFWS) Information, Planning, and Consultation (IPaC) System, CDFW's Biogeographic Information and Observation System (BIOS) [including California Natural

Diversity Database (CNDDB)], and the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants, several wildlife and plant species (17 birds, 5 mammals, 2 amphibians, 3 insects, and 13 plants) have the potential to occur within the Garberville Quad, which includes the Site. The candidate, sensitive, or special status species with the potential to occur on-site are listed in Table 4, below.

Table 4. Species with the Potential to Occur at or Within Vicinity of the Site

Common Name	Scientific Name
Birds	
Marbled murrelet	*Brachyramphus marmoratus*
Northern spotted owl	*Strix occidentalis caurina*
Western snowy plover	*Charadrius alexandrinus nivosus*
Yellow-billed cuckoo	*Coccyzus americanus*
California condor	*Gymnogyps californianus*
Allen's hummingbird	*Selasphorus sasin*
Bald eagle	*Haliaeetus leucocephalus*
Black oystercatcher	*Haematopus bachmani*
California gull	*Larus californicus*
Chestnut-backed chickadee	*Poecile rufescens rufescens*
Evening grosbeak	*Coccothraustes vespertinus*
Golden eagle	*Aquila chrysaetos*
Oak titmouse	*Baeolophus inornatus*
Olive-sided flycatcher	*Contopus cooperi*
Rufous hummingbird	*Selasphorus rufus*
Western gull	*Larus occidentalis*
Western screech owl	*Megascops kennicottii cardonensis*
Wrentit	*Chamaea fasciata*
Osprey	*Pandion haliaetus*
Mammals	
North American porcupine	*Erethizon dorsatum*
Northern California ringtail	*Bassariscus astutus raptor*
Pallid bat	*Antrozous pallidus*
Long-eared myotis	*Myotis evotis*
Sonoma tree vole	*Arborimus pomo*
Amphibians	
Foothill yellow-legged frog	*Rana boylii*
Pacific tailed frog	*Ascaphus truei*
Insects	
Obscure bumble bee	*Bombus caliginosus*
Western bumble bee	*Bombus occidentalis*
Monarch butterfly	*Danaus plexippus*
Plants	
Streamside daisy	*Erigeron biolettii*
Tracy's tarplant	*Hemizonia congesta ssp. tracyi*
Northern bugleweed	*Lycopus uniflorus*
Coast fawn lily	*Erythronium revolutum*
Humboldt County fuchsia	*Epilobium septentrionale*
Bristly leptosiphon	*Leptosiphon acicularis*
Broad-lobed leptosiphon	*Leptosiphon latisectus*
Methuseleah's beard lichen	*Usnea longissima*
Northern clustered sedge	*Carex arcta*
Siskiyou checkerbloom	*Sidalcea malviflora ssp. patula*
Heart-leaved twayblade	*Listera cordata*
White-flowered rein orchid	*Piperia candida*
North Coast semaphore grass	*Pleuropogon hooverianus*

Note: Two (2) reptile species [Western pond turtle (Emys marmorata) and northwestern pond turtle (Actinemys marmorata)], one (1) mollusk [California floater (Anodonta californiensis)], one (1) crustacean [Klamath crayfish (Pacifastacus leniusculus kalathensis)], and six (6) fish species [green sturgeon - northern DPS (Acipenser medirostris pop. 2), Pacific lamprey (Entosphenus tridentatus), coho salmon - southern Oregon / northern California ESU (Oncorhynchus kisutch pop. 2), steelhead - northern California DPS summer-run (Oncorhynchus mykiss irideus pop. 48),

steelhead - northern California DPS winter-run (Oncorhynchus mykiss irideus pop. 49), and chinook salmon - California coastal ESU (Oncorhynchus tshawytscha pop. 17)] were also identified as having the potential to occur at the Site. However, since the Site does not contain any rivers, streams, or wetland habitat, nor is located in close proximity to any such habitat, and due to the Site's elevation in comparison to such identified waterbodies, there is no potential for these species to occur on-site and are not included in Table 3.

Source: USFWS, n.d., CDFW, 2025, and CNPS, 2025.

Since the project has the potential to disturb more than one acre of land during construction, the project would be subject to the requirements of General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ), administered by the State Water Resources Control Board (SWRCB), which requires operators of such construction sites to implement stormwater controls and develop a Stormwater Pollution Prevention Plan (SWPPP) identifying specific Best Management Practices (BMPs) to be implemented to minimize the amount of sediment and other pollutants associated with construction sites from being discharged in stormwater runoff. Such BMPs may include straw bales, fiber rolls, and/or silt fencing structures to assure the minimization of erosion resulting from construction and to avoid runoff into sensitive habitat areas, limit ground disturbance to the minimum necessary, and stabilize disturbed soil areas as soon as feasible after construction is completed. Work associated with the required water and wastewater infrastructure improvements would occur within previously disturbed areas, including Sprowel Creek Road and Sunnybank Lane. Appropriate BMPs would also be implemented during the necessary utility infrastructure upgrades to ensure potential impacts, such as increased or polluted runoff, are minimized.

IMPACT ANALYSIS

IV.a) **Less Than Significant Impact with Mitigation Incorporated.** As provided in Table 4, above, there is the potential for several special status plant and wildlife species to be present at the Site, especially species that are found mostly in upland habitats. The Site is located up-slope of and approximately 675 feet northeast of the South Fork Eel River, as well as adjacent to Highway 101. The southern half of the Site is undeveloped, consisting of a grassy field with numerous trees in the southernmost portion of the Site, spanning approximately 0.8 acres. Tree removal would be required to accommodate the proposed development and ensure adequate clearance for the proposed helistop (see Appendix C).

Since the undeveloped portion of the Site is primarily comprised of ruderal vegetation consisting of non-native grasses and weedy species, suitable habitat for the majority of the above-listed species is not provided on-site. However, since the trees to be removed may provide nesting habitat for several bird and bat species, mitigation is required, which establishes timing and proper protocol to ensure potential impacts to special status species potentially located on-site are reduced (see Mitigation Measures BIO-1 and BIO-2). Specifically, Mitigation Measure BIO-1 requires that any Site clearing, including tree removal, occur during the non-nesting season (August 1-February 1). Should any clearing require action during the breeding season, a qualified biologist shall survey for active nests and shall only be approved and allowed to occur once nesting is complete or until the biologist determines that they are no longer active before removal.

In addition, Mitigation Measure BIO-2 pertains to special status bat species and requires any felled trees be left overnight prior to removal from the Site or on-site chipping to allow any bats to exit the roost. Additionally, a dusk emergence survey shall be performed by a qualified biologist any time within the maternity season (April 15 to September 1) prior to construction activities. If maternity roosting of any special status bat is identified, the roost shall be avoided until after September 15. If the roost is not a solitary roost, replacement of the maternity roost shall be provided.

With mitigation incorporated, a less than significant impact would occur.

IV.b-c) **Less Than Significant Impact.** As previously discussed, the Site is located approximately 675 feet northeast of the South Fork of the Eel River. The Site is not known to contain any wetland or riparian areas, although several wetland areas have been identified north, west, and south of the Site by the USFWS's National Wetland Inventory (n.d.). Additionally, no critical habitats have been identified on-site by the USFWS (n.d.). As discussed above, since the project comprises more than one acre, the project would be subject to the Construction General Permit Order 2009-0009-DWQ, which requires preparation of a SWPPP and implementation of standard BMPs, such as straw bales, fiber rolls, and/or silt fencing structures, limit ground disturbance to the minimum necessary, and stabilize disturbed soil areas as soon as feasible after construction is completed, which would aid in assuring the minimization of erosion and avoiding runoff into sensitive habitat areas (including nearby South Fork Eel River) during construction of the proposed project. In addition, drainage improvements proposed under the project would include on-site stormwater detention, pervious pavement to facilitate infiltration, and natural stormwater filtration, which would further minimize potential impacts. Appropriate BMPs would also be implemented during the necessary water and wastewater infrastructure upgrades to ensure potential impacts, such as increased or polluted runoff, are minimized. A less than significant impact would occur.

IV.d) **Less Than Significant Impact with Mitigation Incorporated.** The proposed project would not impact the movement of any native resident or migratory fish; however, there is the potential for native resident wildlife species to be impacted during tree removal and project construction and operation, including bird species protected under the Endangered Species Act, Migratory Bird Treaty Act of 1918 (MBTA), the Bald and Golden Eagle Protection Act of 1940, or other regulations. As provided by the USFWS's Information for Planning and Consultation (IPaC) database (2022), there is the potential for four bird species listed as Threatened under the Endangered Species Act and nine migratory bird species to be present at the Site, including the following:

Bird Species Listed Under the Endangered Species Act:

- Marbled murrelet (*Brachyramphus marmoratus*)
- Northern spotted owl (*Strix occidentalis caurina*)
- Western snowy plover (*Charadrius alexandrinus nivosus*)
- Yellow-billed cuckoo (*Coccyzus americanus*)

Bird Species Protected Under the Migratory Bird Treaty Act (MBTA):

- Allen's hummingbird (*Selasphorus sasin*)
- Bald eagle (*Haliaeetus leucocephalus*)
- Black oystercatcher (*Haematopus bachmani*)
- Evening grosbeak (*Coccothraustes vespertinus*)
- Golden eagle (*Aquila chrysaetos*)
- Oak titmouse (*Baeolophus inorantus*)
- Olive-sided flycatcher (*Contopus cooperi*)
- Rufous hummingbird (*Selasphorus rufus*)
- Wrentit (*Chamaea fasciata*)

As previously discussed, based on the project plans (see Figure 4 and Appendix B), tree removal would be required under the project in order to accommodate the proposed development and ensure adequate clearance for the helistop (see Appendix C). Suitable mature vegetation occurs on-site that may provide nesting habitat for native birds. As such, there is the potential for native resident wildlife species, particularly

birds and bats, to be impacted by the proposed project. In order to reduce potential impacts, Mitigation Measured BIO-1 and BIO-2 are required, which establish timing and proper protocol related to tree removal. With mitigation incorporated, a less than significant impact would occur.

IV.e) **Less Than Significant Impact with Mitigation Incorporated.** Chapter 10 (Conservation and Open Space Elements) of the Humboldt County General Plan contains goals and policies related to the preservation of biological resources, including but not limited to, sensitive and critical habitats, stream channels and streamside management areas, wetlands, and oak woodlands. As previously discussed, the Site does not contain any streams, wetlands, or riparian habitat, nor any oak woodlands. To ensure special status species potentially located on-site are protected during tree and heavy vegetation removal, Mitigation Measures BIO-1 and BIO-2, which provide timing parameters and protocol, are required. Furthermore, during construction of the project, BMPs to prevent erosion and the discharge of sediment would be implemented to protect sensitive habitats, including the South Fork Eel River, from stormwater pollutants. With mitigation incorporated, the project would not conflict with any local policies or ordinances related to the protection of biological resources and a less than significant impact would occur.

IV.f) **No Impact.** The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, as there are no such plans applicable to the Site. No impact would occur.

MITIGATION MEASURES

BIO-1: Construction activities, including vegetation and tree removal, shall be conducted in the non-nesting season (August 1-February 1). If any removal of heavy vegetation (including trees) is proposed during the nesting season, within seven days prior to vegetation removal or construction activities, a qualified biologist shall determine the presence of vulnerable nests (within 100 feet for passerines and 300 feet for raptors). Any active nests within the above-mentioned distances shall be allowed to complete their nesting or until the biologist determines that they are no longer active before removal.

BIO-2: Tree removal may have potential to impact non-maternity roosting pallid or fringed myotis bats, as well as other common bat species that may be present on-site. As such, any felled trees shall be left overnight prior to removal from the Site or on-site chipping to allow any bats to exit the roost. A dusk emergence survey shall be performed by a qualified biologist any time within the maternity season (April 15 to September 1) prior to construction activities. If maternity roosting of any special status bat is identified, the roost shall be avoided until after September 15. If the roost is not a solitary roost, replacement of the maternity roost shall be provided.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** 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?	☐	☒	☐	☐

DISCUSSION

This section describes the results of the Historical Resources Study and Historical Building Evaluation prepared for the project, in addition to 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.

Historical Resources Study

A *Historical Resources Study of the Property at 286 Sprowl Creek Road (APN 032-091-014), Garberville, Humboldt County, California* (Historical Resources Study) was prepared on December 19, 2016, by Tom Origer & Associates, Inc., in order to: 1) identify all historic resources within the project's Area of Potential Effect (APE); 2) provide an evaluation of the significance of identified resources; 3) determine resource vulnerability to adverse impacts that could arise from project activities; and 4) offer recommendations designed to protect historic resource values, as warranted (Origer, 2016). Please note a copy of the Historical Resources Study is not included in the appendices due to the confidential nature of the report.

As noted in the Historical Resources Study, the cultural consultants contacted the Native American Heritage Commission (NAHC) and sent a courtesy letter to the Round Valley Indian Tribe of the Round Valley Reservation to provide an opportunity for comment. A letter, dated December 1, 2016, was received from NAHC, in which it was indicated that the sacred land file has no information about the presence of Native American cultural resources in the immediate study area. No comments were received from the Round Valley Indian Tribe (Origer, 2016).

Archival research indicated that the study area has not been previously surveyed for historical resources in the past. Although seven studies have been conducted within one-half mile of the Site, which resulted in the findings of three resources, since the resources are located over a half-mile away, they do not have the potential to extend into the current study area. Two reported ethnographic sites are located within one mile of the study area; however, both sites are located one-half northwest and one mile east of the Site. A review of 19th and 20th century maps show no buildings within the study area until 1949; however, per Cook and Hawk (1997), the existing building located on the project Site, currently the Redwood Playhouse building, which was formerly the site of the "new" Garberville Elementary School, was said to be constructed on the Site in 1939. The "new" Garberville Elementary School building, constructed across the street from the original school building, originally consisted of four rooms (Origer, 2016).

A field study was conducted on November 29, 2016, and transects were space approximately 15 meters apart. Hoes were used as needed to clear selected areas to expose the soil. Based on the results of the pre-field research, it was anticipated that prehistoric and historic-period resources could be found within the

study area. Prehistoric archaeological site indicators expected to be found in the region include but are not limited to: obsidian and chert flakes and chipped stone tools; grinding and mashing implements such as slabs and hand-stones, and mortars and pestles; and locally darkened midden soils containing some of the previously listed items plus fragments of bone, shellfish, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps). As noted in the Historical Resources Study, no archaeological resources were observed during the course of the field survey and based on the area's geologic age and analysis of the environmental setting, it was determined that the study area has little potential for containing buried archaeological deposits (Origer, 2016).

The existing building located on the project Site (currently the Redwood Playhouse building) exemplifies a style of architecture known as Spanish Eclectic, formerly known as Spanish Revival. The building is structured as an 'L' shape; however, as noted in the Historical Resources Study, it is likely that the eastern wing has been added to and wasn't a part of the original four rooms discussed above. The building consists of a low-pitched roof, small eves that hang close to the wall, arches that hang over the doors, stucco exterior, and 3-over-3 wooden sash windows, all of which are distinctive features of the Spanish Eclectic style. While the original roofing was tile, it currently has a composition roof. Decorative designs such as spiral features and 'grid-like' patterns are present, which again, are distinctive characteristics of the Spanish Eclectic style. Given the age and characteristics of the building, it may be eligible for inclusion on the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) (Origer, 2016).

Recommendations pertaining to the discovery of archaeological or human remains are included in the Historical Resources Study. As detailed in the Historical Resources Study and in accordance with CEQA Guidelines §15064.5(f), if cultural resources are encountered during construction activities, all on-site work shall cease in the immediate area until a qualified archaeologist can evaluate the finds. The qualified archaeologist will assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate (Origer, 2016).

In the event of inadvertent discovery of human remains, as detailed in the Historical Resources Study and CEQA Guidelines §15064.5(d), excavation or disturbance of the location must be halted in the vicinity of the find, and the County coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the Native American Heritage Commission (NAHC), who will identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent will make recommendations regarding the treatment of the remains with appropriate dignity (Origer, 2016), in accordance with Public Resources Code (PRC) §5097.98.

Additionally, the cultural consultant recommended that a formal evaluation of the existing structure on the Site should be completed by an archaeological historian meeting the Secretary of the Interior's professional qualification standards, should any alterations to the building occur (Origer, 2016). As previously described, an approximately 500-square-foot portion of the existing building along the building's western side would be demolished in order to accommodate the service access. As a result, a Historical Building Evaluation was contracted and performed (described below).

Historical Building Evaluation

Due to the age of the existing building, a *Historical Evaluation of the Redwood Playhouse Building at 286 Sprowel Creek Road (APN 032-091-014) Garberville, Humboldt County, California* (Historical Building Evaluation) was prepared by William Rich and Associates (WRA) in August 2022. The purpose of the Report

was to evaluate and document the building's construction history, architectural merits, and historical uses to support a determination of historical significance per Section 15064.5 of the California Environmental Quality Act (CEQA). The Historical Building Evaluation provides a summary of the history of Garberville and was noted to be settled by the first Euro-American resident, Antone Garcia, in 1853. The first local school building was located on the south end of Wood Ranch, on a large flat west of town. The Garberville Elementary School district was formed in 1881, and a new school (a one-room schoolhouse with 22 desks) was constructed on the north side of Sprowel Creek Road, on a lot across the street from the current Site. The construction of the Redwood Highway and official opening in 1922 prompted a construction boom in Garberville in the 1920s and 1930s. In 1938, Garberville voters approved a bond to help build a new schoolhouse. The new school was designed by Frank T. Georgeson, noted to be "Eureka's most prolific and prominent architect." In September 1939, construction of the new Garberville school, at its new location (current Site), was complete. Soon, the capacity of the school building was overwhelmed by the increase in the school age population, and in 1965, the Garberville elementary school closed when the Southern Humboldt Unified School District (SHUSD) consolidated schools. After its closure, the school served as a high school continuation facility, the SHUSD office, and a teen center. The theatre/auditorium became a popular rental site for lecture presentations, and the performances of the Redwood Playhouse Theater Company. In late 2009, the property was purchased by College of the Redwoods. The property was then sold to the Southern Humboldt Community Healthcare District (SHCHD) in September 2018 for construction of a new hospital facility (WRA, 2022).

Per the Historical Building Evaluation, the Redwood Playhouse Building, formerly the Garberville Elementary School (ca. 1940-1965), is characterized as a Spanish Eclectic style, formerly referred to as Spanish Revival. Elements of Spanish Eclectic style architecture prominent in the building include the L-shape layout with cross-gable roof and prominent front-facing gable; smooth stucco exterior; low-pitch roof with little-to-no overhanging eave; covered entrance porches with arched entranceways; decorative window grills and attic vents; decorative stucco molded-relief pediment over the central entrance; fixed-pane casement windows with decorative grills (of both wrought iron and stucco); and the square chimney tower elaborated with a corbeled cap. Although the building could generally be characterized as a Spanish Revival, it is noted to have many style points, including Moderne and Art Deco. The building originally had a tile roof, but was replaced with a composite shingle roof in 2013. In addition, the District opened a new pharmacy on the east side of the school building in June 2021, in which an existing room was remodeled and the restrooms were renovated to become ADA-compliant (WRA, 2022).

The west wing measures approximately 45 feet by 96 feet. The east wing measures a total length of 143 feet and is original to the building. The utility room on the southwest corner of the building, proposed for demolition under the current project, measures 42 feet by 12 feet and houses a former boiler used to heat water. The Historical Building Evaluation notes the utility room is an addition to the original building. A square chimney, which exits the roof of the addition near the center of the east wall and along the west wall of the main Redwood Playhouse building, is also proposed for removal under the current project. The utility room and chimney are noted to be contemporary with the old school building, but contrast slightly with the rest of the structure, as the exterior walls of both are of unfinished poured concrete exhibiting horizontal form-board imprints, rather than the smooth stucco which covers the rest of the school/theater building (WRA, 2022).

Per the Historical Building Evaluation, the existing building appears to be eligible for inclusion under the California Register of Historical Resources (CRHR) under Criterion B, for being associated with Eureka architect Frank T. Georgeson, as well as under Criterion C, for embodying the distinctive characteristics of a type, period and method of construction, and for representing the work of an important individual (Frank T. Georgeson). However, significance under Criterion C is noted to be somewhat compromised, since the

original tile roof was replaced within the last decade with a composite-asphalt shingle roof, and many of the windows which were presumably framed in wood have been replaced with modern aluminum-framed windows. Further, the Report notes the proposed removal of the exterior boiler room and the attached concrete chimney tower would not compromise the ability of the building to convey its historic significance, since the features are character-defining elements of the building. The additional improvements (remodeling of the interior of the building and construction of the new building on the same property) would also not detract from the ability of the building to convey its historic significance under either of the criteria. The Report concludes the project would not result in a significant impact to a historical resource and no recommendations are provided (WRA, 2022).

Please note a copy of the Historical Building Evaluation is not included in the appendices due to the confidential nature of the report.

NAHC Native American Contact List and Sacred Lands File Search

On August 16, 2018, the Lead Agency's consultant (LACO Associates) prepared and delivered a request to the NAHC for a Native American Contact List to identify the tribes that should be consulted with and Sacred Lands File (SLF) search to determine whether the Site may potentially contain cultural resources. A response from the NAHC was received on August 17, 2018, which included a Native American Contact List listing six 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 August 16, 2018, the Lead Agency'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 September 5, 2018, 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. A follow-up letter from the Lead Agency's consultant was submitted to NWIC on October 2, 2018, which included supplemental information on the project. A subsequent Records Search Results letter was received from NWIC on October 18, 2018.

As provided in NWIC's letter, two prior archaeological studies (Hennessy and Origer 2016: S-49443; Burns 2008: S-43937) covered approximately 100 percent of the Site. Additionally, the Site does not contain any recorded archaeological resources, nor any recorded buildings or structures within or adjacent to the Site.

Two Native American villages are known to be located in the general area of the Site, as referenced in ethnographic literature. Based on an evaluation of the environmental setting and features associated with known Native American sites, there would generally be a moderate to high potential for unrecorded Native American resources to be located on-site, due to the Site's location near the Eel River and the ethnographic sensitivity of the area. However, considering the results of the two prior archaeological surveys at the Site (S-49443 and S-43937), the potential for unrecorded Native American resources within the project area is low.

Regarding historical resources, NWIC's review of historical literature and maps indicate historic-period activity occurred on-site. The 1949 Garberville USGS 15-minute topographic quadrangle depicts a school building and possibly two other buildings within the project area. Generally, NWIC would conclude that there would be moderate to high potential for unrecorded historic-period archaeological resources at the Site. However, due to the results of the two prior archaeological surveys at the Site (S-49443 and S-43937), the potential for unrecorded historic-period archaeological resources at the Site is low. Additionally, the 1970 Garberville USGS

7.5-minute topographic quadrangle depicts one L-shaped building within the 286 Sprowel Creek Road project area. S-49443 identifies this building as the Redwood Playhouse (formerly Garberville Elementary School). This unrecorded building meets the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

As provided in NWIC's letter, given the field survey results of S-49443 (Hennessy and Origer 2016) and S-43937 (Burns 2008), there is a low possibility of identifying unrecorded Native American and historic-period archaeological resources and NWIC does not recommend further study of the Site. One historic-aged building (the Redwood Playhouse building) is located on-site and may be eligible for inclusion on the NRHP and CRHR. Similar to the recommendation included in the Historical Resources Report, NWIC recommended that a formal evaluation of the building be completed if the proposed project would alter the existing building. Several 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 (see Mitigation Measures CUL-1 through CUL-3, below).

Tribal Consultation

On August 17, 2018, LACO Associates, on behalf of the Applicant/Lead Agency, prepared and delivered tribal consultation request letters to the six tribal contacts provided on the Native American Contact List from the NAHC (which included representatives of the Bear River Band of the Rohnerville Rancheria, Big Lagoon Rancheria, Cher-Ae Heights Indian Community of the Trinidad Ranchera, Hoopa Valley Tribe, and Round Valley Reservation/Covelo Indian Community), in addition to one additional tribe (the Sinkyone tribe), which is known to be located in the vicinity of the Site. As of the date of this Initial Study, only one response has been received. In a letter dated August 23, 2018, the Cher-Ae Heights Indian Community of the Trinidad Rancheria, the Tribal Historic Preservation Officer (THPO) noted the project area is located outside the geographical area of concern for the Trinidad Rancheria and, as such, the tribe has no interest in the project or information to provide.

Follow up letters were submitted to the Tribes on October 3, 2018. As of the date of this Initial Study, no additional responses have been received.

IMPACT ANALYSIS

V.a) **Less Than Significant Impact.** Project plans indicate that a small portion of the existing building (approximately 500 square feet), along the building's western side would be demolished in order to accommodate the proposed service access. Interior modifications are also proposed for the existing building. A formal building evaluation was conducted in August 2022 to assess the potential for impacts to occur under the proposed project.

As discussed above, the existing building located on the subject Site exemplifies a style of architecture known as Spanish Eclectic, formerly known as Spanish Revival, as well as characteristics of Moderne and Art Deco styles. As described in detail above, the area proposed for demolition under the project includes a utility room and chimney, which were found to be additions to the original building. These features are noted to be contemporary with the old school building, but contrast slightly with the rest of the structure, as the exterior walls of both are of unfinished poured concrete exhibiting horizontal form-board imprints, rather than the smooth stucco which covers the rest of the school/theater building (WRA, 2022).

Per the Historical Building Evaluation, the existing building appears to be eligible for inclusion under the CRHR under Criterion B, for being associated with Eureka architect Frank T. Georgeson, as well as under Criterion

C, for embodying the distinctive characteristics of a type, period and method of construction, and for representing the work of an important individual (Frank T. Georgeson). However, significance under Criterion C is noted to be somewhat compromised, since the original tile roof was replaced within the last decade with a composite-asphalt shingle roof, and many of the windows which were presumably framed in wood have been replaced with modern aluminum-framed windows. Further, the Report notes the proposed removal of the exterior boiler room and the attached concrete chimney tower would not compromise the ability of the building to convey its historic significance, since the features are character-defining elements of the building. The additional improvements (remodeling of the interior of the building and construction of the new building on the same property) would also not detract from the ability of the building to convey its historic significance under either of the criteria. The Report concludes the project would not result in a significant impact to a historical resource and no recommendations are provided (WRA, 2022).

Based on the results of the Historical Building Evaluation, a less than significant impact would occur.

V.b-c) **Less Than Significant Impact with Mitigation Incorporated.** As provided in the Historical Resources Study, no archaeological or human remains were encountered on-site during the survey. Additionally, the NWIC stated the potential for unrecorded historic-period archaeological resources at the Site is low due to the results of the two prior archaeological surveys at the Site (S-49443 and S-43937). However, there is the possibility that archaeological resources and/or human remains could exist under the project Site, since the entire Site has not previously been excavated and ground-disturbing activities would be required for development of the project. Recommendations in accordance with CEQA Guidelines §§15064.5(d) and (f) and PRC §5097.98, pertaining to the discovery of archaeological or human remains are included in the Historical Resources Study, which describe proper protocol in the event archaeological resources and/or human remains are encountered on-site during project construction, and are included as Mitigation Measures CUL-1 through CUL-3, below. With mitigation incorporated, a less than significant impact would occur.

MITIGATION MEASURES

CUL-1: If archaeological resources are encountered during construction, work shall be temporarily halted in the vicinity of the discovered materials and a qualified archaeologist and the local tribes (Bear River Band of the Rohnerville Rancheria, Big Lagoon Rancheria, Hoopa Valley Tribe, Round Valley Reservation/Covelo Indian Community, and InterTribal Sinkyone Wilderness Council) shall be immediately contacted. Workers shall avoid altering the materials and their context until a qualified professional archaeologist, in collaboration with the local tribes, 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: If human remains are encountered on-site, all work must stop in the immediate vicinity of the discovered remains and the 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 (NAHC) must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.

CUL-3: Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms by a qualified archaeologist, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069.

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?	☐	☐	☒	☐

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 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).

Construction of the proposed project would 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. Part 6 is updated periodically to incorporate and consider new energy efficiency technologies and methodologies. The most current version is the ~~2022~~2025 Energy Code, which went into effect on January 1, ~~2023~~2026. 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.

Electricity for the Site would continue to be provided by Pacific Gas and Electric Company (PG&E). As previously described, although concerns have been recently raised regarding electrical capacity issues within the Southern Humboldt area, ~~it was confirmed in a presentation before the Humboldt County Board of Supervisors on November 1, 2022, that~~ PG&E has confirmed it has sufficient capacity to serve the proposed project. Transmission, distribution, and substation capacity upgrades are in progress, with upgrades to be completed in 2027, prior to completion of the proposed project (Lost Coast Outpost, 2022[a][b]; C. Santsche, 2026).

Blue Star Gas, a local propane provider, has a combination of above-ground storage tanks and underground distribution lines within the community of Garberville and currently serves the Site with underground lines. Under the proposed project, it is anticipated that the project would tie into the underground propane distribution lines and have on-site storage tanks to meet on-site storage requirements for hospitals. An appropriately sized emergency generator would also be located on-site (proposed near the helistop; see Figure 4), to be utilized during power outages.

Although not currently proposed at this time, space has been allocated on the hospital and medical office building roof for future installation of photovoltaic (PV) panels, which would further reduce the project's reliance on grid power.

IMPACT ANALYSIS

XIX.a-b) **Less Than Significant Impact.** 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. As discussed above, the SCHDC is proposing construction of new hospital and medical office building, renovations to an existing building, and associated improvements on-site. The project would be served by Pacific Gas and Electric Company (PG&E) for electrical service and Blue State Gas, a local propane provider. An appropriately sized generator would also be on-site for emergency back-up only, such as during power outages.

Any development to occur at the Site, including the proposed project, would 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 to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality. Additionally, although not currently proposed, space has been allocated on the hospital and medical building roof for future installation of PV panels, which would further reduce the project's reliance on grid power.

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 waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

DISCUSSION

As provided in Chapter 3 (Hazards and Resources) of the Garberville/Redway/Benbow/Alderpoint Community Plan, the Planning Area, which includes the communities of Garberville, Redway, Benbow, and Alderpoint, is located in the Coast Ranges geologic province, an area dominated by north-west trending mountain ranges, which have been cut by major river valleys. Additionally, the Planning Area is located approximately 20 miles east of the San Andreas Fault Zone and 30 miles northwest of the Maacama Fault Zone, which are the two major fault systems capable of generating significant earthquakes in the region (County, 1987).

The soil types underlying the Site include the following:

- Urban land-Garberville complex, 5 to 15 percent slopes (Soil Type #311; northern portion of Site); and
- Tannin-Burgsbock-Rockyglen complex, 30 to 50 percent slopes (Soil Type #461; southern portion of Site) (NRCS, 2019).

The Urban land-Garberville complex, 5 to 15 percent slopes (Soil Type #311) soil type underlies approximately 88 percent of the Site, including the northern portion of the Site. This soil type is comprised of loam and sandy clay loam, is well drained, has a depth to water table of more than 80 inches, and is not susceptible to flooding or ponding. The Tannin-Burgsbock-Rockyglen complex, 30 to 50 percent slopes (Soil Type #461) soil

type underlies the remaining 12 percent of the Site within the southern portion of the Site. The Tannin-Burgsbock-Rockyglen complex is comprised of gravelly silt and clay loam, is well drained, has a depth to water table of more than 80 inches, and is not susceptible to flooding or ponding (NRCS, 2019).

Per the Humboldt County Web GIS, the northern portion of the Site is classified as "Low Instability" for seismic safety, while the southern portion of the Site is designated as "Moderate Instability." Historic landslides have been mapped in the vicinity of the Site, including approximately 20 feet south of APN 032-171-019, the southernmost Site parcel, where slopes exceed 50 percent, and approximately 275 feet north of APN 032-091-014, the parcel where the hospital and medical office building is proposed. However, no historic landslides have been mapped within the boundaries of the Site or where development is proposed onsite (Web GIS, n.d.). Although the Site is not mapped as an area of potential liquefaction (Web GIS, n.d.), the Site is underlain by soils at approximately 10 feet bgs that are less dense than the deeper weathered sandstone at 30 feet bgs and are potentially susceptible to liquefaction, with an estimated settlement amount of approximately 1 inch (LACO, 2021[a]).

The project Site slopes gently to the north, with the majority of the Site comprising slopes of less than 15 percent (an average of approximately 3 percent), with the southernmost portion of the Site, within the forested area, containing slopes ranging between 15 to 50 more than percent. Due to the Site's topography, which slopes gently to the north (towards Sprowel Creek Road) and southwest, project plans indicate that grading and excavation would occur at the proposed building location, with the earthen material to be utilized on-site for level backfill and for the construction of the anticipated helistop.

A *Geotechnical Exploration and Geologic Hazards Evaluation Report* (Geotechnical Report) was prepared by LACO on December 7, 2020, to assess geologic hazards at the Site and geotechnical design considerations for the project. An Addendum *(Geotechnical Exploration and Geologic Hazards Report Addendum)* and Addendum No. 2 were prepared by LACO on May 26, 2021, and September 10, 2021, respectively (see Appendix G), in response to comments received from the California Geological Survey (CGS). Specific changes to the original report are included in the May 2021 Addendum in red and detailed in Addendum No. 2 (September 2021). All findings, conclusions, and recommendations in the original report remain valid except where changes are indicated in the Addenda. CGS and the Department of Health Care Access and Information, Facilities Development Division (HCAI) provided written approval of the reports on June 9, 2022, and June 20, 2022, respectively. Copies of the addenda and CGS/HCAI letters are provided in Appendix G.

The Site is located near the western edge of a remnant section of uplifted and erosionally dissected alluvial terrace, on the slopes approximately 240 feet above the present Eel River flood plan. Much of the City of Garberville occupies this gently west sloping terrace surface. The hospital and medical office site slopes gently from an elevation of approximately 556 feet at the southeastern corner down to 532 feet at the northwestern corner. This parcel has been graded into three relatively flat terraces, with the uppermost terrace occupied by grass playing fields, the mid-terrace by parking and outdoor basketball courts, and the lower terrace by the existing building and driveway entrance. The terraces are separated by slopes inclined at between 4:1 and 2:1 (horizontal:vertical) up to 5 feet high. The lower terrace is partially supported by a concrete masonry unit retaining wall approximately 3 feet high. Drainage across most of this property is characterized by uncontrolled sheet flow to the north (LACO, 2021).

Per the Geotechnical Report, five (5) test borings were drilled on-site to 16.5 to 51.5 feet below ground surface (bgs). The borings were logged and samples were collected and laboratory tested. In general, the borings encountered a surficial layer of fill of up to 4 feet thick, overlying alluvial terrace deposits, which in turn overlies

sedimentary rock at a depth of 30 feet bgs, which persisted to the depth explored at 51.5 feet. Groundwater was encountered on-site at depths ranging between 10 to 13 feet bgs (LACO, 2021).

The Site is in a seismically active region in which large earthquakes may be expected to occur during the economic lifespan (50 years) of any development on the Site. The seismicity of the area is dominated by the presence of the San Andreas Fault system, which forms the boundary between the Pacific and North American plates. The closest active fault to the Site is a trace of the Shelter Cove section of the San Andreas fault zone, approximately 15 miles west of the Site. The Little Salmon and Maacama fault zones are located approximately 31 miles north and 34 miles south of the Site respectively. The Site is not in a "Fault Rupture Hazard Zone", within an area currently designated as a "Seismic Hazard Zone" by the State, or within an Alquist-Priolo earthquake fault zone. Given the proximity of the proposed structures to active seismic sources (San Andreas fault zone and other active faults), there is high probability that the Site will experience strong ground shaking during the economic lifespan of the proposed development (LACO, 2021).

Based on the results of the geotechnical exploration and geologic hazards evaluation, the primary geologic and geotechnical considerations affecting the project include:

- The potential for strong seismic ground shaking to affect the Site;
- The potential for deep foundation excavations to encounter groundwater;
- The presence of weak surficial fill covering the Site; and
- The potential for differential settlement (LACO, 2021).

Several recommendations for construction of the project are provided in the Geotechnical Report, specific to Site preparation and grading, building foundations, temporary slopes and trench excavations, cut and fill slopes, surface drainage, concrete slab-on-grade, retaining walls, and seismic design parameters, to ensure potential geological hazards are minimized. Pile driving would not be required for the project and the building could be adequately supported by shallow spread footings (LACO, 2021).

Additionally, Crawford and Associates, Inc. prepared a *Pavement Recommendations Memorandum* on December 6, 2024, to identify subsurface and material conditions in the proposed paved areas and provide pavement recommendations for flexible, permeable, and rigid pavements, specifically for use by the design team during design and construction (see Appendix G).

To ensure all potential impacts are reduced, the project would be constructed in compliance with the latest version of the California Building Code (CBC), in addition to the recommendations contained in the Geotechnical Report and Pavement Recommendations Memorandum.

IMPACT ANALYSIS

VII.a.i-ii) **Less Than Significant Impact.** As provided in the Geotechnical Report, the Site is not in a "Fault Rupture Hazard Zone", within an area currently designated as a "Seismic Hazard Zone" by the State, or within an Alquist-Priolo earthquake fault zone. The nearest active faults to the Site include a trace of the Shelter Cove section of the San Andreas fault zone, approximately 15 miles west of the Site; the Little Salmon fault zone, located approximately 31 miles north of the Site; and the Maacama fault zone, located approximately 34 miles south of the Site, respectively. Since the Site is located within a seismically active region, it is expected that the project area would experience ground shaking of some magnitude during the economic life span of any Site development, including the proposed project. Based on the distance to the closest active fault, the potential for surface fault rupture to occur within the Site is low (LACO, 2021).

Since construction of the proposed project at the Site would be subject to requirements of the latest version of the CBC and would also be constructed in compliance with all recommendations contained in the Geotechnical Report and Pavement Recommendations Memorandum, potential geological risks would be minimized and a less than significant impact would occur.

VII.a.iii) **Less Than Significant Impact.** Per the Geotechnical Report, soil liquefaction occurs when sediment grains lose contact with one another and causes a momentary loss of effective stress and consequently of shear strength, as a result of cyclic fluctuations in pore fluid pressure. Liquefaction is most commonly initiated by earthquake ground motions. Soils in a saturated, loose state and less than approximately 50 feet bgs are the most susceptible to liquefaction. Liquefaction is more likely to occur in sandy or non-plastic silty soils but may, in rare cases, occur in gravels and sensitive clays. Deposits most susceptible to liquefaction are young (Holocene-age, deposited within the last 11,000 years) sands and silts of similar grain size and poorly graded), in saturated layers at least one meter thick (LACO, 2021). Although the Site is not mapped as an area of potential liquefaction (Web GIS, n.d.), the revised liquefaction analysis conducted under the Addendum indicates the Site is underlain by soils at approximately 10 feet bgs that are less dense than the deeper weathered sandstone at 30 feet bgs and are potentially susceptible to liquefaction, with an estimated settlement amount of approximately 1 inch (LACO, 2021). Since the proposed project would be subject to the requirements of the latest version of the CBC to reduce any potential geological risks and would also be constructed in compliance with all recommendations contained in the Geotechnical Report and Pavement Recommendations Memorandum, a less than significant impact would occur.

VII.a.iv) **Less Than Significant Impact.** Historic landslides have been mapped in the vicinity of the Site, including approximately 20 feet south of APN 032-171-019, the southernmost Site parcel, where slopes exceed 50 percent, and approximately 275 feet north of APN 032-091-014, the parcel where the hospital and medical office building is proposed. However, no historic landslides have been mapped within the boundaries of the Site or where development is proposed on-site (Web GIS, n.d.). The majority of the Site contains very gentle slopes, while the southernmost portion of the Site contains moderate to steep slopes ranging between 15 to more than 50 percent. Given the relatively flat natural slopes on and in the vicinity of the Site, the Geotechnical Report notes the potential for conventional (non-liquefaction induced lateral spreading) slope instability to adversely affect most of the proposed improvements to be low (LACO, 2021). Since the development proposed on-site would be subject to the requirements of the latest version of the CBC to reduce any potential geological risks and would also be constructed in compliance with all recommendations contained in the Geotechnical Report and Pavement Recommendations Memorandum, a less than significant impact would occur.

VII.b) **Less Than Significant Impact.** The proposed project would require excavation and groundbreaking activities. However**, s**ince the project has the potential to disturb more than one acre of land during construction, the project would be subject to the requirements of General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ), administered by the SWRCB, which requires operators of such construction sites to implement stormwater controls and develop a Stormwater Pollution Prevention Plan (SWPPP) identifying specific BMPs to be implemented to minimize the amount of sediment and other pollutants associated with construction sites from being discharged in stormwater runoff. Such BMPs may include straw bales, fiber rolls, and/or silt fencing structures to assure the minimization of erosion resulting from construction and to avoid runoff into sensitive habitat areas, limit ground disturbance to the minimum necessary, and stabilize disturbed soil areas as soon as feasible after construction is completed. In addition, work associated with the required water and wastewater infrastructure improvements would occur within previously disturbed areas, including Sprowel Creek Road and Sunnybank Lane. Appropriate BMPs would also be implemented during the necessary utility upgrades to ensure potential impacts, such as

increased or polluted runoff, are minimized. As a result, the proposed project would not result in substantial soil erosion or the loss of topsoil and a less than significant impact would occur.

VII.c) **Less Than Significant Impact.** As previously discussed, landslides are not known to have previously occurred on the subject properties, although or in the immediate vicinity of the Site, although historic landslides have been mapped approximately 20 feet south and approximately 275 feet north of the Site, respectively. Additionally, the majority of the Site contains very gentle slopes, although the southern portion of the Site contains slopes ranging from 15 up to more than 50 percent (Web GIS, n.d.). While the Site is not located within a mapped liquefaction zone, the Site is underlain by soils at approximately 10 feet bgs that are less dense than the deeper weathered sandstone at 30 feet bgs and are potentially susceptible to liquefaction, with an estimated settlement amount of approximately 1 inch (LACO, 2021). Given the relatively flat natural slopes on and in the vicinity of the Site, the potential for conventional (non-liquefaction induced lateral spreading) slope instability and subsidence to adversely affect most of the proposed improvements to be low (LACO, 2021). Additionally, the northern portion of the Site is classified as "Low Instability" for seismic safety, while the southern portion of the Site is designated as "Moderate Instability", per the County of Humboldt Web GIS.

As described above, the Site is not located within a mapped Alquist-Priolo special studies zone; however, the Site is located within a seismically active region and would be likely to experience strong ground shaking during the economic lifespan of any development on the Site. The proposed project would be subject to the requirements of the latest version of the CBC in order to minimize potential geological risks and would also be constructed in compliance with all recommendations contained in the Geotechnical Report and Pavement Recommendations Memorandum. As a result, a less than significant impact would occur.

VII.d) **Less Than Significant Impact.** No known expansive soils are located at the Site. Expansive soils generally comprise cohesive, fine-grained clay soils and represent a significant structural hazard to buildings founded on them, especially where seasonal fluctuations in soil moisture occur at the foundation-bearing depth. As described above, soils at the Site are comprised of loam, sandy clay loam, gravelly silt, and clay loam, and are well-drained (NRCS, 2019). As provided in LACO's Geotechnical Report and Addenda, soils from the five (5) test borings were determined to have a plasticity index ranging between 5.2 up to 13.9 (2021), in which a Plasticity Index less than 15 indicates low expansion potential. As the subsurface soils are unlikely to be affected by seasonal wetting and drying, and a less than significant impact would occur.

VII.e) **No Impact.** The project Site is currently and would continue to be served by community water and sanitary sewer systems, provided by the Garberville Sanitary District. Since the project would not require the use of septic tanks or alternative wastewater disposal systems, no impact would occur.

VII.f) **Less Than Significant Impact with Mitigation Incorporated.** There are no known paleontological resources or unique geologic features on the subject Site and ground disturbance has already occurred on a portion of the Site. Additionally, the Site is not listed within an area identified as containing paleontological resources nor is it located in close proximity to any known paleontological resources. However, the project would require ground-disturbing construction activities, including grading and excavation, which has the potential to result in inadvertent discovery of paleontological resources. However, with the incorporation of Mitigation Measure GEO-1, below, which contains specific requirements in the event any fossils or fossil-bearing deposits are encountered during project development, a less than significant impact would occur.

MITIGATION MEASURES

GEO-1: In the event that fossils or fossil-bearing deposits are discovered during anticipated future residential construction on-site, the contractor shall notify a qualified paleontologist to examine the discovery and excavations within 50 feet of the find shall be temporarily halted or diverted. The area of discovery shall be protected to ensure that fossils are not removed, handled, altered, or damaged until the Site is properly evaluated and further action is determined. The paleontologist shall document the discovery as needed, in accordance with Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 1995), evaluate the potential resource, and assess the significance of the finding under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the project proponent determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project based on the qualities that make the resource important. The plan shall be submitted to the Board of Directors for review and approval prior to implementation.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** 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?	☐	☐	☒	☐

DISCUSSION

The project Site is located within the North Coast Air Basin (NCAB) and is subject to North Coast Unified Air Quality Management District (NCUAQMD) requirements. The NCUAQMD is responsible for monitoring and enforcing federal, State, and local air quality standards in the County of Humboldt.

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 *2022 Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan), the California Air Resources Board (CARB) is responsible for managing climate change programs and overseeing all air pollution control efforts in California. The 2022 Scoping Plan presents the State's plan to achieve carbon neutrality by 2045 or earlier. AB 32 requires the following seven (7) GHGs be regulated, reduced, and included in the State's targets and goals: carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), and nitrogen trifluoride (NF_3). CO_2 is the primary GHG emitted in California and accounted for 83 percent of total GHG emissions in 2019 (CARB, 2025 [a]). Under AB 32, CARB set the 2020 GHG emissions statewide limit equal to the 1990 level, or 431 million metric tonnes of carbon dioxide equivalent ($MMTCO_2e$). 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. The 2022 Scoping Plan defines more stringent targets, including the goal to achieve a 48 percent GHG reduction by 2030, reduce anthropogenic emissions by at least 85 percent below 1990 levels by 2045, and carbon neutrality (zero net emissions) no later than 2045.

CARB, in its *California Greenhouse Gas Emissions for 2000 to 2022* Report (2024), states that GHG emissions within the State of California have generally followed a declining trend since the peak in 2004. In 2022, statewide GHG emissions were 371.1 million metric tons of CO_2 equivalent ($MMTCO_2e$), 9.3 $MMTCO_2e$ lower than 2021 levels (380.4 $MMTCO_2e$) and 59.9 $MMTCO_2e$ 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. (CARB, 2024). 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. As shown in Table 5 below, the transportation section remains the largest source of GHG emissions in the State, accounting for approximately 39 percent of the State's GHG emissions in 2022 (CARB, 2025 [b]).

Table 5. California's GHG Emissions by Economic Sector in 2022

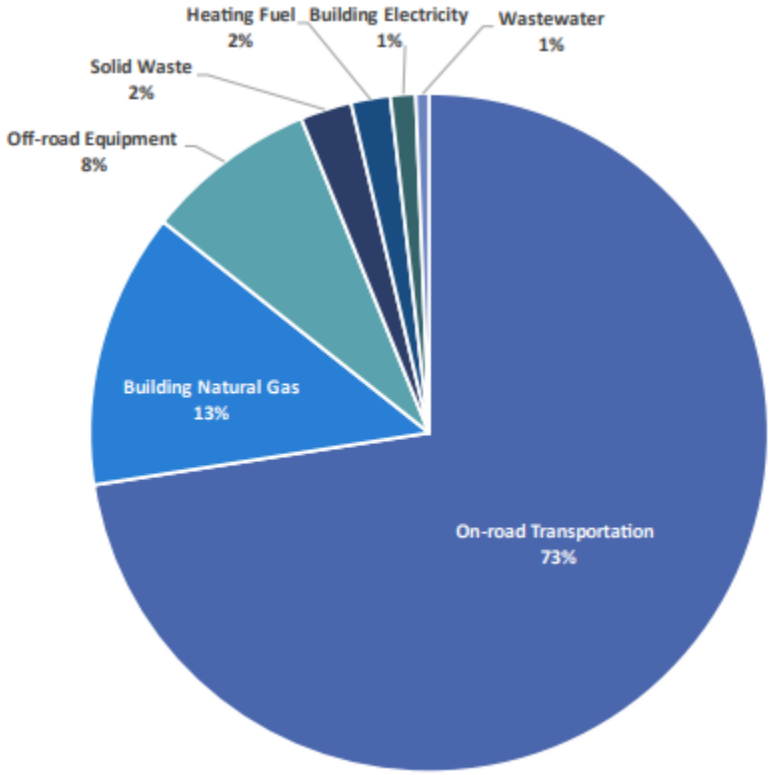
Economic Sector	Percentage of California's Total GHG Emissions (2022)
Transportation	39%
Industrial	23%
Electricity	16%
Agriculture & Forestry	8%
Residential	8%
Commercial	6%
Total	**100%**

Source: California Air Resources Board (CARB), 2025 [b].

According to Chapter 3 (Environmental Setting and Impacts) of the Humboldt County General Plan Update Draft Environmental Impact Report (DEIR) (revised April 20, 2017), the County has seen a significant decline in GHG emissions since 1990. This is likely attributable to a steady and significant decline in the local lumber industry and closure of major industrial facilities related to timber processing, including lumber and pulp mills. The data included in the DEIR reveals that overall GHG emissions in unincorporated Humboldt County in 2006 (approximately 1.31 $MMTCO_2e$) were approximately a half-million metric tons less than in 1990 (approximately 1.82 million metric tons of CO_2e). Because of the reduction in GHG production since the peak of the logging era, and Humboldt County's sparse and largely rural population, the DEIR concludes that a single development, such as the proposed project, would not have an individually-discernible effect on GHG emissions. The County's approach to development and controlling GHG emissions countywide, as articulated in the DEIR, is to focus development in the unincorporated areas of the County close to the urban areas to reduce vehicle miles travelled, encourage public transit use, reduce the carbon footprint of water and wastewater treatment, and encourage local and renewable sources of energy for use in the County. The proposed project is consistent with these goals, as the Site is located near Garberville proper and the downtown/commercial core, and located adjacent to existing neighborhoods and Highway 101.

A *Humboldt County Regional Climate Action Plan* (RCAP) was prepared by the County of Humboldt in November 2024, in collaboration the Cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell, and Trinidad, and other regional partners, such as the Redwood Coast Energy Authority (RCEA), Humboldt County Association of Governments (HCAOG), Humboldt Transit Authority (HTA), Humboldt Waste Management Authority (HWMA), and Recology, for purposes of aiding jurisdictions within the region to achieve the statewide GHG goals and includes a variety of strategies, measures, and actions to lower countywide GHG emissions. In 2022, countywide GHG emissions were estimated to be 1,531.167 $MTCO_2e$. A figure depicting the sources of the County's GHG emissions in 2022 is presented below. As shown, transportation sources accounts for approximately 73 percent of the County's total GHG emissions in 2022 (County, 2024). The Draft Environmental Impact Report (DEIR) (SCH No.: 2024081319) was prepared in February 2025 and circulated for public review. As of the date of this Initial Study, the RCAP has still yet to be formally adopted by County decisionmakers.

2022 Humboldt County GHG Emissions



Source: County of Humboldt, 2024.

The California Emissions Estimator Model (CalEEMod) was utilized to quantify potential criteria pollution and GHG emissions associated with both construction and operation of the proposed project. The model quantifies direct emissions from construction and operation activities (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. Further, the model identifies mitigation measures to reduce criteria pollutants and GHG emissions along with calculating the benefits achieved from measures chosen by the user (CalEEMOD). The results of the CalEEMod analysis in their entirety are included in Appendix F.

Since the proposed project would result in additional development on-site, it is anticipated that emissions in the vicinity of the project Site would be anticipated to increase. According to the CalEEMod results for the proposed project and as shown in Table 6, below, construction activities (both unmitigated and mitigated) would result in approximately 243.62 metric tons of CO_2e ($MTCO_2e$) over the anticipated 20-month construction period (assuming 5 workdays per week), and the project's operational emissions (unmitigated and mitigated) of CO_2 equivalent gasses would be approximately 907.88 and 886.48 $MTCO_2e$ per year, respectively. It is anticipated that mobile sources would account for approximately 56 percent of the project's anticipated annual operational emissions. The GHG emissions anticipated under the project would equate to approximately 0.016 percent (unmitigated and mitigated construction) and 0.059 percent (unmitigated operational) of the County's total GHG emissions recorded in 2022, and approximately 0.00007 percent (unmitigated and mitigated construction) and 0.00024 percent (unmitigated operational) of California's total GHG emissions recorded in 2022.

Table 6: Construction and Operational Greenhouse Gas Emissions of the Proposed Project

Emission Category	CO_2e Emissions (Metric tons/year) Unmitigated	CO_2e Emissions (Metric tons/year) Mitigated
Construction[1]	**243.6233**	**243.6231**
Operational	**907.8776**	**886.4773**
Area	0.0022	0.0022
Energy	89.9406	89.9406
Mobile	516.5803	516.5803
Waste	270.1034	270.1034
Water	12.0376	9.6841

Notes:
CO_2e= Carbon Dioxide Equivalents
[1]= Analysis assumes a 20-month construction period, beginning on April 1, 2026, and ending on December 1, 2027. Once construction activities are completed, construction emissions would cease at the Site and only operational emissions would be anticipated at the Site.

Source: CalEEMod Model Results, October 6, 2025, Appendix F.

In addition, the SHCHD is currently working to acquire additional land immediately south of the proposed hospital and clinic buildings (APNs 032-091-016 through -019, and 032-171-019; see Figure 1) to construct a helistop in close proximity to the proposed hospital facility. While the CalEEMod accounts for patients, employees, and visitors traveling to and from the Site by vehicle, it does not account for use of the helicopter, which would be utilized for transport of emergent patients and for training for emergency medical service (EMS) and fire department personnel. As a result, the CalEEMod emissions results pertaining to mobile sources may in fact underestimate the project's actual emissions. However, the proposed helistop would not be for public use (i.e., open for aircraft operations to the general public) and would only be utilized during emergency situations and for occasional trainings.

IMPACT ANALYSIS

VIII.a) **Less Than Significant Impact.** A significant amount of GHG emissions is not anticipated under the proposed project. As noted above, construction and operation of the proposed project would result in approximately 243.62 and 907.88 $MTCO_2e$ per year, respectively, which would account for less than one percent of the State and County's total GHG emissions recorded in 2022. Additionally, it is anticipated that mobile sources would account for approximately 56 percent of the project's anticipated annual operational emissions.

As described in Section III, Air Quality, above, the project would be required to comply with NCUAQMD standards and regulations and maintain all construction equipment in good working condition, which would minimize GHG emissions associated with the project. A less than significant impact would occur.

VIII.b) **Less Than Significant Impact.** The project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. There are several goals, policies, standards, and implementation measures related to air quality and the reduction of GHG emissions included in Chapter 15 (Air Quality Element) of the Humboldt County General Plan, including development of a CAP (Policy AQ-P9). While the CAP was developed in 2024, it has not yet been officially adopted by the County. Although the project would increase GHG emissions at the subject Site, there are no components of

the project that would conflict with the strategies, measures, and actions included in the CAP or impact the County or State's ability to achieve their established targets. 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 complied 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?	☐	☐	☒	☐

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 (CCR), Title 22, §66261.20-66261.24. A "hazardous waste" includes any hazardous material that is discarded, abandoned, or will be recycled. Therefore, the criteria that render a material hazardous also cause a waste to be classified as hazardous (California Health and Safety Code, §25117). The project Site is currently developed with an existing structure, currently utilized for administrative, educational, and public functions within the community, including a community theater (Redwood Playhouse) and a retail pharmacy (Garberville Pharmacy). The current use involves the routine transport, use, and disposal of hazardous materials in small or limited quantities, including but not limited to commercial cleaning supplies. Once the additional development occurs on-site, additional hazardous materials would be utilized and generated on-site, including but not limited to liquid oxygen and medical waste, respectively. An underground fuel storage tank would also be installed on-site as part of the project for purposes of fueling the emergency generator. The underground fuel storage tank would be installed near the generator, under the staff parking spaces in the southeastern portion of the Site and would be double walled with secondary containment to protect soil and groundwater resources. Please note that all hazardous materials would be stored, utilized, and disposed of in accordance with all applicable regulations.

No helicopter would be stationed or maintained on-site. When helicopter transfer is required, a respective service provider would be contacted. Each respective service provider would continue to maintain their fleet(s) elsewhere.

The project Site contains one former hazardous waste site, involving a leaking underground storage tank (LUST), as mapped by the State Water Resources Quality Control Board's (SWRQCB) GeoTracker database (2025); however, this case (T0602300371; RB Case #1THU490) was closed on January 7, 2008. As part of the case closure, a Site Soil and Groundwater Management Plan (SGMP) is required for any work to be done in the area below the boiler room. Per the Case Closure Summary, signed January 7, 2008, "*residual soil contamination remains under slab and to the south and southwest of former tank. A Soil/Groundwater Management Continency Plan is required.*" In the event any ground disturbing activities are proposed in the vicinity of the boiler room, the District will prepare and submit a SGMP to the NCRWQCB for review and approval prior to any earthwork in the area.

The Site or immediate vicinity does not include any known hazardous waste sites as mapped by the California Department of Toxic Substances Control (DTSC, 2025). As provided on SWRQCB's GeoTracker database, seven listed sites are located within 1,000 feet of the Site, including the Site itself, as provided in Table 7 below.

Table 7: GeoTracker-Listed Hazardous Materials Sites at and within 1,000 Feet of the Site

ID	Name & Case No.	Case Type	Location	Distance & Direction to Site	Cleanup Status
1	SHUSD District Office [T0602300371; RB Case #: 1THU490]	LUST Cleanup Site	286 Sprowel Creek Road	On-site	Completed – Case Closed
2	Motel Garberville [T10000000023; RB Case #: 1THU930]	LUST Cleanup Site	948 Redwood Drive	300 feet W of Site	Completed – Case Closed
3	Chevron #9-0416 [T0602300265; RB Case #: 1THU347]	LUST Cleanup Site	965 Redwood Drive	525 feet E of Site	Completed – Case Closed
4	Texaco – Big A Auto Parts [T0602300376; [RB Case #: 1THU500]	LUST Cleanup Site	929 Redwood Drive	600 feet E of Site	Completed – Case Closed
5	Texaco – Ed's [T0602300396; [RB Case #: 1THU520]	LUST Cleanup Site	822 Redwood Drive	610 feet NE of Site	Open – Verification Monitoring
6	HPI Garberville Shell [T0602300252; RB Case #: 1THU331]	LUST Cleanup Site	860 Redwood Drive	620 feet NE of Site	Completed – Case Closed
7	Chevron – Garberville [T0602300298; RB Case #: 1THU393]	LUST Cleanup Site	830 Redwood Drive	700 feet NE of Site	Completed – Case Closed

LUST = Leaking Underground Storage Tank
Source: SWRCB, 2025.

As previously discussed, a *Phase I Environmental Assessment, 286 Sprowl* Creek *Road, Garberville, California* (Phase I Report) was prepared by EBA Engineering on January 23, 2017 (see Appendix H), to determine the condition of the Site with respect to environmental liability. A site reconnaissance occurred in January 2017.

No environmental liens or Use Limitations were noted in record information reviewed for the Site. A records search indicated a leaking underground storage tank (LUST) (a 1,500-gallon fuel oil tank) was removed from the Site in July 1998. The site investigation was closed by the Humboldt County Department of Environmental Health (DEH) in January 2008 and three groundwater monitoring wells were removed. Several properties were identified in the search within the area as having environmental concerns within the minimum search distance from the Site; however, these sites are all located east of the Site, within Garberville proper, which is separated from the Site by Highway 101.

IMPACT ANALYSIS

IX.a-c) **Less Than Significant Impact with Mitigation Incorporated.** As previously discussed, a new hospital and medical office building is proposed-on site. Additionally, the existing building on-site, located within the northernmost portion of the Site, is utilized for administrative, educational, and public functions within the community, including a community theater (Redwood Playhouse) and retail pharmacy (Garberville Pharmacy).

The proposed project would be anticipated to require the routine transport, use, or disposal of hazardous materials common to medical and hospital facilities, such as cleaning supplies, as well as the construction process, such as gasoline, diesel fuel, hydraulic fluids, oils, lubricants, and cleaning solvents. In addition, the addition of the hospital and medical office facilities on-site would result in the use and creation of liquid oxygen and medical waste, which are considered hazardous materials. Furthermore, as described above, an underground fuel storage tank would also be installed near the generator, under the staff parking spaces in the southeastern portion of the Site, and would be double walled with secondary containment to protect soil and groundwater resources. Although 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, leaks, drips, and spills of hydraulic fluid, oil, or fuel from construction equipment and emergency vehicles (including ambulance and helicopter) shall be promptly cleaned, per Mitigation Measure HAZ-1, below. With mitigation incorporated, a less than significant impact would occur.

IX.d) **Less Than Significant Impact.** A records search was conducted using the SWRCB's GeoTracker database and DTSC's EnviroStor database. Seven listed hazardous materials sites are located within 1,000 feet of the project Site, including the Site itself, which are included on the SWRCB's GeoTracker database. No hazardous materials sites within the vicinity of the Site or Garberville area are included on DTSC's EnviroStor database. Of the seven total sites, all are LUST sites, and all but one of the cases have been completed and closed. However, because the LUST has been removed and remediated on-site and the District would be required to prepare and submit a SGMP prior to any ground disturbing activities near the vicinity of the boiler room (where residual soil contamination is known to remain), and the one remaining open LUST site is not located immediately adjacent to the Site, but ~~are~~is in the cleanup process under the authority and oversight of the NCRWQCB, a less than significant impact would occur.

IX.e) **Less Than Significant Impact.** The project Site is located less than one mile northwest of the Garberville Airport. The majority of the Site is located within Safety Zone 6 (Airport Traffic Pattern Zone) of the Garberville Airport under the Humboldt County Airport Land Use Compatibility Plan, dated April 2021, adopted by the Humboldt County Airport Land Use Commission on April 13, 2021 (2021 ALUCP). As noted in the 2021 ALUCP, the safety zones were developed based on guidance provided in the Caltrans Division of Aeronautics' *California Airport Land Use Planning Handbook* (Caltrans Handbook). Per the Caltrans Handbook, while the risk level within Safety Zone 6 is considered low, the Caltrans Handbook recommends certain use types be limited or avoided within this zone, including limiting children's schools, large day care centers, hospitals,

nursing homes, and processing and storage of bulk quantities of highly hazardous materials, as well as avoiding outdoor stadiums and similar uses with very high intensities (Caltrans Handbook, 2021). Pursuant to Table 3-2 (Safety Compatibility Criteria) of the 2021 ALUCP, hospitals are denoted as a "Compatible" use within Safety Zone 6, meaning the "use is acceptable without safety-related conditions ([however,] noise, airspace protection, and/or overflight limitations may apply." Prior to the 2021 ALUCP update, under the 1993 ALUCP, the Site was located within Airport Land Use Compatibility Zone C, with schools, nursing home, and hazards to flight, in addition to hospitals, listed as prohibited uses within Zone C in Table 2A (Compatibility Criteria) of the 1993 ALUCP (Humboldt-Airport, 1993).

The proposed project would be developed in accordance with all development standards and density requirements. The SHCHD estimates that the new facilities would serve an average of 50 patients per day, with approximately 50 maximum employees per day. The Redwood Playhouse can accommodate up to 130 persons at any given time. Therefore, it is estimated that the existing and proposed facilities on-site would result in less than 250 persons on-site at any given time, thereby not exceeding the "maximum nonresidential intensity" of an average of 300 persons per acre or 600 persons per maximum single acre per Table 3-2 of the 2021 ALUCP.

Due to the Site's location within Safety Zone 6 of the 2021 ALUCP, Form 7460-1 (Notice of Proposed Construction or Alteration) and, as the project may also include construction of a helistop on-site, Form 7480-1 (Notice for Construction, Alteration, and Deactivation of Airports), were both prepared and submitted to the Federal Aviation Administration (FAA) in November 2018.

A "Determination of No Hazard to Air Navigation" was issued by the FAA on December 3, 2018, in which it was noted that the FAA's aeronautical study (No. 2018-AWP-16671-OE) of the proposed buildings would "not exceed obstruction standards and would not be a hazard to air navigation." A "Notice of Heliport Airspace Analysis Determination to Establish Private Use Heliport – No Objection" was issued by the San Francisco Airports District Office of the FAA on May 29, 2019, which noted the aeronautical study conducted (No. 2018-AWP-4206-NRA) determined "the subject private use heliport will not adversely affect the safe and efficient use of airspace by aircraft" and, as a result, the FAA stated no objection to the proposal. Copies of the FAA determination letters are included in Appendix E. Due to the passage of time since the original FAA review and modifications to the project design since the time of evaluation by the FAA, the District will confirm with the FAA if additional review is required for the project.

Based on the information provided above, the project would not result in a safety hazard for people residing or working in the project area. Excessive noise is also not anticipated, as the helistop would only be used during emergency situations (i.e., for transport of emergent patients) and for training for EMS and fire department personnel. Per the District, review of historical data indicates approximately one flight per week has occurred, and a similar number of flights is anticipated under the project. A less than significant impact would occur.

VIII.f) **Less Than Significant Impact.** The County of Humboldt has an adopted Emergency Operations Plan, dated March 2015, which was prepared "in an effort to ensure efficient coordination amount all political subdivisions of government and most effect use of all resources for the maximum benefit and protection of the population, in times of emergency" (Humboldt County Sherriff's Office, 2015). The proposed project would not have a significant impact on the County's Emergency Operations Plan, since the Site has been slated for development and designated for public facility use since at least 1987 under the Garberville/Alderpoint/Redway/Benbow Community Plan. Additionally, the proposed development would

be designed to current standards with suitable road widths and turn radii to accommodate emergency vehicles. A less than significant impact would occur.

VIII.g) **Less Than Significant Impact.** Per the County of Humboldt's Web GIS mapping, the majority of the Site is designated as having a "High Fire Hazard Severity" rating, with the southernmost portion of the Site designated to be within a "Very High Fire Hazard Severity" area. Additionally, the Site is located within the State Responsibility Area (SRA) (Web GIS, n.d.). Fire protection services for the Site are and would continue to provided by the California Department of Forestry and Fire Protection (CAL FIRE) and the Garberville Fire Protection District (GFPD). Per correspondence with GFPD's at-the-time Fire Chief, Kent Scown, on August 27, 2018, based on the automatic aid agreements in place with Redway Fire Protection District and the County of Humboldt, sufficient fire services are available to serve the proposed project.

No known fires have been recorded or have occurred at the Site between 1900 and 2016, although one historical fire ("County Roadside #10" fire) was recorded near the Site (approximately 0.25 miles southeast), which occurred in 1959 and was approximately 965 acres in size (Web GIS, n.d.). The development proposed on-site would be required to meet State and local standards for defensible space and emergency access. 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: Leaks, drips, and spills of hydraulic fluid, oil, or fuel from construction equipment and emergency vehicles (including ambulance and helicopter) shall be promptly cleaned up to prevent environmental contamination, including contamination of waterways. All workers shall be properly trained in the prevention and clean-up of spills of contaminants. Protective measures shall include the following:

1. No discharge of pollutants from vehicle and equipment cleaning shall be allowed into any drainage ditches or watercourses.
2. Spill containment kits shall be properly maintained and located within the vicinity of all operations and fueling of equipment.

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?	☐	☐	☐	☒

DISCUSSION

The project Site contains existing development, primarily within the northern half of the Site. Aerial imagery indicates that the existing structure currently located on the Site is approximately 10,000 square feet in size and currently houses the Redwood Playhouse, a community theater, and a retail pharmacy (Garberville Pharmacy). Additional features on the Site include two existing driveways (one site entrance and one site exit), internal roadway and sidewalks, parking, and landscaping located behind the existing building. The southern half of the Site is undeveloped, consisting of a grassy field with numerous trees in the southernmost portion of the Site, spanning approximately 0.8 acres.

The Site is located within the service boundaries of the Garberville Sanitary District (GSD), which provides water and wastewater services to the community of Garberville. As noted above and as provided in the *Garberville Sanitary District Municipal Service Review*, prepared by Humboldt LAFCo, dated March 20, 2013 (2013 MSR), GSD's total service area is 581 acres, which includes 847 residents. Water is derived surface water from the South Fork of the Eel River, which is regulated by the California Surface Water Treatment Rules and Regulations, and from a shallow well in downtown Garberville (LAFCo, 2013, p.18).

Currently, stormwater runoff from the existing development within the northern half of the Site flows north towards Sprowel Creek Road in the form of sheet flow. Within the southern portion of the Site, which is currently vacant and undeveloped, stormwater typically infiltrates back into the earth; however, excess stormwater runoff naturally flows to the southwest, due to the topography of the Site.

Under the project, drainage improvements are proposed on-site and would include stormwater detention, pervious pavement to facilitate infiltration, and natural stormwater filtration. Specifically, the project involves installation of three on-site silva cell bioretention basin areas (totaling 4,097 square feet) and five permeable paver areas (totaling 9,169 square feet), located in the proposed garden, public and staff parking areas, and area south of the proposed hospital building, respectively. The project would also include required water and wastewater infrastructure improvements, which would occur within previously disturbed areas, including Sprowel Creek Road and Sunnybank Lane.

As noted in Chapter 5 (Community Infrastructure and Services Element) of the Humboldt County General Plan (2017), the Humboldt County Public Works Department is responsible for storm drainage within the unincorporated areas of the County, including the unincorporated community of Garberville. Aside from McKinleyville and the unincorporated area around Eureka, the majority of the County does not have improved stormwater conveyance systems. Outside of the County's urban areas, stormwater tends to follow a natural drainage pattern before either infiltrating or entering a waterway. The County maintains a significant number (estimated in the thousands) of culverts under roadways, which are located throughout many drainage swales, creeks, and streams (2017).

The U.S. Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES) permit program 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). Construction projects that would disturb more than one acre of land, such as the proposed project, would be subject to the requirements of General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ, also known as the CGP), which requires operators of such construction sites to implement stormwater controls and develop a Stormwater Pollution Prevention Plan (SWPPP) identifying specific BMPs to be implemented to minimize the amount of sediment and other pollutants associated with construction sites from being discharged in stormwater runoff. Such BMPs may include, for example, straw bales, fiber rolls, and/or silt fencing structures to assure the minimization of erosion resulting from construction and to avoid runoff into sensitive habitat areas (including the unnamed tributary and downstream watercourses), limit ground disturbance to the minimum necessary, and stabilize disturbed soil areas as soon as feasible after construction is completed. Appropriate BMPs would also be implemented during the necessary utility infrastructure upgrades to ensure potential impacts, such as increased or polluted runoff, are minimized.

In addition, the proposed project also includes installation of an underground fuel storage tank within the southeastern portion of the Site, near the emergency generator. The underground fuel storage tank would be double walled with secondary containment to protect soil and groundwater resources.

IMPACT ANALYSIS

X.a) **Less Than Significant Impact.** The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The proposed project would be constructed in accordance with the most recent standards set by all regulatory agencies, including but not limited to the County of Humboldt and State and local water quality control boards (SWRCB and RWQCB). The project would be subject to the Statewide Construction General Permit, which requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) that specifies erosion and sediment control construction and post-construction BMPs to reduce or eliminate

construction-related and operational impacts on receiving water quality. In addition, the project would include site design measures and bioretention areas throughout the Site to mimic stormwater benefits of the natural environment, reduce peak runoff flow, and remove potential pollutants from stormwater flow before infiltrating and flowing off-site towards the South Fork Eel River. Furthermore, existing and proposed development on-site is and would be served by community water and wastewater service, whose provider (GSD) is required to operate in compliance with all water quality standards and waste discharge requirements. Appropriate BMPs would also be implemented during the necessary utility infrastructure upgrades to ensure potential impacts, such as increased or polluted runoff, are minimized. Furthermore, the underground fuel storage tank proposed within the southeastern portion of the Site would be double walled with secondary containment to protect soil and groundwater resources. Therefore, the proposed project would have a less than significant impact.

X.b) **Less Than Significant Impact.** The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. As noted above, the Site is currently and would continue to be served by GSD for both community water and wastewater service. GSD's water supplies are derived from the South Fork of the Eel River and a shallow well in downtown Garberville. Per the January 2026 Conditional Will Serve Commitment from GSD, GSD confirmed there would be sufficient water supply and capacity to serve the project (see Appendix I). Based on water demand estimates for the project developed by Gayner Engineers on October 15, 2025, the estimated water demand for the project is approximately 6,143 gpd (which equates to approximately 2.24 million gallons per year). With accounting for this additional water demand, average water use would remain under and within the District's annual allowable water diversion amount of 80 million gallons.

While the proposed project would increase the amount of impervious surfaces on-site, the project would incorporate bioretention and landscaped areas to aid in reducing or eliminating construction-related and operational impacts on receiving water quality and groundwater recharge. A less than significant impact would occur.

X.c.i) **Less Than Significant Impact.** Although the existing drainage patterns of the Site would be altered through the addition of additional impervious surfaces, the project would not result in substantial erosion or siltation on- or off-site, as the project would be subject to the Statewide Construction General Permit, which requires the preparation and implementation of a SWPPP that specifies erosion and sediment control construction and post-construction BMPs to reduce or eliminate construction-related and operational impacts on receiving water quality. Such BMPs may include straw bales, fiber rolls, and/or silt fencing structures to assure the minimization of erosion resulting from construction and to avoid runoff into sensitive habitat areas, limit ground disturbance to the minimum necessary, and stabilize disturbed soil areas as soon as feasible after construction is completed. Appropriate BMPs would also be implemented during the necessary water and wastewater infrastructure upgrades to ensure potential impacts, such as increased or polluted runoff, are minimized.

In addition, the project would include Site design measures, permeable pavers, and bioretention areas throughout the Site to mimic stormwater benefits of the natural environment, reduce peak runoff flow, and remove potential pollutants from stormwater flow before it enters the storm drain system. Therefore, the introduction of impervious surfaces resulting from the proposed development would not result in substantial erosion or siltation. A less than significant would occur.

X.c.ii) **Less Than Significant Impact.** The proposed project would not be anticipated to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. As previously

discussed, the proposed project would increase the amount of impervious surface on-site, as the southern portion of the Site is currently undeveloped. However, the project would incorporate bioretention and landscaped areas as well as permeable pavers, which would aid in groundwater recharge, infiltration, and retaining water on-site. In addition, the project developer would be required to prepare a SWPPP and implement standard BMPs such as straw bales, fiber rolls, and/or silt fencing structures to assure the minimization of erosion resulting from construction and to avoid runoff into sensitive habitat areas, limit ground disturbance to the minimum necessary, and stabilize disturbed soil areas as soon as feasible after construction is completed. In addition, appropriate BMPs would also be implemented during the necessary water and wastewater infrastructure upgrades to ensure potential impacts, such as increased or polluted runoff, are minimized. A less than significant impact would occur.

X.c.iii) **Less Than Significant Impact.** The proposed project would not be anticipated to 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. As previously discussed, the County Public Works Department is responsible for storm drainage within the County, including the unincorporated community of Garberville. In the County and within the vicinity of the Site, stormwater follows a natural drainage pattern, either infiltrating or flowing towards drainage swales, creeks, and streams. While the amount of impervious surfaces on-site would increase, a substantial amount of additional runoff and pollution is not anticipated under the project. Project features, including bioretention basins, permeable pavers, landscaped areas, and implementation of erosion and sediment control measures during project construction, would minimize the amount of runoff anticipated under the project, as well as minimize the potential for polluted runoff. Appropriate BMPs would also be implemented during the necessary water and wastewater infrastructure upgrades to ensure potential related impacts are minimized. A less than significant impact would occur.

X.c.iv) **No Impact.** The Site is not located in an area prone to flooding or within a designated flood hazard zone, as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel No. 06023C1985F, effective November 4, 2016. As a result, the project would not impede or redirect flood flows. Therefore, no impact would occur.

X.d) **Less Than Significant Impact.** The project Site is located inland, outside of the coastal zone. As shown on the Humboldt County Web GIS portal (n.d.), the Site is not located within a tsunami inundation zone, is not located within close proximity to a dam or levee and is not located within a flood zone. Although the Site is located within a seismically active region, the Site is not located within close proximity to a body of water. As such, proposed development at the Site would not be subject to inundation by seiche, tsunami, or mudflow. As a result, the potential for inundation at the Site is considered low and a less than significant impact would occur.

X.e) **No Impact.** The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, as there are no such plans applicable to the Site. No impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have a **Less Than Significant Impact** 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?	☐	☐	☒	☐

DISCUSSION

The land use designations of the subject Site are Public Facility (PF) (APNs: 032-091-014 and 032-171-019 and shoulder area); Public Facility with an Airport Safety Review Overlay (PF-AP) (APN: 032-091-014); Residential Agriculture with 5 to 20-acre minimum parcel size (RA5-20) (APN: 032-091-016); and Residential Agriculture with 5 to 20-acre minimum parcel size and Airport Safety Review Overlay (RA5-20;AP) (APNs: 032-091-016 through -019 and 032-171-019) per the Garberville/Redway/Alderpoint/Benbow Community Plan (see Figure 2). The Site is currently zoned as Residential One-Family (R-1) (APNs: 032-091-014, -016, -018, and -019), Agriculture General with Special Building Site Combining Zone with 5-acre minimum parcel size (AG-B-5(5)) (APNs: 032-091-017 and 032-171-019), and Unclassified (U) (shoulder area) under the County of Humboldt Zoning Regulations (see Figure 3). No changes to the Site's current land use or zoning designations are proposed under the project.

As noted in the Garberville/Redway/Alderpoint/Benbow Community Plan, the "Public Facilities" designation is "*utilized to classify land appropriate for use by public or quasi-public entities which have the purpose of serving the public health, safety, convenience, or welfare.*" Under the Humboldt County Zoning Regulations, a "public use" is defined as a "*use operated exclusively by a governmental agency or public agency which has the purpose of serving the public health, safety, convenience or general welfare, and including but not limited to such uses as schools, parks, playgrounds, educational, recreational and social facilities, libraries, museums, firehouses, courthouses, hospitals and administrative service facilities.*" Because the proposed hospital would be operated by the SHCHD, a district, the proposed project would qualify as a public use as defined in the Humboldt County Zoning Ordinance and would be permitted without the need for discretionary review on the part of the County (also known as "principally permitted"). Only a General Plan Conformance Review is required from the County. The proposed project was found to be in conformance with the General Plan by the Humboldt County Planning Commission on September 5, 2019, under Case No. 2019-PLN-15737.

The majority of the Site is located within Safety Zone 6 (Airport Traffic Pattern Zone) of the Garberville Airport under the Humboldt County Airport Land Use Compatibility Plan, dated April 2021, adopted by the Humboldt County Airport Land Use Commission on April 13, 2021 (2021 ALUCP). The Site is located less than one mile northwest of the Garberville Airport, a general aviation facility.

As noted in the 2021 ALUCP, the safety zones were developed based on guidance provided in the Caltrans Division of Aeronautics' *California Airport Land Use Planning Handbook* (Caltrans Handbook). Per the Caltrans Handbook, while the risk level within Safety Zone 6 is considered low, the Caltrans Handbook recommends certain use types be limited or avoided within this zone, including limiting children's schools, large day care centers, hospitals, nursing homes, and processing and storage of bulk quantities of highly hazardous materials, as well as avoiding outdoor stadiums and similar uses with very high intensities (Caltrans Handbook, 2021). Pursuant to Table 3-2 (Safety Compatibility Criteria) of the 2021 ALUCP, hospitals are denoted as a "Compatible" use within Safety Zone 6, meaning the "use is acceptable without safety-related

conditions ([however,] noise, airspace protection, and/or overflight limitations may apply." Prior to the 2021 ALUCP update, under the 1993 ALUCP, the Site was located within Airport Land Use Compatibility Zone C, with schools, nursing home, and hazards to flight, in addition to hospitals, listed as prohibited uses within Zone C in Table 2A (Compatibility Criteria) of the 1993 ALUCP (Humboldt-Airport, 1993).

The proposed project would be developed in accordance with all development standards and density requirements. The SHCHD estimates that the new facilities would serve up to an average of 50 patients per day, with approximately 50 maximum employees per day. The Redwood Playhouse can accommodate up to 130 persons at any given time. Therefore, it is estimated that the existing and proposed facilities on-site would result in less than 250 persons on-site at any given time, thereby not exceeding the "maximum nonresidential intensity" of an average of 300 persons per acre or 600 persons per maximum single acre per Table 3-2 of the 2021 ALUCP.

IMPACT ANALYSIS

XI.a) **Less Than Significant Impact.** The proposed project would not physically divide an established community, as Site is located adjacent to existing development to the north and west of the Site, with Highway 101 directly east of the Site and additional development further to the east. Existing development in the northern portion of the Site would also remain under the project. A less than significant impact would occur.

XI.b) **Less Than Significant Impact.** The project would not conflict with any land use plan, policy, or regulation. No changes to the Site's current land use and zoning designations are proposed under the project. Because the proposed hospital and medical office facility would be operated by the SHCHD, a district, the proposed project would qualify as a public use as defined in the Humboldt County Zoning Ordinance, and would be principally permitted (or permitted by right). Although subject to CEQA, the proposed project would only require a General Plan Conformance Review from the County. The proposed project was found to be in conformance with the General Plan by the Humboldt County Planning Commission on September 5, 2019, under Case No. 2019-PLN-15737.

Due to the Site's location within Safety Zone 6 of the 2021 ALUCP, Form 7460-1 (Notice of Proposed Construction or Alteration) and, as the project may also include construction of a helistop on-site, Form 7480-1 (Notice for Construction, Alteration, and Deactivation of Airports), were both prepared and submitted to the Federal Aviation Administration (FAA) in November 2018. A "Determination of No Hazard to Air Navigation" was issued by the FAA on December 3, 2018, in which it was noted that the FAA's aeronautical study (No. 2018-AWP-16671-OE) of the proposed buildings would "not exceed obstruction standards and would not be a hazard to air navigation." A "Notice of Heliport Airspace Analysis Determination to Establish Private Use Heliport – No Objection" was issued by the San Francisco Airports District Office of the FAA on May 29, 2019, which noted the aeronautical study conducted (No. 2018-AWP-4206-NRA) determined "the subject private use heliport will not adversely affect the safe and efficient use of airspace by aircraft" and, as a result, the FAA stated no objection to the proposal. Copies of the FAA determination letters are included in Appendix E.

A less than significant impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have a **Less Than Significant 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?	☐	☐	☐	☒

DISCUSSION

The project Site 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 parcel is not utilized for Surface Mining and Reclamation Act (SMARA) activities and the nearest active mineral extraction operation to the Site (Randall Quarry, Mine ID #91-12-0083) is located approximately 510 feet southwest of the Site, across the South Fork of the Eel River (Web GIS, n.d.).

IMPACT ANALYSIS

XII.a-b) **No Impact.** The project area does not contain mineral resources that are of value locally, to the region, or to residents, and the Site is not identified as a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, the proposed project would not interfere with materials extraction or otherwise cause a short-term or long-term decrease in the availability of mineral resources. 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?	☐	☐	☒	☐

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. Per the Humboldt County General Plan (2017), the perception of nuisance will vary based upon sound level, frequency, and fluctuation. It also depends upon the character of the sound, number of noise events, familiarity and predictability, and the attitude of the listener.

According to the Noise Element of the Humboldt County General Plan, the most prominent sources of noise within the community of Garberville are Highway 101, the Garberville Airport, and gravel operations. The project Site is located approximately 30 feet west of the Highway 101 on-ramp and approximately 75 west of Highway 101. As provided in the General Plan, a noise measurement was taken in 2016 along Highway 101 in Benbow, at Post Mile 9.1, approximately 1.9 miles southeast of the Site, which measured a noise level of 73.4 dBA CNEL at a distance of 86 feet from the centerline (Table 13-B, General Plan, 2017).

As stated in the Noise Element of the County General Plan, noise impacts of new development projects should be based on a comparison of the noise compatibility standards in Table 13-3 (Land Use/Noise Compatibility Standards, of the General Plan, with noise contours and other available information. As shown in Table 13-3 (below), hospitals are limited to a maximum interior noise level of 45 dBA, and are considered "clearly acceptable" where the exterior noise levels are below 65 dBA, "normally unacceptable" where the exterior noise levels are between 65 to 75 dBA, and "clearly unacceptable" where the exterior noise levels exceed 75 dBA.

Table 13-C Land Use / Noise Compatibility Standards

CLEARLY ACCEPTABLE | NORMALLY ACCEPTABLE | NORMALLY UNACCEPTABLE | CLEARLY UNACCEPTABLE

LAND USE INTERPRETATION FOR CNEL (or Ldn) VALUE

LAND USE CATEGORY	Maximum Interior Noise Levels*	50 – 60	61 - 70	71 - 80	81 - 90	91+
Residential Single Family, Duplex, Mobile Homes	45					
Residential Multiple Family, Dormitories, etc.	45					
Transient Lodging	45					
School Classrooms, Libraries, Churches	45					
Hospitals, Nursing Homes	45					
Auditoriums, Concert Halls, Music Shells	35					
Sports Arenas, Outdoor Spectator Sports						
Playgounds, Neighborhood Parks						
Golf Courses, Riding Stables, Water Rec., Cemeteries						

LAND USE CATEGORY	Maximum Interior Noise Levels*	50 – 60	61 - 70	71 - 80	81 - 90	91+
Office Buildings, Personal, Business & Professional	50					
Commercial: Retail, Movie Theaters, Restaurants	50					
Commercial: Wholesale, Some Retail, Ind., Mfg., Util.						
Manufacturing, Communications(Noise Sensitive)						
Livestock Farming, Animal Breeding						
Agriculture (except Livestock), Mining, Fishing						
Public Right-of-Way						
Extensive Natural Recreation Areas						

*Due to exterior sources

(Source: Bolt, Beranek, and Newman, Inc., 1974)

CLEARLY ACCEPTABLE: The noise exposure is such that the activities associated with the land use may be carried out with essentially no interference. (Residential areas: both indoor and outdoor noise environments are pleasant.)

NORMALLY ACCEPTABLE: The noise exposure is great enough to be of some concern, but common constructions will make the indoor environment acceptable, even for sleeping quarters. (Residential areas: the outdoor environment will be reasonably pleasant for recreation and play at the quiet end and will be tolerable at the noisy end.)

NORMALLY UNACCEPTABLE: The noise exposure is significantly more severe so that unusual and costly building constructions are necessary to ensure adequate performance of activities. (Residential areas: barriers must be erected between the site and prominent noise sources to make the outdoor environment tolerable.)

CLEARLY UNACCEPTABLE: The noise exposure at the site is so severe that construction costs to make the indoor environment acceptable for performance of activities would be prohibitive. (Residential areas: the outdoor environment would be intolerable for normal residential use.)

Per Policy N-S1, development may occur in areas identified as "normally unacceptable" if mitigation measures can reduce indoor noise levels to the maximum interior noise level and outdoor noise levels to the maximum "Normally Acceptable" value for the appropriate land use category listed in Table 13-3, above (General Plan, 2017).

Under the current R-1 zoning designation of the portion of the Site where development is proposed, short-term noise standards (L_{max}) are limited to a maximum of 65 dBA between the hours of 6:00 a.m. to 10:00 p.m. and a maximum of 60 dBA between the hours of 10:00 p.m. and 6:00 a.m., per Policy N-S7 of the Noise Element of the County General Plan. The AG zoning designation allows for a maximum of 80 dBA between the hours of 6:00 a.m. to 10:00 p.m. and a maximum of 70 dBA between the hours of 10:00 p.m. and 6:00 a.m.

SHORT-TERM NOISE STANDARDS (Lmax)		
Zoning Classification	**Day (maximum) 6:00 a.m. to 10:00 p.m. dBA**	**Night (maximum) 10:00 p.m. to 6:00 a.m. dBA**
MG, MC, AE, TPZ,TC, AG, FP, FR, MH	80	70
CN, MB, ML, RRA, CG, CR	75	65
C-1, C-2. C-3, RM, R-3, R-4	65	60
RS, R-1, R-2, NR	65	60

Source: Humboldt County General Plan. Adopted October 23, 2017. Part 4, Chapter 13 (Noise Element). Standard N-S7 (Short-tern Noise Performance Standards (Lmax)). p.13-9.

Additionally, Implementation Measure N-IM9 (Garberville Airport Noise Impact Combining Zone) directs the County to establish and Noise Impact (N) Combining Zone to the areas surrounding the Garberville Airport that are subject to noise levels equal to or above 60 CNEL according to Figure 5B of the 2007 Garberville Airport Master Plan Report, or the most recent Garberville Airport Master Plan Report. This combining zone is established under Section 314-29 ("N" Combining Zone Designations) of the Humboldt County Zoning Regulations but is neither currently applicable nor proposed to be applied to the Site under the County-proposed zoning changes.

As previously discussed, a helistop is under consideration for the southern portion of the Site. Aircraft source noise levels are regulated through Federal Aviation Regulations (FAR) Part 36 Noise Standards: Aircraft Type and Airworthiness Certification (Title 14, Part 36 of the Code of Federal Regulations). Subpart H is specific to helicopters. It is important to note that the helistop and helicopter would only be utilized for the transport of emergent patients and for training for EMS and fire department personnel. The use of emergency vehicles and associated sirens may also result in increased noise levels in the vicinity; however, it is anticipated these would only be required on an as-needed basis. Sirens are purposefully designed to be loud and heard above existing noise levels but would only be expected to temporarily exceed established noise standards. Emergency vehicles are exempt from noise regulations as public health and safety takes precedence over annoyance.

IMPACT ANALYSIS

XIII.a) **Less Than Significant Impact with Mitigation Incorporated.** The proposed project would result in a temporary increase in noise levels surrounding the Site during construction and related water and wastewater infrastructure upgrades, but would not be expected to generate operational noise in excess of

what is common for the proposed uses once demolition, site preparation, and building construction are complete. Surrounding uses include single family residential neighborhoods directly to the north and west, Highway 101 directly to the east, and the South Fork of Eel River located approximately 580 feet southwest and 730 feet northeast of the Site, respectively.

During construction, temporary noise would be anticipated as a result of utilizing standard heavy equipment, which may include, but is not limited to the following: excavator, cement mixer, dump truck, water truck, and backhoe. These noise impacts would be temporary in nature during project construction; however, to limit the potential impact of the noise associated with project construction on the nearby sensitive receptors, hours of construction should be limited and noise reducing BMPs should be implemented during the period of project construction, as detailed in Mitigation Measure NOISE-1.

Upon build-out of the Site, operational noise would be associated with use and operation of the new hospital and medical office building, as well as continued use of the existing building on-site, in addition to employees, patients, and visitors traveling to and leaving from the Site. Operational activities would predominately occur within the buildings and would have a minimal impact on the ambient noise of the surrounding properties. In addition, the structures would be constructed to meet the standards of the Uniform Building Code, including interior noise level requirements. As previously discussed, the use of emergency vehicles and associated sirens may also result in increased noise levels in the vicinity that may temporarily exceed established noise thresholds but would only be required on an as-needed basis. It is important to note that emergency vehicles are exempt from noise regulations. In addition, a helistop is under consideration for the southern portion of the Site. Aircraft source noise levels are regulated through Federal Aviation Regulations (FAR) Part 36 Noise Standards: Aircraft Type and Airworthiness Certification (Title 14, Part 36 of the Code of Federal Regulations), with Subpart H specific to helicopters. The helistop and helicopter would only be utilized for the transport of emergent patients and for training for EMS and fire department personnel. Per the District, review of historical data indicates approximately one flight per week has occurred, and a similar number of flights is anticipated under the project. Increased noise would also be expected as a result of delivery and garbage trucks coming to and from the Site but would also only occasionally occur.

With mitigation incorporated, a less than significant impact would occur.

XIII.b) **Less Than Significant Impact with Mitigation Incorporated.** With the exception of minor nearby vibrations created from standard heavy equipment, there are no elements of the proposed project that would create either temporary or permanent ground borne vibrations or noise levels. As noted above, demolition, excavation, and site preparation, in addition to the associated water and wastewater infrastructure upgrades, would require the use of heavy equipment, which would cause temporary ground borne vibration and ground borne noise. However, these impacts are associated with construction and would be temporary in nature. In addition, pile driving would not be required for the project. With implementation of the construction protocols provided in Mitigation Measure NOISE-1, a less than significant impact would occur.

XIII.c) **Less Than Significant Impact.** The project Site is located less than one mile northwest of the Garberville Airport, a general aviation facility; however, the project would not expose employees, patients, or visitors to excessive noise levels due to the Garberville Airport. The majority of the Site is located within Safety Zone 6 (Airport Traffic Pattern Zone) of the Garberville Airport under the Humboldt County Airport Land Use Compatibility Plan, dated April 2021, adopted by the Humboldt County Airport Land Use Commission on April 13, 2021 (2021 ALUCP).

As noted in the 2021 ALUCP, the safety zones were developed based on guidance provided in the Caltrans Division of Aeronautics' *California Airport Land Use Planning Handbook* (Caltrans Handbook). Per the Caltrans Handbook, while the risk level within Safety Zone 6 is considered low, the Caltrans Handbook recommends certain use types be limited or avoided within this zone, including limiting children's schools, large day care centers, hospitals, nursing homes, and processing and storage of bulk quantities of highly hazardous materials, as well as avoiding outdoor stadiums and similar uses with very high intensities (Caltrans Handbook, 2021). Pursuant to Table 3-2 (Safety Compatibility Criteria) of the 2021 ALUCP, hospitals are denoted as a "Compatible" use within Safety Zone 6, meaning the "use is acceptable without safety-related conditions ([however,] noise, airspace protection, and/or overflight limitations may apply." Prior to the 2021 ALUCP update, under the 1993 ALUCP, the Site was located within Airport Land Use Compatibility Zone C, with schools, nursing home, and hazards to flight, in addition to hospitals, listed as prohibited uses within Zone C in Table 2A (Compatibility Criteria) of the 1993 ALUCP (Humboldt-Airport, 1993).

Significant noise impacts associated with use of the Garberville Airport are not anticipated. As previously discussed, operational activities would predominately occur within the buildings, which would be constructed to meet the standards of the Uniform Building Code, including interior noise level requirements. A less than significant impact would occur.

MITIGATION MEASURES

NOISE-1: Implementation of the following measures are required during the duration of the project construction period to reduce potential noise impacts on the nearby sensitive receptors:

- Construction noise and vibration shall be limited through operational standards. Construction activities shall be limited to between the hours of 7:00AM and 6:00PM Monday through Sunday.
- Neighboring landowners shall be notified of the anticipated construction schedule prior to commencement of construction activities.
- Properly muffle and maintain all construction equipment.
- Prohibit unnecessary idling of internal combustion engines by limiting idling to 5 minutes, per State idling restrictions.
- Locate all stationary noise-generating construction equipment, such as air compressors, as far as practical from existing nearby residences and other noise-sensitive land uses.
- Designate a "construction noise disturbance coordinator" to be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** 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?	☐	☐	☐	☒

DISCUSSION

As noted in Chapter 4, Land Use Element, of the County's General Plan, per the 2010 U.S. Census, the total population in Humboldt County was 134,623, an increase of 8,105 persons from the year 2000. The total unincorporated population of the County grew an average of 0.7 percent per year between 1980 and 2010, rising from 59,046 to 71,916 people. A 0.23 percent average annual growth rate is projected for Humboldt County in the coming years (2016 – 2025) compared to the 0.94 percent growth rate in the 1990s. Humboldt County's population is actually projected to decline after 2028, from 141,441 persons in 2028 to 138,307 persons in 2040 at the end of the planning period. There are expected to be 6,325 more persons in 2028 than in 2016, and only 3,134 more persons in 2040 than in 2016 (County General Plan, 2017). Specific population estimates from the County's General Plan are presented in Table 8, below. As shown in Table 8, the majority of persons residing within Humboldt County live within unincorporated areas of the County, including the community of Garberville.

Table 8. Historic and Projected Population Growth in Humboldt County, 1980-2040

Year	Total County Population	Population of Unincorporated Areas	Percent of Total Population in Unincorporated Areas	Average Annual Increase (Countywide Total)	Total Percent Change over Period (Countywide Total)
1980	108,525	59,046	54.4%	--	--
1990	119,118	62,169	52.2%	0.94%	9.76%
2000	126,518	67,236	53.1%	0.60%	6.41%
2010	134,623	71,916	53.4%	0.62%	6.41%
2016	135,116	71,830	53.2%	0.06%	0.37%
2020	139,033	73,912	53.2%	0.72%	2.90%
2030	140,608	74,750	53.2%	0.11%	1.13%
2040	138,307	73,526	53.2%	-0.16%	-1.64%

Source: Table 4-A. Chapter 4, Land Use Element, Humboldt County General Plan, 2017.

The proposed project involves the construction of a new hospital and medical office building on-site, in addition to other Site improvements, including parking, landscaping, and interior renovations to an existing building. The proposed project would replace the existing hospital and clinic facilities located within the eastern portion of Garberville at 733 Cedar Street and 509 Elm Street, respectively, which would continue to provide skilled nursing and other needed services within the community. The new hospital building would be larger in size, and would contain 15 patient beds, 6 more than the existing hospital facility. The SHCHD estimates that the new facilities would serve an average of 50 patients per day, with approximately 50 maximum employees per day.

IMPACT ANALYSIS

XIV.a) **Less Than Significant Impact.** The Site is currently served by the Garberville Sanitary District for water and sewer service, which would also serve the proposed project once constructed on-site. As previously discussed, under Section III (Air Quality), above, it is assumed that the proposed project would break ground on April 1, 2026 (after the end of the rainy season) and be constructed over an approximately 20-month period until the entire project is complete early-December 2027 (although the District anticipates the facilities would be available to serve patients beginning in 2029). Because construction of the project would be temporary in nature, it is anticipated that ~~most, if not all, of the~~local construction workers would be utilized to the extent feasible based on availability~~local,~~. aAlthough some workers may temporarily relocate to the area for the duration of the construction period, this would not result in permanent relocation due to the short nature of the work.

With regards to operation of the proposed project, it is anticipated that many workers currently employed at the existing Jerold Phelps Community Hospital and Southern Humboldt Community Clinic would transfer to the Site to work at the new hospital and medical office building. The new Site is also located within Garberville, and, as a result, it is not anticipated that any current staff members would relocate. The new hospital would be larger in size than the existing hospital facility and contain nine additional patient beds. The District anticipates that additional staff (approximately 15 to 20 additional FTE staff) would be necessary to serve the larger facility. However, while some of the new staff members may relocate to Garberville to work at the new facility, some new staff may commute from their current residences within surrounding communities. As a result, the proposed project would not be anticipated to result in substantial population growth and a less than significant impact would occur.

XIV.b). **No Impact.** The proposed project would not displace any residents or housing, as no residential units are currently located on-site; therefore, no impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have a **Less Than Significant 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?	☐	☐	☒	☐

DISCUSSION

Under the proposed project, a new hospital and medical office building would be constructed on the southern portion of the Site. Additionally, an existing structure, located within the northern portion of the Site, would be renovated and associated improvements, including, but not limited to, parking, landscaping, and a dedicated ~~ambulance~~service driveway ~~with access control~~ off Sprowel Creek Road along the property's western boundary would be developed. The new hospital would provide nine additional patient beds than what is currently provided at the existing hospital facility on Cedar Street in Garberville. The District estimates that approximately 15 to 20 additional FTE staff would be necessary to serve the larger facility.

IMPACT ANALYSIS

XV.a) **Less Than Significant Impact.** As provided on the County of Humboldt's Web GIS, the Site is located within the State Responsibility Area (SRA). Fire protection services for the Site are provided by the California Department of Forestry and Fire Protection (CAL FIRE) and the Garberville Fire Protection District (GFPD) (Web GIS, n.d.). As provided in the *South County Regional Fire Services Municipal Services Review* (MSR), prepared by Humboldt LAFCo on July 20, 2016, GFPD has a staff of 15 volunteer firefighters and 6 auxiliary staff. The GFPD's district boundary is 56.5 square miles (36,144 acres), which was updated in 2022 to include the out-of-district good-will response area (approximately 36,000 acres), comprising the areas of the Benbow, Garberville Airport/Kimtu Meadows, Bear Canyon, Alderpoint Road, and South U.S. 101/Richardson Grove areas and the Sprowel Creek Volunteer Fire Response Area and also consolidate operations with the Sprowel Creek Volunteer Fire Company (LAFCo, 2016 and n.d.). The Humboldt LAFCo approved the annexation and consolidation request in July 2022 and in October 2022, the Humboldt County Board of Supervisors approved LAFCo's request to call for an election for a special tax to provide funding to continue community fire protection services. Notably, the special tax was approved by voters in March 2023, which received 78.514 "yes" votes (LAFCo, n.d.).

In 2015, the GFPD responded to 282 calls for service, in which approximately 32 percent of these calls were related to fire response, approximately 52 percent were related to medical response, and the remaining 16 percent were related to other response types (LAFCo, 2016, pp.29-35). In 2022, GFPD responded to 428 total calls, including: 119 fires (including vegetation, structure, vehicle, and other types of fires), 20 traffic collisions, 148 medical aids, 4 hazardous materials, and 137 public service calls. This is up from 323 calls in 2021, which equates to a 32.5 percent increase in total number of calls over the one-year period (Friends, 2023).

The GFPD maintains one fire station, located at 648 Locust Street in Garberville and approximately 0.32 miles northeast of the Site, in Garberville proper, which is the nearest fire station to the Site. The equipment owned by the GFPD includes three fire engines (Engine No. 5725, 5717 and 5726) and one utility truck, in addition to other basic fire protection and rescue equipment including radios, self-contained breathing apparatuses (SCBA), and other equipment (LAFCo, 2016, pp.29-35). Additionally, per correspondence with the GFPD's at-the-time Fire Chief, Kent Scown, on August 27, 2018, based on the automatic aid agreements in place with Redway Fire Protection District and the County of Humboldt, sufficient fire services are available to serve the proposed project.

Although the amount of development would increase at the Site, as well as the number of persons on-site, a significant population increase is not anticipated as a result of the project. The project would not require an increase in the number of officers, nor would new or altered facilities be required. Additionally, an existing fire hydrant standpipe is located within the northern portion of the Site that offers connection to water for fire suppression in the event of an emergency and would continue to be utilized under the proposed project. A less than significant impact would occur.

XV.b) **Less Than Significant Impact.** Since the Site is located within the unincorporated community of Garberville, the Site and surrounding area are currently and would continue to be served by the Humboldt County Sheriff's Office (HCSO). The Garberville Station, located at 648 Locust Street in Garberville, adjacent to the GFPD, serves the communities of Garberville, Redway, Shelter Cove, Miranda, Phillipsville, Weott, Meyers Flat, and Alderpoint.

Although the amount of development would increase at the Site, as well as the number of persons on-site, a significant population increase is not anticipated as a result of the project. In addition, the project would be constructed in compliance with all required building and fire codes and standards, including but not limited to the California Fire Code, which would ensure fire hazards associated with the proposed project are minimized. As a result, the project would not require an increase in the number of fire personnel, nor would new or altered facilities be required. A less than significant impact would occur.

XV.c) **Less Than Significant Impact.** The Site is located within the Southern Humboldt Unified School District (SHUSD), which is comprised of three elementary schools, one junior high school, one high school, and the Osprey Learning Center, which comprises alternative programs such as Independent Study and continuation classes. Per the SHUSD's 2021-2022 Annual Budget Report, average daily attendance is approximately 722 students (SHUSD, n.d.). The nearest school to the Site is Redway Elementary School, located approximately 1.95 miles northwest of the Site. The proposed project does not involve the development of any residential units; however, since the proposed hospital facility is anticipated to have additional patient beds than the current hospital, the District anticipates additional staff (approximately 15 to 20 additional FTE staff) would be necessary to serve the larger facility. However, as discussed under Section XIV (Population and Housing), above, while some of the new staff members may relocate to Garberville to work at the hospital, some new staff may commute from their current residences within surrounding communities. As a result, the proposed project would not be anticipated to result in substantial population growth or a significant increase in the student population. Therefore, it is anticipated that any new students as a result of the proposed project could be adequately accommodated by the existing schools within the SHUSD and a less than significant impact would occur.

XV.d) **Less Than Significant Impact.** Two parks and recreational areas are located in close proximity to the Site, including Tooby Memorial Park and Southern Humboldt Community Park, which are located approximately one-half mile south of the Site, respectively. Further to the south of the Site is the Benbow KOA

and golf course, located approximately 1.8 miles southeast of the Site, the Benbow Lake State Recreation Area, located approximately 2.3 miles south, and the Benbow State Park Campground, located approximately 2.7 miles southeast of the Site. The Site is located approximately 13 miles southeast of Humboldt Redwoods State Park and approximately 17 miles east of King Range National Conservation Area, which offer additional recreational opportunities. Although the amount of development would increase at the Site, no residential units are proposed nor is a significant population increase anticipated as a result of the project. As a result, the use of existing park and recreational facilities would not substantially increase as a result of the project and there would not be a need for a new or physically-altered park facility. A less than significant would occur.

XV.e) **Less Than Significant Impact.** There are no elements of the proposed project that would impact other public facilities, such as libraries or regional hospitals. The project involves the construction of new hospital and medical office buildings to replace the existing Jerold Phelps Community Hospital and the Southern Humboldt Community Clinic, in addition to interior renovations to an existing building on-site. Although the proposed project would be anticipated to require additional staff (approximately 15 to 20 additional FTE staff) to serve the expanded facility, there are no components of the proposed project that would result in a substantial population increase or create a need for a new of physically-altered public facility. 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 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?	☐	☐	☒	☐

DISCUSSION

The project Site is located within the unincorporated community of Garberville. The proposed project area is located in the vicinity of the following neighborhood parks and recreational facilities:

- Tooby Memorial Park and Southern Humboldt Community Park, located approximately 0.4 miles south of the Site;
- Benbow KOA and Golf Course, located approximately 1.7 miles southeast of the Site;
- Benbow Lake State Recreation Area, located approximately 2.6 miles southeast of the Site;
- Humboldt Redwoods State Park, located approximately 13 miles northwest of the Site; and
- King Range National Conservation Area, located approximately 17 miles west of the Site.

As previously discussed, a new hospital and medical office building would be constructed on the southern portion of the Site. Additionally, an existing structure, located within the northern portion of the Site, would be renovated and associated improvements, including, but not limited to, parking, landscaping, and a dedicated ~~ambulance~~service driveway ~~with access control~~ off Sprowel Creek Road along the property's western boundary would be developed. Although the amount of development would increase at the Site, no residential units are proposed nor is a significant population increase anticipated as a result of the project.

IMPACT ANALYSIS

XVI.a-b) **Less Than Significant Impact.** No residential units would be constructed, nor is the population expected to substantially increase, as a result of the proposed project. The District estimates that additional staff (approximately 15 to 20 additional FTE staff) would be necessary to serve the larger facility proposed on the subject Site. While some of the new staff members may relocate to Garberville to work at the hospital, some new staff may commute from their current residences within surrounding communities. As a result, a substantial population increase is not anticipated and the use of existing park and recreational facilities would not be expected to substantially increase as a result of the project. Therefore, there would not be a need for a new or physically-altered park or recreational facility and a less than significant impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have a **Less Than Significant 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?	☐	☐	☒	☐

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. Starting July 1, 2020, lead agencies are required to analyze the transportation impacts of new projects using vehicle miles traveled (VMT), instead of LOS. According to SB *743 Frequently Asked Questions* provided by the Governor's Office of Planning and Research (OPR), VMT measures how much actual automobile travel (i.e., 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).

Site Access

The project Site is located approximately 30 feet west of the Highway 101 on-ramp and approximately 75 west of Highway 101. The Site would continue to be accessed from Sprowel Creek Road, which runs along the northern portion of the Site. In addition to the dedicated single-direction 14-foot-wide service access proposed along the western portion of the Site, the Site would continue to utilize ~~the two existing ingress and egress points~~an existing access point located along the Site's northern boundary. ~~The middle entry point would offer one-way ingress to the existing administrative/pharmacy/Redwood Playhouse building, as well as connection to the southern portion of the Site.~~ The northeastern-most driveway would serve as the Site's main entrance and feature a two-way entry and exit point. Ambulance traffic would be directed to this primary entrance, with no ambulance traffic planned for the western ingress driveway (service entry). Additionally, ~~A~~an existing ingress point located north of the Redwood Playhouse building would be decommissioned under the project.

Parking

A ~~total~~minimum of 56 new parking spaces are proposed on the subject Site, with 7 additional off-site spaces to be provided and supported by a shuttle, for a ~~total~~minimum of 63 parking spaces to be provided for the project (not including 2 ambulance and 1 law enforcement spaces at the ambulance entrance into the Emergency Department) (see Figure 4 and Appendix B). Public parking (a minimum of 31 spaces) would be provided within the center of the Site, south of the existing building and adjacent to the main and emergency department entrances at the proposed building, including three Americans with Disabilities Act (ADA)-

compliant spaces, one ADA/van space, six electric vehicle (EV) spaces, and two EV ready spaces. A ~~total~~minimum of 25 staff parking spaces (including 1 ADA space) would be provided along the south side of the new building and along the eastern property boundary. Three bicycle racks would also be provided adjacent to the public parking area.

In addition, existing off-site parking would be utilized for the project, including off-site parking located near the existing clinic. At least seven spaces would be provided for staff and public access. The proposed shuttle would run at least twice a day, including at 7:00am and 7:00pm for shift changes.

Additional on-site parking includes 13 public spaces proposed north of the Redwood Playhouse building. These spaces are to be added under a separate project and will be completed prior to construction of the hospital and medical office building.

Pedestrian Facilities

Currently, limited pedestrian facilities are located immediately adjacent to the Site. Along Sprowel Creek, a portion of the Site's frontage contains existing sidewalk, while the remaining frontage contains an existing curb and pedestrian footpath. Across the street, no sidewalk is provided. Pedestrian access is provided along the Highway 101 overcrossing and is separated from vehicles on both sides by a guard rail, which connects to sidewalks located throughout Garberville's downtown core. It is anticipated that pedestrian improvements along the Site's frontage would be required under the proposed project.

Transit Service

Transit service is available within the community of Garberville and is provided by Redwood Transit. There is an existing bus stop located approximately 0.2 miles from the Site, on Redwood Drive. The Southern Humboldt Intercity Route is operated Monday through Friday and runs between Eureka and Benbow, serving the communities of Eureka (including the College of the Redwoods Campus), Fortuna, Rio Dell, Redcrest, Weott, Meyers Flat, Miranda, Phillipsville, Redway, Garberville, and Benbow (HTA, 2022).

Vehicle Miles Traveled

Under the proposed project, VMT would be attributed to employees, patients, and visitors traveling to and from the Site. The SHCHD estimates that the new facility would serve up to an average of 50 patients per day, with approximately 50 maximum employees per day. The District anticipates an increase of 15 to 20 FTE staff over current staffing levels to serve the project. ~~Anticipated traffic trip generation associated with the proposed project was modeled using the California Emissions Estimator Model (CalEEMod). As described in Section II (Air Quality), above, CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects. Based on the CalEEMod analysis, included in Appendix F, the project is anticipated to generate an average of 941 trips per weekday, 398 trips on Saturdays, and 246 trips on Sundays, and result in an annual vehicle miles traveled (VMT) of 1.674 million miles. Please note, these trips are in addition to the number of trips generated by current uses on-site. A breakdown of the project related trips per project component is provided in Table 9, below.~~

~~Table 9. Anticipated Project Related Traffic Trips and Annual Vehicle Miles Traveled (VMT)~~

~~Land Use~~	~~Average Daily Traffic Trips~~			~~Annual VMT~~
	~~Weekday~~	~~Saturday~~	~~Sunday~~	
~~Hospital~~	~~352~~	~~253~~	~~222~~	~~803,704~~
~~Medical Office~~	~~589~~	~~145~~	~~24~~	~~870,448~~

~~Total~~	~~941~~	~~398~~	~~246~~	~~1,674,152~~

~~Source: CalEEMod Model Results, October 6, 2025, Appendix F.~~

Transportation Impact Study

A Transportation Impact Study for the Southern Humboldt Clinic Campus Project (Transportation Impact Study) was prepared by W-Trans on November 13, 2025, to assess potential traffic impacts and adverse operational effects that may occur as a result of the project. The Transportation Impact Study evaluated potential areas of environmental concern specified in Appendix G *Environmental Checklist Form* of the State CEQA Guidelines, including: impacts associated with access for pedestrians, bicyclists, and to transit; vehicle miles traveled (VMT) generated by the project; potential safety concerns such as increased queuing in dedicated turn lanes, adequacy of sight distance, need for turn lanes, and need for additional right-of-way controls; and emergency access. In addition, vehicular traffic service levels at key intersections were evaluated for consistency with County of Humboldt General Plan policies by determining the number of new trips that the proposed use would be expected to generate, distributing these trips to the surrounding street system based on anticipated travel patterns specific to the proposed project, then analyzing the effect the new traffic would be expected to have on the study intersections and need for improvements to maintain acceptable operation. Adequacy of parking is also addressed.

Study Area

Under the Transportation Impact Study, the study area consisted of the following:

- **Safety and Operational Analyses**: The project frontage and the following intersections:
  1. Sprowel Creek Road/US 101 South Ramps
  2. Sprowel Creek Road/Redwood Drive
- **Pedestrian Trips/Facilities**: All streets within one-half mile of the project site that would lie along primary routes of pedestrian travel, or those leading to nearby generators.
- **Bicycle Trips/Facilities**: All streets within one-half mile of the project site that would lie along primary routes of bicycle travel.

Per the report, traffic counts were collected on May 21, 2025. The morning (AM) peak hour was determined to occur between 11:00AM and 12:00PM, with the afternoon (PM) peak hour determined to occur between 3:30PM and 5:30PM, including 3:30PM to 4:30PM at the ramp intersection and 4:30PM to 5:30PM at Redwood Drive.

Study Roadways and Intersections

Sprowel Creek Road is defined as a two-lane major collector street with a width of 46 feet. Parking is allowed on both sides of the street with a 25-mile-per-hour (mph) posted speed limit. The Transportation Impact Study anticipates that the roadway carries about 1,800 vehicles per day.

The study intersections included the following:

1. Sprowel Creek Road/US 101 South Ramps: This intersection is described as a four-legged, two-way stop-controlled intersection, with the off- and on-ramps being one-way southbound. Crosswalks are located across both ramps and on the east side of the intersection. The Site is located immediately west of the intersection (approximately 85 feet), with the existing crosswalk located between the on-ramp and the project driveway.
2. Sprowl Creek Croad/Redwood Drive: This intersection is an all-way stop-controlled intersection with three legs. Crosswalks are located on the north and west legs.

Existing Pedestrian, Bicycle, and Transit Facilities

The report notes that a network of sidewalks, crosswalks, and curb ramps provide access for pedestrians in the vicinity of the site, with continuous sidewalks provided on both sides of Sprowel Creek Road from west of the Site to Redwood Drive. The report further notes that existing lighting levels at the crosswalk between the Site's driveway and the U.S. 101 South Ramps appear to not meet the minimum Caltrans requirements and recommends a higher wattage and/or a second fixture be installed on the south side of Sprowel Creek Road to improve pedestrian safety in the vicinity of the Site.

No existing bicycle facilities are located in the project area, although Class III bike routes are proposed on Sprowel Creek Road from Community Park to Redwood Drive and Redwood Drive from Manzanita to Maple Lane.

Various transit services serve the Southern Humboldt area. (See above or the Transportation Impact Study, included in Appendix B of this Final IS/MND, for additional information).

Collision History

Within the vicinity of the Site, there have been no reported collisions involving pedestrians or bicyclists over the five-year period from 2020-2024. No automobile collisions were reported during this same time period at the Sprowel Creek Road/US 101 South Ramps intersection, although five collisions were reported at the Sprowel Creek Road/Redwood Drive intersection between 2020-2024.

Anticipated Trip Generation

Per the report, the proposed project would be expected to generate an average of 985 trips per day, including 73 during the morning peak hour and 90 during the evening peak hour. The study intersections (Sprowel Creek Road/US 101 South Ramps and Sprowel Creek Road/Redwood Drive) were found to be currently operating acceptably at LOS A overall and would be expected to continue operating at LOS A overall under future volumes and with the addition of the anticipated project traffic. The project is expected to result in a "nominal increase" in delay at nearby intersections.

Per the Transportation Impact Study, no significant transportation impacts are expected as a result of the project. Additional discussion is provided below.

IMPACT ANALYSIS

XVII.a) **Less Than Significant Impact.** The proposed project would not conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle lanes, and pedestrian paths. It is expected that construction of the project would result in a slight 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 traffic on Sprowel Creek Road when heavy equipment necessary for project construction and associated water and wastewater infrastructure upgrades is brought to and removed from the Site and project vicinity. However, once construction is complete, the construction workers and equipment would no longer be required at the Site. Upon build-out of the Site, staff (anticipated at a maximum of 50 staff per day), patients (estimated at an average of 50 patients per day), and visitors would travel to and leave the Site at the end of their shifts, visit(s), or stay. ~~Daily traffic trips anticipated under the project are provided in Table 9, above.~~As noted above, the proposed project would be expected to generate an average of 985 trips per day, including 73 during the morning peak hour and 90 during the evening peak hour.

The temporary traffic increases during construction and vehicle and pedestrian increases during operation of the project are not anticipated to significantly impact the capacity of the street system or the overall

effectiveness of the circulation system, as staffing levels at the new facilities are expected to be similar to the existing facility levels. Additionally, the project is not anticipated to substantially impact alternative transportation facilities, such as transit, bicycle, or pedestrian facilities, as a substantial increase in traffic trips or use of alternative transportation facilities is not anticipated. The Site is located in close proximity to the Highway 101 southbound on- and northbound off-ramps, and approximately 2 miles from the Highway 101 northbound on- and southbound off-ramps. While this would increase the amount of traffic along Redwood Drive and Sprowel Creek Road, the existing roadways are not always heavily traveled (especially in the non-summer months), and could accommodate the increase. Also, the project's location near an existing transit stop (located 0.2 miles away on Redwood Drive) and sidewalks (even across the Highway 101 overcrossing) would allow for alternative means of travel to and from the Site. A less than significant impact would occur.

XVII.b) **Less Than Significant Impact.** CEQA Guidelines Section 15064.3, subdivision (b) indicates that land use projects would have a significant impact if the project results in vehicle miles traveled (VMT) exceeding an applicable threshold of significance, but that 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 impact. CEQA Guidelines Section 15064.3 further notes that if existing models or methods are not available to estimate a project's expected VMTs, a lead agency may analyze the project's expected VMT qualitatively. As of the date of this Initial Study, the County of Humboldt has not yet established thresholds with regard to VMT impact significance consistent with CEQA Guidelines Section 15064.3 (b).

~~Although the project is anticipated to result in a total of 1.674 million vehicle miles traveled (VMT) on an annual basis,~~Per the Transportation Impact Study, due to the addition of new services at the proposed facility, regional VMT would be reduced. Additionally, since the project Site is located within one-half mile of a transit stop, as well as in close proximity to Highway 101 and pedestrian facilities (sidewalks), the project is presumed to have a less than significant impact.

XVII.c) **Less Than Significant Impact.** The proposed project is not anticipated to substantially increase hazards due to design features or incompatible uses. As discussed above, the Site would continue to be accessed from Sprowel Creek Road, which runs along the northern portion of the Site. In addition to the dedicated ~~ambulance~~service entry proposed along the western portion of the Site, the Site would continue to utilize one of the two existing ingress and egress points located along the Site's northern boundary for a dedicated Site entrance and exit, ~~although~~where the dedicated one-way exit would be expanded westerly to include a two-way entry and exit point. This would become the main entrance for the Site. Ambulance traffic would be directed to this primary entrance, with no ambulance traffic planned for the western ingress driveway (service entry). An existing driveway located north of the Redwood Playhouse building would also be decommissioned under the project. ~~An~~A minimum of additional 56 parking spaces (including five ADA spaces, six EV spaces, and two EV ready spaces) in addition to three (3) bike racks, would be provided on-site (see Figure 4), with 7 additional off-site spaces, supported by a shuttle, to be provided.

The Transportation Impact Study evaluated potential safety concerns associated with the proposed use of the eastern driveway for two-way traffic, including all exiting vehicles. The report notes this is an existing driveway that has been operational for some time. Although the location of the driveway does not meet Caltrans' requirements for access control, sight distances were found to exceed minimums required under Caltrans' Highway Design Manual. Based on the projected future traffic volumes on Sprowel Creek Road west of the interchange, a left-turn pocket is not warranted at the Site's driveway. Review of the physical conditions as well as the collision record indicates the driveway can continue to operate acceptably with the addition of project-generated traffic. Furthermore, the project would be required to be designed to meet applicable access and Fire Code requirements. Lighting improvements are recommended in the

Transportation Impact Study to address insufficient lighting levels at the crosswalk on Sprowel Creek Road at the US 101 South Ramps. The SHCHD is agreeable to coordinating with Caltrans and/or the County of Humboldt, as necessary, to ensure the recommended lighting improvements are completed at the noted location to achieve adequate lighting levels at the crosswalk.

Additionally, per comments received from Caltrans on November 13, 2025, the revised Site Plan addresses safety concerns previously raised by Caltrans by addressing the following:

1. Preserving existing distance to the southbound on-ramp retains space between vehicles turning onto the highway and into the hospital and medical campus, and
2. Eliminating one of three proposed driveways, thereby reducing the number of locations with turning movements on Sprowel Creek Road near the Highway 101 southbound on-ramp and off-ramp.

~~Furthermore, it is anticipated that pedestrian improvements would be required along the Site's Sprowel Creek Road frontage.~~ It is important to note that the project will be referred to various agencies, who will review the project design for compliance with all standards and requirements, to ensure the project would not increase hazards due to a geometric design feature. A less than significant impact would occur.

XVII.d) **Less Than Significant Impact.** The proposed project would not result in inadequate emergency access. The ~~attached preliminary~~ site plan (see Figure 4) proposes a Site layout with ample space surrounding all proposed development to provide adequate emergency access and a dedicated ~~ambulance~~service entrance is also proposed under the project. Prior to issuance of a building permit, the project would be referred by the Humboldt County Building Division to the local service providers for review to ensure all requirements are met and sufficient emergency access is provided. Additionally, safety concerns previously raised by Caltrans concerning the proposed project driveways have been addressed by the SHCHD, in which Caltrans confirmed review of the updated driveway design indicates "*the revisions support safer roadways.*" 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 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.	☐	☒	☐	☐

DISCUSSION

This section describes the results of the Historical Resources Study prepared for the project, in addition to 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.

Historical Resources Study

A *Historical Resources Study of the Property at 286 Sprowl Creek Road (APN 032-091-014), Garberville, Humboldt County, California* (Historical Resources Study) was prepared on December 19, 2016, by Tom Origer & Associates, Inc., in order to: 1) identify all historic resources within the project's Area of Potential Effect (APE); 2) provide an evaluation of the significance of identified resources; 3) determine resource vulnerability to adverse impacts that could arise from project activities; and 4) offer recommendations designed to protect historic resource values, as warranted (Origer, 2016).

As noted in the Historical Resources Study, the cultural consultants contacted the Native American Heritage Commission (NAHC) and sent a courtesy letter to the Round Valley Indian Tribe of the Round Valley Reservation to provide an opportunity for comment. A letter, dated December 1, 2016, was received from NAHC, in which it was indicated that the sacred land file has no information about the presence of Native American cultural resources in the immediate study area. No comments were received from the Round Valley Indian Tribe (Origer, 2016).

Archival research indicated that the study area has not been previously surveyed for historical resources in the past. Although seven studies have been conducted within one-half mile of the Site, which resulted in the findings of three resources, since the resources are located over a half-mile away, they do not have the potential to extend into the current study area. Two reported ethnographic sites are located within one mile

of the study area; however, both sites are located one-half northwest and one mile east of the Site. A review of 19th and 20th century maps show no buildings within the study area until 1949; however, per Cook and Hawk (1997), the existing building located on the project Site, currently the Redwood Playhouse building, which was formerly the site of the "new" Garberville Elementary School, was said to be constructed on the Site in 1939. The "new" Garberville Elementary School building, constructed across the street from the original school building, originally consisted of four rooms (Origer, 2016).

A field study was conducted on November 29, 2016, and transects were space approximately 15 meters apart. Hoes were used as needed to clear selected areas to expose the soil. Based on the results of the prefield research, it was anticipated that prehistoric and historic-period resources could be found within the study area. Prehistoric archaeological site indicators expected to be found in the region include but are not limited to: obsidian and chert flakes and chipped stone tools; grinding and mashing implements such as slabs and hand-stones, and mortars and pestles; and locally darkened midden soils containing some of the previously listed items plus fragments of bone, shellfish, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps). As noted in the Historical Resources Study, no archaeological resources were observed during the course of the field survey and based on the area's geologic age and analysis of the environmental setting, it was determined that the study area has little potential for containing buried archaeological deposits (Origer, 2016).

Historical Building Evaluation

Due to the age of the existing building, a *Historical Evaluation of the Redwood Playhouse Building at 286 Sprowel Creek Road (APN 032-091-014) Garberville, Humboldt County, California* (Historical Building Evaluation) was prepared by William Rich and Associates (WRA) in August 2022. The purpose of the Report was to evaluate and document the building's construction history, architectural merits, and historical uses to support a determination of historical significance per Section 15064.5 of the California Environmental Quality Act (CEQA).

Per the Historical Building Evaluation, the existing building appears to be eligible for inclusion under the California Register of Historical Resources (CRHR) under Criterion B, for being associated with Eureka architect Frank T. Georgeson, as well as under Criterion C, for embodying the distinctive characteristics of a type, period and method of construction, and for representing the work of an important individual (Frank T. Georgeson). However, significance under Criterion C is noted to be somewhat compromised, since the original tile roof was replaced within the last decade with a composite-asphalt shingle roof, and many of the windows which were presumably framed in wood have been replaced with modern aluminum-framed windows. Further, the Report notes the proposed removal of the exterior boiler room and the attached concrete chimney tower would not compromise the ability of the building to convey its historic significance, since the features are character-defining elements of the building. The additional improvements (remodeling of the interior of the building and construction of the new building on the same property) would also not detract from the ability of the building to convey its historic significance under either of the criteria. The Report concludes the project would not result in a significant impact to a historical resource and no recommendations are provided (WRA, 2022).

NAHC Native American Contact List and Sacred Lands File Search

On August 16, 2018, the Lead Agency's consultant prepared and delivered a request to the NAHC for a Native American Contact List to identify the tribes that should be consulted with and Sacred Lands File (SLF) search to determine whether the Site may potentially contain cultural resources. A response from the NAHC

was received on August 17, 2018, which included a Native American Contact List listing six 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 August 16, 2018, the Lead Agency'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 September 5, 2018, 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. A follow-up letter from the Lead Agency's consultant was submitted to NWIC on October 2, 2018, which included supplemental information on the project. A subsequent Records Search Results letter was received from NWIC on October 18, 2018.

As provided in NWIC's letter, two prior archaeological studies (Hennessy and Origer 2016: S-49443; Burns 2008: S-43937) covered approximately 100 percent of the Site. Additionally, the Site does not contain any recorded archaeological resources, nor any recorded buildings or structures within or adjacent to the Site.

Two Native American villages are known to be located in the general area of the Site, as referenced in ethnographic literature. Based on an evaluation of the environmental setting and features associated with known Native American sites, there would generally be a moderate to high potential for unrecorded Native American resources to be located on-site, due to the Site's location near the Eel River and the ethnographic sensitivity of the area. However, considering the results of the two prior archaeological surveys at the Site (S-49443 and S-43937), the potential for unrecorded Native American resources within the project area is low.

As provided in NWIC's letter, given the field survey results of S-49443 (Hennessy and Origer 2016) and S-43937 (Burns 2008), there is a low possibility of identifying unrecorded Native American and historic-period archaeological resources and NWIC does not recommend further study of the Site. Several 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.

Tribal Consultation

On August 17, 2018, the Lead Agency's consultant prepared and delivered tribal consultation request letters to the six tribal contacts provided on the Native American Contact List from the NAHC, in addition to one additional tribe (the Sinkyone tribe), which is known to be located in the vicinity of the Site. As of the date of this Initial Study, only one response has been received. In a letter dated August 23, 2018, the Cher-Ae Heights Indian Community of the Trinidad Rancheria, the Tribal Historic Preservation Officer (THPO) noted the project area is located outside the geographical area of concern for the Trinidad Rancheria, and therefore, the tribe has no interest in the project or information to provide.

Follow up letters were submitted to the Tribes on October 3, 2018. As of the date of this Initial Study, no additional responses have been received.

Please note that copies of this correspondence, including responses received from NAHC, NWIC, and Tribal representatives, as well as copies of the Historical Resources Study and Historical Building Evaluation, are not included as appendices, due to their confidential nature.

IMPACT ANALYSIS

XVIII.a.i) **No Impact.** As discussed above, the existing building located on the project Site exemplifies a style of architecture known as Spanish Eclectic, formerly known as Spanish Revival. The existing building appears to be eligible for inclusion under the CRHR under two criterion (Criterion B and C) for being associated with Eureka architect Frank T. Georgeson and for embodying the distinctive characteristics of a type, period and method of construction. However, there is no evidence that the building has any significance to a California Native American Tribe. Outreach to all known Tribes whose traditional lands coincide with the project site occurred and the Sacred Lands File (SLF) search conducted by the NAHC produced negative results. As no Tribal Cultural Resources were identified through the consultation process, no impact would occur.

XVIII.a.ii) **Less Than Significant Impact with Mitigation Incorporated.** As noted above, Tribal Consultation was conducted, with letters being sent to all known Tribes whose traditional lands coincide with the project site, and a SLF search was also requested through the NAHC. No Tribal Cultural Resources were identified through the consultation process. Although the NWIC stated the potential for unrecorded Native American resources at the Site is low due to the results of the results of the two prior archaeological surveys at the Site (S-49443 and S-43937), neither of which identified any Tribal Cultural Resources at the site, there is the possibility that Native American, archaeological resources, and/or human remains could exist under the project Site, since the entire Site has not previously been excavated and ground-disturbing activities would be required for development of the project. 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 are included as Mitigation Measures CUL-1 through CUL-3. Compliance with these protocols established in the CEQA Guidelines and PRC in the event of inadvertent discovery would ensure project impacts would be less than significant.

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?	☐	☐	☒	☐

DISCUSSION

The Site is located within the service boundaries of the Garberville Sanitary District (GSD), which provides water and sanitary sewer service to the unincorporated community of Garberville and surrounding area (Connick Creek Subdivision and Kimtu Meadows Subdivision), including the subject Site. Additionally, Recology Humboldt County provides weekly curb-side residential and commercial garbage and recycling collection within the community of Garberville. The Site is currently and would continue to be served by Pacific Gas and Electric Company (PG&E) for electricity. Although concerns have been recently raised regarding electrical capacity issues within the Southern Humboldt area, it was confirmed in a presentation before the Humboldt County Board of Supervisors on November 1, 2022, that PG&E has sufficient capacity to serve the proposed project.

Natural gas services are not provided by PG&E within the Garberville area. Two propane suppliers, Blue Star Gas and AmeriGas Propane, are located approximately 0.75 miles northeast (off Redwood Drive in Garberville) and 2.1 miles northwest (off Redwood Drive in Redway) of the Site, respectively.

Water Service

As noted above and as provided in the *South County Water/Wastewater Municipal Service Review/Sphere of Influence Update*, prepared by Humboldt LAFCo, adopted November 15, 2023 (2023 MSR), the GSD provides water and sewer service to the unincorporated community of Garberville and parcels along Alderpoint Road, Wallan Road, Bear Canyon Road, and portions of Sprowel Creek Road. GSD's service boundary includes 966 acres (1.5 square miles). In addition to the service boundary, GSD also serves two main areas outside of the District boundary, including the Connick Creek Subdivision and Southern Humboldt

Community Park. As of 2022, the GSD serves a total of 472 service connections for water service and 374 customers with wastewater service (LAFCo, 2023).

Water facilities owned and operated by the GSD include a water treatment and distribution system. As noted in the 2023 MSR, GSD's water system consists of two water sources, a treatment plant, four water tanks (with a total storage capacity of 400,000 gallons), and an underground distribution network. The main water source for the GSD is its infiltration gallery located within the South Fork Eel River. The District also has a water supply well within downtown Garberville ("Well 1", also known as "Tobin Well") (LAFCo, 2023).

~~The GSD's water diversion permit from the State Water Resources Control Board (SWRCB) (Permit No. 20789) and a fixed license allows the GSD to divert a maximum of 484,700 gallons per day (gpd) and 177 million gallons per year (gpy).~~The water treatment plant was constructed in 2014 and has a treatment capacity of 480 gallons per minute (gpm), which equates to approximately 252.3 million gallons per year. The maximum daily demand, recorded in July 1999, was 427,780 gallons per day (gpd). As noted in the 2023 MSR, the District is seeing a downward trend in water use, likely due to water efficiency and repairs made by GSD (LAFCo, 2023).

Based on review of GSD's water rights, GSD is limited to an annual diversion amount of 245.5 acre-feet per year (or approximately 80 million gallons) from the South Fork River, per the Amended License for Diversion and Use of Water (Application No.: 9686; Permit No.: 5487; License No.: 3404) and Amended Permit to Appropriate Water (Application No.: 29981; Permit No.: 20789), issued by the State Water Resources Control Board under Order WR 2022-0152, dated June 21, 2022. A summary of GSD's existing water rights is summarized in Table 9, below.

Table 9. Summary of GSD's Existing Water Rights

Application ID	Permit ID	License ID	Water Right Type	Status	Date Issued	Source	Maximum Allowable Instantaneous Diversion Rate (cfs)	Maximum Allowable Annual Diversion Amount (afy)
9686	5487	3404	Appropriative	Licensed	6/21/2022 (Order WR 2022-0152)	SF Eel River	0.155	112.2
29981	020789	--	Appropriative	Permitted	6/21/2022 (Order WR 2022-0152)	SF Eel River	0.595	133.3*
						Total Allowable	**0.75**	**245.5**

Notes:

** Per the Amended License for Diversion and Use of Water (Application No.: 9686; Permit No.: 5487; License No.: 3404) and Amended Permit to Appropriate Water (Application No.: 29981; Permit No.: 20789), the maximum amount of water diverted under the License and Appropriative Permit, combined, shall not exceed a total of 245.5 acre-feet per year. The maximum amount diverted under the License is explicitly stated as limited to 112.2 acre-feet per year. Although a maximum diversion amount specifically for the Appropriative Permit is not stated, since the total combined maximum diversion amount (License + Appropriative Permit) is 245.5 acre-feet per year, this would mean the Appropriative Permit is limited to a maximum annual diversion amount of 133.3 acre-feet.*

Source: SWRCB (eWRIMS), 2026.

In 2022, the District reported an annual average water use of 51.12 million gallons, approximately 64 percent of its allowable annual diversion of 80 million gallons. ~~As such, t~~The District notes the current system has sufficient capacity to meet current and future needs within its designated service area (LAFCo, 2023). Based on water demand estimates for the project developed by Gayner Engineers on October 15, 2025, the estimated water demand for the project is approximately 6,143 gpd (which equates to approximately 2.24 million gallons per year). With accounting for this additional water demand, average water use would remain under and within the District's annual allowable water diversion amount of 80 million gallons.

Based on the Conditional Will Serve Commitment received from GSD in ~~July 2022~~January 2026 (see Appendix I), GSD has confirmed they "can provide safe and reliable water services to [the project] and fully expects to be able to continue providing safe and reliable water service in the future." However, it is further noted that GSD does not guarantee any specific quantities or quality of water, pressures, or flows with respect to water services provided, and the SHCHD would be responsible for any and all on- and off-site improvements needed to provide services to the Site. Respective service connection fees would also be required for the project (GSD, ~~2022~~2026).

Wastewater Service

The GSD provides collection, treatment, and disposal of Garberville's and the surrounding area's wastewater. GSD's wastewater system includes collection and transmission lines, in addition to two headworks stations and a treatment plant. The GSD wastewater treatment plant is located on Bear Canyon Road, on the westerly side of the South Fork of the Eel River. A portion of the wastewater collection system was replaced in 2011 to reduce excessive infiltration and inflow observed at Sunnybank and Riverview Lanes. Also, in 2011, the GSD completed a major treatment plant upgrade, totaling $3.5 million in improvements. The current wastewater treatment facility consists of three oxidation ponds, four constructed wetland treatment ponds, a sodium hypochlorite injection system, chlorine contact pipelines, two percolation ponds, and an on-site operation and maintenance building. Treatment at the wastewater treatment facility includes settling, absorption, aerobic and anaerobic bacterial actions, disinfection, and other biogeochemical processes (LAFCo, 2023).

The GSD has capacity to treat 162,000 gpd of average dry weather flow, 235,000 gpd of average wet weather flow, and a wet weather peak flow of up to 600,000 gpd. Although the 2023 MSR does not specify the current average daily flow amounts treated at the wastewater treatment plant, it is noted that the existing infrastructure has ample capacity to handle the wastewater demands of the District and has no significant large-scale capital improvement projects planned in the near future (LAFCo, 2023). Wastewater production estimates were developed for the project by Gayner Engineers, dated July 10, 2025, which found that the project is expected to generate approximately 4,883 gpd (approximately 1.78 million gallons per year) of wastewater. This represents approximately 3.0 percent of GSD's wastewater treatment plant's average dry weather flow capacity, 2.1 percent of the average wet weather flow capacity, and approximately 0.8 percent of the wet weather peak flow capacity.

As noted above, a Conditional Will Serve Commitment was received from GSD in ~~July 2022~~January 2026 (see Appendix I), in which it was confirmed that GSD can provide both water and sewer service for the project. ~~However, it was~~The January 2026 Conditional Will Serve Letter noted that existing infrastructure for sewage collection in Sprowel Creek Road and Sunnybank Lane (located across Sprowel Creek Road, north of the Site), as well as the pump station at Sunnybank Lane, are not currently sufficient to serve the proposed development. Additionally, the ~~District~~SHCHD would be responsible for all design, construction, and inspection costs associated with both on- and off-site improvements necessary to increase GSD's collection and pumping capacity to provide service for the project in addition to existing flows. Respective service

connection fees would also be required for the project (GSD, ~~2022~~2026). Correspondence with GSD in July 2025 indicates the required improvements include installation of an accessible manhole in front of the hospital property, replacing approximately 85 linear feet of 4-inch clay sewer pipe along Sprowel Creek Road to 6-inch SDR35 pipe, installation of a tank with grinder pumps on the hospital property prior to entering the GSD collection system to ensure extra loading with solids will be manageable, and upgrades to the existing sewer pump station. Prior to construction of the required improvements, SHCHD is required to prepare and submit to GSD detailed construction plans and specifications for review and approval. Fire flow requirements shall be determined by the regulatory agency with applicable jurisdiction (e.g., Garberville Volunteer Fire Department, State Fire Marshal) (GSD, 2026). The SHCHD provided a proposal to GSD on November 12, 2025, to address the noted deficiencies related to the sewer pump station, which was accepted by GSD on November 12, 2025.

Storm Drainage System

As noted in Chapter 5 (Community Infrastructure and Services Element) of the Humboldt County General Plan (2017), the Humboldt County Public Works Department is responsible for storm drainage within the unincorporated areas of the County, including the unincorporated community of Garberville. Aside from McKinleyville and the unincorporated area around Eureka, the majority of the County does not have improved stormwater conveyance systems. Outside of the County's urban areas, stormwater tends to follow a natural drainage pattern before either infiltrating or entering a waterway. The County maintains a significant number (estimated in the thousands) of culverts under roadways, which are located throughout many drainage swales, creeks, and streams (2017).

Currently, stormwater runoff from the existing development within the northern half of the Site flows north towards Sprowel Creek Road in the form of sheet flow. Within the southern portion of the Site, which is currently vacant and undeveloped, stormwater typically infiltrates back into the earth; however, excess stormwater runoff naturally flows to the southwest, due to the topography of the Site.

Under the project, drainage improvements on-site would include stormwater detention, pervious pavement to facilitate infiltration, and natural stormwater filtration. Specifically, the project involves installation of three on-site silva cell bioretention basin areas (totaling 4,097 square feet) and five permeable paver areas (totaling 9,169 square feet), located in the proposed garden, public and staff parking areas, and area south of the proposed building, respectively.

Solid Waste Service

As noted above, Recology Humboldt County provides weekly curb-side residential and commercial garbage and recycling collection within the community of Garberville. The nearest active landfill to the Site appears to be the West Central Landfill (45-AA-0043), located in Igo in Shasta County, California. The West Central Landfill, located approximately 71 miles northeast of the Site, has a maximum permitted throughput of 700 tons per day and a remaining capacity of approximately 6.59 million cubic yards (or approximately 50 percent of the maximum permitted capacity of approximately 13.12 million cubic yards). The West Central Landfill is expected to remain active for a little under seven more years, until March 1, 2032 (CalRecycle, 2019).

IMPACT ANALYSIS

XVIX.a) **Less Than Significant Impact.** The project Site is currently served by existing water, wastewater, electricity, propane, and telecommunication services, which would be extended to serve the new hospital and medical office building proposed on-site. While both on- and off-site improvements would be required for the project, the respective utility providers and installers would be required to implement applicable BMPs

to reduce the potential for impacts, including but not limited to erosion during construction, to occur. A less than significant impact would occur.

XVIX.b) **Less Than Significant Impact.** Water to the Site is currently and would continue to be provided by the Garberville Sanitary District (GSD). Based on the current water supply and demand identified in the 2023 MSR and the project's water demand estimates, developed by Gayner Engineers on October 15, 2025, it is anticipated that sufficient water supplies would be available to serve the proposed project. ~~As noted in the 2023 MSR, current permits and licenses allow the GSD to divert a maximum of 484,700 gallons per day and 177 million gallons per year.~~Per GSD's current water rights (detailed above), GSD is authorized to divert a total of 245.5 acre-feet (or approximately 80 million gallons) from the South Fork River on an annual basis. The District reported an annual average water use of 51.12 million gallons in 2022, approximately 64 percent of its allowable annual diversion. The estimated water demand for the project is approximately 6,143 gpd (which equates to approximately 2.24 million gallons per year) (Gayner, 2025[a]). With accounting for this additional water demand, average water use would remain under and within the District's annual allowable water diversion amount of 80 million gallons. As such, the District notes the current system has sufficient capacity to meet current and future needs within its designated service area (LAFCo, 2023).

Based on the Conditional Will Serve Commitment received from GSD in ~~July 2022~~January 2026 (see Appendix I), GSD has confirmed they "can provide safe and reliable water services to [the project], and fully expects to be able to continue providing safe and reliable water service in the future." However, it is further noted that GSD does not guarantee any specific quantities or quality of water, pressures, or flows with respect to water services provided, and the SHCHD would be responsible for any and all on- and off-site improvements needed to provide services to the Site. Respective service connection fees would also be required for the project (GSD, ~~2022~~2026). A less than significant impact would occur.

XVIX.c) **Less Than Significant Impact.** Wastewater service at the Site is currently and would continue to be provided by the GSD. According to the 2023 MSR, GSD's treatment plant has sufficient capacity to serve existing and future development with the service boundary. However, based on GSD's Conditional Will Serve Commitment in ~~July 2022~~January 2026 (see Appendix I), although GSD confirmed they can provide sewer service for the project, existing infrastructure for sewage collection in Sprowel Creek Road and Sunnybank Lane, as well as the pump station at Sunnybank Lane, are not sufficient to serve the proposed development, and improvements would be necessary. The District would be required to adhere to all conditions of commitment established in the ~~July 2022~~January 2026 Conditional Will Serve Commitment, which includes responsibility for all design, construction, and inspection costs associated with both on- and off-site improvements necessary to increase GSD's collection and pumping capacity to provide service for the project in addition to existing flows. Respective service connection fees would also be required for the project.

As previously described, the associated improvements include installation of an accessible manhole in front of the hospital property, replacing approximately 85 linear feet of 4-inch clay sewer pipe along Sprowel Creek Road to 6-inch SDR35 pipe, installation of a tank with grinder pumps on the hospital property prior to entering the GSD collection system to ensure extra loading with solids will be manageable, and upgrades to the existing sewer pump station. The SHCHD provided a proposal to GSD on November 12, 2025, to address the noted deficiencies related to the sewer pump station, which was accepted by GSD on November 12, 2025. With compliance with GSD's conditions of commitment, including completion of the necessary upgrades, a less than significant impact would occur.

XVIX.d-e) **Less Than Significant Impact.** A significant amount of solid waste is not anticipated under the project and all solid waste generated under 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. Disposal of all medical waste generated by the project would occur in compliance with all regulations.

As noted above, the project would be served by Recology Humboldt County, which provides residential and commercial recycling and garbage collection in Garberville. The project would include appropriately size dumpsters provided by Recology Humboldt County and would be located within a secure enclosure within the northern portion of the Site. Solid waste collected by Recology Humboldt County would eventually be disposed of at the West Central Landfill (45-AA-0043), located in Igo in Shasta County, California, which has a remaining capacity of 6.59 million cubic yards (approximately 50 percent of its maximum permitted capacity) (CalRecycle, 2019). As such, the proposed would not negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals. 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?	☐	☐	☒	☐

DISCUSSION

As discussed under Section IX (Hazards and Hazardous Materials), above, the entire Site is designated as having a high fire rating as well as a high fire hazard severity rating (Web GIS, n.d.). Additionally, the Site is located within the State Responsibility Area (SRA). Fire protection services for the Site are and would continue to be provided by the California Department of Forestry and Fire Protection (CAL FIRE) and the Garberville Fire Protection District (GFPD) (Web GIS, n.d.). The GFPD maintains one fire station, located approximately 0.32 miles northeast of the Site in Garberville proper, which is the nearest fire station to the Site. As provided in the *South County Regional Fire Services Municipal Services Review*, prepared by Humboldt LAFCo on July 20, 2016, the District was founded in 1940, is currently comprised of 15 volunteer firefighters and 6 auxiliary personnel, and contains the following equipment:

- Three fire engines (Engine No. 5725, 5717 and 5726);
- One utility truck; and
- Other basis fire protection and rescue equipment (LAFCo, 2016).

Per correspondence with the GFPD's Fire Chief, Kent Scown, on August 27, 2018, based on the automatic aid agreements in place with Redway Fire Protection District and the County of Humboldt, sufficient fire services are available to serve the proposed project.

IMPACT ANALYSIS

XX.a) **Less Than Significant Impact.** The County of Humboldt has an *Emergency Operations Plan*, dated March 2015, which was prepared "in an effort to ensure efficient coordination among all political subdivisions of government and most effective use of all resources for the maximum benefit and protection of the population, in times of emergency" (2015). There are no components of the project that are likely to impact the County's Emergency Operations Plan. Additionally, the development proposed on-site would be required to meet State and local standards for defensible space and emergency access. By meeting current standards and design requirements and since sufficient fire protection services are available to serve the Site, a less than significant impact would occur.

XX.b) **Less Than Significant Impact.** The new hospital and medical office building would be located in the central portion the Site, immediately adjacent a residential neighborhood and located approximately 730

feet northeast of the South Fork Eel River. The project Site is relatively flat in nature, with the majority of the Site comprising slopes of less than 15 percent, with the southernmost portion of the Site, containing slopes ranging between 15 to more than 50 percent. The project Site contains approximately 0.8 acres of trees in the southernmost portion of the Site. The proposed project would be required to meet State and local standards for defensible space and emergency access, thereby minimizing potential impacts associated with wildfire. By meeting current standards and design requirements and since sufficient fire protection services are available to serve the Site, a less than significant impact would occur.

XX.c) **Less Than Significant Impact.** The Site is currently and would continue to be served by electricity, propane, community water and wastewater, and solid waste service provided by local providers. All utility lines within the project Site would be underground and appropriate BMPs would be implemented during required upgrades and installation to ensure potential associated impacts are minimized. As such, the project would not require the installation or maintenance of infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. A less than significant impact would occur.

XX.d) **Less Than Significant Impact.** 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 predominately flat, except for the southernmost portion of the Site, where slopes range between 15 to more than 50 percent. As previously discussed, Low Impact Development (LID) stormwater retention features would be constructed on-site to capture and treat increased stormwater flows due to the proposed development. 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 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?	☐	☒	☐	☐

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 from construction and operation of the proposed project 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.

IMPACT ANALYSIS

XXI.a) **Less Than Significant Impact with Mitigation Incorporated.** 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 species, nor does the Site support any notable plant or animal communities. Existing trees on-site would need to be removed in order to accommodate the proposed development and

ensure adequate clearance for the proposed helistop. Since the trees may provide nesting and roosting habitat for several special status bird and bat species, mitigation, which prescribes timing and protocol for tree removal, has been applied to reduce potential impacts on such species. Additionally, there are no important examples of California pre-history located on-site. While the existing building is eligible for listing on the CRHR, the proposed improvements (including removal of the addition and chimney, remodeling of the interior of the building, and construction of the two new buildings on the same property) would not detract from the ability of the building to convey its historic significance under either of the criteria, and the project would not result in a significant impact to a historical resource (WRA, 2022; see Section V, Cultural Resources). 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.

XXI.b) **Less Than Significant Impact.** No cumulative impacts have been identified as a result of the proposed project. The project is a small-scale hospital and medical office project that would be served by community services. The analysis included in this Initial Study found that all potential impacts associated with the project could be reduced to a less-than-significant level with mitigation incorporated. As such, individual impacts from the project would not significantly contribute to cumulative impacts in the area. A less than significant impact would occur.

XXI.c) **Less Than Significant Impact with Mitigation Incorporated.** 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 AES-1 in Section I (Aesthetics); BIO-1 and BIO-2 in Section IV (Biological Resources); CUL-1 through CUL-3 in Section V (Cultural Resources); HAZ-1 in Section IX (Hazards and Hazardous Materials); and NOISE-1 in Section XIII (Noise), above.

FINDINGS

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

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APPENDIX A

Mitigation and Monitoring Reporting Program (MMRP)

MITIGATION MONITORING AND REPORTING PROGRAM

Public Resources Code, Section 21081.6 (Assembly Bill 3180) requires that mitigation measures identified in environmental review documents prepared in accordance with California Environmental Quality Act (CEQA) are implemented after a project is approved. Therefore, this Mitigation Monitoring and Reporting Program (MMRP) has been prepared to ensure compliance with the adopted mitigation measures during the implementation of the Garberville Community Hospital and Medical Office Building Project. The Southern Humboldt Community Healthcare District (SHCHD) is the agency responsible for implementation of the mitigation measures identified in the Initial Study.

This MMRP provides the SHCHD with a convenient mechanism for quickly reviewing all the mitigation measures including the ability to focus on select information such as timing. The MMRP includes the following information for each mitigation measure:

- The phase of the project during which the required mitigation measure must be implemented;
- The phase of the project during which the required mitigation measure must be monitored;
- The enforcement agency; and
- The level of significance after mitigation.

The MMRP includes a checklist to be used during the mitigation monitoring period. The checklist will verify the name of the monitor and the date of the monitoring activity.

Mitigation Monitoring and Reporting Program						
Mitigation Measure	**Implementation Phase**	**Monitoring Phase**	**Enforcement Agency**	**Level of Significance After Mitigation**	**Verification of Compliance**	
					Initial	**Date**
Aesthetics						
AES-1: The project shall utilize and incorporate materials and building techniques to minimize impacts from street and building lighting on day and nighttime views, including the use of: hooded flood lights to prevent off-site light pollution; low reflectivity building materials, treated windows, and muted colors to limit daytime glare; and exterior landscaping to shade buildings and decrease reflectivity to neighboring development and Highway 101.	Project Design and Construction	Project Construction	SHCHD and Humboldt County Building Division	Less Than Significant		
Biological Resources						
BIO-1: Construction activities including vegetation and tree removal shall be conducted in the non-nesting season (August 1-February 1). If any removal of heavy vegetation (including trees) is proposed during the nesting season, within seven (7) days prior to vegetation removal or construction activities, a qualified biologist shall determine the presence of vulnerable nests (within 100 feet for passerines and 300 feet for raptors). Any active nests within the above-mentioned distances shall be allowed to complete their nesting or until the biologist determines that they are no longer active before removal.	Project Construction	Project Construction	SHCHD and Qualified Biologist	Less Than Significant		
BIO-2: Tree removal may have potential to impact non-maternity roosting pallid or fringed myotis bats, as well as other common bat species that may be present on-site. As such, any felled trees shall be left overnight prior to removal from the Site or on-site chipping to allow any bats to exit the roost. A dusk emergence survey shall be performed by a qualified biologist any time within the maternity season (April 15 to September 1) prior to construction activities. If maternity roosting of any special status bat is identified, the roost shall be avoided until after September 15. If the roost is not a solitary roost, replacement of the maternity roost shall be provided.	Project Construction	Project Construction	SHCHD and Qualified Biologist	Less Than Significant		
Cultural Resources						
CUL-1: If archaeological resources are encountered during construction, work shall be temporarily halted in the vicinity of the discovered materials and a qualified archaeologist and the local tribes (Bear River Band of the Rohnerville Rancheria, Big Lagoon Rancheria, Hoopa Valley Tribe, Round	Project Construction	Project Construction	SHCHD, Qualified Archaeologist, and THPOs	Less Than Significant		

Mitigation Monitoring and Reporting Program						
Mitigation Measure	**Implementation Phase**	**Monitoring Phase**	**Enforcement Agency**	**Level of Significance After Mitigation**	**Verification of Compliance**	
					Initial	**Date**
Valley Reservation/Covelo Indian Community, and Sinkyone Tribe) shall be immediately contacted. Workers shall avoid altering the materials and their context until a qualified professional archaeologist, in collaboration with the local tribes, 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: If human remains are encountered on-site, all work must stop in the immediate vicinity of the discovered remains and the 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 (NAHC) must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.	Project Construction	Project Construction	SHCHD, Humboldt County Coroner, Qualified Archaeologist, NAHC, and THPOs	Less Than Significant		
CUL-3: 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 Construction	Project Construction	SHCHD and Qualified Archaeologist	Less Than Significant		
Geology and Soils						
GEO-1: In the event that fossils or fossil-bearing deposits are discovered during project construction, the contractor shall notify a qualified paleontologist to examine the discovery and excavations within 50 feet of the find shall be temporarily halted or diverted. The area of discovery shall be protected to ensure that fossil are not removed, handled, altered, or damaged until the Site is properly evaluated and further action is determined. The paleontologist shall document the discovery as needed, in accordance with Society of Vertebrate Paleontology standards	Project Construction	Project Construction	SHCHD and Qualified Paleontologist	Less Than Significant		

Mitigation Monitoring and Reporting Program						
Mitigation Measure	**Implementation Phase**	**Monitoring Phase**	**Enforcement Agency**	**Level of Significance After Mitigation**	**Verification of Compliance**	
					Initial	**Date**
(Society of Vertebrate Paleontology 1995), evaluate the potential resource, and assess the significance of the finding under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the project proponent determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project based on the qualities that make the resource important. The plan shall be submitted to the Board of Directors for review and approval prior to implementation.						
Hazards and Hazardous Materials						
HAZ-1: Leaks, drips, and spills of hydraulic fluid, oil, or fuel from construction equipment and emergency vehicles (including ambulance and helicopter) shall be promptly cleaned up to prevent environmental contamination, including contamination of waterways. All workers shall be properly trained in the prevention and clean-up of spills of contaminants. Protective measures shall include the following: 1. No discharge of pollutants from vehicle and equipment cleaning shall be allowed into any drainage ditches or watercourses. 2. Spill containment kits shall be properly maintained and located within the vicinity of all operations and fueling of equipment.	Project Construction	Project Construction	SHCHD	Less Than Significant		
Noise						
NOISE-1: Implementation of the following measures are required during the duration of the project construction period to reduce potential noise impacts on the nearby sensitive receptors: • Construction noise and vibration shall be limited through operational standards. Construction activities shall be limited to between the hours of 7:00AM and 6:00PM Monday through Sunday. • Neighboring landowners shall be notified of the anticipated construction schedule prior to commencement of construction activities. • Properly muffle and maintain all construction equipment.	Project Construction	Project Construction	SHCHD	Less Than Significant		

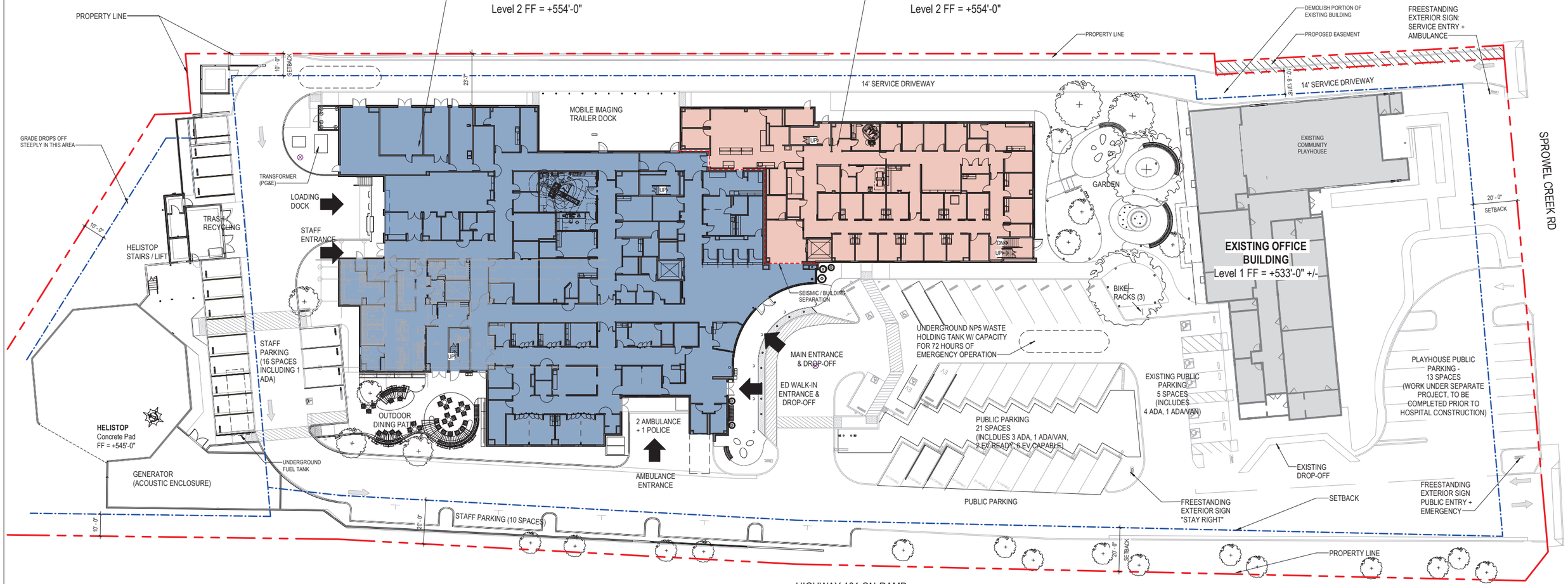
Mitigation Monitoring and Reporting Program						
Mitigation Measure	**Implementation Phase**	**Monitoring Phase**	**Enforcement Agency**	**Level of Significance After Mitigation**	**Verification of Compliance**	
					Initial	**Date**
• Prohibit unnecessary idling of internal combustion engines by limiting idling to 5 minutes, per State idling restrictions. • Locate all stationary noise-generating construction equipment, such as air compressors, as far as practical from existing nearby residences and other noise-sensitive land uses. Designate a "construction noise disturbance coordinator" to be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.						
Tribal Cultural Resources						
See Mitigation Measures CUL-1 through CUL-3.	Project Construction	Project Construction	SHCHD, Humboldt County Coroner, Qualified Archaeologist, NAHC, and THPOs	Less Than Significant		

APPENDIX B

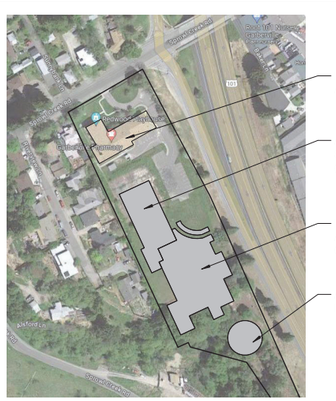
Project Plans

HOSPITAL BUILDING - 32,105 SF
OCCUPANCY TYPE I-2, CONSTRUCTION TYPE IIA,
FULLY SPRINKLERED
Level 1 FF = +539'-0"
Level 2 FF = +554'-0"

MEDICAL OFFICE BUILDING (MOB) - 17,623 SF
OCCUPANCY TYPE B, CONSTRUCTION TYPE IIA,
FULLY SPRINKLERED
Level 1 FF = +539'-0"
Level 2 FF = +554'-0"



1 SITE PLAN
1" = 20'-0"



2 CAMPUS SITE MAP (ROTATED)
12" = 1'-0"

SITE PLAN

Parking Count - Actual Provided
Hospital Staff parking at south (by Loading Dock) = 15 spaces + 1 ADA = **16 spaces**
Hospital Staff parallel parking along road = **10 spaces** (not including 2 ambulance and 1 law enforcement bays by ED)
Mixed Staff/Public parking for Hospital/Clinic Main Entrance = 26 spaces + 4 ADA = **30 spaces**

Total Spaces, On-Site = 56 spaces (not including 2 ambulances and 1 law enforcement)

+ Provide an Additional 7 spaces off-site / shuttle **= 63 total provided = COMPLIES**

Required Spaces (per Humboldt County Requirements)
Hospital Patient = 10 patient beds = **5 spaces** (1 per 2 beds)
Hospital Staff = **35 spaces** (1 per staff)
Clinic Patient = 12 Exam Rooms + 2 Treatment Rooms = **14 spaces** (1 per exam room)
Clinic Staff = 9 **spaces** (1 per 2 staff), rounded up

Total Required Spaces = 19 spaces (patient) + 44 spaces (staff) = 63 required

Bike Parking = 3 bike racks provided

AREA CALCULATIONS

OVERALL BUILDING
Hospital - 32,808 SF
Clinic / MOB - 16,920 SF
GRAND TOTAL – 49,728 SF

HOSPITAL BUILDING
First Floor - 23,089 SF
Second Floor – 9,720 SF
Hospital Subtotal – 32,808 SF

CLINIC BUILDING
First Floor – 9,017 SF
Second Floor – 7,903 SF
Clinic Subtotal - 16,920 SF

PROJECT NORTH
TRUE NORTH

08/28/25

SoHum Health
RATCLIFF

FIRST FLOOR PLAN

SERVICE DRIVEWAY BELOW

LOADING DOCK BELOW

ROOF

MECHANICAL SCREEN, TYP

ROOF (CLINICAL LAB)

ROOF

SHIPS LADDER UP TO HIGH ROOF

ELEVATOR CONTROL

STAIR 2

UP

DN

SHIPS LADDER UP TO HIGH ROOF

FUTURE OUTPATIENT AREA

C- ELEVATOR1 SHAFT

STAIR 1

DN

HIGH ROOF

ADMIN-CNO OFFICE

STORAGE

TOILET-PATIENT

TOILET-PATIENT

STAIR 1

DN

DN

CASE MANAGER OFFICE

HSKP

ISOLATION

ANTE

ISOLATION

TOILET- PUBLIC

CORRIDOR

CORRIDOR

FAMILY WAITING

INFECTION PREVENTION OFFICE

IDF

SHAFT

CHARTING

CORRIDOR

NOURISHMENT

ACUTE NURSE MANAGER

ELEC

SOILED UTILITY

CLEAN SUPPLY

MEDS

NURSE STATION

H-ELEVATOR 1

TOILET-STAFF

ELEVATOR 2

CORRIDOR

CORRIDOR

CORRIDOR

PHARM STOR / NIGHT LOCKER

TOILET-PATIENT

TOILET-PATIENT

TOILET-PATIENT

TOILET-PATIENT

ROOF

PHARMACY WORK SPACE (DRUG ROOM)

MULTI PURPOSE

STAIR 2

EQUIPMENT STOR

SEMI PRIVATE

SEMI PRIVATE

SEMI PRIVATE

SEMI PRIVATE

MAIN ENTRANCE BELOW

OUTDOOR DINING PATIO BELOW

ROOF (EMERGENCY DEPARTMENT)

ED WALK-IN ENTRANCE BELOW

AMBULANCE PARKING BELOW

EV CAPABLE

EV CAPABLE

EV CAPABLE

EV CAPABLE

EV CAPABLE

EV CAPABLE

0' 4' 12' 24' 42'-8"

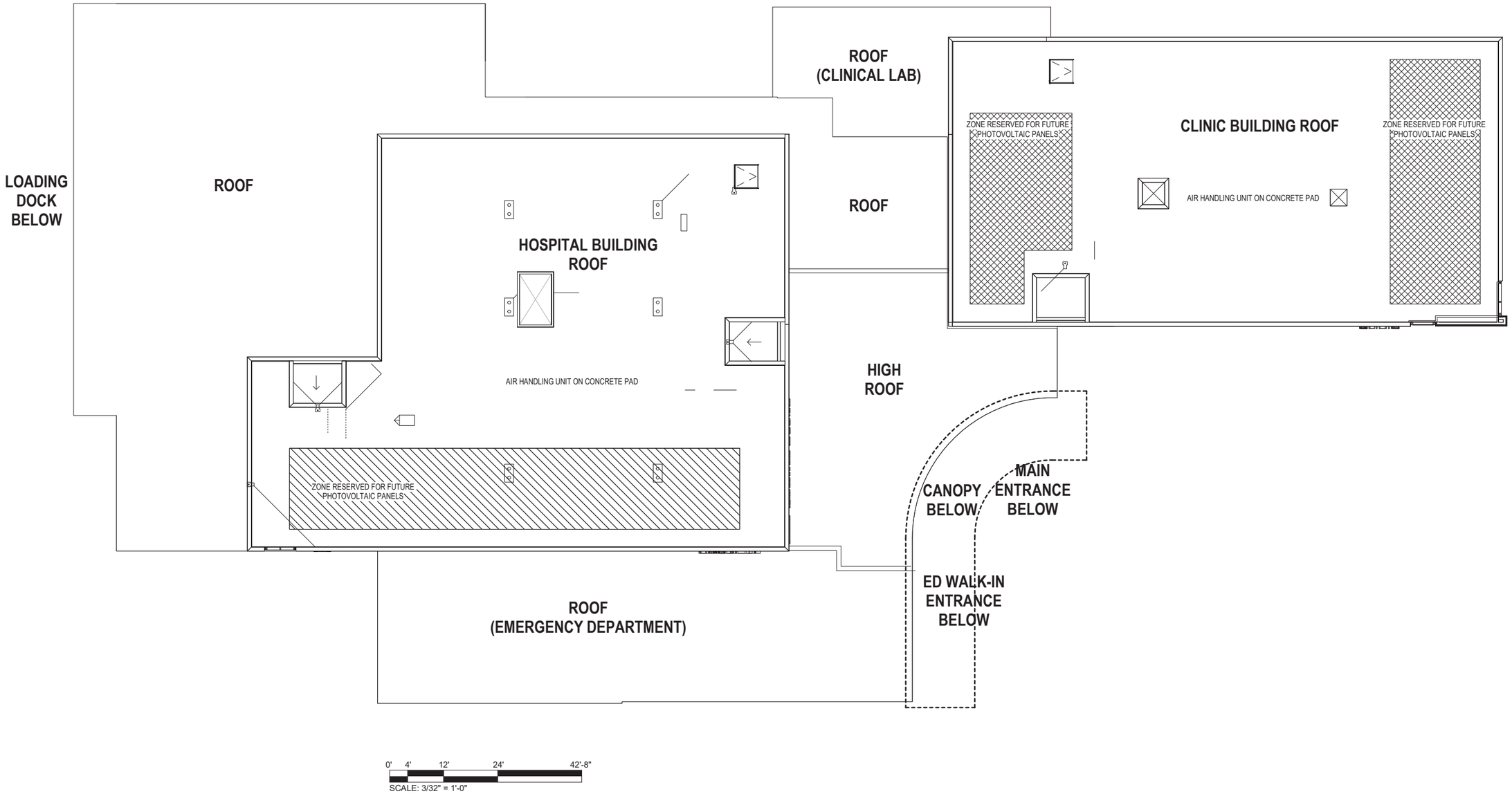
SCALE: 3/32" = 1'-0"

SECOND FLOOR PLAN

PROJECT NORTH
TRUE NORTH

06/18/2025

SoHum Health
RATCLIFF



0' 4' 12' 24' 42'-8"

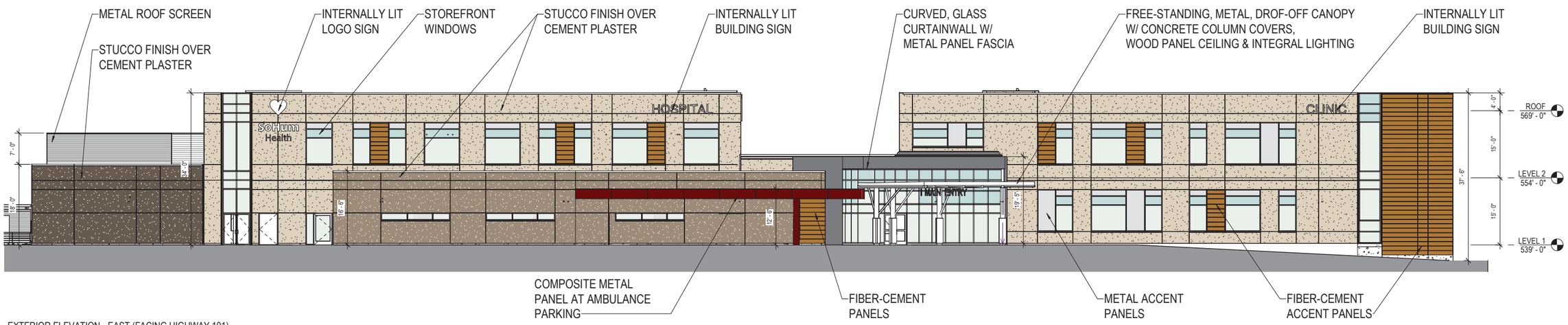
SCALE: 3/32" = 1'-0"

ROOF PLAN

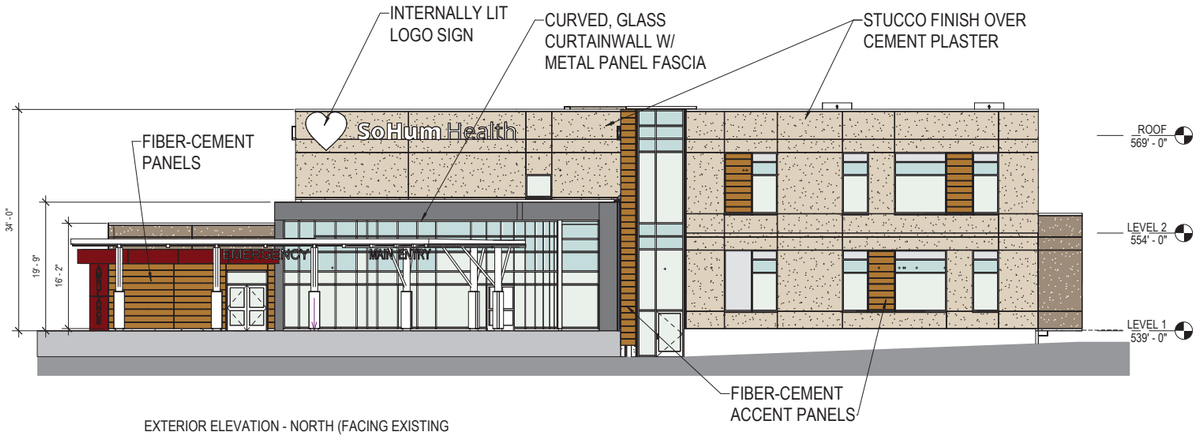
PROJECT NORTH
TRUE NORTH

06/18/2025

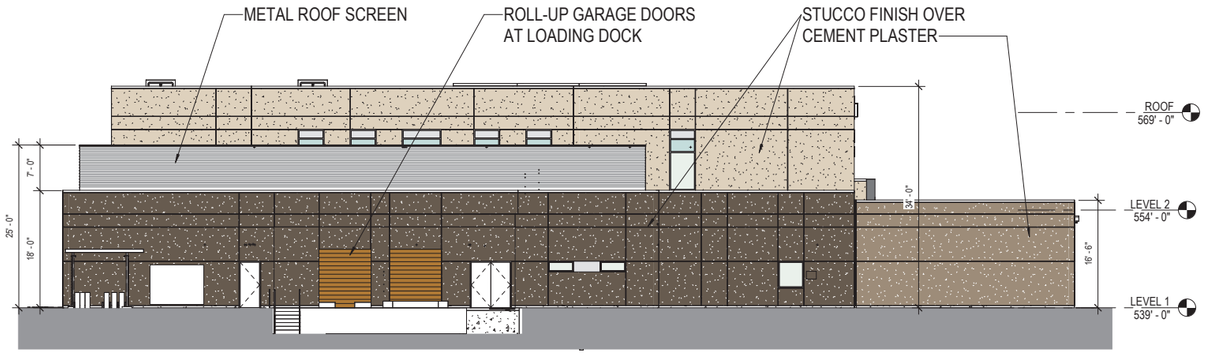
SoHum Health
RATCLIFF



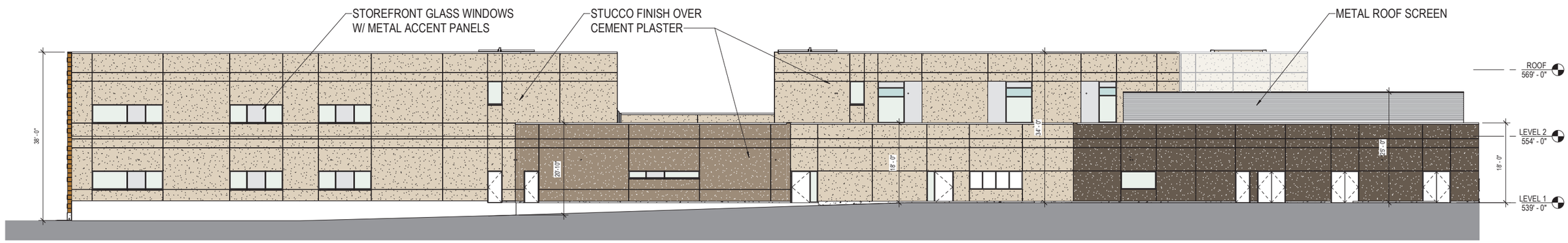
1 EXTERIOR ELEVATION - EAST (FACING HIGHWAY 101)
3/32" = 1'-0"



2 EXTERIOR ELEVATION - NORTH (FACING EXISTING PLAYHOUSE & SPROWEL CREEK RD)
3/32" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH (LOADING DOCK)
3/32" = 1'-0"



4 EXTERIOR ELEVATION - WEST (FACING SERVICE DRIVEWAY)
3/32" = 1'-0"

EXTERIOR ELEVATIONS

06/18/2025

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EXTERIOR VIEW - OVERALL

06/18/2025

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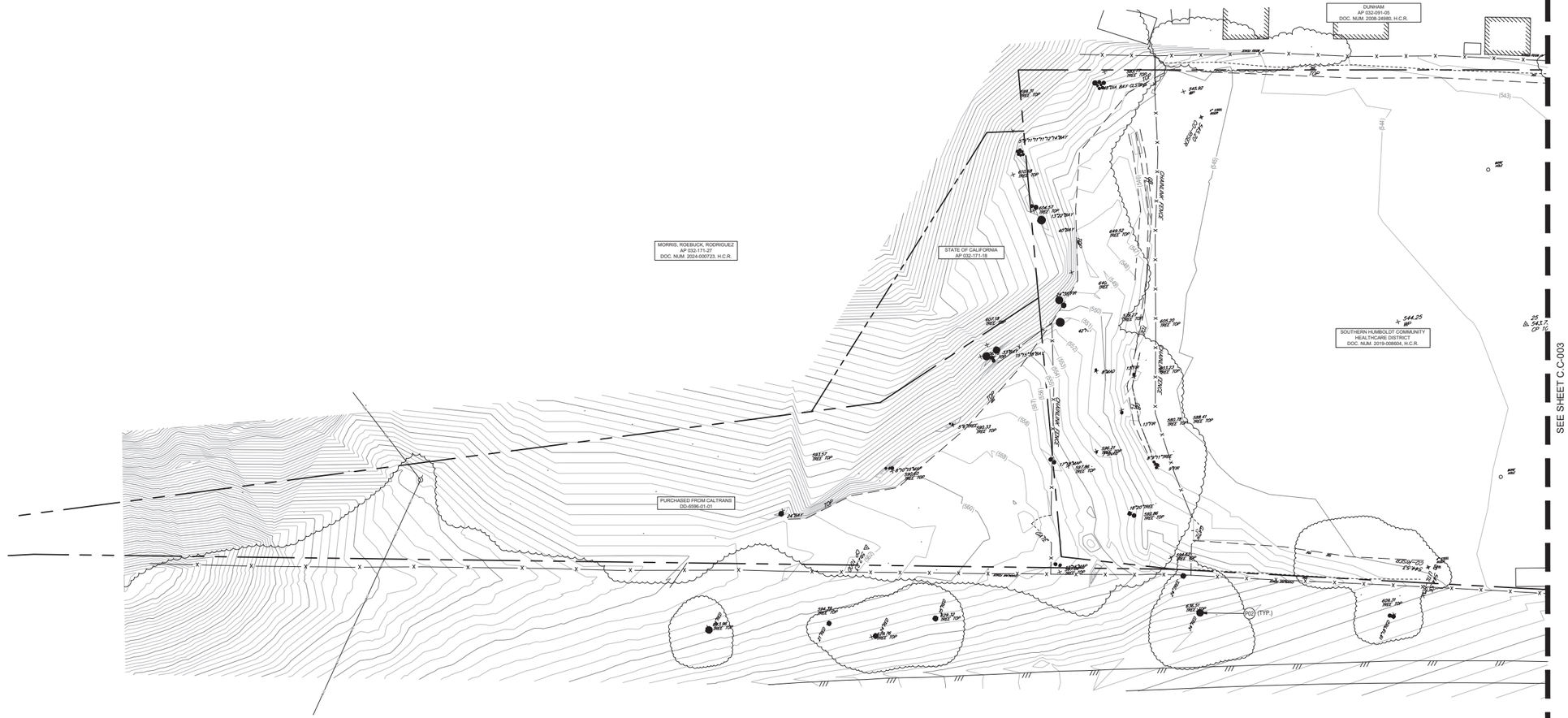
EXTERIOR VIEW - MAIN ENTRANCE

06/18/2025

SoHum Health
RATCLIFF

APPENDIX C

Tree Removal Plans



SURVEY NOTES

BOUNDARY LINES SHOWN ON THIS MAP DERIVED FROM FOUND MONUMENTS AND RECORD DATA PER 1 UR 48 OF HUMBOLDT COUNTY RECORDS. LACO IS PROVIDING A RECORD OF SURVEY TO BE RECORDED WITH THE COUNTY OF HUMBOLDT.

ELEVATIONS SHOWN HEREON ARE BASED ON FOUND SCRIBED X, CONTROL POINT #5, ELEVATION 530.88'.

CONTOUR INTERVAL IS ONE FOOT. CONTOURS AND TREE TOP SPOT ELEVATIONS DERIVED FROM DRONE FLIGHT BY LACO ASSOCIATES. CONTOUR ACCURACY IS LOWER UNDER HEAVY VEGETATION

BASIS OF BEARINGS
BETWEEN FOUND CONTROL POINTS CP#5 AND CP#11 AS SHOWN.

UNDERGROUND UTILITIES AND SUBSURFACE CONDITIONS NOT SURVEYED.

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SURVEY CONTROL TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2911.44	3873.21	543.89	SET CP1 1/2" REBAR/CAP
2	2957.91	3776.15	537.71	SET ARIAL TARGET SUPK
3	3175.18	3547.08	525.63	SET ARIAL TARGET SUPK
4	3271.72	3719.04	526.74	SET ARIAL TARGET SUPK
5	3167.61	3757.79	530.88	FND CNTRL - SCRIBE X
6	2476.27	4131.27	569.92	SET ARIAL TARGET SUSS
7	2099.85	4367.95	592.38	SET ARIAL TARGET SUSS
8	2683.36	3794.35	545.38	SET ARIAL TARGET SUSS
9	3360.43	3823.63	529.10	FND CROSS - CP9
10	3180.07	3611.55	526.24	SET 60D NAIL/CP10
11	2853.49	3823.71	543.81	FND CNTRL - 80D SPIKE

LEGEND AND ABBREVIATIONS

- BOUNDARY LINE
- PROPERTY PURCHASE LINE
- CENTERLINE
- RIGHT OF WAY LINE
- SURVEY TIE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- WIRE FENCE
- WOOD FENCE
- ROCK WALL
- BUILDING LINE
- BUILDING ROOF LINE
- STORM DRAIN PIPE
- OVERHEAD POWER WIRE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- EDGE ASPHALT SURFACE
- CONCRETE SURFACE
- TREE DRIPLINE/EDGE OF VEGETATED AREA
- TREE W/SIZE & TYPE

- UTILITY POLE
- GUY WIRE
- LIGHT POST
- FLAG POLE
- SIGN
- TREE STUMP
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN/INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE DEPARTMENT HOOK UP
- SURVEY CONTROL POINT
- FOUND MONUMENT AS NOTED
- TREE TOP SPOT ELEVATION, OR TOP OF VEGETATION (DERIVED FROM DRONE FLIGHT)

CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
CP	SURVEY CONTROL POINT
EL	ELEVATION
INV	INVERT
TGDI	TOP OF GRATE DRAIN INLET
AP	ASSESSORS PARCEL NUMBER
NTS	NOT TO SCALE
DOC.	DOCUMENT
NUM.	NUMBER
H.C.R.	HUMBOLDT COUNTY RECORDS

KEYNOTES

(P01) EXISTING TREE

SCALE 1 INCH = 20 FEET (20 0 20 40)

NORTH

RATCLIFF
5856 Doyle Street
Emeryville, CA 94608
Tel 510 899 6400
www.ratcliffarch.com

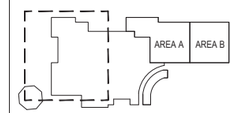
kpff
45 Fremont Street, 28th Floor
San Francisco, CA 94105
415.989.1004 | kpff.com

DPOR STAMP(S):

REGISTERED PROFESSIONAL ENGINEER
RYAN STEPHEN CENTER
No. C72087
CIVIL ENGINEER
STATE OF CALIFORNIA

ISSUE SCHEDULE	NO.	DATE
100% CONSTRUCTION DOCUMENT		08/22/2025

KEY PLAN



PROJECT NORTH
TRUE NORTH

SoHum Health

286 Sprowel Creek Rd,
Garberville, CA 95542

CLINIC BUILDING - SPROWEL CREEK CAMPUS

SHEET TITLE:

EXISTING CONDITIONS

SCALE:

PROJECT NUMBER: 23403.00

SHEET NUMBER: C.C-002

250822
100%CD
PACKAGE C

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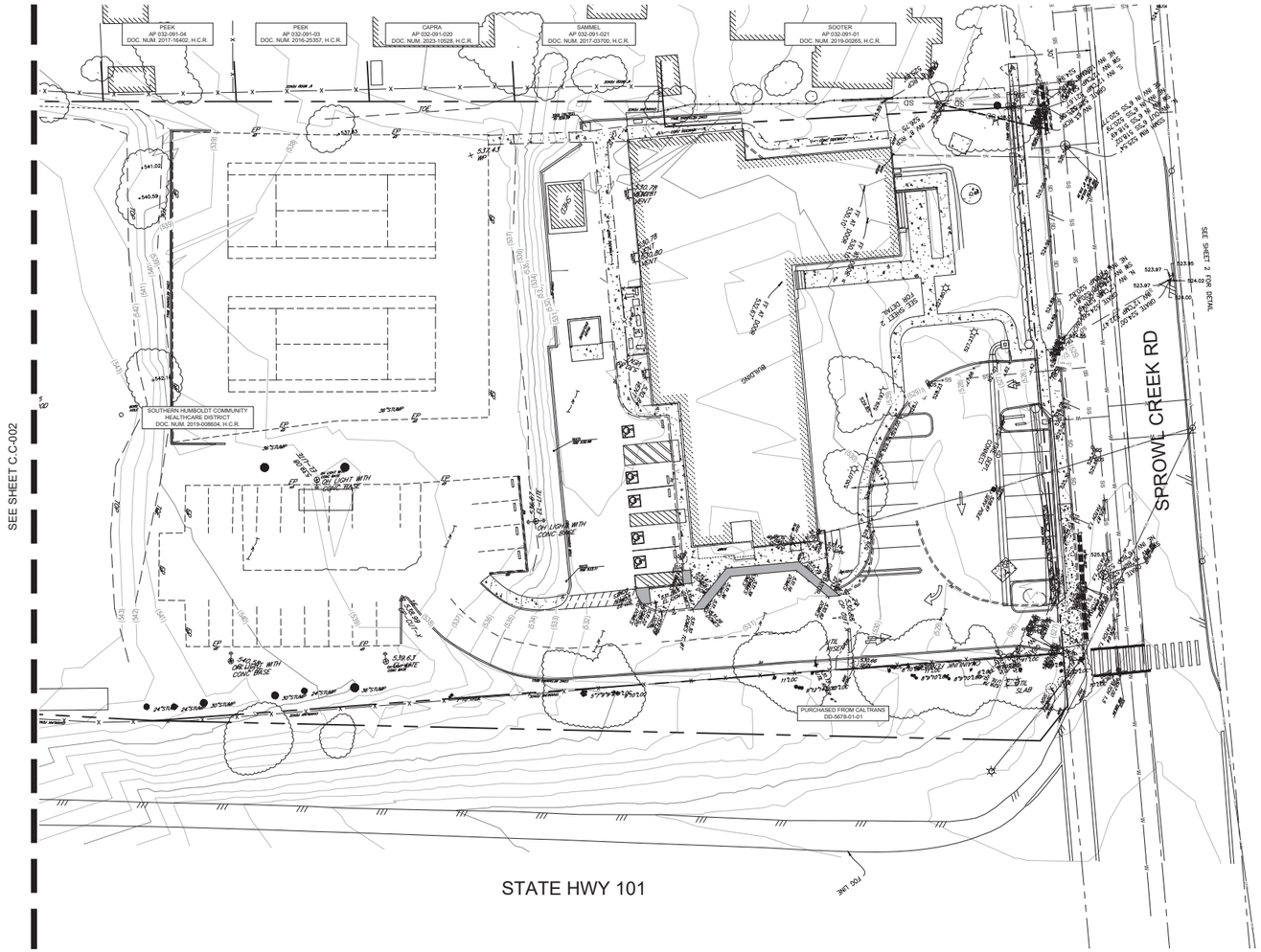

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BASIS OF BEARINGS
BETWEEN FOUND CONTROL POINTS CP#5 AND CP#11 AS SHOWN.

UNDERGROUND UTILITIES AND SUBSURFACE CONDITIONS NOT SURVEYED.

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LEGEND AND ABBREVIATIONS

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- PROPERTY PURCHASE LINE
- CENTERLINE
- RIGHT OF WAY LINE
- SURVEY TIE LINE
- 285 MAJOR CONTOUR
- MINOR CONTOUR
- X WIRE FENCE
- WOOD FENCE
- ROCK WALL
- BUILDING LINE
- BUILDING ROOF LINE
- SD STORM DRAIN PIPE
- OHP/D OVERHEAD POWER WIRE
- G UNDERGROUND GAS LINE
- SS UNDERGROUND SANITARY SEWER LINE
- W UNDERGROUND WATER LINE
- EDGE ASPHALT SURFACE
- CONCRETE SURFACE
- TREE DRIPLINE/EDGE OF VEGETATED AREA
- 15" OAK TREE W/SIZE & TYPE

- UTILITY POLE
- GUY WIRE
- LIGHT POST
- FLAG POLE
- SIGN
- TREE STUMP
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN/INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE DEPARTMENT HOOK UP
- SURVEY CONTROL POINT
- FOUND MONUMENT AS NOTED
- 565.76 TREE TOP SPOT ELEVATION, OR TOP OF VEGETATION (DERIVED FROM DRONE FLIGHT)

- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- CP SURVEY CONTROL POINT
- EL ELEVATION
- INV INVERT
- TGDI TOP OF GRATE DRAIN INLET
- AP ASSESSORS PARCEL NUMBER
- NTS NOT TO SCALE
- DOC. DOCUMENT
- NUM. NUMBER
- H.C.R. HUMBOLDT COUNTY RECORDS

KEYNOTES

(PG2) EXISTING TREE

SCALE 1 INCH = 20 FEET (20 0 20 40)

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REGISTERED PROFESSIONAL ENGINEER
RYAN STEPHEN SCHEFFER
No. C72087
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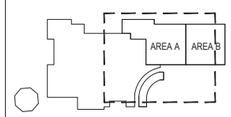
ISSUE SCHEDULE	NO.	DATE
100% CONSTRUCTION DOCUMENT		08/22/2025

KEY PLAN



PROJECT NORTH
TRUE NORTH

SoHum Health

286 Sprowel Creek Rd,
Garberville, CA 95542

CLINIC BUILDING - SPROWEL CREEK CAMPUS

SHEET TITLE:

EXISTING CONDITIONS

SCALE:

PROJECT NUMBER: 23403.00

SHEET NUMBER: C.C-003

250822
100%CD
PACKAGE C

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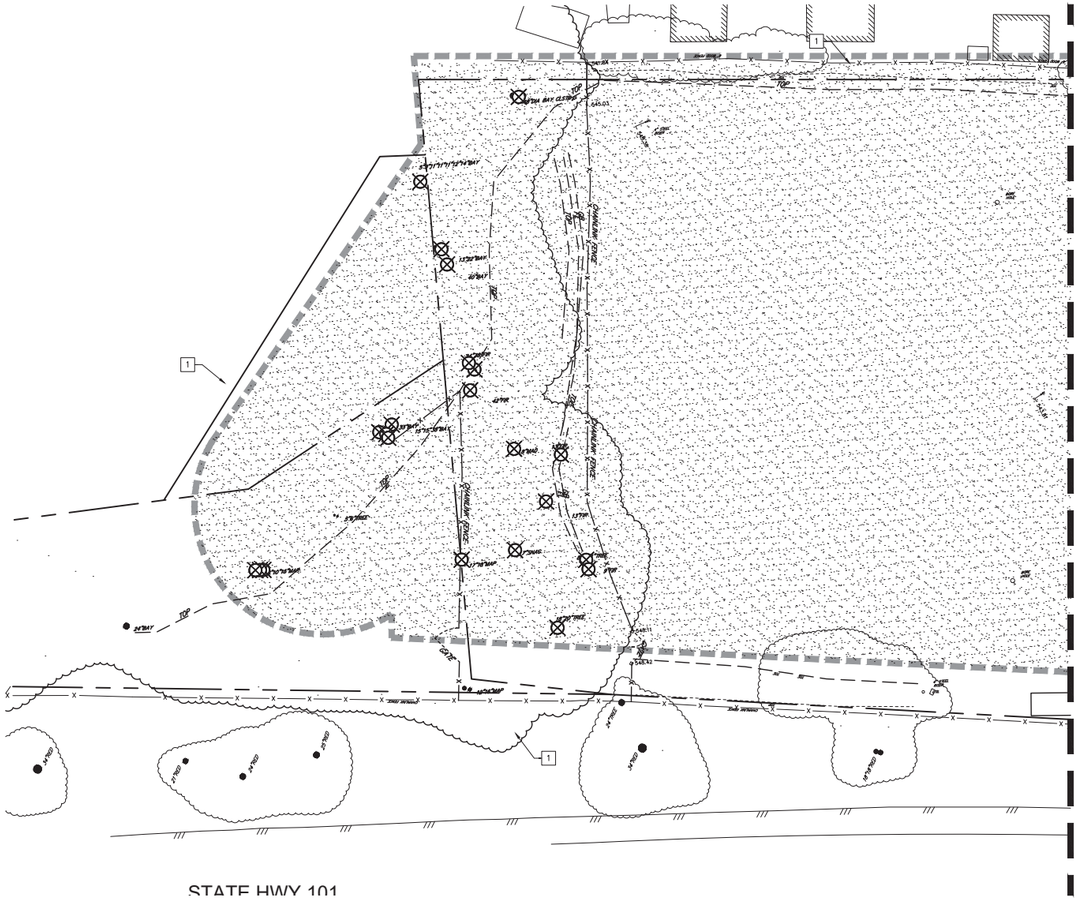


DEMOLITION GENERAL NOTES

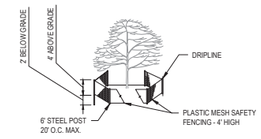
1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.
12. LIMITS OF DEMOLITION ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LIMITS PRIOR TO BEGINNING OF CONSTRUCTION.

PROTECTION KEY NOTES

1 APPROXIMATE PROPERTY LINE, FINAL PROPERTY LINE TO BE UPDATED IN FINAL SURVEY

DEMOLITION LEGEND

PROPERTY LINE
OVERALL LIMIT OF WORK
SAWCUT LINE
EASEMENT LINE
REMOVE AND DISPOSE OF TREE OR SHRUB
DEMOLISH EXISTING BUILDING
DEMOLISH CONCRETE
DEMOLISH ASPHALT
CLEAR AND GRUB
DEMOLISH UTILITY (SD)
TREE PROTECTION FENCING



TREE PROTECTION AND MITIGATION

TREE PROTECTION - ALL EXISTING TREES OR GROUPINGS OF TREES SHALL BE FENCED PRIOR TO ANY CONSTRUCTION ACTIVITIES. FENCING AND TREE PROTECTION SHALL BE AS FOLLOWS:

A. PLASTIC MESH SAFETY FENCING SHALL BE TIED SECURELY TO 6' STEEL POSTS, 20' ON CENTER MAXIMUM OR OTHER MEANS ACCEPTABLE TO THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO TO COMMENCEMENT OF WORK.
B. FENCING SHALL BE PLACED AT THE APPROXIMATE DRIPLINE OF THE TREES CANOPY OR THE LIMIT OF GRADING, WHICHEVER IS APPROPRIATE. SEE PLAN FOR APPROXIMATE FENCING LOCATIONS.
C. FENCING SHALL REMAIN INTACT UNTIL CONSTRUCTION IS COMPLETED AND MAY NOT BE REMOVED WITHOUT THE WRITTEN APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR.
D. ANY EXCAVATION, CUTTING, FILLING, PAVING OR COMPACTION OF THE EXISTING GROUND SURFACES WITHIN THE PROTECTED ZONE SHALL BE MINIMIZED. NO ADVERSE SIGNIFICANT CHANGE IN EXISTING GROUND LEVEL SHALL OCCUR WITHIN THE DRIPLINE OF ANY PROTECTED TREE.
E. CONSTRUCTION EQUIPMENT SHALL NOT BE STORED WITHIN THE PROTECTED ZONE. OIL, GAS, CHEMICALS OR OTHER SUBSTANCES THAT MAY BE HARMFUL TO TREES WILL NOT BE STORED OR DUMPED WITHIN THE PROTECTED ZONE, OR ANY OTHER LOCATION ON THE SITE FROM WHICH SUCH SUBSTANCES MIGHT ENTER THE PROTECTED ZONE.
F. TRENCHING, INCLUDING UNDERGROUND TRENCHING, WITHIN THE PROTECTED ZONE SHALL BE AVOIDED TO THE GREATEST EXTENT POSSIBLE. UNDERGROUND TRENCHING FOR UTILITIES SHALL AVOID MAJOR SUPPORT AND FEEDER ROOTS OF PROTECTED TREES TO THE GREATEST EXTENT POSSIBLE. IF AVOIDANCE IS IMPRACTICAL, TUNNELS SHALL BE MADE BELOW THE ROOTS.

NOTES

1. TREE LOCATION SHOWN ARE BASED ON A TOPOGRAPHIC SURVEY. A SUPPLEMENTARY SURVEY IS ONGOING WHICH MAY INCLUDE ADDITIONAL TREE LOCATIONS ON THE PROPERTY.

SCALE 1 INCH = 20 FEET (20 0 20 40) NORTH

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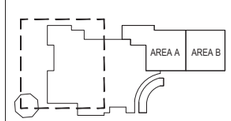
DPOR STAMP(S):

REGISTERED PROFESSIONAL ENGINEER — RYAN STEPHEN CARTER — No. C72087 — CIVIL ENGINEER — STATE OF CALIFORNIA

ISSUE SCHEDULE	NO.	DATE
100% CONSTRUCTION DOCUMENT		08/22/2025

KEY PLAN



PROJECT NORTH
TRUE NORTH

SoHum Health

286 Sprowel Creek Rd,
Garberville, CA 95542

CLINIC BUILDING - SPROWEL CREEK CAMPUS

SHEET TITLE:
TREE DEMOLITION PLAN

SCALE:
PROJECT NUMBER: 23403.00

SHEET NUMBER: C.C-103

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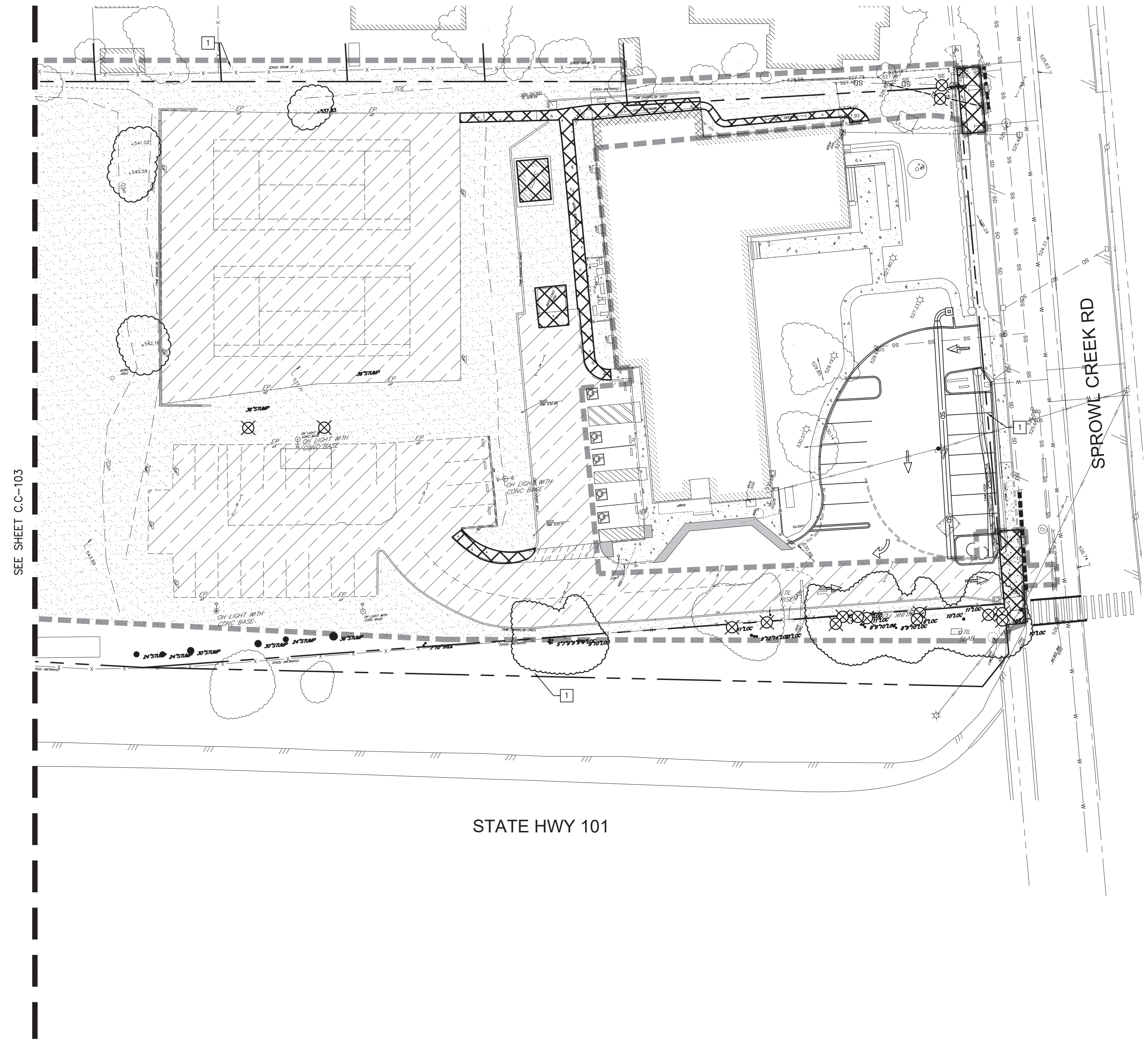
PACKAGE C



DEMOLITION GENERAL NOTES

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
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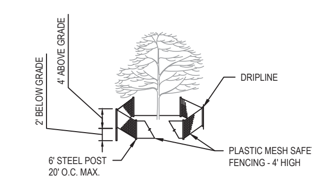
12. LIMITS OF DEMOLITION ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LIMITS PRIOR TO BEGINNING OF CONSTRUCTION.

PROTECTION KEY NOTES

1 APPROXIMATE PROPERTY LINE, FINAL PROPERTY LINE TO BE UPDATED IN FINAL SURVEY

DEMOLITION LEGEND

- PROPERTY LINE
- OVERALL LIMIT OF WORK
- SAWCUT LINE
- EASEMENT LINE
- REMOVE AND DISPOSE OF TREE OR SHRUB
- DEMOLISH EXISTING BUILDING
- DEMOLISH CONCRETE
- DEMOLISH ASPHALT
- CLEAR AND GRUB
- DEMOLISH UTILITY (SD)
- TREE PROTECTION FENCING



TREE PROTECTION AND MITIGATION

TREE PROTECTION - ALL EXISTING TREES OR GROUPINGS OF TREES SHALL BE FENCED PRIOR TO ANY CONSTRUCTION ACTIVITIES. FENCING AND TREE PROTECTION SHALL BE AS FOLLOWS:

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C. FENCING SHALL REMAIN INTACT UNTIL CONSTRUCTION IS COMPLETED AND MAY NOT BE REMOVED WITHOUT THE WRITTEN APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR.
D. ANY EXCAVATION, CUTTING, FILLING, PAVING OR COMPACTION OF THE EXISTING GROUND SURFACES WITHIN THE PROTECTED ZONE SHALL BE MINIMIZED. NO ADVERSE SIGNIFICANT CHANGE IN EXISTING GROUND LEVEL SHALL OCCUR WITHIN THE DRIPLINE OF ANY PROTECTED TREE.
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NOTES

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DPOR STAMP(S):

REGISTERED PROFESSIONAL ENGINEER RYAN STEPHEN CARTER No. C72087 CIVIL ENGINEER STATE OF CALIFORNIA

ISSUE SCHEDULE	NO.	DATE
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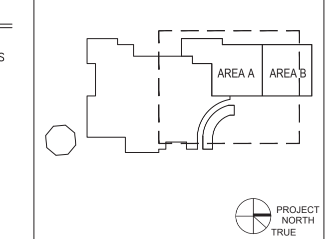
KEY PLAN



SoHum Health

286 Sprowel Creek Rd,
Garberville, CA 95542

CLINIC BUILDING - SPROWEL CREEK CAMPUS

SHEET TITLE:

TREE DEMOLITION PLAN

SCALE:

PROJECT NUMBER: 23403.00

SHEET NUMBER: C.C-104

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APPENDIX D

Landscaping Plans

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	WATER USE	SEASON OF BLOOM
TREES							
	ACE CIR	Acer circinatum	Multi-stem Vine Maple	24"	Box	Moderate	Mid-spring
	ACE MAC	Acer macrophyllum	Big Leaf Maple	36"	Box	Moderate	
	CER OCC	Cercis occidentalis	Western Redbud	24"	Box	Very low	Mid-spring
	COR EDD	Cornus x 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	24"	Box	Moderate	
	HET ARB	Heteromeles arbutifolia	Toyon	24"	Box	Low	Late Spring, Early Summer
	MAG BL9	Magnolia x soulangeana 'Jurmag1'	Black Tulip™ Magnolia	24"	Box	Moderate	Early Spring, Mid-spring
SHRUBS							
	ACH MIL	Achillea millefolium	Common Yarrow	1 gal.		Low	Late Spring, Early Summer, Mid-summer, Late Summer, Early Fall
	ARC ECP	Arctostaphylos x 'Emerald Carpet'	Emerald Carpet Manzanita	1 gal.		Low	Early Winter, Mid-winter
	ART DOU	Artemisia douglasiana	Mugwort	1 gal.		Low	Early Summer, Mid-summer, Late Summer, Early Fall, Mid-fall
	BAC PIG	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	1 gal.		Low	Early Winter
	CAR PAN	Carex pansa	Meadow Sedge	1 gal.		Moderate	
	CAR TUM	Carex tumulicola	Foothill Sedge	1 gal.		Low	Mid-spring, Late Spring
	CEA REP	Ceanothus thyrsiflorus repens	Creeping Blueblossom	1 gal.		Low	Late Winter, Early Spring
	CEA TRU	Ceanothus x 'Ray Hartman'	Ray Hartman Ceanothus	1 gal.		Low	Late Winter to Early Spring
	DES TUF	Deschampsia cespitosa	Tufted Hair Grass	1 gal.		Low	Late Spring, Early Summer
	EPI HUM	Epilobium canum	California Fuchsia	1 gal.		Low	Mid-summer, Late Summer, Early Fall
	FES CA2	Festuca californica	California Fescue	1 gal.		Low	Late Winter, Early Spring
	FRA CA2	Fragaria vesca californica	California Strawberry	1 gal.		Moderate	Spring, Early Summer
	IRI IRI	Iris douglasiana	Douglas Iris	1 gal.		Low	Early Spring, Mid-spring, Late Spring, Early Summer
	JUN PAT	Juncus patens	California Gray Rush	1 gal.		Low	Late Spring, Early Summer
	MIM AUR	Mimulus aurantiacus	Sticky Monkeyflower	1 gal.		Very low	Mid-spring, Late Spring, Early Summer, Mid-summer
	MUH RIG	Muhlenbergia rigens	Deer Grass	1 gal.		Low	Late Summer
	PHI WI2	Philadelphus lewisii	Wild Mock Orange	1 gal.		Moderate	Late Spring
	POL MUN	Polystichum munitum	Western Sword Fern	1 gal.		Moderate	Non-blooming
	ROS CAL	Rosa californica	California Wild Rose	1 gal.		Low	Late Spring, Summer
	SAL PU3	Salvia leucophylla	Purple Sage	1 gal.		Low	Late Spring, Early Summer, Mid-summer
	SAL SPA	Salvia spathacea	Hummingbird Sage	1 gal.		Low	Late Winter, Early Spring, Mid-spring, Late Spring, Early Summer
	TEL GRA	Tellima grandiflora	Fringecup	1 gal.		Moderate	
	WOO FIM	Woodwardia fimbriata	Giant Chain Fern	1 gal.		Moderate	Non-blooming
VINES							
	CLE LAS	Clematis lasiantha	Pipestem Clematis	1 gal.		Low	Spring, Early Summer
	HAR RAI	Hardenbergia violacea 'White Out'	White Out Lilac Vine	1 gal.		Moderate	Late Winter, Early Spring

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OSHPD STAMP (IF APPLIES):

KEY PLAN

PROJECT NORTH
TRUE NORTH

SoHum Health

286 Sprowl Creek Rd,
Garberville, CA 95542

CLINIC BUILDING - SPROWEL CREEK CAMPUS

SHEET TITLE:

PLANTING SCHEDULE

SCALE: As indicated
PROJECT NUMBER: 23403.00
SHEET NUMBER: C.L-400

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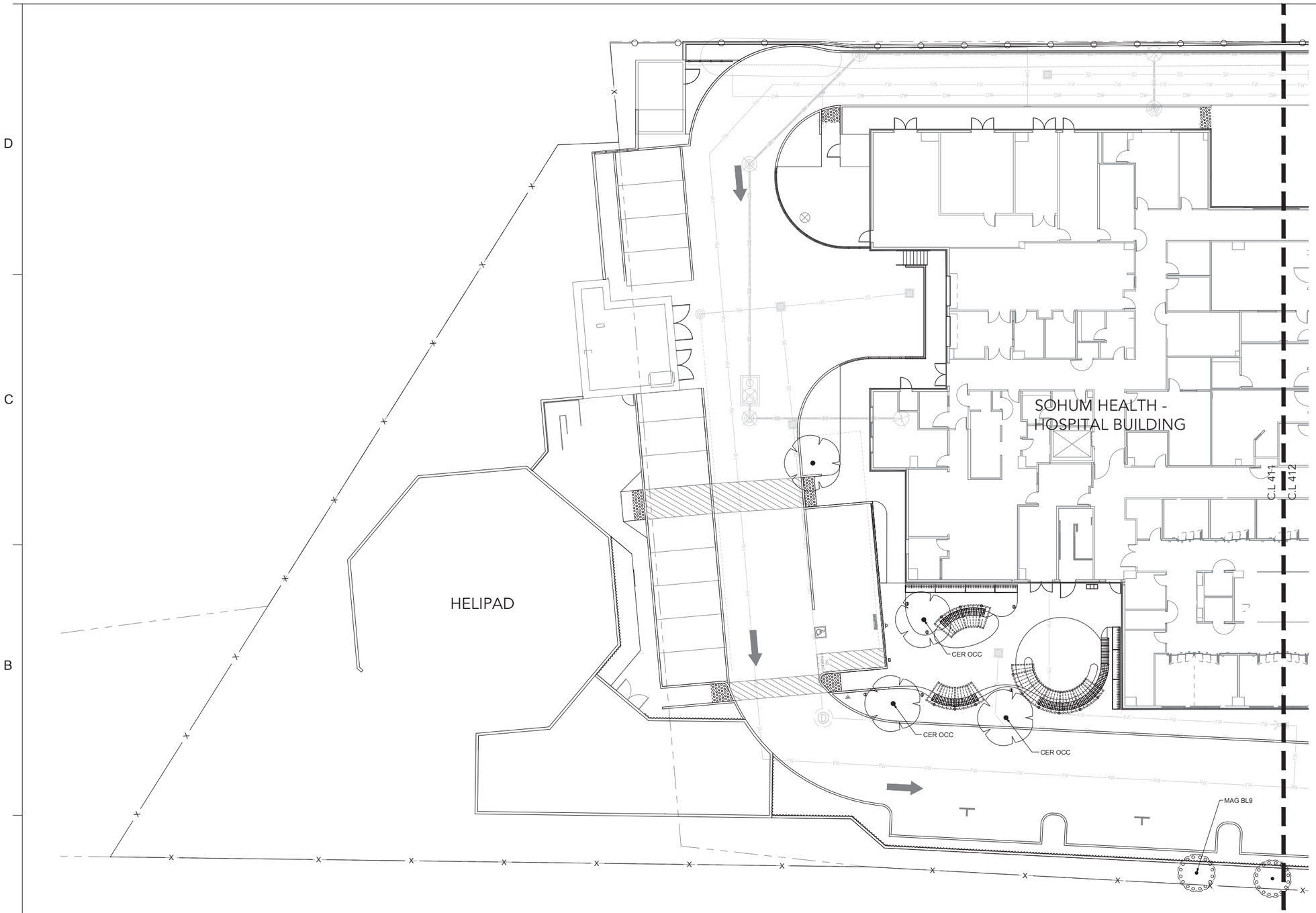

TREE LEGEND					
SYMBOL	CODE	BOTANICAL NAME	SYMBOL	CODE	BOTANICAL NAME
TREES			TREES		
	ACE CIR	Acer circinatum		COR EDD	Cornus x 'Eddie's White Wonder'
	ACE MAC	Acer macrophyllum		HET ARB	Heteromeles arbutifolia
	CER OCC	Cercis occidentalis		MAG BL9	Magnolia x soulangeana 'Jurmag1'

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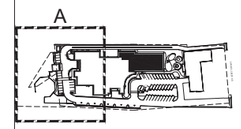
KEY PLAN



PROJECT NORTH
TRUE NORTH

SoHum Health

286 Sprowl Creek Rd,
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CLINIC BUILDING - SPROWEL CREEK CAMPUS

SHEET TITLE:

PLANTING PLAN - TREES - AREA A

SCALE: 1" = 10' As indicated
PROJECT NUMBER: 23403.00

SHEET NUMBER: C.L-411

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PACKAGE C

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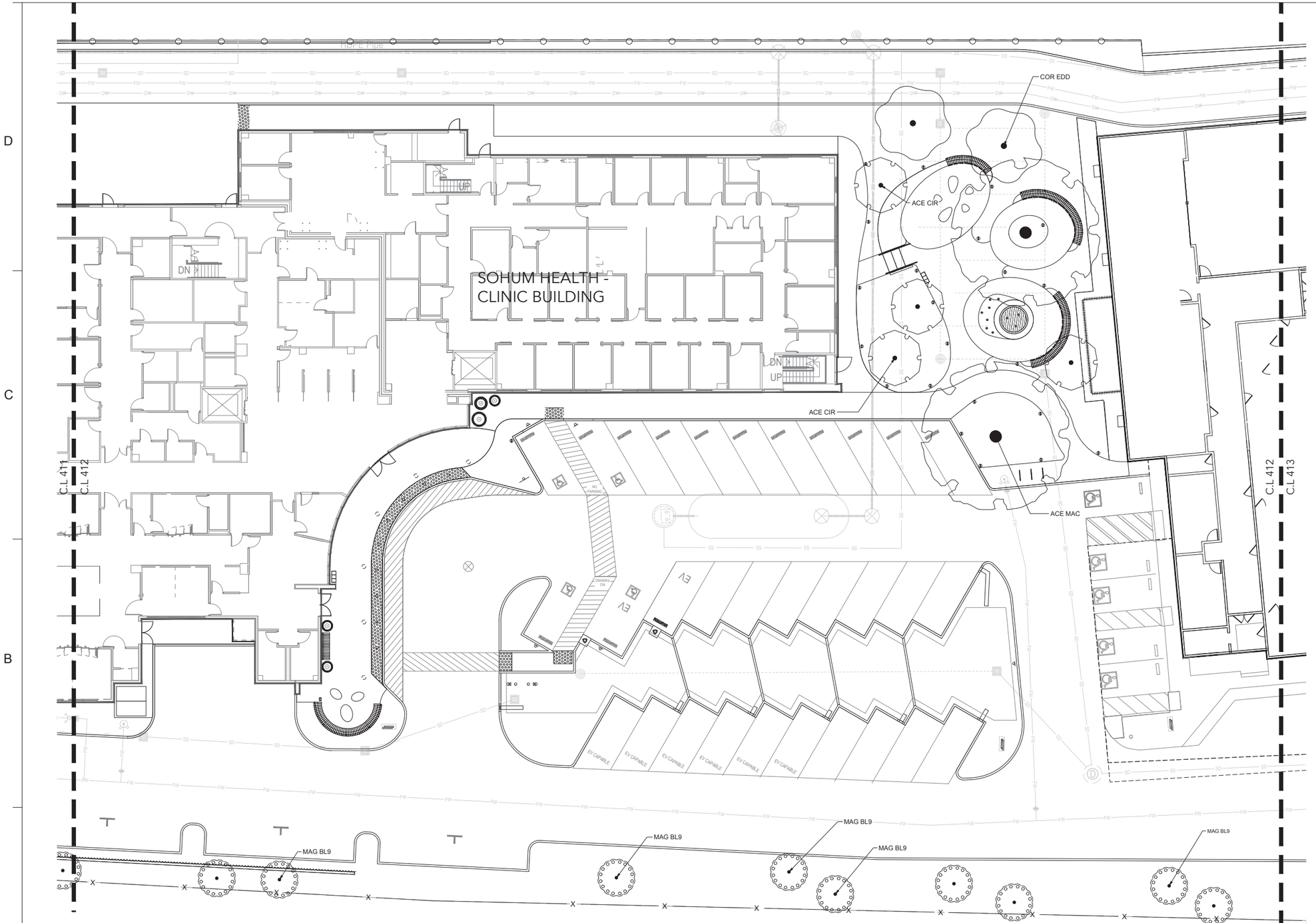

TREE LEGEND					
SYMBOL	CODE	BOTANICAL NAME	SYMBOL	CODE	BOTANICAL NAME
TREES			TREES		
	ACE CIR	Acer circinatum		COR EDD	Cornus x 'Eddie's White Wonder'
	ACE MAC	Acer macrophyllum		HET ARB	Heteromeles arbutifolia
	CER OCC	Cercis occidentalis		MAG BL9	Magnolia x soulangeana 'Jurmag1'

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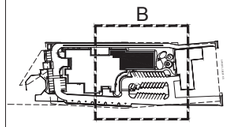

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286 Sprowel Creek Rd,
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CLINIC BUILDING - SPROWEL CREEK CAMPUS

SHEET TITLE:

PLANTING PLAN - TREES - AREA B

SCALE: 1" = 10' As indicated

PROJECT NUMBER: 23403.00

SHEET NUMBER: C.L-412

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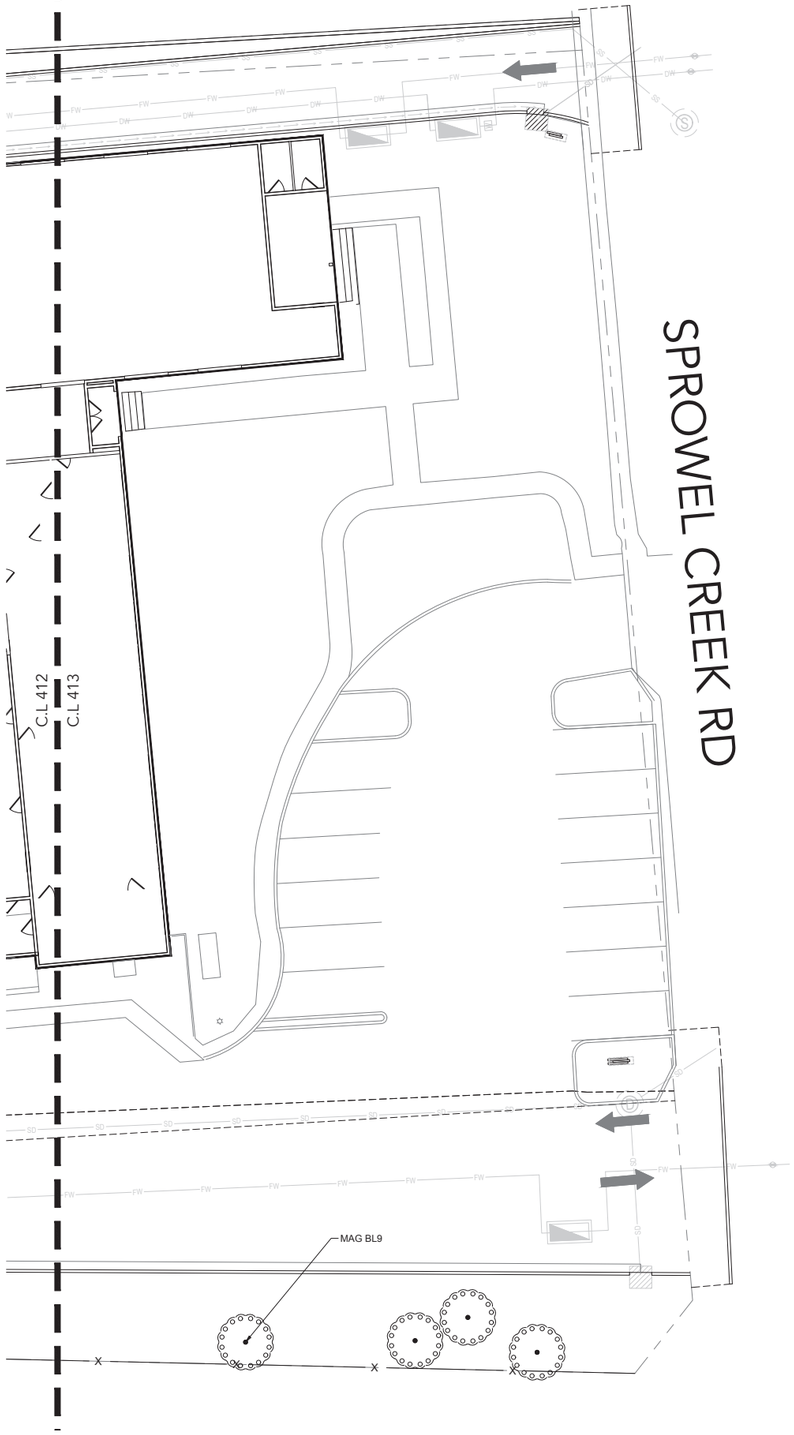

TREE LEGEND					
SYMBOL	CODE	BOTANICAL NAME	SYMBOL	CODE	BOTANICAL NAME
TREES			TREES		
	ACE CIR	Acer circinatum		COR EDD	Cornus x 'Eddie's White Wonder'
	ACE MAC	Acer macrophyllum		HET ARB	Heteromeles arbutifolia
	CER OCC	Cercis occidentalis		MAG BL9	Magnolia x soulangeana 'Jurmag1'

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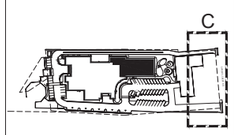
OSHPD STAMP (IF APPLIES):

KEY PLAN



SoHum Health

286 Sprowl Creek Rd,
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CLINIC BUILDING - SPROWEL CREEK CAMPUS

SHEET TITLE:

PLANTING PLAN - TREES - AREA C

SCALE: 1" = 10' As indicated

PROJECT NUMBER: 23403.00

SHEET NUMBER: C.L-413

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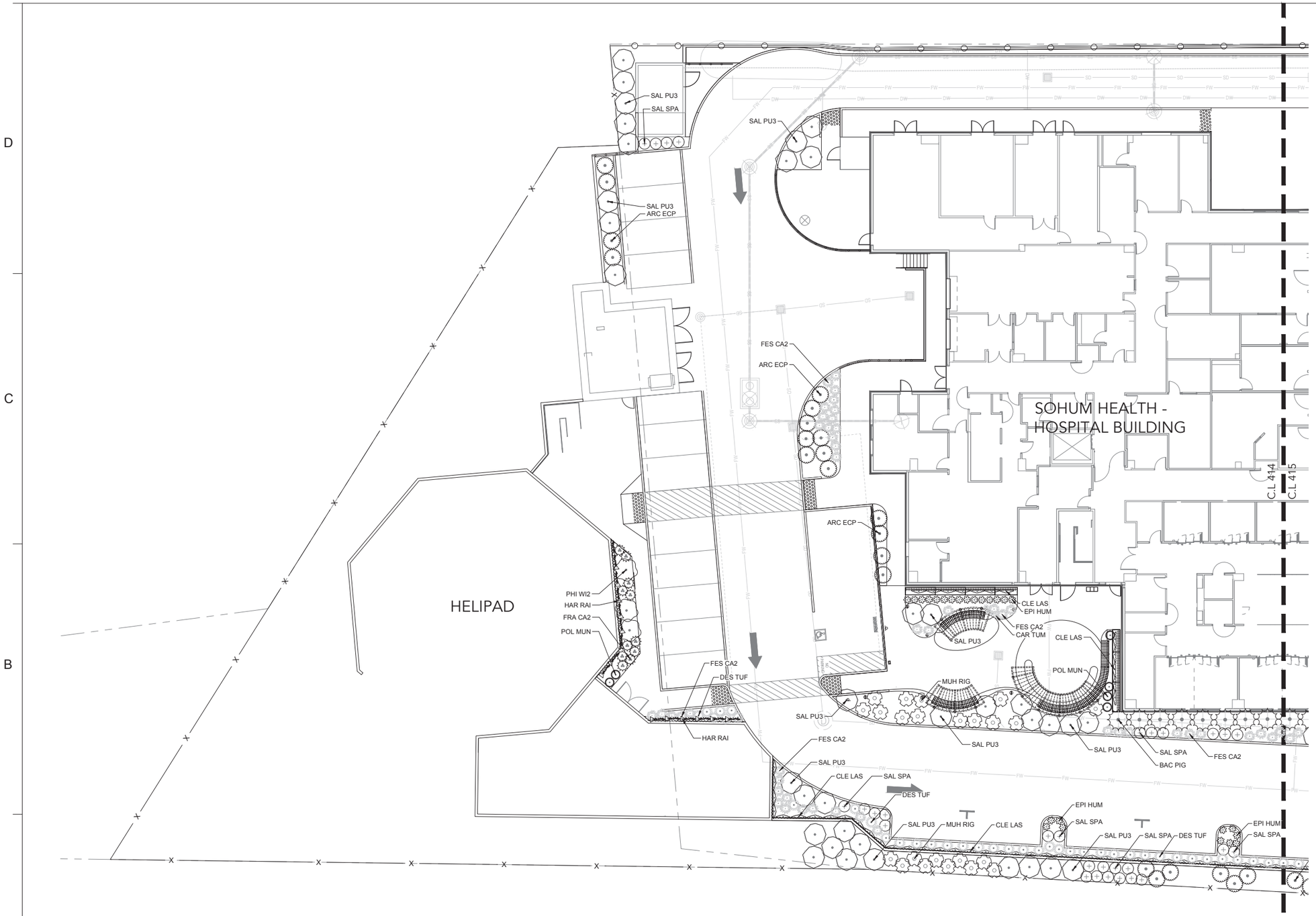

UNDERSTORY LEGEND														
SYMBOL	CODE	BOTANICAL NAME	SYMBOL	CODE	BOTANICAL NAME	SYMBOL	CODE	BOTANICAL NAME	SYMBOL	CODE	BOTANICAL NAME	VINE LEGEND		
SHRUBS			SHRUBS									SYMBOL	CODE	BOTANICAL NAME
	ACH MIL	Achillea millefolium		CEA REP	Ceanothus thyrsiflorus repens		JUN PAT	Juncus patens		SAL SPA	Salvia spathacea		CLE LAS	Clematis lasiantha
	ARC ECP	Arctostaphylos x 'Emerald Carpet'		CEA TRU	Ceanothus x 'Ray Hartman'		MIM AUR	Mimulus aurantiacus		TEL GRA	Tellima grandiflora		HAR RAI	Hardenbergia violacea 'White Out'
	ART DOU	Artemisia douglasiana		DES TUF	Deschampsia cespitosa		MUH RIG	Muhlenbergia rigens		WOO FIM	Woodwardia fimbriata			
	BAC PIG	Baccharis pilularis 'Pigeon Point'		FES CA2	Festuca californica		PHI WI2	Philadelphus lewisii		FRA CA2	Fragaria vesca californica			
	CAR PAN	Carex pansa		IRI IRI	Iris douglasiana		POL MUN	Polystichum munitum		ROS CAL	Rosa californica			
	CAR TUM	Carex tumulicola		EPI HUM	Epilobium canum		SAL PU3	Salvia leucophylla						

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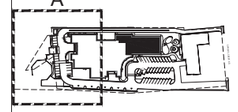

PROJECT NORTH TRUE NORTH

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286 Sprowl Creek Rd,
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CLINIC BUILDING - SPROWEL CREEK CAMPUS

SHEET TITLE:

PLANTING PLAN - UNDERSTORY - AREA A

SCALE: 1" = 10' As indicated
PROJECT NUMBER: 23403.00

SHEET NUMBER: C.L-414

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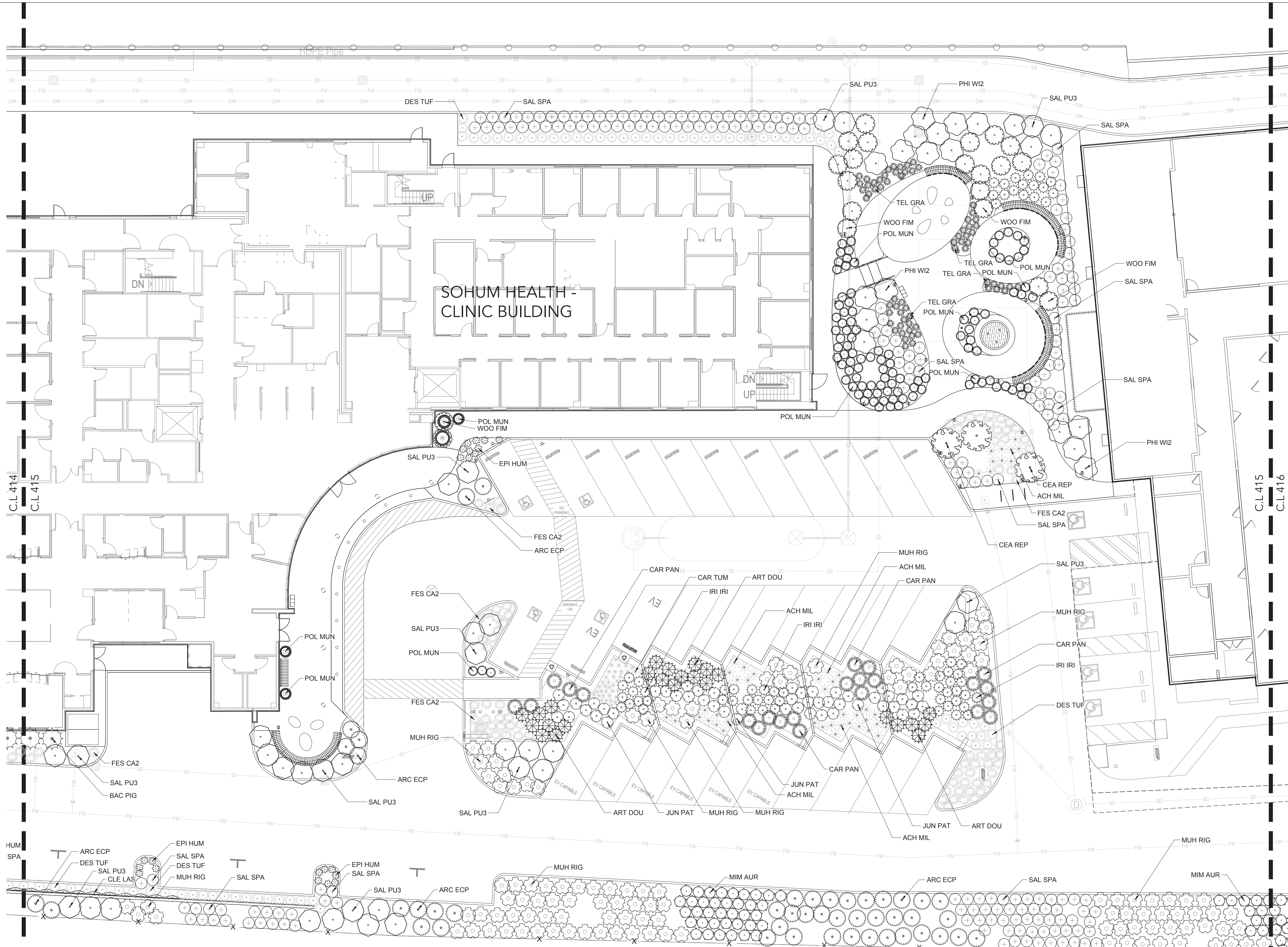

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UNDERSTORY LEGEND

SYMBOL	CODE	BOTANICAL NAME
SHRUBS		
	ACH MIL	Achillea millefolium
	ARC ECP	Arctostaphylos x 'Emerald Carpet'
	ART DOU	Artemisia douglasiana
	BAC PIG	Baccharis pilularis 'Pigeon Point'
	CAR PAN	Carex pansa
	CAR TUM	Carex tumulicola

SYMBOL	CODE	BOTANICAL NAME
SHRUBS		
	CEA REP	Ceanothus thyrsiflorus repens
	CEA TRU	Ceanothus x 'Ray Hartman'
	DES TUF	Deschampsia cespitosa
	FES CA2	Festuca californica
	IRI IRI	Iris douglasiana
	EPI HUM	Epilobium canum

SYMBOL	CODE	BOTANICAL NAME
	JUN PAT	Juncus patens
	MIM AUR	Mimulus aurantiacus
	MUH RIG	Muhlenbergia rigens
	PHI WI2	Philadelphus lewisii
	POL MUN	Polystichum munitum
	SAL PU3	Salvia leucophylla

SYMBOL	CODE	BOTANICAL NAME
	SAL SPA	Salvia spathacea
	TEL GRA	Tellima grandiflora
	WOO FIM	Woodwardia fimbriata
	FRA CA2	Fragaria vesca californica
	ROS CAL	Rosa californica

VINE LEGEND

SYMBOL	CODE	BOTANICAL NAME
	CLE LAS	Clematis lasiantha
	HAR RAI	Hardenbergia violacea 'White Out'

NORTH

0 5 10 20

RATCLIFF
5856 Doyle Street
Emeryville, CA 94608
Tel 510 899 6400
www.ratcliffarch.com

GROUNDWORKS OFFICE
1792 FIFTH STREET
BERKELEY CALIFORNIA
510 - 833 - 2111
GWOSITE.COM

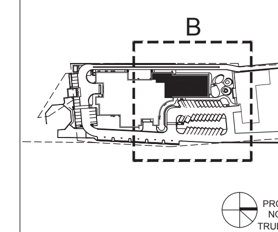
DPOR STAMP(S):

LICENSED LANDSCAPE ARCHITECT
Brennan Cox LA 5300
Signature
05/31/2025
Renewal Date
05/22/2024
Date
STATE OF CALIFORNIA

ISSUE SCHEDULE	NO.	DATE
100% CONSTRUCTION DOCUMENT		08/22/2025

OSHPD STAMP (IF APPLIES):

KEY PLAN



SoHum Health
286 Sprowl Creek Rd,
Garberville, CA 95542

250822

100%CD

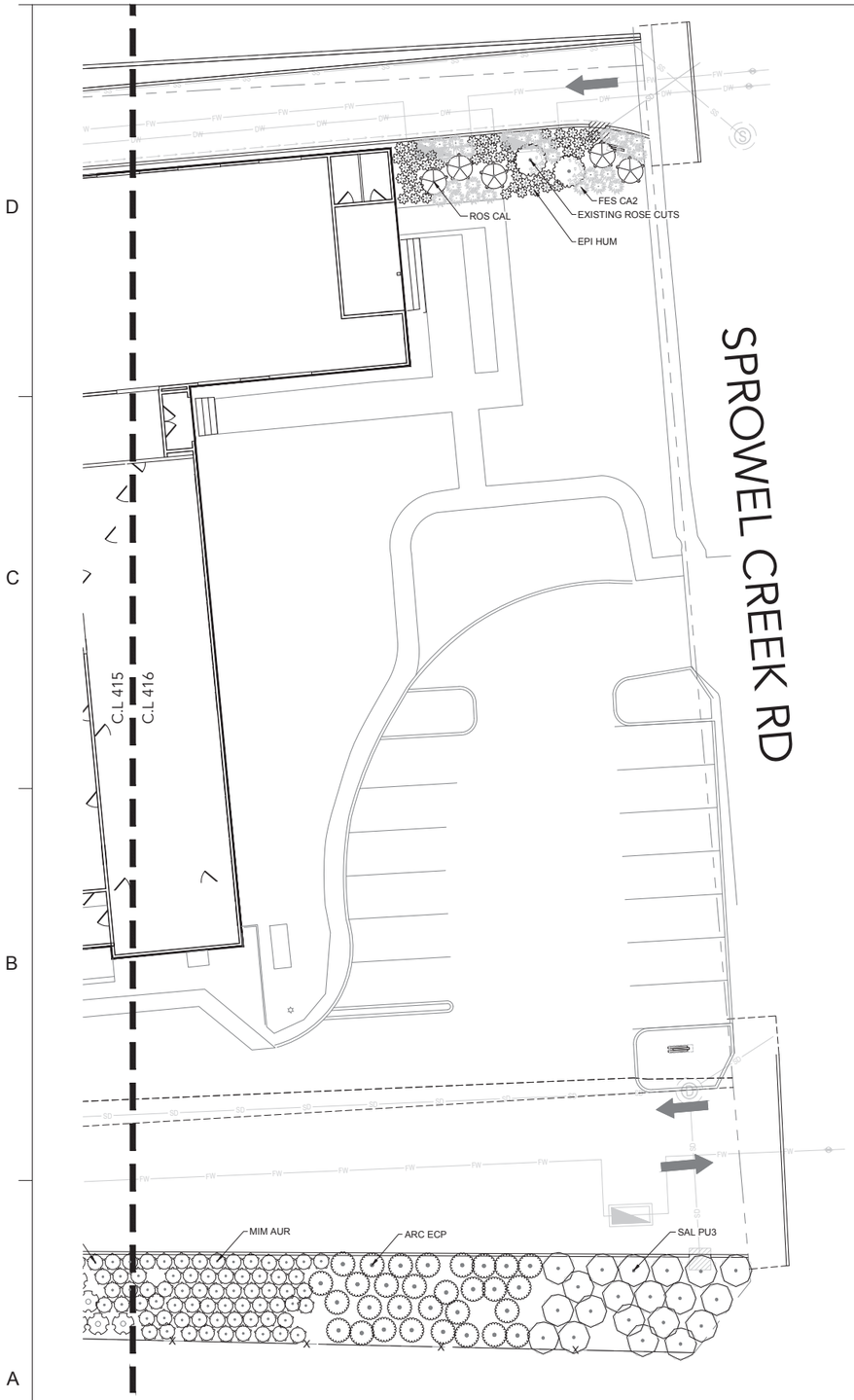
CLINIC BUILDING - SPROWEL CREEK CAMPUS

SHEET TITLE:
PLANTING PLAN - UNDERSTORY - AREA B

SCALE: 1" = 10' As indicated
PROJECT NUMBER: 23403.00

SHEET NUMBER: C.L-415

PACKAGE C



UNDERSTORY LEGEND

SYMBOL	CODE	BOTANICAL NAME
SHRUBS		
	ACH MIL	Achillea millefolium
	ARC ECP	Arctostaphylos x 'Emerald Carpet'
	ART DOU	Artemisia douglasiana
	BAC PIG	Baccharis pilularis 'Pigeon Point'
	CAR PAN	Carex pansa
	CAR TUM	Carex tumulicola

SYMBOL	CODE	BOTANICAL NAME
SHRUBS		
	CEA REP	Ceanothus thyrsiflorus repens
	CEA TRU	Ceanothus x 'Ray Hartman'
	DES TUF	Deschampsia cespitosa
	FES CA2	Festuca californica
	IRI IRI	Iris douglasiana
	EPI HUM	Epilobium canum

SYMBOL	CODE	BOTANICAL NAME
	JUN PAT	Juncus patens
	MIM AUR	Mimulus aurantiacus
	MUH RIG	Muhlenbergia rigens
	PHI WI2	Philadelphus lewisii
	POL MUN	Polystichum munitum
	SAL PU3	Salvia leucophylla

SYMBOL	CODE	BOTANICAL NAME
	SAL SPA	Salvia spathacea
	TEL GRA	Tellima grandiflora
	WOO FIM	Woodwardia fimbriata
	FRA CA2	Fragaria vesca californica
	ROS CAL	Rosa californica

RATCLIFF
5856 Doyle Street
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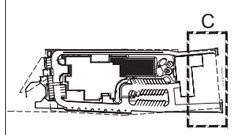
1792 FIFTH STREET
BERKELEY CALIFORNIA
510 - 833 - 2111
GWOSITE.COM

DPOR STAMP(S):

ISSUE SCHEDULE	NO.	DATE
100% CONSTRUCTION DOCUMENT		08/22/2025

OSHPD STAMP (IF APPLIES):

KEY PLAN



SoHum Health

286 Sprowl Creek Rd,
Garberville, CA 95542

CLINIC BUILDING - SPROWEL CREEK CAMPUS

SHEET TITLE:

PLANTING PLAN - UNDERSTORY - AREA C

SCALE: 1" = 10' As indicated

PROJECT NUMBER: 23403.00

SHEET NUMBER: C.L-416

250822

100%CD

PACKAGE C

NORTH

0 5 10 20

1 2 3 4 5

A B C D

APPENDIX E

FAA Determination Letters

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2018-AWP-16671-OE

Issued Date: 12/03/2018

Kent Scown
SHCHD
733 Cedar St
Garberville, CA 95542

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building SHCHD Hospital
Location:	Garberville, CA
Latitude:	40-05-49.45N NAD 83
Longitude:	123-47-49.71W
Heights:	531 feet site elevation (SE)
	36 feet above ground level (AGL)
	567 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 06/03/2020 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

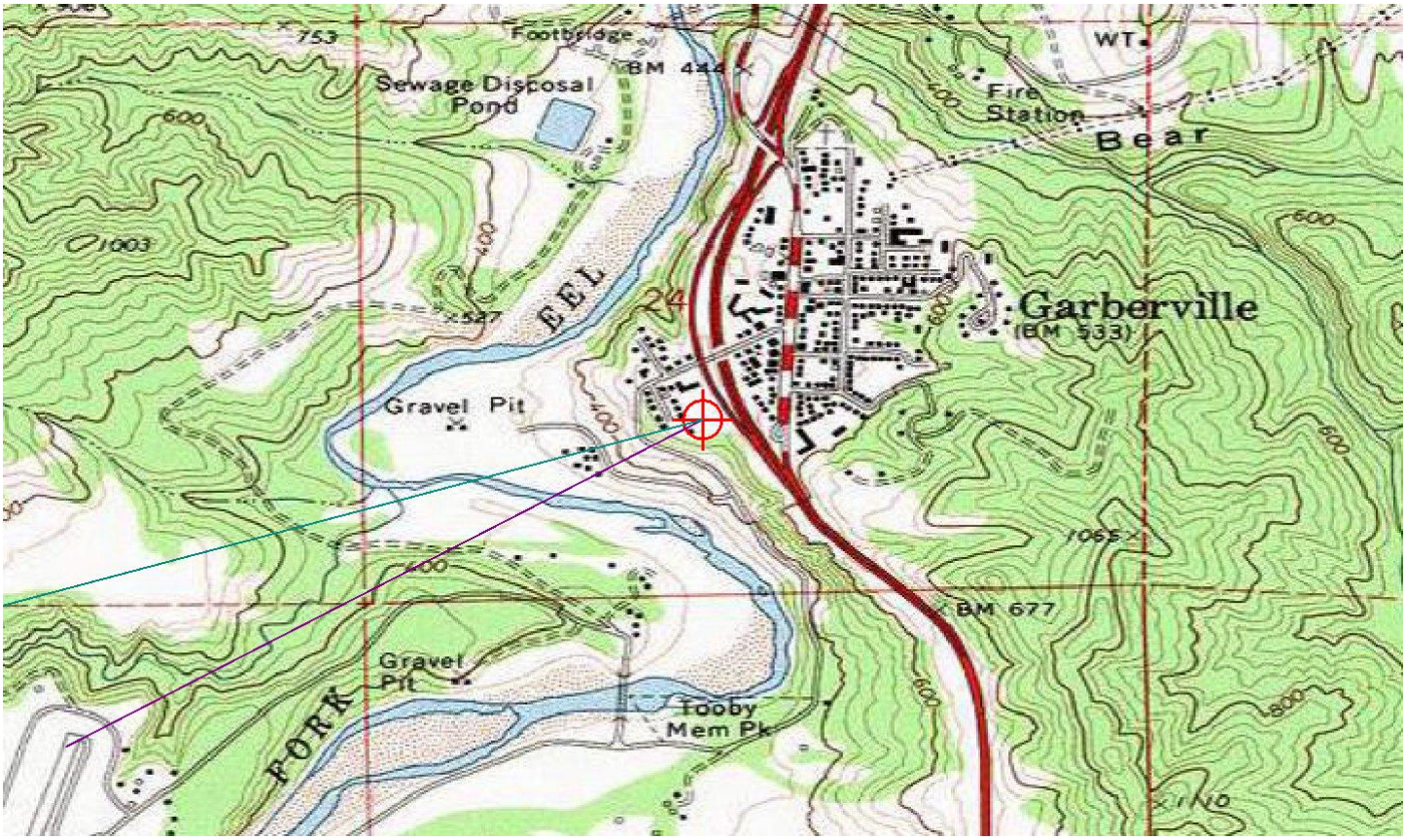
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (424) 405-7642, or ladonna.james@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-16671-OE.

Signature Control No: 389050165-391432977 (DNE)
LaDonna James
Technician

Attachment(s)
Map(s)

Verified Map for ASN 2018-AWP-16671-OE



Federal Aviation Administration
1000 Marina Boulevard, Suite 220
Brisbane, CA 94005-1835

May 29, 2019

TO:
Southern Humboldt Community
Healthcare District
Attn: Kent Scown
733 Cedar Street
Garberville, CA 95542
kscown@shchd.org

NOTICE OF HELIPORT AIRSPACE ANALYSIS DETERMINATION
ESTABLISH PRIVATE USE HELIPORT
****NO OBJECTION****

The Federal Aviation Administration(FAA) has conducted an aeronautical study under the provisions of Title 14 of the Code of Federal Regulations, Part 157, concerning:

RE: *(See attached Table 1 for referenced case(s))*

Table 1 - Letter Referenced Case(s)

ASN	Prior ASN	Heliport Name	Description	Location	Latitude (NAD83)	Longitude (NAD83)	Heliport Elevation (feet)
2018-AWP-4206-NRA		SoHum Health Helipad	LAP ASN # 2018-WSA-68-LAP	Garberville, CA	40-05-47.64N	123-47-47.07W	551

We have completed an airspace analysis of the proposed private use airport. As studied, the location is approximately 1 nautical miles SW of Garberville, CA.

Our aeronautical study has determined that the subject private use heliport will not adversely affect the safe and efficient use of airspace by aircraft. Therefore, we have no objection to the proposal.

This determination does not mean FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of airspace by aircraft and with respect to the safety of persons and property on the ground. In making the determination, the FAA has considered matters such as the effect the proposal would have on existing or planned traffic patterns of neighboring airports, the effects it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA) and known natural objects within the affected area would have on the heliport proposal.

The FAA cannot prevent the construction of structures near a heliport. The heliport environs can only be protected through such means as local zoning ordinances or acquisitions of property in fee title or aviation easements, letters of agreement, or other means. This determination in no way preempts or waives any ordinances, laws, or regulations of any government body or agency.

Please complete, sign, date, and return the enclosed Airport Master Record 5010 Form. Instructions for completing the form can be found online at https://www.faa.gov in Advisory Circular 150/5200-35, "Submitting the Airport Master Record in Order to Activate a New Airport" (current version). This action will ensure your heliport is activated and assigned a private use location identifier. Please indicate on the Airport Master Record Form if you desire to have your heliport charted. Please be advised that charting of private use heliports is not guaranteed. Additionally, if charted, there is no guarantee your heliport will remain on FAA published charts. Charting of private use heliports relies heavily on landmark value and chart clutter. The inclusion on a chart may take several charting cycles and does not coincide with the issuance of a location identifier.

In order to avoid placing any unfair restrictions on users of the navigable airspace, this determination is valid until 05/29/2020. Should the Airport Master Record 5010 Form not be returned by 05/29/2020, an extension of our determination should be requested by 03/29/2020.

Be advised, in accordance with 14 CFR Part 157, any construction, alteration to, or abandonment of the subject heliport requires notice to the FAA for aeronautical review. Notice for these actions can be given using FAA Form 7480-1, "Notice for Construction, Alteration, and Deactivation of Airports".

If you have any questions concerning this determination or completion of the Airport Master Record 5010 Form, please contact me at roger.lemons@faa.gov or at (650) 827-7603.

Sincerely,

Roger Lemons

Staff/Support

Signature Control No: 392353581-407035639

Attachment: Airport Master Record 5010 Form

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

AIRPORT MASTER RECORD

PRINT DATE: 05/29/2019
AFD EFF
Form Approved OMB 2120-0015

> 1 ASSOC CITY: Garberville
> 2 AIRPORT NAME: SoHum Health Helipad
3 CBD TO AIRPORT (NM): 1 SW
4 STATE: CA
6 REGION/ADO: AWP/
LOC ID:
5 COUNTY: Humboldt
7 SECT AERO CHT: KLAMATH FALLS
FAA SITE NR:

GENERAL

10 OWNERSHIP: PR
11 OWNER:
12 ADDRESS:
13 PHONE NR:
14 MANAGER:
15 ADDRESS:
16 PHONE NR:
17 ATTENDANCE SCHEDULE:
MONTHS DAYS HOURS

18 AIRPORT USE: Private
19 ARPT LAT: 40-05-47.6410N
20 ARPT LONG: 123-47-47.0700W
21 ARPT ELEV: 550.0
22 ACREAGE: 0
> 23 RIGHT TRAFFIC:
24 NON-COMM LANDING:

SERVICES

70 FUEL:

FACILITIES

> 80 ARPT BCN:
> 81 ARPT LGT SKED:
> 82 UNICOM: 0.0
83 WIND INDICATOR:
84 SEGMENTED CIRCLE:
85 CONTROL TWR: NO
86 FSS:
87 FSS ON ARPT: NO
88 FSS PHONE NR:
89 TOLL FREE NR:

BASED AIRCRAFT

90 SINGLE ENG:	0
91 MULTI ENG:	0
92 JET:	0
TOTAL:	0
93 HELICOPTERS:	1
94 GLIDERS:	0
95 MILITARY:	0
96 ULTRA-LIGHT:	0

RUNWAY DATA

> 30 RUNWAY IDENT:	SoHum
> 31 LENGTH:	40
> 32 WIDTH:	40
> 33 SURF TYPE-COND:	CONC

LIGHTING/APCH AIDS

> 40 EDGE INTENSITY:
> 42 RWY MARK TYPE-COND:

OBSTRUCTION DATA

50 FAR 77 CATEGORY:
51 DISPLACED THR:
52 CTLG OBSTN:
53 OBSTN MARKED/LGTD:
54 HGT ABOVE RWY END:
55 DIST FROM RWY END:

(>) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

111 OWNER/MANAGER SIGNATURE
113 DATE:

APPENDIX F

California Emissions Estimator Model (CalEEMod) Results

SHCHD Hospital and Medical Office Building - Humboldt County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

SHCHD Hospital and Medical Office Building

Humboldt County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Hospital	32.81	1000sqft	0.75	32,808.00	0
Medical Office Building	16.92	1000sqft	0.39	16,920.00	0
Other Non-Asphalt Surfaces	2.50	1000sqft	0.06	2,500.00	0
Parking Lot	63.00	Space	0.57	25,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	103
Climate Zone	1			**Operational Year**	2029
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Per the SHCHD, construction is expected to begin in 2026, with the new facility expected to open to patients in 2029. Construction is anticipated to take 20 months to complete.

Land Use - Project involves construction of an approximately 49,728 sf building (32,808 sf hospital and 16,920 sf medical office), a parking lot containing 63 spaces, and a
heliport (estimated at 2,500 SF). The total site is 3.52 acres.

Construction Phase - Per SHCHD, preliminary construction estimates indicate a 20-month construction timeline is expected. Default assumptions for the building construction and architectural coating phases have been generally doubled to reflect a 20-month construction period.
Building Construction - 200 days = default (updated to 380 days)
Architectural Coating - 10 days = default (updated to 20 days)

Off-road Equipment - Default assumptions

Trips and VMT - Default assumptions

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

On-road Fugitive Dust - Default assumptions

Demolition - Approximately 500 sf of existing on-site building would need to be removed to accommodate the dedicated service access.

Grading - Default assumptions - assumes no materials imported or exported

Architectural Coating - Default assumptions

Vehicle Trips - Default assumptions

Vehicle Emission Factors - Default assumptions

Vehicle Emission Factors - Default assumptions

Vehicle Emission Factors - Default assumptions

Road Dust - Assumed vehicle speed would be reduced to 15 mph on unpaved roads.

Woodstoves - N/A

Consumer Products - Default assumptions

Area Coating - Default assumptions

Landscape Equipment - Default assumptions

Energy Use - Default assumptions

Water And Wastewater - Default assumptions

Solid Waste - Default assumptions

Land Use Change - Based on aerial imagery, analysis assumes 1 acre of grassland and 0.65 acres of trees to be removed under project.

Sequestration - Derived from project Landscape Plans dated 8/22/2025

Construction Off-road Equipment Mitigation - Assumes mean vehicle speed would be reduced to 15 mph on any uppaved roads and exposed areas would be watered twice per day.

Mobile Land Use Mitigation - N/A

Mobile Commute Mitigation - N/A

Area Mitigation - Assumes use of low-VOC paint and cleaning supplies.

Energy Mitigation - Assumes use of high-efficiency lighting.

Water Mitigation - Assumes use of low-flow fixtures and water efficient landscape and irrigation systems.

Fleet Mix - Default assumptions

Stationary Sources - Emergency Generators and Fire Pumps - Includes installation of an emergency generator on-site - CAT 3516C 2,500 kW, 480 V, T4F compliant. Per product brochure, engine HP ranges between 2,749 to 3,352 HP.
Per the District, a monthly 36-minute test is run (7.2 hours total/year). Over the last 3 years, PG&E outages totaled between 3 and 10 hours of run time for the year.
An average of 15 hours per year of run time was utilized for a conservative analysis.

SHCHD Hospital and Medical Office Building - Humboldt County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Operational Off-Road Equipment -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	20.00
tblConstructionPhase	NumDays	200.00	380.00
tblConstructionPhase	PhaseEndDate	3/10/2027	12/1/2027
tblConstructionPhase	PhaseEndDate	2/10/2027	10/20/2027
tblConstructionPhase	PhaseEndDate	2/24/2027	11/3/2027
tblConstructionPhase	PhaseStartDate	2/25/2027	11/4/2027
tblConstructionPhase	PhaseStartDate	2/11/2027	10/21/2027
tblSequestration	NumberOfNewTrees	0.00	5.00
tblSequestration	NumberOfNewTrees	0.00	21.00
tblStationaryGeneratorsPumpsEF	CH4_EF	0.07	0.07
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	2.2477e-003
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	3,352.00
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	15.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.1432	1.1203	1.3046	2.5800e-003	0.0475	0.0409	0.0884	0.0172	0.0392	0.0564	0.0000	218.1738	218.1738	0.0330	3.5400e-003	220.0543
2027	0.7446	1.2032	1.4572	2.8600e-003	0.0323	0.0433	0.0756	8.8000e-003	0.0418	0.0506	0.0000	241.5377	241.5377	0.0337	4.1700e-003	243.6233
Maximum	**0.7446**	**1.2032**	**1.4572**	**2.8600e-003**	**0.0475**	**0.0433**	**0.0884**	**0.0172**	**0.0418**	**0.0564**	**0.0000**	**241.5377**	**241.5377**	**0.0337**	**4.1700e-003**	**243.6233**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.1432	1.1203	1.3046	2.5800e-003	0.0361	0.0409	0.0771	0.0118	0.0392	0.0510	0.0000	218.1736	218.1736	0.0330	3.5400e-003	220.0540
2027	0.7446	1.2032	1.4572	2.8600e-003	0.0323	0.0433	0.0756	8.8000e-003	0.0418	0.0506	0.0000	241.5374	241.5374	0.0337	4.1700e-003	243.6231
Maximum	**0.7446**	**1.2032**	**1.4572**	**2.8600e-003**	**0.0361**	**0.0433**	**0.0771**	**0.0118**	**0.0418**	**0.0510**	**0.0000**	**241.5374**	**241.5374**	**0.0337**	**4.1700e-003**	**243.6231**

SHCHD Hospital and Medical Office Building - Humboldt County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**14.25**	**0.00**	**6.93**	**20.92**	**0.00**	**5.08**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**4-1-2026**	**6-30-2026**	0.4290	0.4290
2	**7-1-2026**	**9-30-2026**	0.4146	0.4146
3	**10-1-2026**	**12-31-2026**	0.4168	0.4168
4	**1-1-2027**	**3-31-2027**	0.4066	0.4066
5	**4-1-2027**	**6-30-2027**	0.4091	0.4091
6	**7-1-2027**	**9-30-2027**	0.4136	0.4136
		Highest	0.4290	0.4290

SHCHD Hospital and Medical Office Building - Humboldt County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2547	1.0000e-005	1.0600e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0600e-003	2.0600e-003	1.0000e-005	0.0000	2.1900e-003
Energy	3.3700e-003	0.0307	0.0258	1.8000e-004		2.3300e-003	2.3300e-003		2.3300e-003	2.3300e-003	0.0000	89.1903	89.1903	9.6700e-003	1.7100e-003	89.9406
Mobile	0.3909	0.4947	3.1104	5.4900e-003	0.6037	5.5200e-003	0.6092	0.1618	5.1800e-003	0.1670	0.0000	507.0039	507.0039	0.0388	0.0289	516.5803
Stationary	0.0413	0.1845	0.1052	2.0000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	19.1465	19.1465	2.6800e-003	0.0000	19.2136
Waste						0.0000	0.0000		0.0000	0.0000	109.0244	0.0000	109.0244	6.4432	0.0000	270.1034
Water						0.0000	0.0000		0.0000	0.0000	1.9797	3.5090	5.4887	0.2039	4.8700e-003	12.0376
Total	**0.6902**	**0.7098**	**3.2424**	**5.8700e-003**	**0.6037**	**0.0139**	**0.6176**	**0.1618**	**0.0136**	**0.1754**	**111.0041**	**618.8518**	**729.8559**	**6.6982**	**0.0355**	**907.8776**

SHCHD Hospital and Medical Office Building - Humboldt County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2402	1.0000e-005	1.0600e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0600e-003	2.0600e-003	1.0000e-005	0.0000	2.1900e-003
Energy	3.3700e-003	0.0307	0.0258	1.8000e-004		2.3300e-003	2.3300e-003		2.3300e-003	2.3300e-003	0.0000	89.1903	89.1903	9.6700e-003	1.7100e-003	89.9406
Mobile	0.3909	0.4947	3.1104	5.4900e-003	0.6037	5.5200e-003	0.6092	0.1618	5.1800e-003	0.1670	0.0000	507.0039	507.0039	0.0388	0.0289	516.5803
Stationary	0.0413	0.1845	0.1052	2.0000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	19.1465	19.1465	2.6800e-003	0.0000	19.2136
Waste						0.0000	0.0000		0.0000	0.0000	109.0244	0.0000	109.0244	6.4432	0.0000	270.1034
Water						0.0000	0.0000		0.0000	0.0000	1.5838	2.8607	4.4445	0.1631	3.9000e-003	9.6841
Total	**0.6757**	**0.7098**	**3.2424**	**5.8700e-003**	**0.6037**	**0.0139**	**0.6176**	**0.1618**	**0.0136**	**0.1754**	**110.6082**	**618.2035**	**728.8117**	**6.6574**	**0.0345**	**905.5241**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**2.10**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.36**	**0.10**	**0.14**	**0.61**	**2.74**	**0.26**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	19.1980
Vegetation Land Change	-76.4600
Total	**-57.2620**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/1/2026	4/28/2026	5	20	
2	Site Preparation	Site Preparation	4/29/2026	4/30/2026	5	2	
3	Grading	Grading	5/1/2026	5/6/2026	5	4	
4	Building Construction	Building Construction	5/7/2026	10/20/2027	5	380	
5	Paving	Paving	10/21/2027	11/3/2027	5	10	
6	Architectural Coating	Architectural Coating	11/4/2027	12/1/2027	5	20	

Acres of Grading (Site Preparation Phase): 1.88

Acres of Grading (Grading Phase): 4

Acres of Paving: 0.63

SHCHD Hospital and Medical Office Building - Humboldt County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 74,592; Non-Residential Outdoor: 24,864; Striped Parking Area: 1,662 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

SHCHD Hospital and Medical Office Building - Humboldt County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	2.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	28.00	13.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	6.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.5000e-004	0.0000	2.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0134	0.1291	0.1333	2.4000e-004		5.4500e-003	5.4500e-003		5.0900e-003	5.0900e-003	0.0000	21.0992	21.0992	5.3200e-003	0.0000	21.2323
Total	**0.0134**	**0.1291**	**0.1333**	**2.4000e-004**	**2.5000e-004**	**5.4500e-003**	**5.7000e-003**	**4.0000e-005**	**5.0900e-003**	**5.1300e-003**	**0.0000**	**21.0992**	**21.0992**	**5.3200e-003**	**0.0000**	**21.2323**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	1.6000e-004	3.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	1.0000e-005	0.0000	0.0551	0.0551	0.0000	1.0000e-005	0.0577
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.6000e-004	3.3000e-004	3.3800e-003	1.0000e-005	1.0000e-003	1.0000e-005	1.0100e-003	2.7000e-004	1.0000e-005	2.7000e-004	0.0000	0.7651	0.7651	3.0000e-005	3.0000e-005	0.7738
Total	**5.6000e-004**	**4.9000e-004**	**3.4100e-003**	**1.0000e-005**	**1.0200e-003**	**1.0000e-005**	**1.0300e-003**	**2.7000e-004**	**1.0000e-005**	**2.8000e-004**	**0.0000**	**0.8202**	**0.8202**	**3.0000e-005**	**4.0000e-005**	**0.8315**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.1000e-004	0.0000	1.1000e-004	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0134	0.1291	0.1333	2.4000e-004		5.4500e-003	5.4500e-003		5.0900e-003	5.0900e-003	0.0000	21.0992	21.0992	5.3200e-003	0.0000	21.2323
Total	**0.0134**	**0.1291**	**0.1333**	**2.4000e-004**	**1.1000e-004**	**5.4500e-003**	**5.5600e-003**	**2.0000e-005**	**5.0900e-003**	**5.1100e-003**	**0.0000**	**21.0992**	**21.0992**	**5.3200e-003**	**0.0000**	**21.2323**

SHCHD Hospital and Medical Office Building - Humboldt County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	1.6000e-004	3.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	1.0000e-005	0.0000	0.0551	0.0551	0.0000	1.0000e-005	0.0577
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.6000e-004	3.3000e-004	3.3800e-003	1.0000e-005	1.0000e-003	1.0000e-005	1.0100e-003	2.7000e-004	1.0000e-005	2.7000e-004	0.0000	0.7651	0.7651	3.0000e-005	3.0000e-005	0.7738
Total	**5.6000e-004**	**4.9000e-004**	**3.4100e-003**	**1.0000e-005**	**1.0200e-003**	**1.0000e-005**	**1.0300e-003**	**2.7000e-004**	**1.0000e-005**	**2.8000e-004**	**0.0000**	**0.8202**	**0.8202**	**3.0000e-005**	**4.0000e-005**	**0.8315**

3.3 Site Preparation - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.2700e-003	0.0000	6.2700e-003	3.0000e-003	0.0000	3.0000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0100e-003	0.0106	6.4500e-003	2.0000e-005		4.2000e-004	4.2000e-004		3.9000e-004	3.9000e-004	0.0000	1.5113	1.5113	4.9000e-004	0.0000	1.5235
Total	**1.0100e-003**	**0.0106**	**6.4500e-003**	**2.0000e-005**	**6.2700e-003**	**4.2000e-004**	**6.6900e-003**	**3.0000e-003**	**3.9000e-004**	**3.3900e-003**	**0.0000**	**1.5113**	**1.5113**	**4.9000e-004**	**0.0000**	**1.5235**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.1000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0471	0.0471	0.0000	0.0000	0.0476
Total	**3.0000e-005**	**2.0000e-005**	**2.1000e-004**	**0.0000**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0471**	**0.0471**	**0.0000**	**0.0000**	**0.0476**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.8200e-003	0.0000	2.8200e-003	1.3500e-003	0.0000	1.3500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0100e-003	0.0106	6.4500e-003	2.0000e-005		4.2000e-004	4.2000e-004		3.9000e-004	3.9000e-004	0.0000	1.5113	1.5113	4.9000e-004	0.0000	1.5235
Total	**1.0100e-003**	**0.0106**	**6.4500e-003**	**2.0000e-005**	**2.8200e-003**	**4.2000e-004**	**3.2400e-003**	**1.3500e-003**	**3.9000e-004**	**1.7400e-003**	**0.0000**	**1.5113**	**1.5113**	**4.9000e-004**	**0.0000**	**1.5235**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.1000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0471	0.0471	0.0000	0.0000	0.0476
Total	**3.0000e-005**	**2.0000e-005**	**2.1000e-004**	**0.0000**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0471**	**0.0471**	**0.0000**	**0.0000**	**0.0476**

3.4 Grading - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0142	0.0000	0.0142	6.8500e-003	0.0000	6.8500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.3800e-003	0.0249	0.0170	4.0000e-005		9.9000e-004	9.9000e-004		9.1000e-004	9.1000e-004	0.0000	3.6211	3.6211	1.1700e-003	0.0000	3.6504
Total	**2.3800e-003**	**0.0249**	**0.0170**	**4.0000e-005**	**0.0142**	**9.9000e-004**	**0.0152**	**6.8500e-003**	**9.1000e-004**	**7.7600e-003**	**0.0000**	**3.6211**	**3.6211**	**1.1700e-003**	**0.0000**	**3.6504**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-005	5.0000e-005	5.2000e-004	0.0000	1.5000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1177	0.1177	0.0000	0.0000	0.1191
Total	**9.0000e-005**	**5.0000e-005**	**5.2000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**1.6000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1177**	**0.1177**	**0.0000**	**0.0000**	**0.1191**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.3700e-003	0.0000	6.3700e-003	3.0800e-003	0.0000	3.0800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.3800e-003	0.0249	0.0170	4.0000e-005		9.9000e-004	9.9000e-004		9.1000e-004	9.1000e-004	0.0000	3.6211	3.6211	1.1700e-003	0.0000	3.6504
Total	**2.3800e-003**	**0.0249**	**0.0170**	**4.0000e-005**	**6.3700e-003**	**9.9000e-004**	**7.3600e-003**	**3.0800e-003**	**9.1000e-004**	**3.9900e-003**	**0.0000**	**3.6211**	**3.6211**	**1.1700e-003**	**0.0000**	**3.6504**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-005	5.0000e-005	5.2000e-004	0.0000	1.5000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1177	0.1177	0.0000	0.0000	0.1191
Total	**9.0000e-005**	**5.0000e-005**	**5.2000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**1.6000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1177**	**0.1177**	**0.0000**	**0.0000**	**0.1191**

3.5 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1133	0.8903	1.0636	1.8900e-003		0.0336	0.0336		0.0324	0.0324	0.0000	155.2955	155.2955	0.0254	0.0000	155.9294
Total	**0.1133**	**0.8903**	**1.0636**	**1.8900e-003**		**0.0336**	**0.0336**		**0.0324**	**0.0324**	**0.0000**	**155.2955**	**155.2955**	**0.0254**	**0.0000**	**155.9294**

SHCHD Hospital and Medical Office Building - Humboldt County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.1000e-003	0.0589	0.0180	2.3000e-004	7.1400e-003	3.9000e-004	7.5300e-003	2.0700e-003	3.7000e-004	2.4400e-003	0.0000	21.5716	21.5716	9.0000e-005	3.0100e-003	22.4708
Worker	0.0104	6.0300e-003	0.0622	1.5000e-004	0.0185	1.0000e-004	0.0186	4.9200e-003	9.0000e-005	5.0100e-003	0.0000	14.0901	14.0901	5.3000e-004	4.9000e-004	14.2498
Total	**0.0125**	**0.0649**	**0.0802**	**3.8000e-004**	**0.0256**	**4.9000e-004**	**0.0261**	**6.9900e-003**	**4.6000e-004**	**7.4500e-003**	**0.0000**	**35.6617**	**35.6617**	**6.2000e-004**	**3.5000e-003**	**36.7206**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1133	0.8903	1.0636	1.8900e-003		0.0336	0.0336		0.0324	0.0324	0.0000	155.2954	155.2954	0.0254	0.0000	155.9292
Total	**0.1133**	**0.8903**	**1.0636**	**1.8900e-003**		**0.0336**	**0.0336**		**0.0324**	**0.0324**	**0.0000**	**155.2954**	**155.2954**	**0.0254**	**0.0000**	**155.9292**

SHCHD Hospital and Medical Office Building - Humboldt County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.1000e-003	0.0589	0.0180	2.3000e-004	7.1400e-003	3.9000e-004	7.5300e-003	2.0700e-003	3.7000e-004	2.4400e-003	0.0000	21.5716	21.5716	9.0000e-005	3.0100e-003	22.4708
Worker	0.0104	6.0300e-003	0.0622	1.5000e-004	0.0185	1.0000e-004	0.0186	4.9200e-003	9.0000e-005	5.0100e-003	0.0000	14.0901	14.0901	5.3000e-004	4.9000e-004	14.2498
Total	**0.0125**	**0.0649**	**0.0802**	**3.8000e-004**	**0.0256**	**4.9000e-004**	**0.0261**	**6.9900e-003**	**4.6000e-004**	**7.4500e-003**	**0.0000**	**35.6617**	**35.6617**	**6.2000e-004**	**3.5000e-003**	**36.7206**

3.5 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1384	1.0881	1.2999	2.3100e-003		0.0410	0.0410		0.0396	0.0396	0.0000	189.8057	189.8057	0.0310	0.0000	190.5804
Total	**0.1384**	**1.0881**	**1.2999**	**2.3100e-003**		**0.0410**	**0.0410**		**0.0396**	**0.0396**	**0.0000**	**189.8057**	**189.8057**	**0.0310**	**0.0000**	**190.5804**

SHCHD Hospital and Medical Office Building - Humboldt County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2027

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5200e-003	0.0700	0.0216	2.7000e-004	8.7300e-003	4.6000e-004	9.1900e-003	2.5300e-003	4.4000e-004	2.9700e-003	0.0000	25.8512	25.8512	1.0000e-004	3.5800e-003	26.9220
Worker	0.0120	6.6500e-003	0.0706	1.8000e-004	0.0226	1.2000e-004	0.0227	6.0100e-003	1.1000e-004	6.1200e-003	0.0000	16.7263	16.7263	5.8000e-004	5.6000e-004	16.9084
Total	**0.0145**	**0.0767**	**0.0922**	**4.5000e-004**	**0.0313**	**5.8000e-004**	**0.0319**	**8.5400e-003**	**5.5000e-004**	**9.0900e-003**	**0.0000**	**42.5775**	**42.5775**	**6.8000e-004**	**4.1400e-003**	**43.8304**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1384	1.0881	1.2999	2.3100e-003		0.0410	0.0410		0.0396	0.0396	0.0000	189.8054	189.8054	0.0310	0.0000	190.5802
Total	**0.1384**	**1.0881**	**1.2999**	**2.3100e-003**		**0.0410**	**0.0410**		**0.0396**	**0.0396**	**0.0000**	**189.8054**	**189.8054**	**0.0310**	**0.0000**	**190.5802**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5200e-003	0.0700	0.0216	2.7000e-004	8.7300e-003	4.6000e-004	9.1900e-003	2.5300e-003	4.4000e-004	2.9700e-003	0.0000	25.8512	25.8512	1.0000e-004	3.5800e-003	26.9220
Worker	0.0120	6.6500e-003	0.0706	1.8000e-004	0.0226	1.2000e-004	0.0227	6.0100e-003	1.1000e-004	6.1200e-003	0.0000	16.7263	16.7263	5.8000e-004	5.6000e-004	16.9084
Total	**0.0145**	**0.0767**	**0.0922**	**4.5000e-004**	**0.0313**	**5.8000e-004**	**0.0319**	**8.5400e-003**	**5.5000e-004**	**9.0900e-003**	**0.0000**	**42.5775**	**42.5775**	**6.8000e-004**	**4.1400e-003**	**43.8304**

3.6 Paving - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.8700e-003	0.0266	0.0440	7.0000e-005		1.2300e-003	1.2300e-003		1.1400e-003	1.1400e-003	0.0000	5.8868	5.8868	1.8700e-003	0.0000	5.9334
Paving	7.5000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.6200e-003**	**0.0266**	**0.0440**	**7.0000e-005**		**1.2300e-003**	**1.2300e-003**		**1.1400e-003**	**1.1400e-003**	**0.0000**	**5.8868**	**5.8868**	**1.8700e-003**	**0.0000**	**5.9334**

SHCHD Hospital and Medical Office Building - Humboldt County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2027

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.7000e-004	1.5000e-004	1.5700e-003	0.0000	5.0000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.3716	0.3716	1.0000e-005	1.0000e-005	0.3756
Total	**2.7000e-004**	**1.5000e-004**	**1.5700e-003**	**0.0000**	**5.0000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.3716**	**0.3716**	**1.0000e-005**	**1.0000e-005**	**0.3756**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.8700e-003	0.0266	0.0440	7.0000e-005		1.2300e-003	1.2300e-003		1.1400e-003	1.1400e-003	0.0000	5.8868	5.8868	1.8700e-003	0.0000	5.9334
Paving	7.5000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.6200e-003**	**0.0266**	**0.0440**	**7.0000e-005**		**1.2300e-003**	**1.2300e-003**		**1.1400e-003**	**1.1400e-003**	**0.0000**	**5.8868**	**5.8868**	**1.8700e-003**	**0.0000**	**5.9334**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.7000e-004	1.5000e-004	1.5700e-003	0.0000	5.0000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.3716	0.3716	1.0000e-005	1.0000e-005	0.3756
Total	**2.7000e-004**	**1.5000e-004**	**1.5700e-003**	**0.0000**	**5.0000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.3716**	**0.3716**	**1.0000e-005**	**1.0000e-005**	**0.3756**

3.7 Architectural Coating - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5859					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7100e-003	0.0115	0.0181	3.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5567
Total	**0.5876**	**0.0115**	**0.0181**	**3.0000e-005**		**5.2000e-004**	**5.2000e-004**		**5.2000e-004**	**5.2000e-004**	**0.0000**	**2.5533**	**2.5533**	**1.4000e-004**	**0.0000**	**2.5567**

SHCHD Hospital and Medical Office Building - Humboldt County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2027

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	1.4000e-004	1.4500e-003	0.0000	4.6000e-004	0.0000	4.7000e-004	1.2000e-004	0.0000	1.3000e-004	0.0000	0.3430	0.3430	1.0000e-005	1.0000e-005	0.3467
Total	**2.5000e-004**	**1.4000e-004**	**1.4500e-003**	**0.0000**	**4.6000e-004**	**0.0000**	**4.7000e-004**	**1.2000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.3430**	**0.3430**	**1.0000e-005**	**1.0000e-005**	**0.3467**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5859					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7100e-003	0.0115	0.0181	3.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5567
Total	**0.5876**	**0.0115**	**0.0181**	**3.0000e-005**		**5.2000e-004**	**5.2000e-004**		**5.2000e-004**	**5.2000e-004**	**0.0000**	**2.5533**	**2.5533**	**1.4000e-004**	**0.0000**	**2.5567**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	1.4000e-004	1.4500e-003	0.0000	4.6000e-004	0.0000	4.7000e-004	1.2000e-004	0.0000	1.3000e-004	0.0000	0.3430	0.3430	1.0000e-005	1.0000e-005	0.3467
Total	**2.5000e-004**	**1.4000e-004**	**1.4500e-003**	**0.0000**	**4.6000e-004**	**0.0000**	**4.7000e-004**	**1.2000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.3430**	**0.3430**	**1.0000e-005**	**1.0000e-005**	**0.3467**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3909	0.4947	3.1104	5.4900e-003	0.6037	5.5200e-003	0.6092	0.1618	5.1800e-003	0.1670	0.0000	507.0039	507.0039	0.0388	0.0289	516.5803
Unmitigated	0.3909	0.4947	3.1104	5.4900e-003	0.6037	5.5200e-003	0.6092	0.1618	5.1800e-003	0.1670	0.0000	507.0039	507.0039	0.0388	0.0289	516.5803

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hospital	351.70	253.28	222.11	803,704	803,704
Medical Office Building	588.82	145.00	24.03	870,448	870,448
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	940.52	398.28	246.14	1,674,152	1,674,152

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Hospital	9.50	7.30	7.30	64.90	16.10	19.00	73	25	2
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Hospital	0.488926	0.061784	0.205349	0.142935	0.041015	0.008802	0.006076	0.008149	0.001082	0.000207	0.031484	0.001356	0.002835
Medical Office Building	0.488926	0.061784	0.205349	0.142935	0.041015	0.008802	0.006076	0.008149	0.001082	0.000207	0.031484	0.001356	0.002835
Other Non-Asphalt Surfaces	0.488926	0.061784	0.205349	0.142935	0.041015	0.008802	0.006076	0.008149	0.001082	0.000207	0.031484	0.001356	0.002835
Parking Lot	0.488926	0.061784	0.205349	0.142935	0.041015	0.008802	0.006076	0.008149	0.001082	0.000207	0.031484	0.001356	0.002835

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	55.8135	55.8135	9.0300e-003	1.0900e-003	56.3654
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	55.8135	55.8135	9.0300e-003	1.0900e-003	56.3654
NaturalGas Mitigated	3.3700e-003	0.0307	0.0258	1.8000e-004		2.3300e-003	2.3300e-003		2.3300e-003	2.3300e-003	0.0000	33.3768	33.3768	6.4000e-004	6.1000e-004	33.5751
NaturalGas Unmitigated	3.3700e-003	0.0307	0.0258	1.8000e-004		2.3300e-003	2.3300e-003		2.3300e-003	2.3300e-003	0.0000	33.3768	33.3768	6.4000e-004	6.1000e-004	33.5751

SHCHD Hospital and Medical Office Building - Humboldt County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Hospital	298225	1.6100e-003	0.0146	0.0123	9.0000e-005		1.1100e-003	1.1100e-003		1.1100e-003	1.1100e-003	0.0000	15.9144	15.9144	3.1000e-004	2.9000e-004	16.0090
Medical Office Building	327233	1.7600e-003	0.0160	0.0135	1.0000e-004		1.2200e-003	1.2200e-003		1.2200e-003	1.2200e-003	0.0000	17.4624	17.4624	3.3000e-004	3.2000e-004	17.5662
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**3.3700e-003**	**0.0307**	**0.0258**	**1.9000e-004**		**2.3300e-003**	**2.3300e-003**		**2.3300e-003**	**2.3300e-003**	**0.0000**	**33.3768**	**33.3768**	**6.4000e-004**	**6.1000e-004**	**33.5751**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Hospital	298225	1.6100e-003	0.0146	0.0123	9.0000e-005		1.1100e-003	1.1100e-003		1.1100e-003	1.1100e-003	0.0000	15.9144	15.9144	3.1000e-004	2.9000e-004	16.0090
Medical Office Building	327233	1.7600e-003	0.0160	0.0135	1.0000e-004		1.2200e-003	1.2200e-003		1.2200e-003	1.2200e-003	0.0000	17.4624	17.4624	3.3000e-004	3.2000e-004	17.5662
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**3.3700e-003**	**0.0307**	**0.0258**	**1.9000e-004**		**2.3300e-003**	**2.3300e-003**		**2.3300e-003**	**2.3300e-003**	**0.0000**	**33.3768**	**33.3768**	**6.4000e-004**	**6.1000e-004**	**33.5751**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hospital	413709	38.2779	6.1900e-003	7.5000e-004	38.6564
Medical Office Building	180706	16.7196	2.7000e-003	3.3000e-004	16.8849
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	8820	0.8161	1.3000e-004	2.0000e-005	0.8241
Total		**55.8135**	**9.0200e-003**	**1.1000e-003**	**56.3654**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hospital	413709	38.2779	6.1900e-003	7.5000e-004	38.6564
Medical Office Building	180706	16.7196	2.7000e-003	3.3000e-004	16.8849
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	8820	0.8161	1.3000e-004	2.0000e-005	0.8241
Total		**55.8135**	**9.0200e-003**	**1.1000e-003**	**56.3654**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2402	1.0000e-005	1.0600e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0600e-003	2.0600e-003	1.0000e-005	0.0000	2.1900e-003
Unmitigated	0.2547	1.0000e-005	1.0600e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0600e-003	2.0600e-003	1.0000e-005	0.0000	2.1900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0586					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1960					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-004	1.0000e-005	1.0600e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0600e-003	2.0600e-003	1.0000e-005	0.0000	2.1900e-003
Total	**0.2547**	**1.0000e-005**	**1.0600e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.0600e-003**	**2.0600e-003**	**1.0000e-005**	**0.0000**	**2.1900e-003**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0586					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1815					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-004	1.0000e-005	1.0600e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0600e-003	2.0600e-003	1.0000e-005	0.0000	2.1900e-003
Total	**0.2402**	**1.0000e-005**	**1.0600e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.0600e-003**	**2.0600e-003**	**1.0000e-005**	**0.0000**	**2.1900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

Use Water Efficient Landscaping

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	4.4445	0.1631	3.9000e-003	9.6841
Unmitigated	5.4887	0.2039	4.8700e-003	12.0376

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Hospital	4.11702 / 0.784194	3.6213	0.1345	3.2100e-003	7.9419
Medical Office Building	2.12313 / 0.404406	1.8675	0.0694	1.6600e-003	4.0956
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**5.4887**	**0.2039**	**4.8700e-003**	**12.0376**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Hospital	3.29361 / 0.736358	2.9323	0.1076	2.5700e-003	6.3892
Medical Office Building	1.6985 / 0.379737	1.5122	0.0555	1.3300e-003	3.2949
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**4.4445**	**0.1631**	**3.9000e-003**	**9.6841**

8.0 Waste Detail

8.1 Mitigation Measures Waste

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	109.0244	6.4432	0.0000	270.1034
Unmitigated	109.0244	6.4432	0.0000	270.1034

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hospital	354.35	71.9299	4.2509	0.0000	178.2032
Medical Office Building	182.74	37.0946	2.1922	0.0000	91.9002
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**109.0244**	**6.4432**	**0.0000**	**270.1034**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hospital	354.35	71.9299	4.2509	0.0000	178.2032
Medical Office Building	182.74	37.0946	2.1922	0.0000	91.9002
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**109.0244**	**6.4432**	**0.0000**	**270.1034**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0	15	3352	0.73	Diesel

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel (750 - 9999 HP)	0.0413	0.1845	0.1052	2.0000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	19.1465	19.1465	2.6800e-003	0.0000	19.2136
Total	**0.0413**	**0.1845**	**0.1052**	**2.0000e-004**		**6.0700e-003**	**6.0700e-003**		**6.0700e-003**	**6.0700e-003**	**0.0000**	**19.1465**	**19.1465**	**2.6800e-003**	**0.0000**	**19.2136**

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	-57.2620	0.0000	0.0000	-57.2620

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

11.1 Vegetation Land Change

Vegetation Type

	Initial/Final	Total CO2	CH4	N2O	CO2e
	Acres	MT			
Grassland	1 / 0	-4.3100	0.0000	0.0000	-4.3100
Trees	0.65 / 0	-72.1500	0.0000	0.0000	-72.1500
Total		**-76.4600**	**0.0000**	**0.0000**	**-76.4600**

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	21	14.8680	0.0000	0.0000	14.8680
Soft Maple	5	4.3300	0.0000	0.0000	4.3300
Total		**19.1980**	**0.0000**	**0.0000**	**19.1980**

APPENDIX G

Geotechnical and Geologic Hazard Reports

LACO

May 26, 2021

8609.00

Southern Humboldt Community Healthcare District
733 Cedar Street
Garberville, California 95442

Attention: Kent Scown

Subject: Geotechnical Exploration and Geologic Hazards Evaluation Report and Addendum
Planned New Hospital and Medical Office Buildings
286 Sprowl Creek Road, Garberville, California
OSHPD Facility No. 10037, Building Nos. BLD-06703,06704, 06705

Dear: Mr. Scown

LACO Associates (LACO) prepared the *Geotechnical Exploration and Geologic Hazards Report* (Report) on December 7, 2020 for Southern Humboldt Community Healthcare District (District) for the planned new hospital and medical office buildings at 286 Sprowl Creek Road in Garberville, California (Site). The District submitted it to Office of Statewide Health Planning and Development who subsequently forwarded the Report to the California Geological Survey (CGS). CGS responded on March 2, 2021, with a request for clarification concerning the following:

- Geologic subgrade classification (Site Class);
- Additional information concerning ground motion analysis;
- Liquefaction analysis related to changes that might result from reevaluation of the previous two points; and
- Clarification concerning Comment G4.

The Addendum information is highlighted in the red all other portions of the report remain the same.

If you have any questions, please contact me at (707) 443-5054.

Sincerely,
LACO Associates

Gary L. Manhart C.E.G 2651
Senior Engineering Geologist

GLM/REY:mmm

P:\8600\8609 SoHum Comm Health Dist\8609.00 Jerold Phelps Comm Hosp\08 Geology\Reports\8609.00 Geotech Report 20201207.docx

Geotechnical Exploration and Geologic Hazards Report Addendum

Planned New Hospital and Medical Office Buildings
286 Sprowl Creek Road, Garberville, California
OSHPD Facility No. 10037, Building Nos. 06703, 06704 & 06705

May 26, 2021

Prepared for:
Southern Humboldt Community Healthcare District

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

Project No. 8609.00

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TABLE OF CONTENTS

1.0 INTRODUCTION

This report presents the updated results to the January 28, 2020 Geotechnical Exploration and Geologic Hazards Evaluation we previously prepared for the Southern Humboldt Community Healthcare District (the District). We understand this previous report was never submitted to any State of California agencies for review. This updated report incorporates building design and California Building Code (CBC) changes since the January report was issued. The District plans to construct a new Hospital and Medical Office Facility at 286 Sprowl Creek Road in Garberville, California (Assessor's Parcel Number 032-091-014; Site). The location of the Site in relation to adjacent streets and landmarks is shown on Vicinity Map, Figure 1.

1.1 Project Description

The project consists of constructing a new, approximately 29,000 square foot, one to two floor acute care hospital building having footprint of approximately 16,000 square foot, which will fall under the State of California Office of Statewide Health Planning and Development (OSHPD) review. Also planned is a non-OSHPD, two-story, medical office building having a footprint of approximately 6,000 square feet. Current partial plans provided to us by Moore | Uebel Architecture indicate a first floor elevation of 532 feet and a second floor, elevation of 547 feet. We further understand the hospital building will be set back into the slope on the central portion of the Site requiring a retaining wall, up to 14 feet high, at the midpoint of the hospital building. Additional site improvement will likely include new hardscape parking and driveways surrounding the proposed buildings. Other construction details were not available at the time of this report.

1.2 Scope of Services

As described in our initial service agreement, dated December 27, 2016, and our engineering services agreement amendment No. 1, dated November 18, 2020, the following report has been prepared to support the design and construction of the project and to satisfy the reporting requirements presented in Division of the State Architect (DSA) Interpretation of Regulations (IR) A-4.13 dated October 7, 2016, the California Geological Survey (CGS) – Note 48, dated October 2013, and the 2019 California Building Code (CBC).

In preparation for this report, LACO performed the following tasks:

- Reviewed publicly available geotechnical and/or geologic reports, maps, and other relevant data and information regarding the Site and vicinity.
- Performed a reconnaissance of the project Site to observe and map surface topographic and geologic conditions pertinent to the project and subsurface exploration planning.
- Explored subsurface conditions at the project Site by advancing a series of geotechnical borings.
- Performed laboratory testing on selected soil samples.
- Performed geologic and engineering evaluations to develop conclusions and recommendations regarding geologic hazards affecting the proposed improvements and geotechnical design criteria.
- Prepared Seismic Design Parameters as prescribed by the 2019 CBC and ASCE 7-16.
- Prepared the following report documenting the results of our services.

2.0 FIELD EXPLORATION AND LABORATORY TESTING

2.1 Field Exploration Program

On February 9 and 10, 2017, a LACO engineering geologist performed a site reconnaissance and subsurface exploration. Our exploration program was designed to allow an adequate assessment of geologic hazards and geotechnical design considerations, as well as to meet the CGS Note 48 exploration density requirements, and consisted of directing the drilling of five (5) test borings, 16.5 to 51.5 feet below ground surface (bgs), at the approximate locations shown on the Site Plan, Figure 2, using a truck mounted DR-5K1 drill rig equipped with 6-inch outer diameter (OD) hollow stem augers.

Boring B-2 was extended to a depth of 50 feet bgs and blow counts were recorded in 1-inch increments when driving split-spoon samplers in gravel bearing soils in order to evaluate liquefaction potential in accordance with CGS Special Publication 117A guidelines (CGS, 2008).

Our geologist logged the borings and obtained samples of the materials encountered. The logs of borings are presented in Appendix 1. Soils were logged in general accordance with the American Society for Testing and Materials (ASTM) Test Procedure D2488 Visual-Manual Procedures. Soil samples were collected with split-spoon samplers that were driven with a 140-pound auto-trip hammer repeatedly dropped from a height of 30 inches. The samplers included a 2-inch OD Standard Penetration Test (SPT) sampler, as well as the 3-inch OD Modified California sampler. Sampler types used are indicated on the logs. The number of blows required to drive the samplers was recorded and are presented on the boring logs. Blow counts were converted to SPT values.

2.2 Laboratory Testing

Relatively undisturbed and disturbed soil samples collected during our field exploration were transported to LACO's materials testing laboratory where they were observed to confirm field classifications and to select samples for laboratory testing. Laboratory tests were performed on selected samples and consisted of the following:

- Particle Size Analysis – Finer than No. 200 Sieve (ASTM D1140)
- In-Place Density and Moisture Content (ASTM D2216 and D2937)
- Atterberg Limits (ASTM 4318)
- Unconfined Compression (ASTM D2166)
- PG&E Soil Corrosivity Package

Laboratory test results are presented in Appendix 2 and summarized in Table 1. LACO will archive the soil samples collected for this project for 60 days following the issuance of this report. Unless directed otherwise by the Client, all samples will be discarded after the 60-day archive period.

Table 1. Summary of Laboratory Test Results

Boring	Depth (feet bgs)	ASTM D2488 Classification	ASTM D1140/D422 Fines Content (% finer than No. 200 sieve)	ASTM D2216/2937 Dry Density (pcf)	ASTM D2216/2937 Moisture Content percent	ASTM D4318 Plasticity Index percent	ASTM D4318 Liquid Limit percent	ASTM D2166 Unconfined compression (psf)
B-1	2.5-3.0	SM	-	113.0	15.5	-	-	-
B-1	6.0-6.5	SC	-	108.4	19.4	-	-	4433
B-2	6.0-6.5	SM	-	102.0	21.9	-	-	-
B-2	9.0-10.0	SM	-	-	-	10.1	36.4	-
B-2	10-11.5	SM	-	-	-	5.2	27.0	-
B-2	20-21.5	GC	16.7	-	-	-	-	-
B-2	25.5-26.5	GC	13.4	-	-	-	-	-
B-3	6.0-6.5	ML	68.0	-	-	-	-	-
B-3	15-16.5	SM	24.6	-	-	-	-	-
B-4	5.5-6.0	CL	-	-	-	13.9	38.4	-
B-5	2.5-3.0	ML	-	96.2	24.1	NP	NP	548
B-5	6.0-6.5	SM	-	112.4	19.0	-	-	-
B-5	15.0-16.5	SM	12.9					

Note: psf = pounds per cubic foot; pcf = pounds per cubic foot; bgs = below ground surface

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Site Conditions

The subject property is a roughly rectangular, approximately 2.8-acre lot, extending from the south side of Sprowl Creek Road west of U.S. Highway 101, in Garberville, California. The Site is located near the western edge of a remnant section of uplifted and erosionally dissected alluvial terrace, on the slopes approximately 240 feet above the present Eel River flood plan. Much of the community of Garberville occupies this gently west sloping terrace surface.

The Site is presently occupied by an approximately 10,000 square foot, single-story school building with associated parking on the northern half of the Site, and playing fields and courts on its southern half. The Site slopes gently from southeast to northwest from a high of approximately El. 556 feet at the southeastern corner to a low of approximately El. 532 at the northwestern corner. The Site has been graded into three relatively flat terraces. The uppermost terrace is occupied by grass playing fields, the mid-terrace by parking and outdoor basketball courts, and the lower terrace off Sprowl Creek Road is occupied by the existing school building and driveway entrance. The terraces are separated by slopes inclined at between 4:1 and 2:1 (horizontal:vertical) up to 5 feet high. The lower terrace is partially supported on a concrete masonry unit (CMU) retaining wall approximately 3 feet high. Much of the Site not covered with pavement is vegetated with grass with dense blackberry bushes, scattered brush, and mature trees around the property margins. Drainage across much of the Site is characterized by uncontrolled sheet flow to the north.

The Site is bordered to the north and west by residential neighborhoods, to the east by an approximately 2:1 cut-slope of up to 8 feet in height, which descends to Highway 101, and to the south by a densely vegetated

vacant parcel owned by the State of California. The cut-slope extending below the east side of the Site appears to be performing well, with no visible signs of slope instability or erosion.

3.2 Geologic Setting

The project Site is on an uplifted Pleistocene alluvial terrace bordering South Fork Eel River where it runs along the eastern edge of the King Range which forms part of the Coast Ranges Geomorphic Province of Northern California (CGS, 2002). According to published geologic maps (CDMG, 1983), the Site is underlain by Holocene to Pleistocene Alluvial Terrace Deposits (Qrt). These deposits are described as predominantly sand and gravel with minor amounts of silt and clay deposited during higher stands of major streams and rivers. The terrace itself is cut into rock of the Wildcat Group (QTwu), which outcrops in the slopes bordering the terrace to the east and west. These deposits are described as Pleistocene to Miocene aged, fine-grained, massive sandstone with minor amounts of siltstone, mudstone, and pebbly conglomerate. The Wildcat Group is itself deposited unconformably onto or in fault contact with the Cretaceous-Jurassic Franciscan Mélange, which is mapped as outcropping on the slopes below and to the southwest of the Site. Given the elevation of the alluvial terrace, approximately 240 feet above the present river elevation, and the advanced state of weathering of the alluvium, with many of the sandstone gravel clasts occurring as decomposed remnants, the alluvial terrace deposits underlying the Site are most likely pre-Holocene. A geologic map of the Site vicinity is presented as Figure 3, Geologic Map.

4.0 SUBSURFACE CONDITIONS

4.1 Site Soils

In general, our test borings encountered a surficial layer of fill of up to 4 feet thick, overlying alluvial terrace deposits, which in turn overlies sedimentary rock at a depth of 30 feet bgs, which persisted to the depth explored of 51.5 feet.

Each of the five borings encountered a surficial layer of fill, 2.5 to 4.0 feet thick, consisting of loose to medium dense, silty sand (SM), and soft to medium stiff sandy silts and clays (ML, CL). Borings B-1, B-3, and B-5 encountered a transitional unit, interpreted as a residual soil between 2 and 5.5 feet in thickness, consisting of medium dense silty and clayey sands (SM, SC), and very stiff silt (ML). Below this layer, each of the borings encountered terrace deposits. These deposits generally displayed a fining upwards sequence with medium dense, silty and clayey sands (SM, SC) dominating the upper 5 to 10 feet, grading into medium dense silty sand with gravel (ML), and then silty and clayey gravel with sand (GM, GC). In general, terrace deposits were highly weathered, with well-developed clay surfaces, and many of the sandstone gravel clasts reduced to discomposed remnant. Boring B-2 encountered sedimentary rock at a depth of 30 feet consisting of medium grained, massive, weathered, soft sandstone. This rock was relatively unchanged to the depth explored of 51.5 feet bgs.

The CGS asked for clarification of the Report's discussion on Site Classification. Our reevaluation used the SPT data from boring B-2 and unpublished seismic data from an adjacent site. Per Table 20.3-1 of the standard "Minimum Design Loads and Associated Criteria for Buildings and Other Structures" (ASCE 7-16), the Site is designated as Site Class C based on the unadjusted SPT results from boring B-2 using formula 20.4-2 in Section 20.4 of ASCE 7-16. In addition, seismic profile data from an adjacent site, approximately 500 feet to the south and downslope of the Site, was also evaluated using formula 20.4-1 for average shear wave velocity. The

calculated average velocity was 3,496 feet per second. The shear wave data are in Appendix 2 (Blackburn, 2007).

Our interpretations of the subsurface conditions are presented in Figure 4, Geologic Cross-Section. Due to the gentle topography and the relatively simple stratigraphy, the preparation of additional cross-sections as part of our evaluation of the Site was judged to be redundant.

4.2 Groundwater Conditions

Groundwater was encountered at the time of drilling in borings B-1, B-2, and B-3 at depths ranging from 10 to 13 feet bgs. Borings B-4 and B-5 were drilled through pavement surfaces with either standing water or sheet flow. Consequently, accurate, stable groundwater measurements could not be obtained from these borings.

An environmental investigation associated with the removal of an underground storage tank included the installation and monitoring of three piezometers approximately 30 to 50 feet north of boring B-5 (Winzler & Kelly, 2005/Geotracker). These piezometers were monitored quarterly from 2002 until 2004. Groundwater depths at this location varied from 7.6 to 13.9 feet bgs. Investigation results yielded a hydraulic gradient descending in a south-southeasterly direction at a rate of approximately 3.3 feet per 100 feet. Using this groundwater level and gradient data, we estimate groundwater elevations of approximately 22 feet bgs in borings B-1 and B-2, and 15 feet in boring B-5.

5.0 GEOLOGIC HAZARDS ASSESSMENT

Potential geologic hazards at the project Site include seismic ground shaking; surface fault rupture; liquefaction and related phenomena; settlement; slope instability; high groundwater; flooding; swelling or shrinking soils; and potentially corrosive soils. The assessments for these potential hazards are presented in this section.

5.1 Seismology and Seismic Ground Motions

The Site is in a seismically active region in which large earthquakes may be expected to occur during the economic lifespan (50 years) of any development on the Site. The seismicity of the area is dominated by the presence of the San Andreas Fault system, which forms the boundary between the Pacific and North American plates. The northward movement of the Pacific Plate relative to the North American Plate is accommodated across a complex system of strike-slip, right-lateral, parallel, and sub-parallel faults which include the San Andreas, Rogers Creek, Green Valley, and Hayward Faults, among others.

The closest active fault is a trace of the Shelter Cove Section of the San Andreas fault zone, approximately 15 miles west of the Site. The Little Salmon and Maacama fault zones are located approximately 31 miles north and 34 miles south of the Site respectively (CDMG, 2000). The Site is not in a "Fault Rupture Hazard Zone" (Bryant and Hart, 2007), or within an area currently designated as a "Seismic Hazard Zone" by the State.

Given the proximity of the proposed structures to active seismic sources (San Andreas fault zone and other active faults), there is high probability that the Site will experience strong ground shaking during the economic lifespan of the proposed development.

LACO reviewed the subsurface data and determined spectral response accelerations for seismic analysis and design of the proposed structures, as prescribed by the 2019 California Building Code (CBC) and ASCE 7-16; results are presented in Section 6.8, Seismic Design Parameters.

5.1.1 Historic Seismicity

LACO analyzed historical earthquakes within the local region by utilizing geospatial seismicity data obtained from the Northern California Earthquake Data Center (NCEDC, 2017). Two earthquake catalogs were used: the Berkeley Seismological Laboratory Berkeley Digital Seismic Network (BSLBDSN) Catalog provided earthquake data from 1910 to 2003, and the U.S. Geological Survey (USGS) Northern California Seismic Network (NCSN) Catalog provided similar data from 1967 to present. Earthquakes with a Richter magnitude of less than 4 were eliminated from our analysis. The Site is not within an Alquist-Priolo earthquake fault zone. Nearby historic earthquake events are presented in Table 2.

Table 2. Local Historic Seismic Events

Source	Magnitude	Distance (mi)	Year
3.6 miles N of Briceland, Humboldt County, CA	4.0	6.9	1970
1.1 miles NW of Phillipsville, Humboldt County, CA	4.1	8.5	1956
4.4 miles SE of Shelter Cove, Humboldt County, CA	5.5	12.7	1940
0.6 miles E of Blue Jacket Butte, Humboldt County, CA	4.3	13.8	1977
3.2 miles E of Petrolia, Humboldt County, CA	7.2	28.1	1992

Distances to Site were estimated using Google™ Earth

Based on mapping by Toppozada et al., 2000, the Site is within an area that has experienced no recorded earthquakes with a Modified Mercalli Intensity (MMI) of VII or greater between 1800 and 1999.

5.2 Co-Seismic Ground Deformation

5.2.1 Surface Fault Rupture

The Site is not located within an Alquist-Priolo earthquake fault zone and, as such, does not require a trench-based fault rupture hazard evaluation (CDMG, 1983). Based on the distance to the closest active fault, the potential for surface fault rupture to occur within the Site is low.

5.2.2 Liquefaction

The CGS noted that the Cascadia Subduction Zone should be considered the governing fault, with a magnitude expected to be 9.0 for the Site. In addition, while the groundwater elevation used for the previous analysis was 10 feet, a seasonal high groundwater elevation was recorded nearby with an elevation of 7.6 feet below ground surface. Moreover, fines content for the silty sand at 3 to 16 feet was inadvertently entered in the liquefaction analysis as 50 percent when a value of 20 percent is more appropriate. LACO reviewed the CGS's comments and reanalyzed the liquefaction analysis using an earthquake magnitude of 9.0, a groundwater elevation of 7.6 feet below ground surface, and corrected fines content.

As discussed in the Site Soils section (Section 4.1) of the Report, in general, the stratigraphy encountered comprised a surficial layer of fill overlying Pleistocene (11,000 to 2.6 million years old) alluvial terrace

deposits and sedimentary rock. These alluvial terrace deposits are dominated by medium dense, silty and clayey gravels (GM, GC). SPT data from test boring B-2 was used to evaluate the liquefaction potential, related dynamic settlement, and lateral spreading at the Site. These data were input into the computer program LiqSVs Version 1.5.1.26 by GeoLogismiki (Attachment 3). LACO applied procedures described by Andrus and Youd (1987) to adjust SPT blow counts obtained in gravels encountered within the terrace deposits.

Below is the Revised Table 3 that presents the method and seismic parameters used in the liquefaction analysis. Updated liquefaction analysis results are summarized in Revised Table 4, below, and the full report is included in Appendix 3.

Revised Table 3. Liquefaction Analysis Input Parameters

Calculation Method	Maximum Moment Magnitude	PGA_M
NCEER 1998	9.0	0.891g

Revised Table 4. Summary Results of Liquefaction Assessment

Depth	Blow Count (N)	Classification	Overall Probability of Liquefaction* (I_L)	Estimated Vertical Settlement if Liquefaction Occurs (inches)	Estimated Lateral Spreading (inches)
1.5	5	ML	Not Probable	0.0	0
5	6	SM	Not Probable	0.0	0
10	12	SM	Probable	1.096	0
15	14	SM	Not Probable	0.0	0
20	16	GC	Not Probable	0.0	0
25	20	GC	Not Probable	0.0	0
30	50	Sandstone	Not Probable	0.0	0
35	50	Sandstone	Not Probable	0.0	0
40	50	Sandstone	Not Probable	0.0	0
45	50	Sandstone	Not Probable	0.0	0
50	50	Sandstone	Not Probable	0.0	0
			Cumulative Settlement	1.096	0

*Liquefaction potential according to Iwasaki (I_L)

Soils assessed as possibly liquefiable are of Holocene to Pleistocene age alluvial terrace deposits. These soils are less dense than the weathered sandstone at 30 feet. Estimated settlement at the 10-foot interval is approximately 1 inch and the building should be designed to withstand this amount of predicted coseismic settlement. Differential coseismic settlement should be less than approximately ½ inch over 20 feet. Based on location from any nearby slopes, lateral spreading is expected to be negligible for the project Site.

5.3 Settlement

Static settlement is the result of compressive deformation of soil beneath an applied load. The compressive deformation generally results from a reduction in voids within the soil. In dry or granular soils, the compression of the soil occurs relatively rapidly. Conversely, the compressive deformation in soft, saturated, fine-grain soils usually occurs very slowly.

At the time this report was written, information about the proposed foundation loads were not available. However, based on our understanding of the proposed structures and conservative assumptions about typical loads, total building foundation settlements are estimated to be less than 1.5 inches, with differential settlement across 40 feet being less than 1 inch. These estimates are based on assumptions about the design and construction and should be considered only approximations.

5.4 Slope Instability/Landsliding

No mapped landslides are located in the vicinity of the Site, sufficiently close to impact the proposed development. Given the relatively flat natural slopes on and in the vicinity of the Site, we consider the potential for conventional (non-liquefaction induced lateral spreading) slope instability to adversely affect most of the proposed improvements to be low.

5.5 Flooding

According to FEMA Flood Insurance Rate Maps, Map Number 06045C0075F, effective June 2, 2011, the Site is in Zone X (defined as being outside the 0.2 percent annual chance floodplain). On the basis of this FEMA flood hazard mapping and the Site elevation, we conclude that the risk of flooding to impact the study area is low.

5.6 Expansive Soils

Expansive soils generally consisting of cohesive, fine-grain clay soils represent a significant structural hazard to buildings founded on them, especially where seasonal fluctuations in soil moisture occur at the foundation-bearing depth. Soils encountered at the Site typically consist of low to non-plastic silts and sandy silts (ML) and silty sands (SM). As such, in our opinion, the risk of expansive soils detrimentally affecting the proposed development at the Site is low.

5.7 Shallow Groundwater

As noted in Section 5.5 (Flooding) of this report, groundwater was encountered in our subsurface explorations at depths ranging from 10 to 13 feet bgs. A review of monitoring well data from a nearby environmental cleanup site suggests groundwater may more typically be 15 to 20 feet bgs within the footprint of the building. On this basis, we conclude that impacts to Site development and performance resulting from shallow groundwater are low.

5.8 Soil Corrosivity

Corrosion is the deterioration of a metal through a chemical reaction with its environment. Factors that contribute to corrosion potential include the presence of soluble salts, soil and water resistivity, soil and water pH, and the presence of oxygen.

Corrosion potential of soils encountered in boring B-3 were sampled at approximately the depth of utility trenches. These samples were analyzed for water soluble salts including sulfate, chloride, and sulfide; resistivity at 100 percent saturation; oxidation/reduction; and pH. The results of these tests are presented in Table 5.

Table 5. Corrosivity Test Results

Boring	Depth (feet bgs)	ASTM G57 100% Saturated Resistivity (Ohm-cm)	ASTM G200 Redox Potential EH (mv) at 24C	ASTM G51 pH	Lead Acetate Paper Sulfide	ASTM D4327 Water Soluble Sulfate ppm	ASTM D4327 Water Soluble Chloride ppm
B-3	3-3.5	11,500	+389.8	5.68	0.075	15	51

For structural elements, the California Department of Transportation (Caltrans) considers a site to be corrosive if one or more of the following conditions exist for the representative soil and/or water samples taken at the site: chloride concentration is 500 ppm or greater, sulfate concentration is 2,000 ppm or greater, or the pH is 5.5 or less (Caltrans, 2015). On this basis, we conclude that the environment represented by these test results can be described as non-corrosive.

5.9 Other Hazards and Adverse Site Conditions

The following geologic hazards and adverse site conditions listed in CGS Note 48 are not typical of the Site vicinity and have a low risk to the proposed development.

- Tsunami Hazard: The project Site is located 15 miles inland, at an elevation of over 540 feet above sea level.
- Volcanic Eruptions: There are no active volcanoes within 100 kilometers of the Site (Miller, 1989).
- Naturally Occurring Asbestos: The surficial soils and shallow subsoils, as well regional bedrock, beneath the Site are neither ultramafic nor consistent with materials that produce naturally occurring asbestos (CGS, 2000).

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our exploration program, we conclude that the project is feasible from a geotechnical standpoint. The primary geologic and geotechnical considerations affecting the project include the following:

- The potential for strong seismic ground shaking to affect the Site.
- The potential for deep foundation excavations to encounter groundwater.
- The presence of weak surficial fill covering the Site.
- The potential for differential settlement across the daylighting lower story of the proposed building.

Foundation support for the planned building can be provided by shallow spread footings. Current partial plans provided to us by Moore | Uebel Architecture indicate excavation for the first-floor section of the buildings (finish floor elevation = 532 feet), will extend through the surficial fill and underlying fine grained terrace deposits. Given this anticipated earthwork, footings can be supported on stiff/medium dense undisturbed natural soil anticipated to be exposed at the excavation bottom. A portion of the second-floor of the hospital building (finish floor elevation = 547) may require excavation of surficial fill (approximately 2.5 to 4 feet across the proposed footprint) and placement of compacted select fill to achieve a suitable building pad subgrade. Footings for the second-floor section of the building can be supported on select fill at least one foot thick that is placed and compacted as described in Section 6.1 (Site Preparation and Grading) of this report. If designed and constructed per the following recommendations, we estimate

settlement resulting from the imposed foundation loads will be less than 1 inch; estimated differential settlement over distances of approximately 20 feet will be ½ inch or less.

6.1 Site Preparation and Grading

Areas within and at least 5 feet beyond the footprint of planned buildings (and within and 3 feet beyond concrete flat work and pavement areas), should be stripped of paving and topsoil containing organic material (typically 2 to 3 inches deep). Deeper stripping may be required in areas containing shrubs or trees. Piping, conduits, or other subsurface appurtenances associated with the previous structure should be removed, if present. These materials should be removed from the Site.

Undocumented fill should then be removed from these areas in its entirety and stockpiled for use as select fill, if appropriate. The exposed soil subgrade should then be scarified to a depth of 6 inches, moisture conditioned wet of the optimum moisture content, and compacted to at least 90 percent relative compaction.[1] Select fill should then be placed in layers not exceeding 8 inches in loose thickness, moisture conditioned to near the optimum moisture content, and compacted to at least 90 percent relative compaction until planned finish subgrade elevations are achieved.

Select fill should be free of organic material, debris, and/or other deleterious matter, contain rocks no larger than 3 inches in greatest dimension, and conform to the following requirements:

Plasticity Index:	less than 15 percent
Liquid Limit:	less than 40 percent
Percent passing No. 200 sieve:	50 maximum, 5 minimum

Select fill should be placed on an approved excavation bottom as described in this section. It should be placed as soon as possible after moisture conditioning and compaction to reduce the potential for drying and cracking of the subgrade soil. Our exploration indicates that a majority of the existing surficial fill and on-site soil will be suitable for use as select fill.

6.2 Building Foundations

First floor footings should bear on undisturbed stiff/medium dense natural soils exposed at the planned excavation bottom; second floor footings should bear on at least one foot of compacted select fill or, alternatively, underlying stiff/medium dense natural soils. Footings should be at least 18 inches wide, extend at least 18 inches below lowest adjacent finish grade, and be designed using the maximum allowable bearing pressures presented in Table 6.

For clarification to OSHPD comment G4, the recommended maximum allowable soil bearing pressure is presented in Table 6. The ultimate soil bearing pressure for the various loading conditions is as shown. As such, our recommended maximum allowable soil bearing pressure shown in Table 6 in pounds per square foot

[1] Relative compaction refers to the ratio of the in place dry density of the soil to the maximum dry density as described in the latest edition of the ASTM D1557 compaction test procedure. Optimum moisture content is the water content as a percentage of dry soil corresponding to the maximum dry density.

(psf), is the highest ultimate soil bearing pressure (Total Loading Condition) multiplied by the resistance factor as prescribed by Table 12.13-1, ASCE 7-16. Alternatively, the maximum allowable soil bearing pressure is equal to 9,400 psf divided by Ω_0 overstrength factor for the structure.

Table 6. Maximum Allowable Bearing Pressures

Loading Condition	Ultimate Soil Bearing Pressure (psf)	Resistance Factor (Compressional Strength)	Strength Design Soil Capacity (psf)
Dead loads	9,300	0.45	4,230
Dead plus long-term live loads	9,250		
Total, including wind or seismic	9,400		

psf – pounds per square foot

Lateral loads can be resisted by passive pressure along foundation sides, and lateral sliding resistance from friction between the footing bottom and the underlying soil. Lateral sliding resistance from cohesion shall be limited to silt (ML) and silty sand (SM). Lateral sliding resistance from cohesion shall be calculated as the contact area multiplied by the cohesion. Use an allowable passive pressure of 200 pounds per cubic foot (pcf) equivalent fluid pressure. When evaluating passive pressures, neglect the upper foot of soil unless confined by concrete slabs or pavement. Cohesion resistance can be calculated using an allowable cohesion coefficient of 130 psf.

6.3 Temporary Slopes and Trench Excavations

The contractor is responsible for the stability of temporary slopes and trenches excavated at the Site and the design and construction of any required shoring. Shoring and bracing should be provided in accordance with all applicable local, state, and federal safety regulations, including the current OSHA excavation and trench safety standards. Because of the potential for variable soil conditions, field modifications of temporary cut slopes may be required. Unstable materials encountered on the slopes during the excavation should be trimmed off, even if this requires cutting the slope back at flatter inclinations.

6.4 Cut and Fill Slopes

We recommend that permanent cut and fill slopes generated as part of the Site grading activities be no steeper than 2:1. Slopes cut into native soils or fill slopes created with onsite soils should anticipate a high erosion potential and should thus be armored or vegetated as soon as practical.

6.5 Surface Drainage

The Site should generally be graded to provide positive drainage away from foundations and engineered slopes. A minimum gradient of three percent should be maintained for hardscape areas within 5 feet of a structure where this does not conflict with Americans with Disabilities Act (ADA) design requirements. A 5 percent gradient should be maintained for landscaped areas not designed to receive foot traffic within 5 feet of a structure. The grading or landscaping design and construction should not allow water to pond on the Site within a minimum of 10 feet from any engineered structure, nor to migrate beneath any structure.

Runoff from hardscaped areas, roofs, patios, and other impermeable surfaces should be contained, controlled, and directed into the Site storm drainage or infiltration system.

6.6 Concrete Slabs-on-Grade

Soil subgrade to support concrete slab-on-grade floors should be scarified to a depth of 6 inches, moisture conditioned wet of the optimum moisture content, and compacted to at least 90 percent relative compaction. The resulting surface should be smooth and non-yielding.

To provide a capillary moisture break between the slab and the supporting soil, we recommend that slab-on-grade floors be underlain by 4 inches of crushed rock. The crushed rock should be free-draining with 100 percent passing the 1-inch sieve and less than 5 percent passing the No. 4 sieve. It should be placed as soon as possible after moisture conditioning and compaction of the select subgrade materials to reduce the potential for drying and cracking of the subgrade soil.

Where the risk of moisture vapor movement through the slab may be detrimental to its intended use, crushed rock should be covered by a continuous impermeable membrane to act as a vapor barrier. The impermeable membrane should consist of 15-mil Stego Wrap® or equivalent placed in accordance with the manufacturer's recommendations. Seating of the crushed rock with a vibratory plate compactor may aid in reducing the potential for damage to the vapor barrier as the reinforcing steel and the concrete are placed.

6.7 Retaining Walls

Retaining walls should be designed to resist lateral loads from the adjacent soil. Where walls are unrestrained and free to deflect at the top, they may be designed for active soil pressures. If walls are restrained from movement at the top, use at-rest pressures. Use the values presented in Table 7 for design. These values assume wall drains are installed as recommended below to prevent the buildup of hydrostatic pressures behind retaining walls. Where vehicle surcharges are anticipated adjacent to the walls, an equivalent 2 feet of soil should be added to the actual retained height for design.

Table 7. Lateral Earth Pressures for Retaining Wall Design

Load Condition	Equivalent Fluid Densities[1] for Drained Native or Imported Granular Material (pounds per cubic foot, pcf)		
Slope Above Wall	Slope Inclination 4:1or less	Slope Inclination 3:1	Slope Inclination 2:1
Restrained (at-rest)	50	60	65
Unrestrained (active)	35	45	50

*For other horizontal:vertical slope inclinations, equivalent fluid densities may be interpolated from the presented values.

California Building Code, 2019 CBC Section 1803.5.12, and ASCE 7-16, requires a determination of lateral pressures on retaining walls due to earthquake motions for structures in Seismic Design Categories D, E, and F. The seismic lateral force presented herein, are based on guidelines presented in SEAOC, 2010. Using a total dynamic earth pressure coefficient ΔK_{AE} of 0.4, calculated from a PGA of 0.89g determined using ASCE 7-16, the seismic lateral pressure increment is 50 pounds per cubic foot equivalent fluid pressure. This pressure should be added to the static lateral earth pressure for retaining wall design.

Backdrains should consist of a 4-inch diameter, perforated, rigid PVC drain pipe placed at the base of the wall and surrounded by drain rock. The drain rock should be 1 foot wide and extend from the base of the wall to at least 2 feet below the top of the wall backfill. The wall backfill can consist of either native soil or

imported granular material; the upper 12 inches (minimum) of the wall backfill should consist of compacted native soil to reduce the potential for surface water to infiltrate into the granular backfill or back drain. The drainpipe should drain by gravity to a suitable drainage swale or site storm drain system. Drain rock should meet the requirements for Class 2 Permeable Material as described in the latest edition of the Caltrans Standard Specifications. Alternatively, it should consist of clean, free-draining, ¾-inch gravel wrapped in non-woven filter fabric (Mirafi 140 or equivalent). In lieu of the 12-inch wide back drain, a prefabricated wall drain board (Miradrain G100N or equivalent) may be used.

6.8 Seismic Design Parameters

Updated earthquake design parameters presented here are based on the 2019 California Building Code (CBC) and ASCE 7-16. We reevaluated the seismic design parameter using Site Class C as discussed above. This information was obtained from the Seismic Design Maps application co-developed by the Structural Engineers Association of California (SEAOC) and California's Office of Statewide Health Planning and Development (OSHPD) and is based on maps included in ASCE 7-16, Chapter 22. Seismic design parameters using Site Class C are presented in Revised Table 8. Based on Section 11.6 of ASCE 7-16 and these values, structures should be assigned a seismic design category of F for structures in risk category IV.
Provided the stated exceptions are incorporated into the design of all structures, seismic design parameters presented in Table 8 may be utilized. Based on section 11.6 of ASCE 7-16 and the values presented in Table 8, structures should be assigned a seismic design category of D for structures with risk category I, II, III, or IV.

Revised Table 8. Seismic Design Parameters Lat. 40.097468, long. -123.797163

Site Class	F_a	F_v	S_S	S_1	S_{MS}	S_{M1}	S_{DS}	S_{D1}
C	1.2	1.4	1.764	0.848	2.117	1.188	1.411	0.792

The factors are defined as follows:

F_a = Short period coefficient to modify 0.2 second period of mapped spectral response accelerations for other site classes.

F_v = Long period coefficient to modify 1.0 second period of mapped spectral response accelerations for other site classes.

S_s = Mapped spectral response acceleration, 5 percent damped, at 0.2 second period [in percent gravity (%g)].

S_1 = Mapped spectral response acceleration, 5 percent damped, at 1.0 second period (in %g).

S_{MS} = Maximum considered earthquake spectral response acceleration, 5 percent damped, at 0.2 second (in %g).

S_{M1} = Maximum considered earthquake spectral response acceleration, 5 percent damped, at 1.0 second period (in %g).

S_{DS} = Design spectral response acceleration, 5 percent damped, at 0.2 second period (in %g).

S_{D1} = Design spectral response acceleration, 5 percent damped, at 1.0 second period (in %g).

7.0 CONCLUSIONS

Based on our review of the CGS's request for clarification and additional information, LACO has addressed the principal concerns. This Addendum should be attached to our December 7, 2020 Geotechnical

Exploration and Geologic Hazards Evaluation Report for the Planned New Hospital and Medical Office Buildings, located at 286 Sprowl Creek Road, Garberville, California; OSHPD Facility No. 10037, Building Nos. 06703, 06704 & 06705. All findings, conclusions and recommendations in the December 7, 2020 Report remain valid except where this Addendum indicates changes.

8.0 FUTURE GEOTECHNICAL SERVICES

8.1 Plan Review

To better assure conformance of the final design documents with the recommendations contained in this report, LACOs geotechnical department must review the completed project plans prior to construction. The plans should be made available for our review as soon as possible after completion so that we can better assist in keeping your project schedule on track.

8.2 Construction Observation and Testing

LACO should be retained to observe and test the earthwork and foundation installation phases of construction in order to: (a) confirm that subsurface conditions exposed during construction are substantially the same as those interpolated from our limited subsurface exploration, on which the analysis and design were based; (b) observe compliance with the geotechnical aspects and specifications presented in the approved plans; and (c) allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations in this report are based on limited subsurface information. The nature and extent of variation across the Site may not become evident until construction. If variations are then exposed, it will be necessary to re-evaluate our recommendations.

9.0 LIMITATIONS

This report has been prepared for the exclusive use of the Southern Humboldt Community Healthcare District, its contractors and consultants, and appropriate public authorities for specific application to the proposed Site improvements. LACO has exercised a standard of care equal to that generated for this industry to ensure that the information contained in this report is current and accurate. The opinions presented in this memorandum are based upon information obtained from subsurface excavations, a site reconnaissance, review of geologic maps and data available to us, and upon local experience and engineering judgment, and have been formulated in accordance with generally accepted geotechnical engineering practices that exist in California at the time this report was prepared. In addition, geotechnical issues may arise that are not apparent at this time. No other warranty, expressed or implied, is made or should be inferred.

Data generated for this report represent information gathered at that time and at the widely spaced locations indicated. Subsurface conditions may be highly variable and difficult to predict. As such, the recommendations included in this report are based, in part, on assumptions about subsurface conditions that may only be observed and/or tested during subsequent project earthwork. Accordingly, the validity of these recommendations is contingent upon review of the subsurface conditions exposed during construction in order to check that they are consistent with those characterized in this report. Upon request, LACO can discuss the extent of (and fee for) observations and tests required to check the validity of the recommendations presented herein.

The opinions presented in this report are valid as of the present date for the property evaluated. Changes in the condition of the property can occur over time, whether due to natural processes or the works of man, on this or adjacent properties. In addition, changes in applicable standards of practice can occur, whether from legislation or the broadening of knowledge. Accordingly, the opinions presented in this report may be invalidated, wholly or partially, by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of three years, nor should it be used, or is it applicable, for any property other than that evaluated. 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. LACO assumes no responsibility for any third-party reliance on the data presented. Additionally, the data presented should not be utilized by any third-party to represent data for any other time or location. A brochure prepared by ASFE (Association of Firms Practicing in the Geosciences) has been included in Appendix 5 of this report. We recommend that all individuals reading this report also read this brochure.

10.0 REFERENCES

ASCE [American Society of Civil Engineers (ASCE]), 2017. Minimum Design Loads for Buildings and Other Structures: ASCE Standard 7-16.

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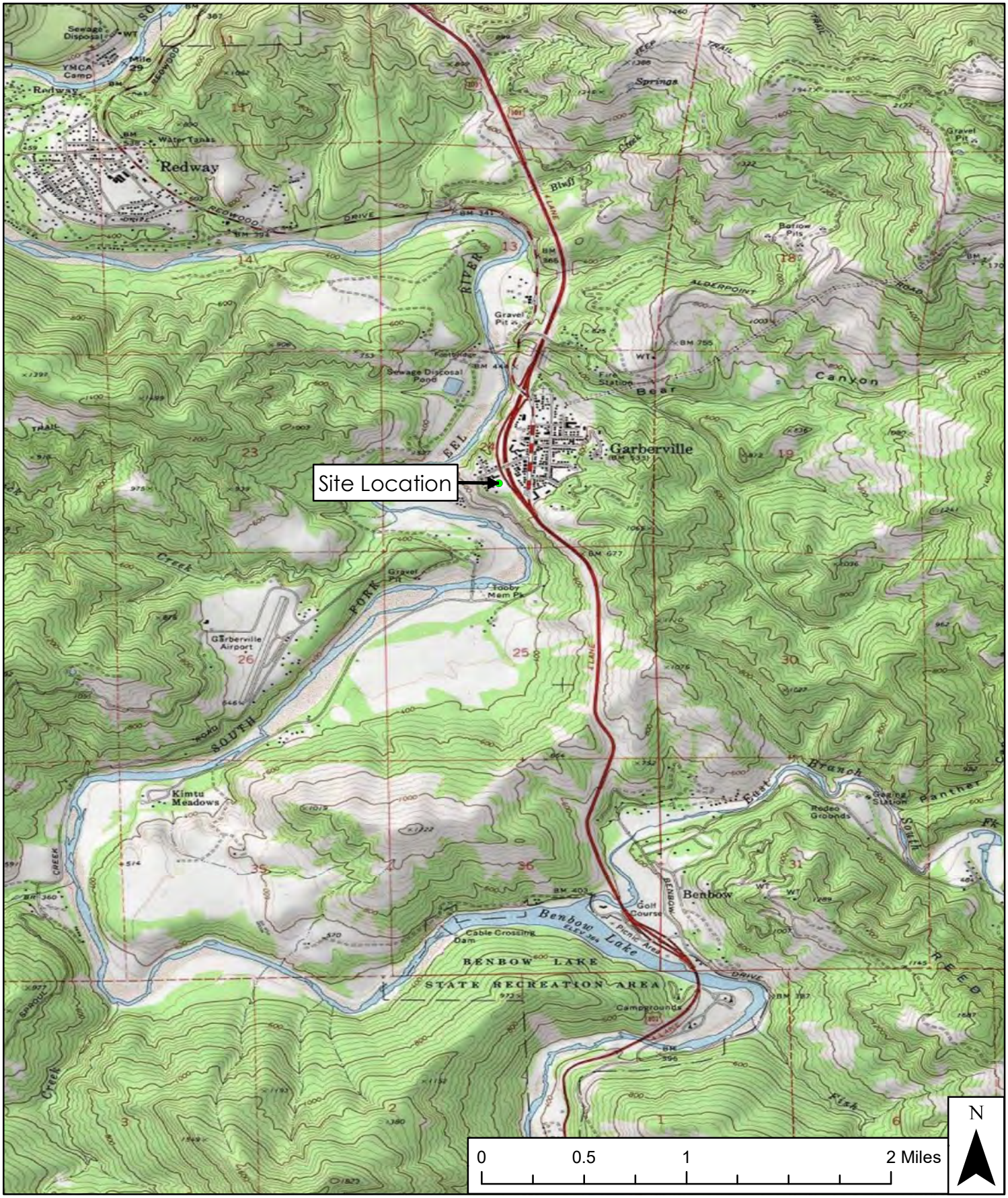
FIGURES

LACO EUREKA • UKIAH • SANTA ROSA 1-800-515-5054 www.lacoassociates.com	PROJECT New Community Hospital Buildings	BY BMW	FIGURE 1
	CLIENT Southern Humboldt Healthcare District	CHECK JER	
	LOCATION 286 Sprowl Road, Garberville, California	DATE 2/15/2017	JOB NO. 8609.00
	Vicinity Map		



Date: 2/17/2017 Time: 8:22:26 AM
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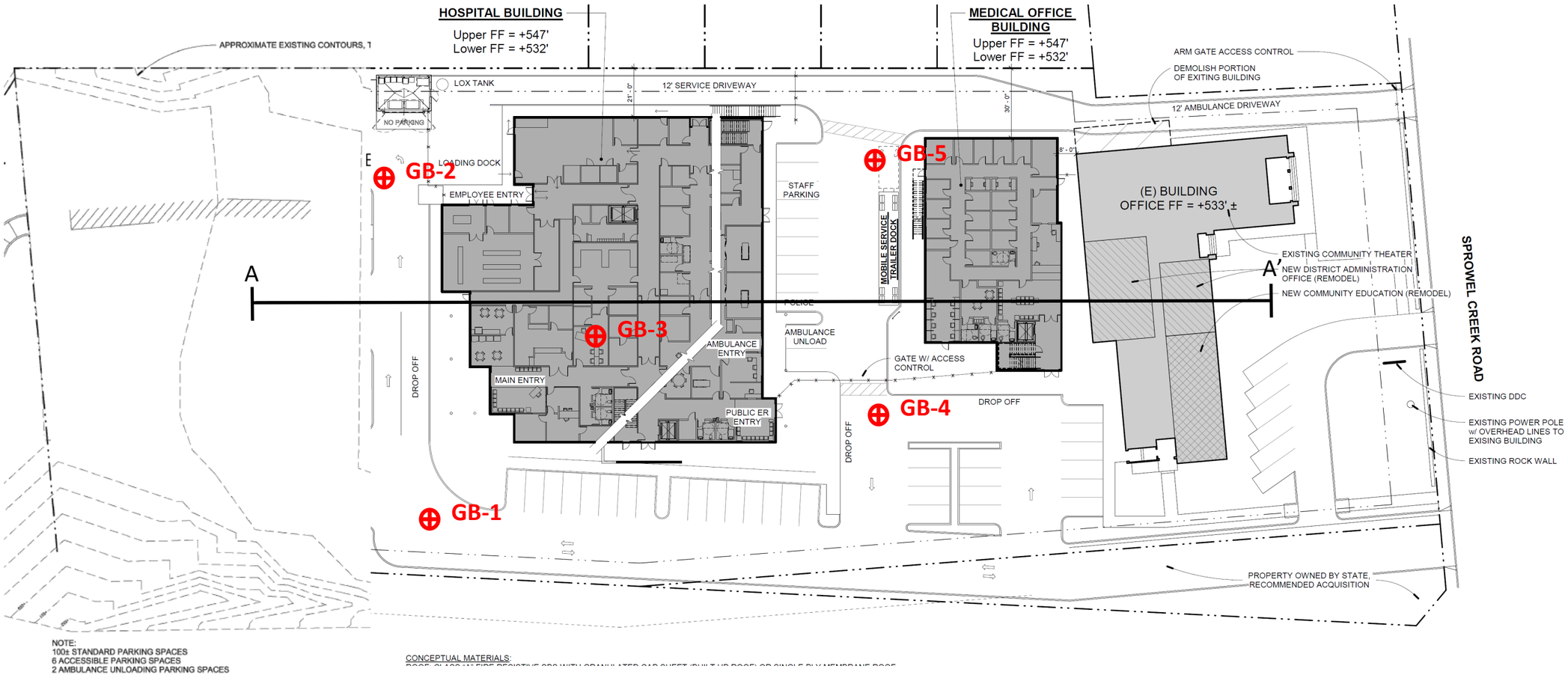

NOTE:
100± STANDARD PARKING SPACES
6 ACCESSIBLE PARKING SPACES
2 AMBULANCE UNLOADING PARKING SPACES

CONCEPTUAL MATERIALS:

LEGEND

GB-1 **Boring Location**

0 25' 50' 100' 150'

SCALE: 1"=50'

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BY GLM
DATE 11/20/20
CHECK
SCALE NTS

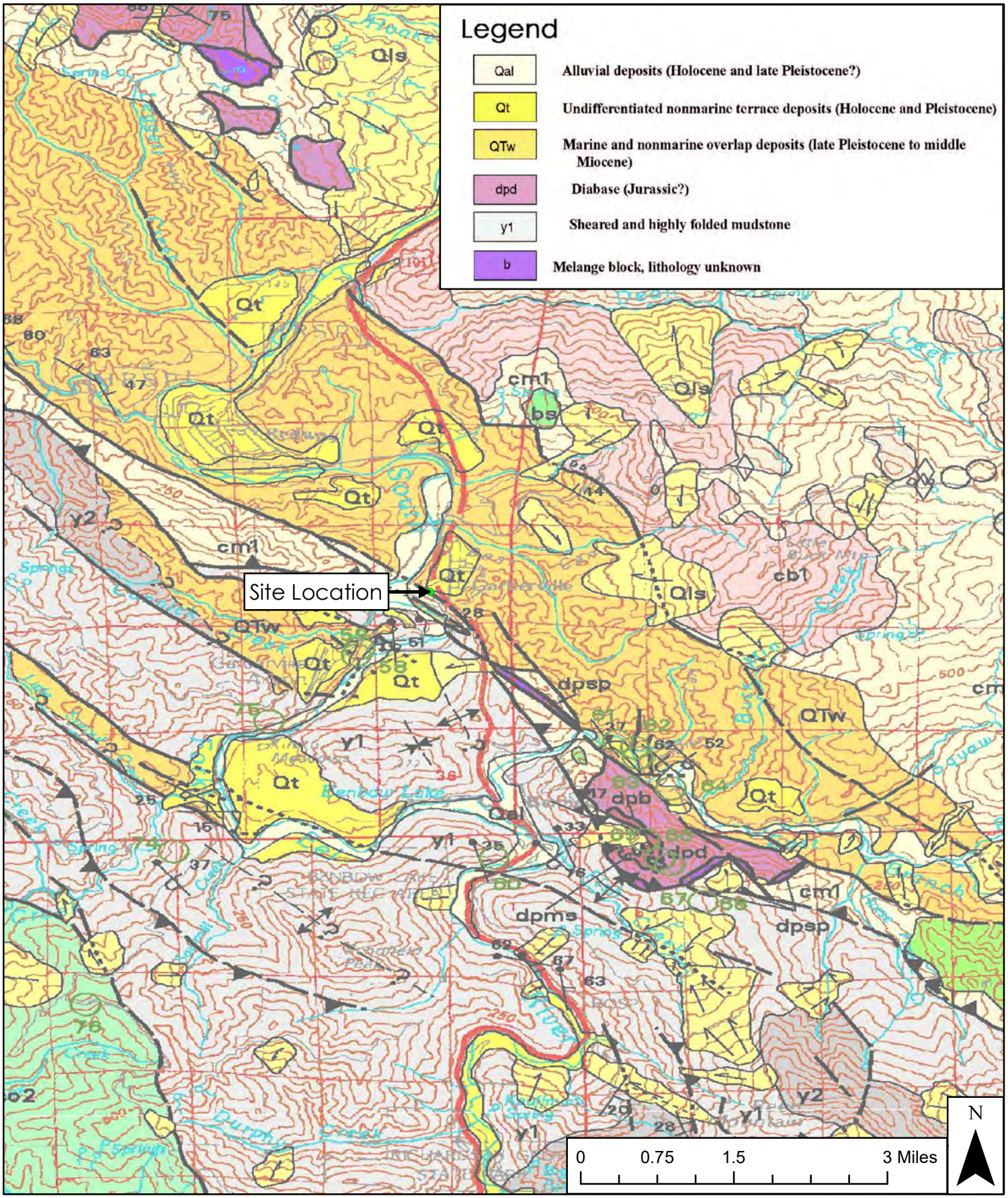
New Community Hospital Buildings So. Humboldt Community Healthcare District

Site Plan

FIGURE 2

JOB NO. 8609.00

LACO EUREKA • UKIAH • SANTA ROSA 1-800-515-5054 www.lacoassociates.com	PROJECT	New Community Hospital Buildings	BY	BMW	FIGURE 3
	CLIENT	Southern Humboldt Healthcare District	CHECK	JER	
	LOCATION	286 Sprowl Road, Garberville, California	DATE	2/15/2017	JOB NO. 8609.00
		Geology Map			



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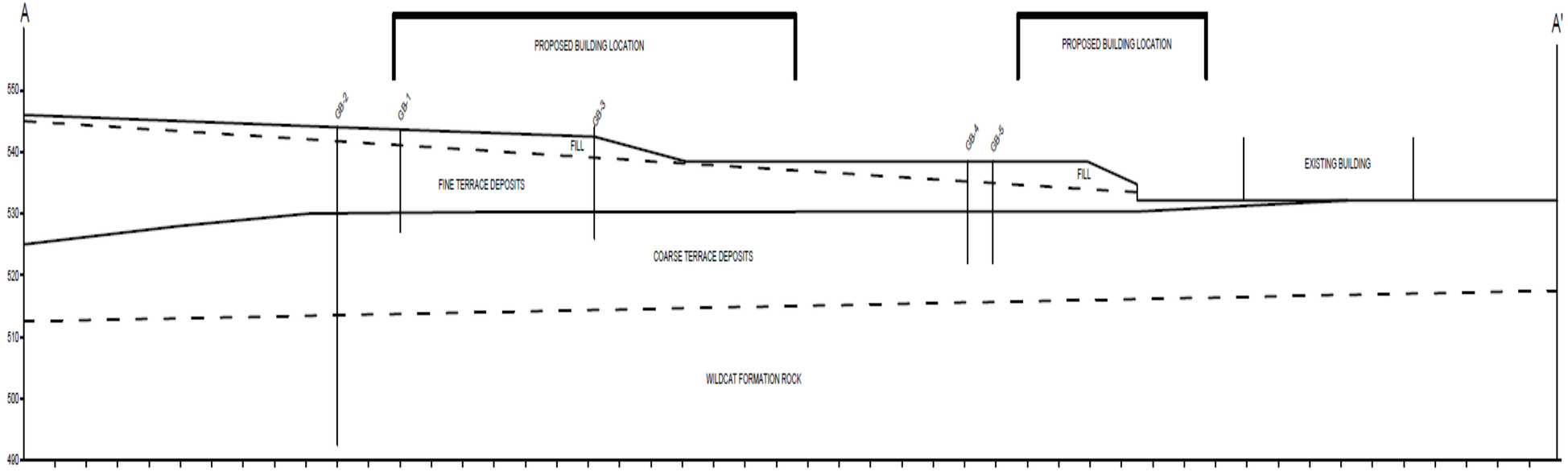

Vertical scale 1” = 20’

Horizontal Scale 1” = 40’

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BY GLM
DATE 11/20/20
CHECK
SCALE NTS

New Community Hospital Buildings So. Humboldt Community Healthcare District

CROSS SECTION A—A’

FIGURE
4

JOB NO.
8609.00

APPENDIX 1

Boring Logs

BORING NUMBER B-1

LACO
21 W. 4th Street, Eureka, California 95501 707 443-5054 Fax 707 443-0553
311 Main Street, Ukiah, California 95482 707 462-0222 Fax 707 462-0223
3450 Regional Parkway, Suite B2, Santa Rosa, California 95403 707 443-5054 Fax 707 443-0553
www.lacoassociates.com

CLIENT Southern Humboldt Community Healthcare District
PROJECT NAME Jerold Phelps Community Hospital
PROJECT NUMBER 8609.00
PROJECT LOCATION 286 Sprowl Creek Road, Garberville, CA
DATE STARTED 2/9/17 **COMPLETED** 2/9/17
GROUND ELEVATION 545 ft **HOLE SIZE** 8 inches
DRILLING CONTRACTOR Clear Heart
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger
▽ **AT TIME OF DRILLING** 13.00 ft / Elev 532.00 ft
LOGGED BY EW **CHECKED BY** JER
AT END OF DRILLING ---
NOTES Standing water on adjacent grass
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0				ML		(ML) Sandy Silt; light yellowish brown and grayish brown with olive brown, moist, medium stiff, fine sand, heterogenous texture, fill
	SPT	100	6-6-5 (11)			2.5 542.5
				SM		(SM) Silty Sand; olive brown, moist, medium dense, fine sand, trace coarse sand
5						4.5 540.5
	SPT	83	6-8-10 (18)			(SC) Clayey Sand; light yellowish brown, moist, loose to medium dense, fine sand, trace coarse sand, becomes light grey with stong brown mottling at approximately 10 feet
10				SC		
	SPT	100	4-4-5 (9)			▽
15						15.0 530.0
	SPT	67	7-12-12 (24)	SM		(SM) Silty Sand with Gravel; dark bluish gray, saturated, medium dense, fine to coarse sand, fine to coarse gravel consisting of decomposed sandstone
						16.5 528.5

Bottom of borehole at 16.5 feet.

BORING NUMBER B-2

LACO
21 W. 4th Street, Eureka, California 95501 707 443-5054 Fax 707 443-0553
311 Main Street, Ukiah, California 95482 707 462-0222 Fax 707 462-0223
3450 Regional Parkway, Suite B2, Santa Rosa, California 95403 707 443-5054 Fax 707 443-0553
www.lacoassociates.com

CLIENT Southern Humboldt Community Healthcare District
PROJECT NAME Jerold Phelps Community Hospital
PROJECT NUMBER 8609.00
PROJECT LOCATION 286 Sprowl Creek Road, Garberville, CA
DATE STARTED 2/10/17 **COMPLETED** 2/10/17
GROUND ELEVATION 540 ft **HOLE SIZE** 8 inches
DRILLING CONTRACTOR Clear Heart
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger
▽ **AT TIME OF DRILLING** 10.00 ft / Elev 530.00 ft
LOGGED BY EW **CHECKED BY** JER
AT END OF DRILLING ---
NOTES Saturated grass playing field
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0				ML		(ML) Sandy Silt; brown and changes to light yellowish brown, moist, medium stiff, fine sand, heterogenous texture, fill
	SPT	94	3-2-3 (5)			
3.0						537.0
				SM		(SM) Silty Sand; olive brown, moist, loose, fine to medium sand, trace decomposed gravel, becomes light yellowish brown with strong brown mottling at approximately 9.5 feet
5	SPT	78	3-3-3 (6)			
10	SPT	89	2-5-7 (12)			▽
15	SPT	72	4-6-8 (14)			
16.0						524.0
				GC		(GC) Clayey Gravel with Sand; bluish gray, saturated, medium dense, fine to coarse sand, fine to coarse gravel up to 1" consisting of sub-angular to sub-rounded sandstone, older alluvial terrace
20						

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 6/7/17 11:47 - P:\GINT FILES\PROJECTS\8609.00- PHELPS HOSPITAL.GPJ

(Continued Next Page)

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CLIENT Southern Humboldt Community Healthcare District **PROJECT NAME** Jerold Phelps Community Hospital

PROJECT NUMBER 8609.00 **PROJECT LOCATION** 286 Sprowl Creek Road, Garberville, CA

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
20	SPT	39	6-8-8 (16)	GC		(GC) Clayey Gravel with Sand; bluish gray, saturated, medium dense, fine to coarse sand, fine to coarse gravel up to 1" consisting of sub-angular to sub-rounded sandstone, older alluvial terrace *(continued)*
25	SPT	67	7-9-11 (20)			
30	SPT	100	47-50/2"			30.0 — 510.0 Sandstone; dark bluish gray, low hardness, weak, medium sand, massive, weathered, very few fractures
35	SPT	100	50/5"			
40	SPT	100	50/5"			

(Continued Next Page)

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CLIENT Southern Humboldt Community Healthcare District **PROJECT NAME** Jerold Phelps Community Hospital

PROJECT NUMBER 8609.00 **PROJECT LOCATION** 286 Sprowl Creek Road, Garberville, CA

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
45	SPT	100	50/5"			Sandstone; dark bluish gray, low hardness, weak, medium sand, massive, weathered, very few fractures *(continued)*
50	SPT	100	39-36-50 (86)			
51.5						488.5
						Bottom of borehole at 51.5 feet.

BORING NUMBER B-3

LACO
21 W. 4th Street, Eureka, California 95501 707 443-5054 Fax 707 443-0553
311 Main Street, Ukiah, California 95482 707 462-0222 Fax 707 462-0223
3450 Regional Parkway, Suite B2, Santa Rosa, California 95403 707 443-5054 Fax 707 443-0553
www.lacoassociates.com

CLIENT Southern Humboldt Community Healthcare District
PROJECT NAME Jerold Phelps Community Hospital
PROJECT NUMBER 8609.00
PROJECT LOCATION 286 Sprowl Creek Road, Garberville, CA
DATE STARTED 2/9/17 **COMPLETED** 2/9/17
GROUND ELEVATION 540 ft **HOLE SIZE** 8 inches
DRILLING CONTRACTOR Clear Heart
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger
▽ **AT TIME OF DRILLING** 12.00 ft / Elev 528.00 ft
LOGGED BY EW **CHECKED BY** JER
AT END OF DRILLING ---
NOTES Standing water on adjacent grass
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0				ML		(ML) Sandy Silt; olive brown, wet, soft, fine sand, topsoil
						1.0 — 539.0
						(SM) Silty Sand; olive brown, moist, medium dense, fine sand, trace coarse sand
	SPT	78	4-6-6 (12)	SM		
						4.0 — 536.0
5						(ML) Sandy Silt; light olive brown, very stiff, moist, fine sand, weak cementation
	SPT	94	5-6-11 (17)			
				ML		
						9.5 — 530.5
10						(CL) Sandy Lean Clay; bluish gray, moist, fine sand
	SPT	100	2-3-4 (7)	CL		
						12.0 ▽ — 528.0
						(SM) Silty Sand with Gravel; blush gray; moist, medium dense, fine to medium sand, fine to coarse gravel consisting of decomposed sandstone
				SM		
15						
	SPT	94	7-8-10 (18)			
						16.5 — 523.5
						Bottom of borehole at 16.5 feet.

BORING NUMBER B-4

LACO
21 W. 4th Street, Eureka, California 95501 707 443-5054 Fax 707 443-0553
311 Main Street, Ukiah, California 95482 707 462-0222 Fax 707 462-0223
3450 Regional Parkway, Suite B2, Santa Rosa, California 95403 707 443-5054 Fax 707 443-0553
www.lacoassociates.com

CLIENT Southern Humboldt Community Healthcare District
PROJECT NAME Jerold Phelps Community Hospital
PROJECT NUMBER 8609.00
PROJECT LOCATION 286 Sprowl Creek Road, Garberville, CA
DATE STARTED 2/9/17 **COMPLETED** 2/9/17
GROUND ELEVATION 537 ft **HOLE SIZE** 8 inches
DRILLING CONTRACTOR Clear Heart
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger
▽ **AT TIME OF DRILLING** 3.00 ft / Elev 534.00 ft
LOGGED BY EW **CHECKED BY** JER
AT END OF DRILLING ---
NOTES Water flowing across pavement and into borehole
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0						3" Asphaltic concrete over 6" aggregate base
						0.8 — 536.3
	SPT	100	1-1-1 (2)	CL-ML		(CL-ML) Sandy Lean Clay and Sandy Silt; light olive brown with light yellowish brown mottling and variegation, soft, moist, fine to medium sand, heterogenous texture, fill
						▽
						4.0 — 533.0
5	SPT	89	5-9-10 (19)	CL		(CL) Lean Clay; light olive brown with strong brown mottling, saturated, very stiff, fine sand, trace carbonate nodules
						8.5 — 528.5
10	SPT	67	9-6-7 (13)	SM		(SM) Silty Sand with Gravel; greenish gray, saturated, medium dense, fine to coarse sand, fine to coarse gravel consisting of decomposed sandstone clasts
15	SPT	72	10-13-11 (24)			16.5 — 520.5
						Bottom of borehole at 16.5 feet.

BORING NUMBER B-5

LACO
21 W. 4th Street, Eureka, California 95501 707 443-5054 Fax 707 443-0553
311 Main Street, Ukiah, California 95482 707 462-0222 Fax 707 462-0223
3450 Regional Parkway, Suite B2, Santa Rosa, California 95403 707 443-5054 Fax 707 443-0553
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CLIENT Southern Humboldt Community Healthcare District
PROJECT NAME Jerold Phelps Community Hospital
PROJECT NUMBER 8609.00
PROJECT LOCATION 286 Sprowl Creek Road, Garberville, CA
DATE STARTED 2/9/17 **COMPLETED** 2/9/17
GROUND ELEVATION 535 ft **HOLE SIZE** 8 inches
DRILLING CONTRACTOR Clear Heart
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger
▽ **AT TIME OF DRILLING** 0.00 ft / Elev 535.00 ft
LOGGED BY EW **CHECKED BY** JER
AT END OF DRILLING ---
NOTES Standing water on court
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0						▽ 4" Asphaltic concrete over 8" aggregate base
						1.0 — 534.0
						(ML) Sandy Silt; light olive brown, moist, soft, fine sand
	SPT	100	1-1-1 (2)	ML		
						4.0 — 531.0
5						(SM) Silty Sand; pale yellowish brown with dark brown mottling, saturated, medium dense, fine sand
	SPT	44	3-6-7 (13)	SM		
						8.5 — 526.5
10						(SM) Silty Sand with Gravel; light olive brown and pale yellowish brown, saturated, medium dense, fine to coarse sand, fine to coarse gravel consisting of decomposed sandstone, becomes greenish gray at approximalty 12.5 feet
	SPT	83	9-11-14 (25)			
				SM		
15						
	SPT	61	10-8-9 (17)			16.5 — 518.5
						Bottom of borehole at 16.5 feet.

BORING LOG LEGEND

CLIENT Southern Humboldt Community Health District **PROJECT NAME** Jerold Phelps Community Hospital

PROJECT NUMBER 8609.00 **PROJECT LOCATION** 733 Cedar Street Garberville, California

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS				TYPICAL NAMES
COARSE GRAINED SOILS More than Half > #200 sieve	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW	WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES
			GP	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES
		GRAVELS WITH OVER 15% FINES	GM	SILTY GRAVELS, POORLY GRADED GRAVEL-SAND-SILT MIXTURES
			GC	CLAYEY GRAVELS, POORLY GRADED GRAVEL-SAND-CLAY MIXTURES
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS WITH LITTLE OR NO FINES	SW	WELL GRADED SANDS, GRAVELLY SANDS
			SP	POORLY GRADED SANDS, GRAVELLY SANDS
		SANDS WITH OVER 15% FINES	SM	SILTY SANDS, POOORLY GRADED SAND-SILT MIXTURES
			SC	CLAYEY SANDS, POORLY GRADED SAND-CLAY MIXTURES
FINE GRAINED SOILS More than Half < #200 sieve	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS WITH SLIGHT PLASTICITY
			CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
			OL	ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACIOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
			CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
			OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS			Pt	PEAT AND OTHER HIGHLY ORGANIC SOILS

KEY TO TEST DATA

	Modified California (MC)	RV	R-Value
	Standard Penetration Test (SPT)	SA	Sieve Analysis
	Pushed Shelby Tube (ST)	SW	Swell Test
	Auger Cuttings	TC	Cyclic Triaxial
	Grab Sample (GB)	DS	Direct Shear
	Continous Core Sample (CC)	CP	Compaction
c	Cohesion	UC	Unconfined Compression
ϕ	Friction Angle	CN	Consolidation
MC	Moisture Content	τ	Shear Strength
DD	Dry Density		Water Level at Time of Drilling
PP	Pocket Penetrometer		Water Level after Drilling

NOTES: The lines separating soil layers are approximate boundaries.
Blow counts represent the number of blows of a 140-pound hammer falling 30 inches to drive an 18-inch sampler the final 12 inches.
Modified California Sampler blow counts have been converted to standard N-value blow counts using Burmister's energy input factor of 0.65.

APPENDIX 2

Laboratory Test Results

LACO

FINER THAN #200 SIEVE
ASTM C117/ASTM D-1140

PROJECT	NEW COMMUNITY HOSPITAL BUILDINGS			JOB NO. 8609.00	SHEET 1 of 1
CLIENT	SOUTHERN HUMBOLDT COMMUNITY HEALTHCARE DISTRICT			SAMPLE ID 17-077EK	
LOCATION	286 SPROWL CREEK ROAD GARBERVILLE, CA	TEST BY	DLR	DATE	2/23/2017
SOIL TYPE	VARIOUS	CHECKED BY	LCB	CHECK DATE	7/11/2017

B2 @ 20.0'-21.5'

(B)	Net sample (Dry)	431.1	gms
(C)	Dry sample after washing	359.1	gms
	Total Material finer than 200 sieve	72.0	gms
(A)	% Material finer than 200 sieve	**16.70%**	
	A=[(B-C)/B]X100		

B2 @ 25.0'-26.5'

(B)	Net sample (Dry)	617.5	gms
(C)	Dry sample after washing	535.0	gms
	Total Material finer than 200 sieve	82.5	gms
(A)	% Material finer than 200 sieve	**13.36%**	
	A=[(B-C)/B]X100		

B3 @ 6.0'-6.5'

(B)	Net sample (Dry)	350.2	gms
(C)	Dry sample after washing	112.2	gms
	Total Material finer than 200 sieve	238.0	gms
(A)	% Material finer than 200 sieve	**67.96%**	
	A=[(B-C)/B]X100		

B5 @ 15.0'-16.5'

(B)	Net sample (Dry)	520.8	gms
(C)	Dry sample after washing	453.8	gms
	Total Material finer than 200 sieve	67.0	gms
(A)	% Material finer than 200 sieve	**12.86%**	
	A=[(B-C)/B]X100		

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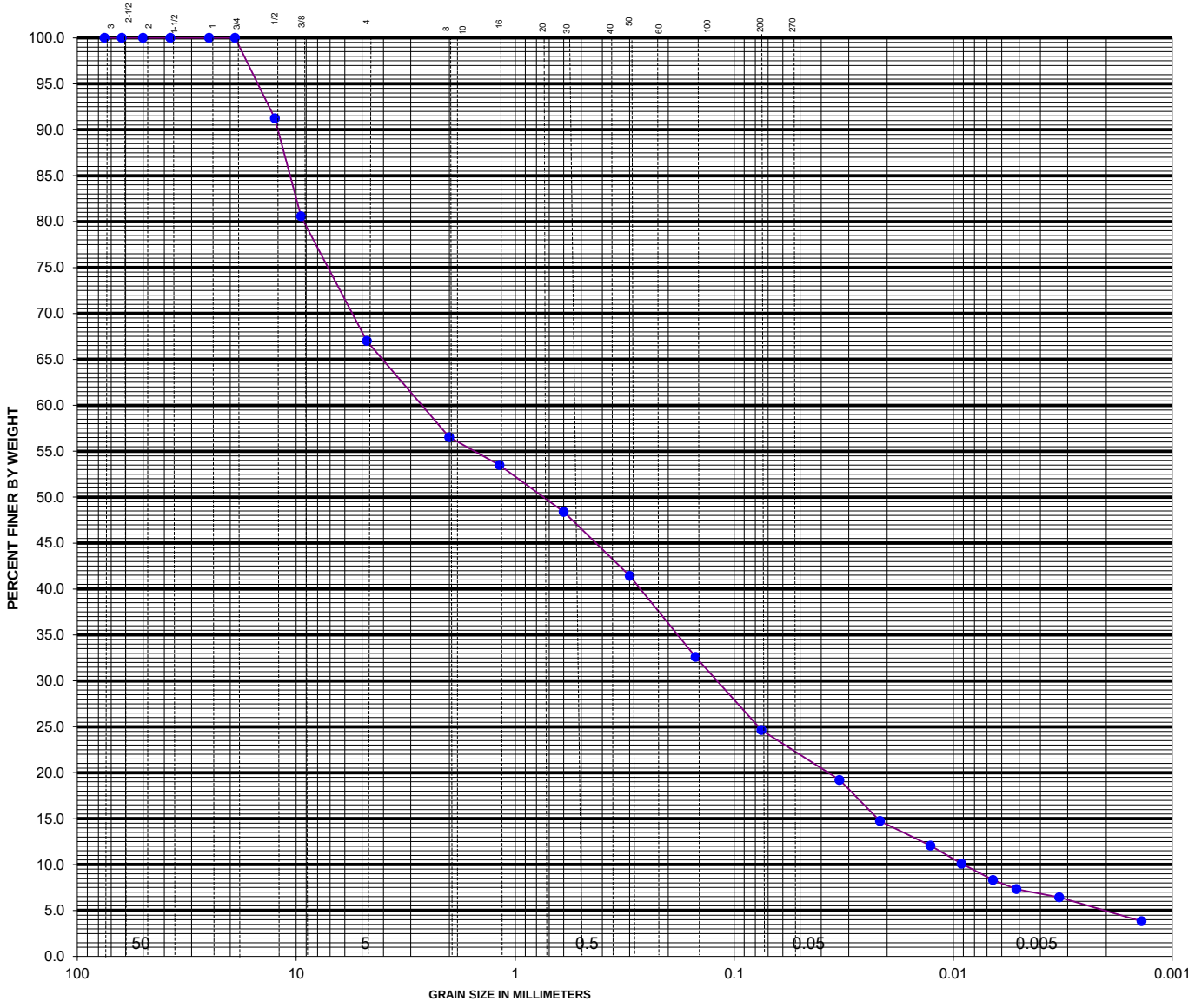
800-515-5054 · www.lacoassociates.com

PARTICLE SIZE ANALYSIS WORKSHEET (ASTM D422)	Page 1	Project No. 8609.00
Project: NEW COMMUNITY HOSPITAL BUILDINGS	Tested By: DLR	Date: 3/2/17
Sample ID: 17-007EK / Client: SOUTHERN HUMBOLDT HEATHCARE DISTRICT	Checked By: LCB	Date: 7/11/17



COBBLES	GRAVEL		SAND			SILT	CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE		

SAMPLE LOCATION

B3@15'-16.5'

GRAVEL=	33.0%
SAND=	42.3%
SILT=	17.4%
CLAY=	7.2%

SOIL CLASSIFICATION

SILTY SAND w/GRAVEL

GRAVEL=	passing 3" and retained on #4 sieve
SAND=	passing #4 sieve and retained on #200 sieve
SILT=	0.074mm to 0.005mm
CLAY=	smaller than 0.005mm

LACO

MOISTURE / DENSITY
ASTM D-2216 / 2937

PROJECT	NEW COMMUNITY HOSPITAL BUILDINGS		JOB NO. 8609.00		SHEET
CLIENT	SOUTHER HUMBOLDT COMMUNITY HEALTHCARE DISTRICT		LAB ID 0		1 of 1
LOCATION	286 SPROWL CREEK ROAD GARBERVILLE, CA	TEST BY DLR		DATE 2/24/2017	
SOIL TYPE	VARIOUS	CHECKED BY LCB		CHECK DATE 7/11/2017	

Sample Location	B1	B2	B5					
Sample Depth (ft bgs)	2.5'-3.0'	6.0'-6.5'	6.0'-6.5'					
Soil Type (USCS)	0	0	0.0					
Moisture Content (%)	15.5	21.9	19.0					
Wet Density (pcf)	130.5	124.4	133.7					
Dry Density (pcf)	113.0	102.0	112.4					
Void Ratio*	0.5	0.6	0.5					
% Saturation	88.4	93.2	106.1					

*Void ratio calculation assumes a specific gravity of 2.65

LACO

ATTERBERG LIMITS
ASTM D-4318

PROJECT	NEW COMMUNITY HOSPITAL BUILDINGS			JOB NO. 8609.00	SHEET
CLIENT	SOUTHERN HUMBOLDT COMMUNITY HEALTHCARE DISTRICT			SAMPLE ID B-4 5.5-6.0'	1 of 1
LOCATION	286 SPROWL CREEK ROAD GARBERVILLE, CA	TEST BY	DLR	DATE	3/2/2017
SOIL TYPE	CL/ML	CHECKED BY	LCB	CHECK DATE	7/11/2017

	Point 1	Point 2	Point 3
Tare + Wet Soil (gm)	34.64	39.31	33.86
Tare + Dry Soil (gm)	27.60	30.75	26.56
Water (gm)	7.04	8.56	7.30
Tare (gm)	8.28	8.43	8.31
Dry Soil (gm)	19.32	22.32	18.25
Water Content (%)	**36%**	**38%**	**40%**
* Number of Blows	**34**	**25**	**19**

* Groove closure = 13mm

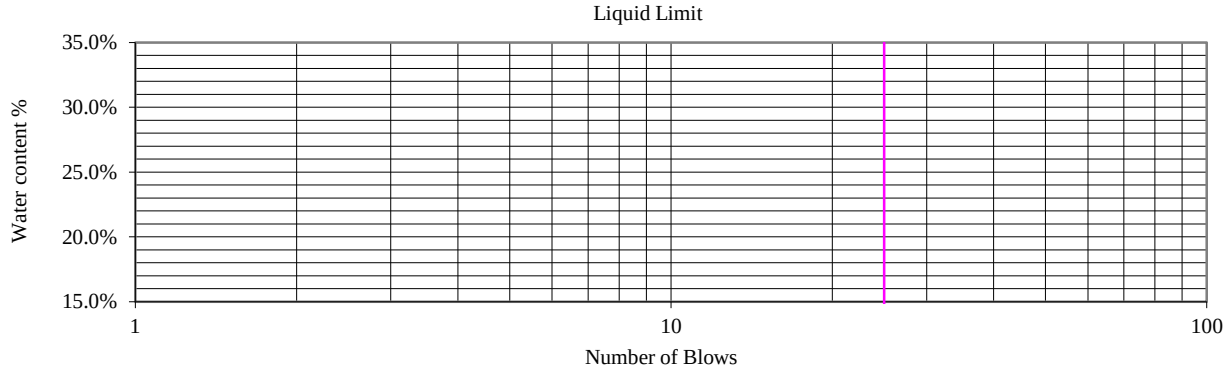
PLASTIC LIMIT

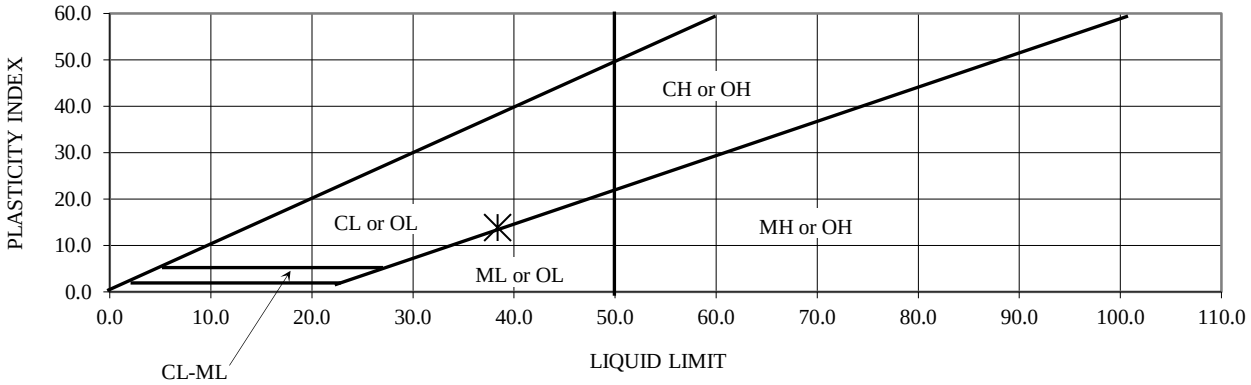
Run 1	Run 2	
15.56	16.07	
14.16	14.57	
1.40	1.50	
8.44	8.47	
5.72	6.10	
24%	**25%**	

LIQUID LIMIT = **38.4**

PLASTIC LIMIT = **24.5**

PLASTIC INDEX = **13.9**





P:\8600\8609 SoHum Comm Health Dist\8609.00 Jerold Phelps Comm Hosp\08 Geology\Reports\Appendices\Appendix 3 Laboratory Analysis\8609.00 Atterberg Limits B4@5.5'-6.0'

LACO

ATTERBERG LIMITS
ASTM D-4318

PROJECT	NEW COMMUNITY HOSPITAL BUILDINGS			JOB NO. 8609.00	SHEET
CLIENT	SOUTHERN HUMBOLDT COMMUNITY HEALTHCARE DISTRICT			SAMPLE ID B2 10-11.5'	1 of 1
LOCATION	286 SPROWL CREEK ROAD GARBERVILLE, CA	TEST BY	DLR	DATE	3/2/2017
SOIL TYPE	ML	CHECKED BY	LCB	CHECK DATE	7/11/2017

	Point 1	Point 2	Point 3
Tare + Wet Soil (gm)	34.99	38.68	39.08
Tare + Dry Soil (gm)	29.57	32.31	32.32
Water (gm)	5.42	6.37	6.76
Tare (gm)	8.34	8.43	8.36
Dry Soil (gm)	21.23	23.88	23.96
Water Content (%)	**26%**	**27%**	**28%**
* Number of Blows	**35**	**26**	**20**

* Groove closure = 13mm

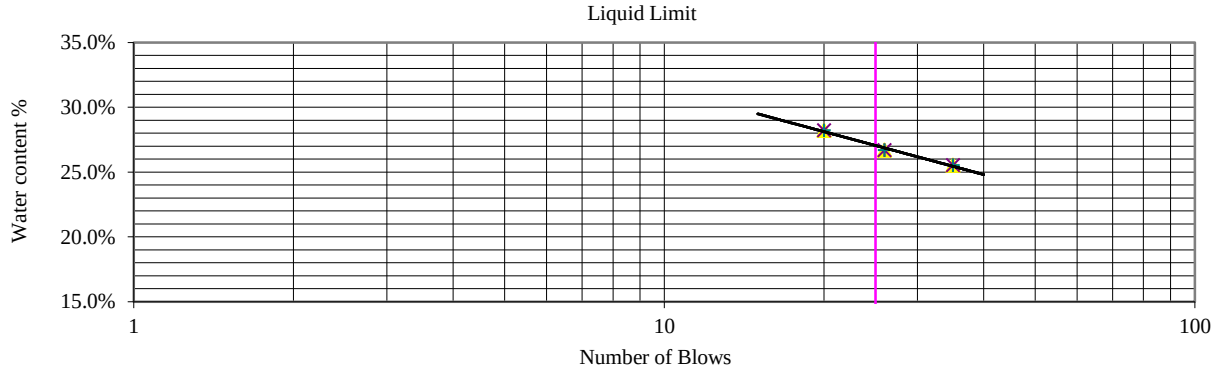
PLASTIC LIMIT

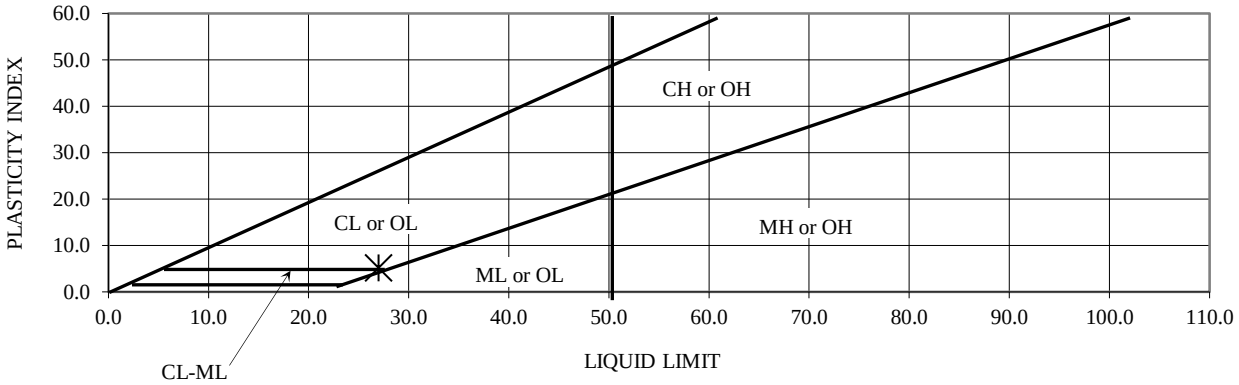
Run 1	Run 2	
16.07	15.57	
14.70	14.27	
1.37	1.30	
8.42	8.32	
6.28	5.95	
22%	**22%**	

LIQUID LIMIT = **27.0**

PLASTIC LIMIT = **21.8**

PLASTIC INDEX = **5.2**





P:\8600\8609 SoHum Comm Health Dist\8609.00 Jerold Phelps Comm Hosp\08 Geology\Reports\Appendices\Appendix 3 Laboratory Analysis\8609.00 Atterberg Limits B2@10'-11.5'

ATTERBERG LIMITS
ASTM D-4318

PROJECT	NEW COMMUNITY HOSPITAL BUILDINGS		JOB NO.	8609.00	SHEET
CLIENT	SOUTHERN HUMBOLDT HEATHCARE DISTRICT		SAMPLE ID	B5 at 2.5'-3.0'	1 of 1
LOCATION	286 SPROWL CREEK ROAD GARBERVILLE, CA	TEST BY	BC	DATE	2/27/17
SOIL TYPE	SILT	CHECKED BY	LCB	CHECK DATE	7/11/17

	Point 1	Point 2	Point 3
Tare + Wet Soil (gm)	0.00	0.00	0.00
Tare + Dry Soil (gm)	0.00	0.00	0.00
Water (gm)	0.00	0.00	0.00
Tare (gm)	0.00	0.00	0.00
Dry Soil (gm)	0.00	0.00	0.00
Water Content (%)	**0%**	**0%**	**0%**
* Number of Blows	**0**	**0**	**0**

* Groove closure = 13mm

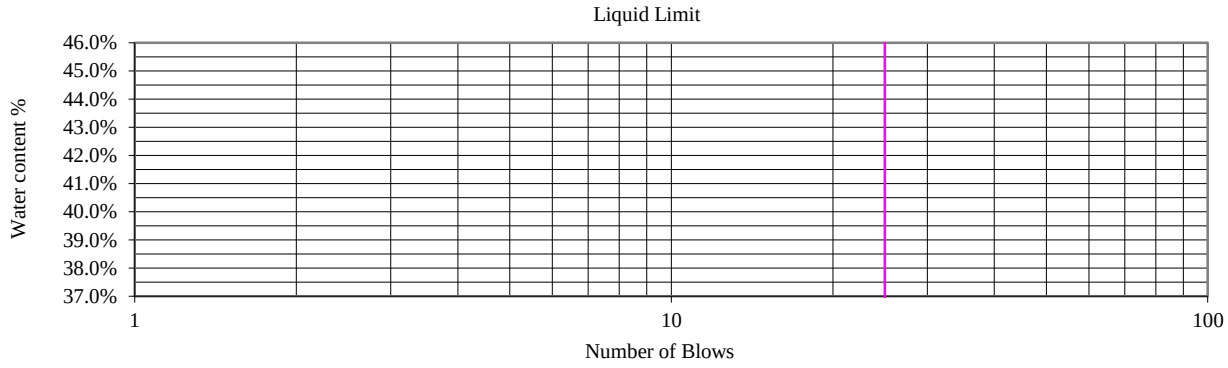
PLASTIC LIMIT

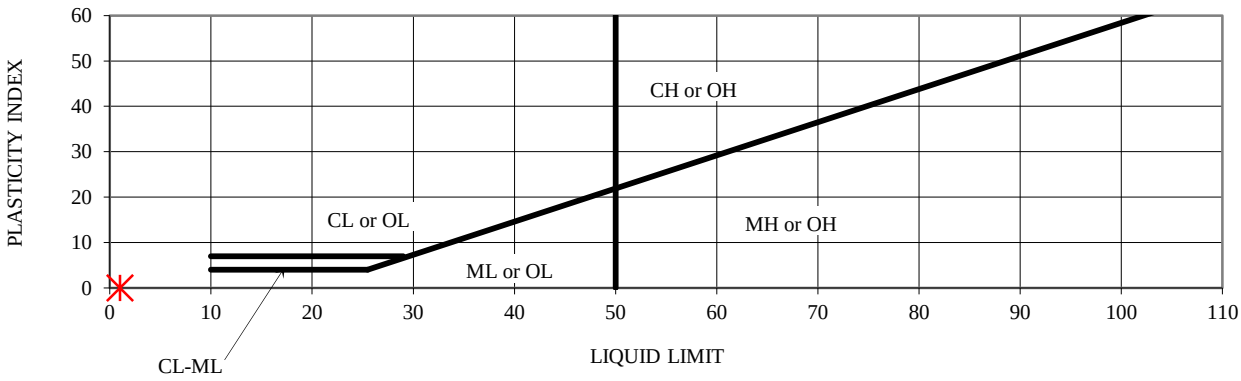
Run 1	Run 2	Run 3
0.00	0.00	
0.00	0.00	
0.00	0.00	
0.00	0.00	
0.00	0.00	
0%	**0%**	

LIQUID LIMIT = **N/A**

PLASTIC LIMIT = **N/A**

PLASTICITY INDEX = **NON PLASTIC**





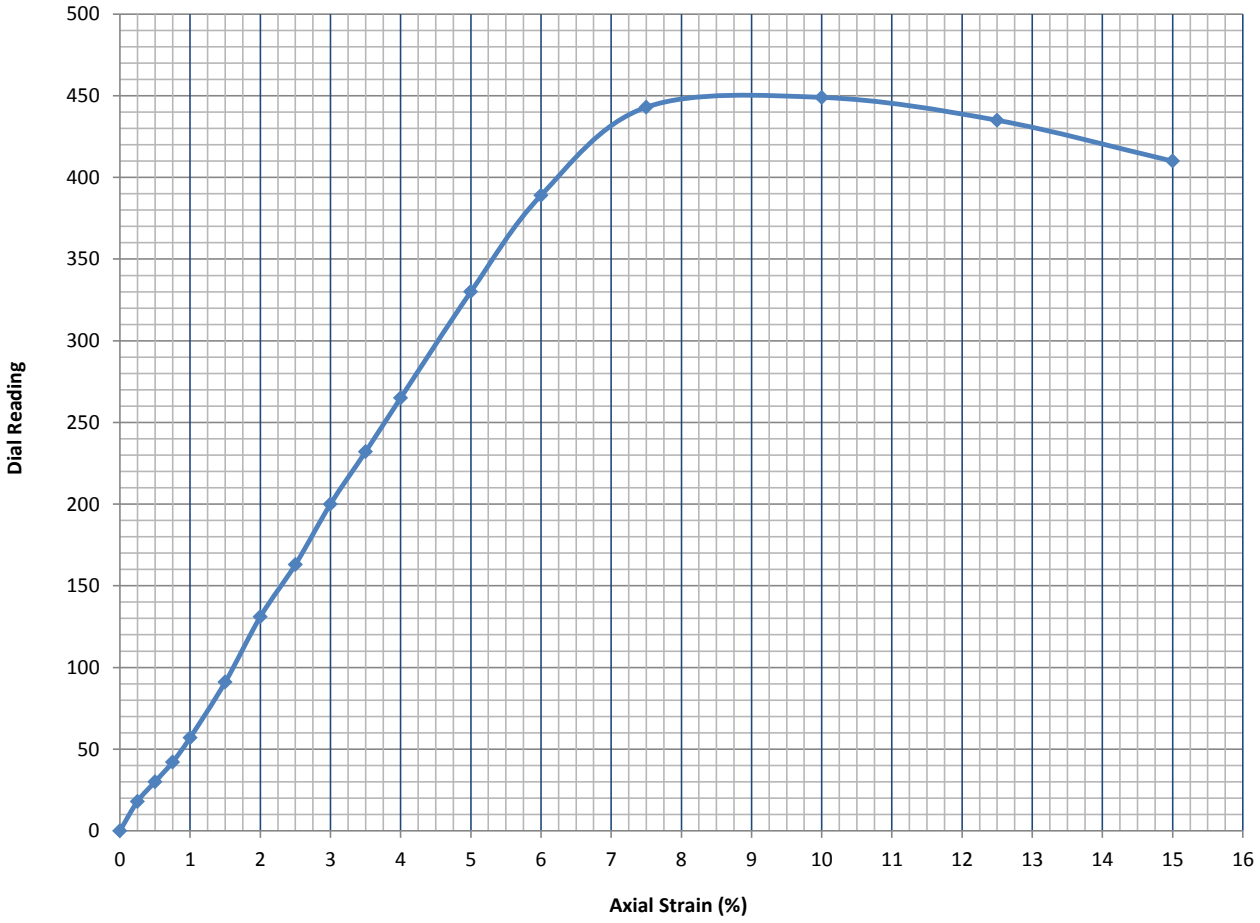
P:\8600\8609 SoHum Comm Health Dist\8609.00 Jerold Phelps Comm Hosp\08 Geology\Reports\Appendices\Appendix 3 Laboratory Analysis\ASTM D4318 Atterberg Limits B-5 at 2.5-3ft 2.27.2017

LACO

Unconfined Compressive Strength Test

ASTM D-2166

PROJECT	NEW COMMUNITY HOSPITAL BUILDINGS		JOB NO. 8609.00		SHEET
CLIENT	SOUTHERN HUMBOLDT HEATHCARE DISTRICT		SAMPLE ID B-1 DEPTH 6'-6.5'		1 of 1
LOCATION	286 SPROWL CREEK ROAD GARBERVILLE, CA	TEST BY BC	DATE 2/27/17		
SOIL TYPE	SC	CHECKED BY LCB	CHECK DATE 7/11/17		



Failure strain	12.5 %
Unconfined Compressive Strength	4433 psf
Undrained shear strength	2217 psf
Strain rate	1 %/min
Sample Volume, $in.^3$	24.85
Unit Weight, Wet, pcf	129.43
Unit Weight, Dry, pcf	108.41

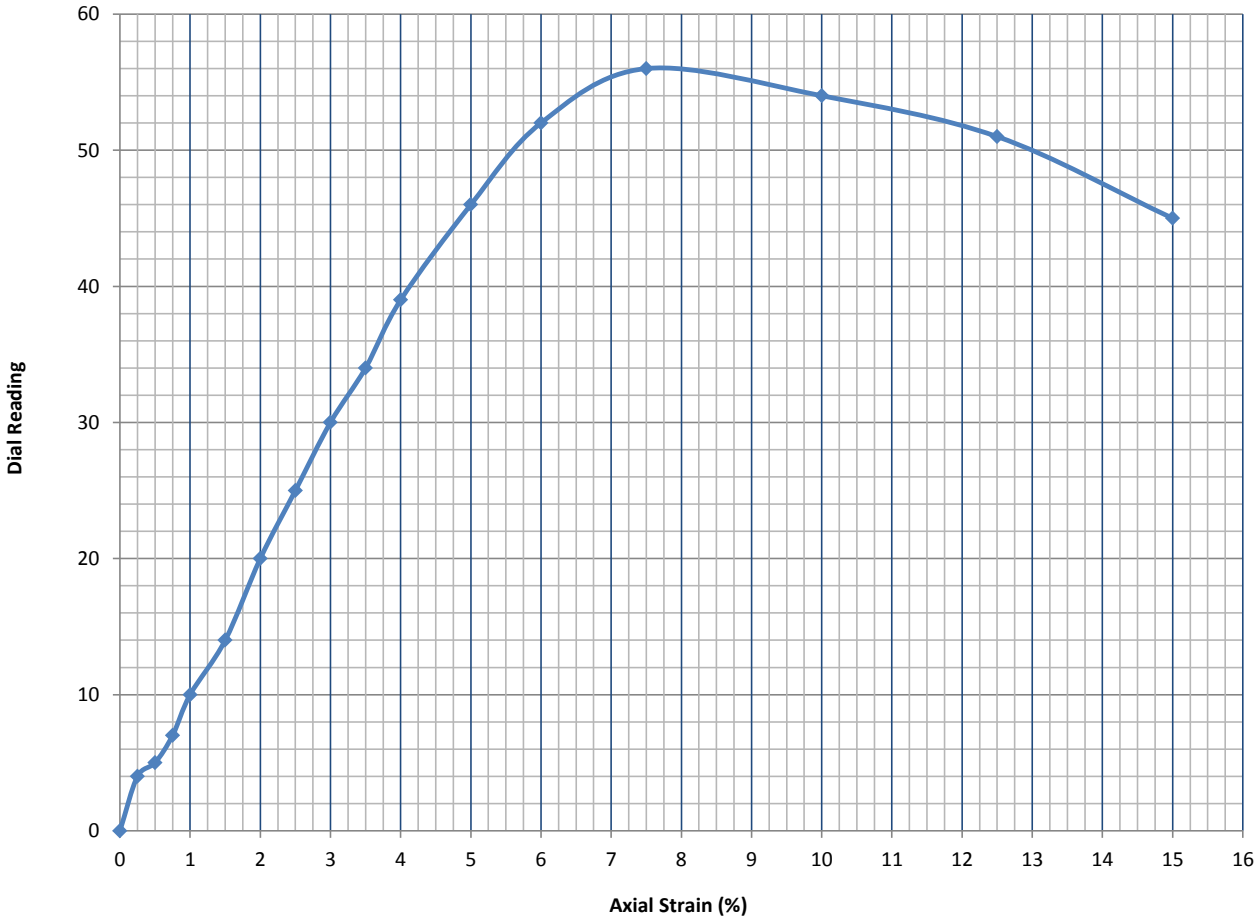
Sample height	5.54 in
Sample diameter	2.39 in
Height / diameter ratio	2.32
Moisture content	19.4 %
Void ratio	0.55
Saturation	94.5 %
Specific gravity (assumed)	2.70

LACO

Unconfined Compressive Strength Test

ASTM D-2166

PROJECT	NEW COMMUNITY HOSPITAL BUILDINGS		JOB NO. 8609.00		SHEET
CLIENT	SOUTHERN HUMBOLDT HEALTHCARE DISTRICT		SAMPLE ID B-5 Depth 2.5'-3.0'		1 of 1
LOCATION	286 SPROWL CREEK ROAD GARBERVILLE, CA	TEST BY BC		DATE 2/27/17	
SOIL TYPE	ML	CHECKED BY LCB		CHECK DATE 7/11/17	



Failure strain	12.5 %
Unconfined Compressive Strength	548 psf
Undrained shear strength	274 psf
Strain rate	1 %/min
Sample Volume, $in.^3$	26.42
Unit Weight, Wet, pcf	119.37
Unit Weight, Dry, pcf	96.21

Sample height	5.84 in
Sample diameter	2.40 in
Height / diameter ratio	2.43
Moisture content	24.1 %
Void ratio	0.75
Saturation	86.5 %
Specific gravity (assumed)	2.70

E T S

Environmental Technical Services

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COMPANY: LACO Associates, 21 W. 4th Street, Eureka, CA 95501				ANALYST(S) S. Santos G. Hernandez	SUPERVISOR D. Jacobson
ATTN: Eric Wilson			DATE of COMPLETION 3/7/2017		LAB DIRECTOR G.S. Conrad PhD
JOB NAME: Jerold Phelps Community Hospital, 733 Cedar Street, Garberville, CA		DATE RECEIVED 2/23/2017			
JOB #: 8609.00					

LAB SAMPLE NUMBER	SAMPLE ID	DESCRIPTION of SOIL and/or SEDIMENT	SOIL pH -log[H+]	NOMINAL MIN RESISTIVITY ohm-cm	ELECTRICAL CONDUCTIVITY µmhos/cm	SULFATE SO4 ppm	CHLORIDE Cl ppm
07258-1	JPCH1-CS/G	B-3 @ 3'-3.5'	**5.68**	**11,500**	**[87.0]**	**15**	**51**
Method	Detection	Limits --->	---	1	0.1	1	1

LAB SAMPLE NUMBER	SAMPLE ID	DESCRIPTION of SOIL and/or SEDIMENT	SALINITY Sol Slts salts ppm	SOLUBLE SULFIDES (S=) ppm	SOLUBLE CYANIDES (CN=) ppm	REDOX mV	PERCENT MOISTURE %
07258-1	JPCH1-CS/G	B-3 @ 3'-3.5'	**110**	**0.075**	**0.030**	**+389.8**	-
Method	Detection	Limits --->	---	0.1	0.1	1	0.1

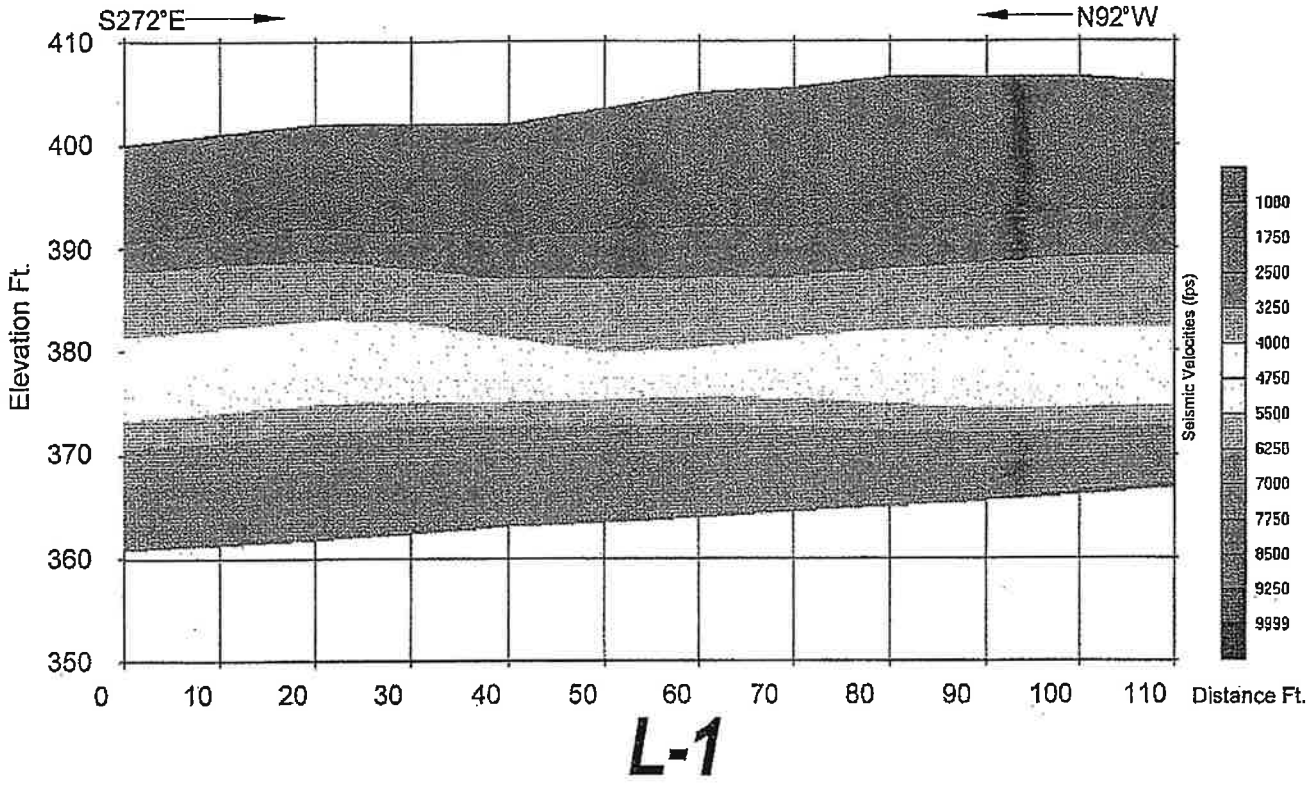
COMMENTS

Resistivity is >10,000 ohm-cm, i.e., very good, and soil reaction (i.e., pHs) is essentially mildly acidic (@ ~5.7); sulfate is very low (i.e., @ <200 ppm), and chloride is low (i.e., @ <100 ppm); soil is extremely mildly reduced (being near +400 mV); neither sulfides nor cyanides are of any significance (@ <0.1 ppm) [see table below on right for assigned point values and ranges]. The CalTrans (CT) times to perforation for this soil material are determined based on pertinent parameters [see table at left below]. Sulfate would not be an issue for concrete, cement, mortar or grout; likewise, chloride should not have any adverse impact on rebar or buried steel. In principle, lime or mild cement (@ 1%-2%) treatment could be of benefit for steels in that raising soil pH to the 7.5-8.5 range would increase 18 ga & 12 ga times to perf as indicated below. But lime treatment tends to be relatively temporary in the open environment, i.e., it is only long term under protected installations, while mild cement treatment can have a greater effective lifetime in semi-exposed locations as it results in more matrix binding. But any treatment may or may not be practical depending on the specifics of this situation. To increase metals longevity any more in this soil would require steel upgrading or other actions. At times, structural strength considerations may require heavier gauge steel than is used in the presented examples such that perf and pitting times can be beyond specified life span. Where this is not true, cathodic protection along with coating or wrapping steel assets is one potential solution. Other options include increased and/or specialized engineering fill, use of a polymer coating, or use of plastic, fiberglass or concrete assets. Based on these results, standard concrete mixes should be fine in this soil material, although other testing could be required.

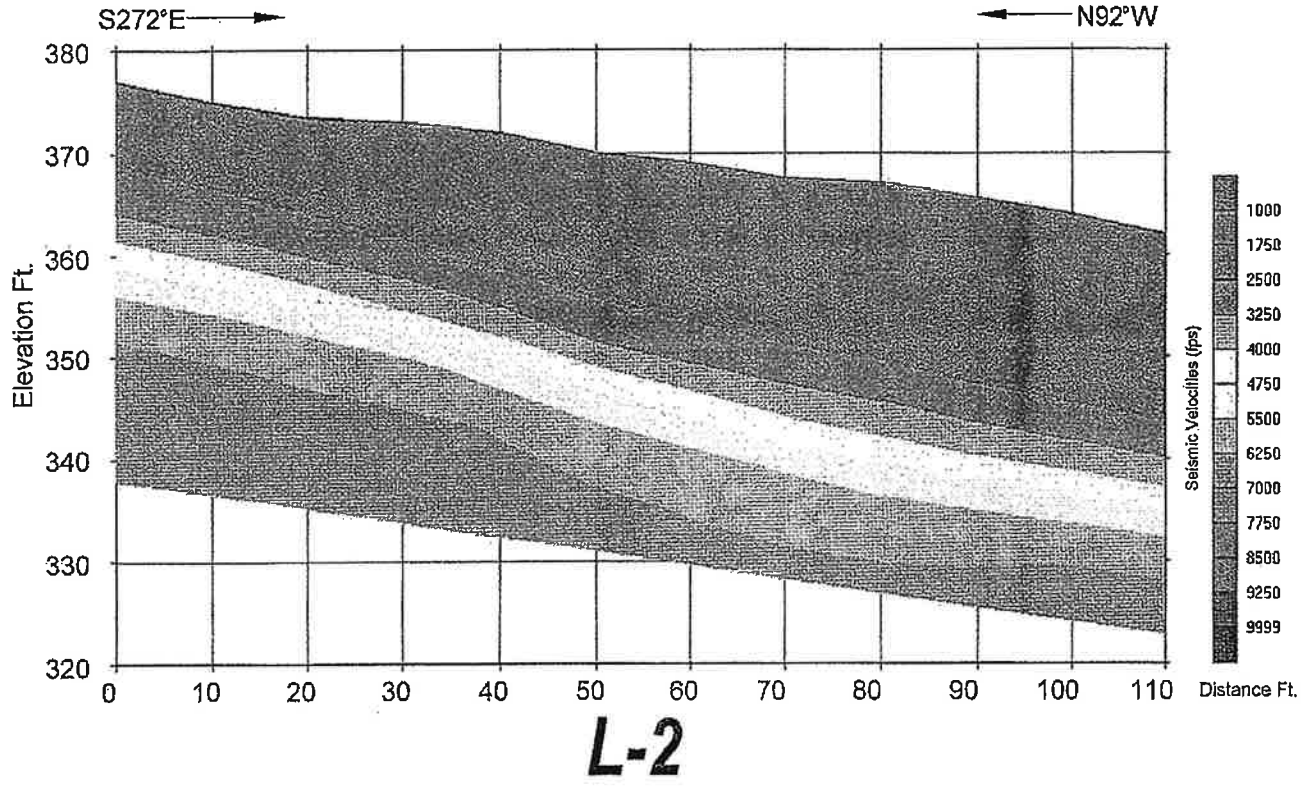
SAMPLE ID	CT 18 ga	CT 12 ga	2 mm (Uhlig)
JPCH1-CS/G	>22 yrs	<49 yrs	~20 yrs
treated	~68 yrs	~150 yrs	>100 yrs

PARAMETER/ID	JPCH1-CS/G	TOTAL POINTS
pH	Ø	
Rs	Ø	
SO4	Ø	Ø-1
Cl	Ø	
Redox	Ø-1	
Sulfides/Cyanides	Ø	

\\\\NOTES: Methods are from following sources: extractions by Cal Trans protocols as per Cal Test 417 (SO4), 422 (Cl), and 532/643 (pH & resistivity); &/or by ASTM Vol. 4.08 & ASTM Vol. 11.01 (=EPA Methods of Chemical Analysis, or Standard Methods); pH - ASTM G 51; Spec. Cond. - ASTM D 1125; resistivity - ASTM G 57; redox - Pt probe/ISE; sulfate - extraction Title 22, detection ASTM D 516 (=EPA 375.4); chloride - extraction Title 22, detection ASTM D 512 (=EPA 325.3); sulfides - extraction by Title 22, and detection EPA 376.2 (= SMEWW 4500-S D); cyanides - extraction by Title 22, and detection by ASTM D 4374 (=EPA 335.2).



L-1



L-2

SCALE: H & V - 1" = 20'

blackburn consulting

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SEISMIC PROFILES

SPROWL CREEK SLIDE

Humboldt County, California

File No. 1029.1

September 2007

Appendix A

APPENDIX 3

Liquefaction Analysis

GEOLOGISMIKI Geotechnical Software

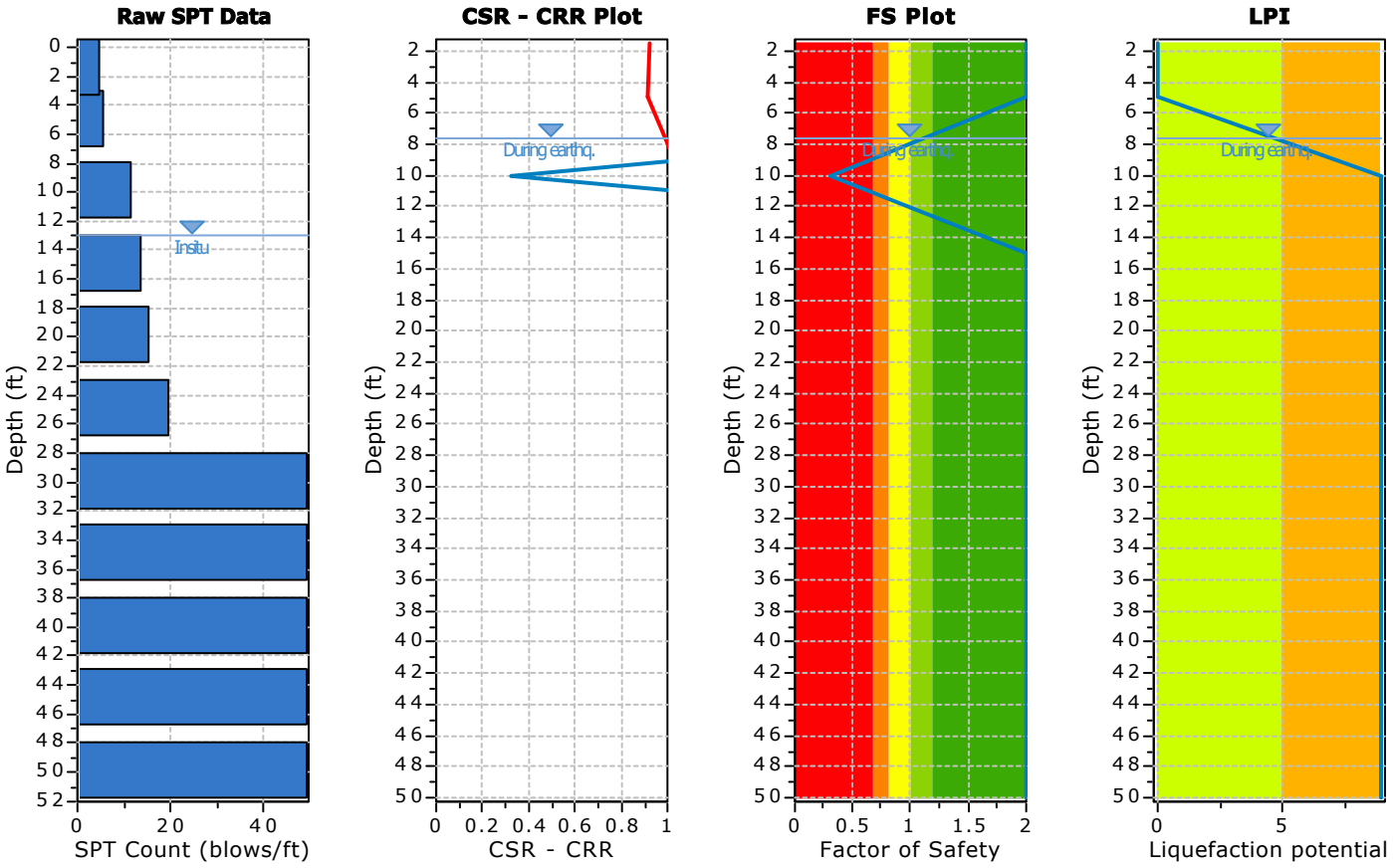
SPT BASED LIQUEFACTION ANALYSIS REPORT

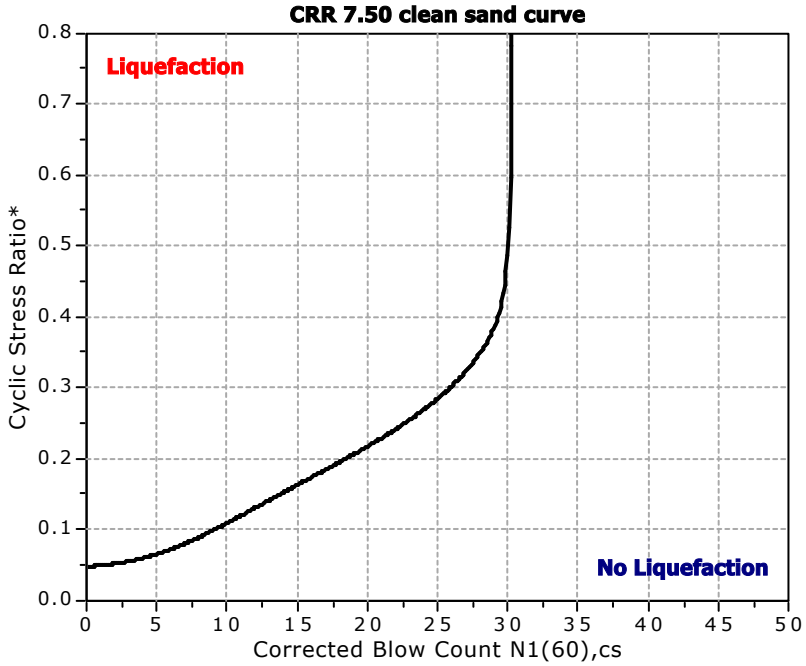
Project title : SHCHD Sprowl Creel Site **SPT Name: B-2**

Location : Garberville

:: Input parameters and analysis properties ::

Analysis method:	NCEER 1998	G.W.T. (in-situ):	13.00 ft
Fines correction method:	NCEER 1998	G.W.T. (earthq.):	7.60 ft
Sampling method:	Sampler wo liners	Earthquake magnitude M_w:	9.00
Borehole diameter:	200mm	Peak ground acceleration:	0.89 g
Rod length:	5.00 ft	Eq. external load:	0.00 tsf
Hammer energy ratio:	1.20		





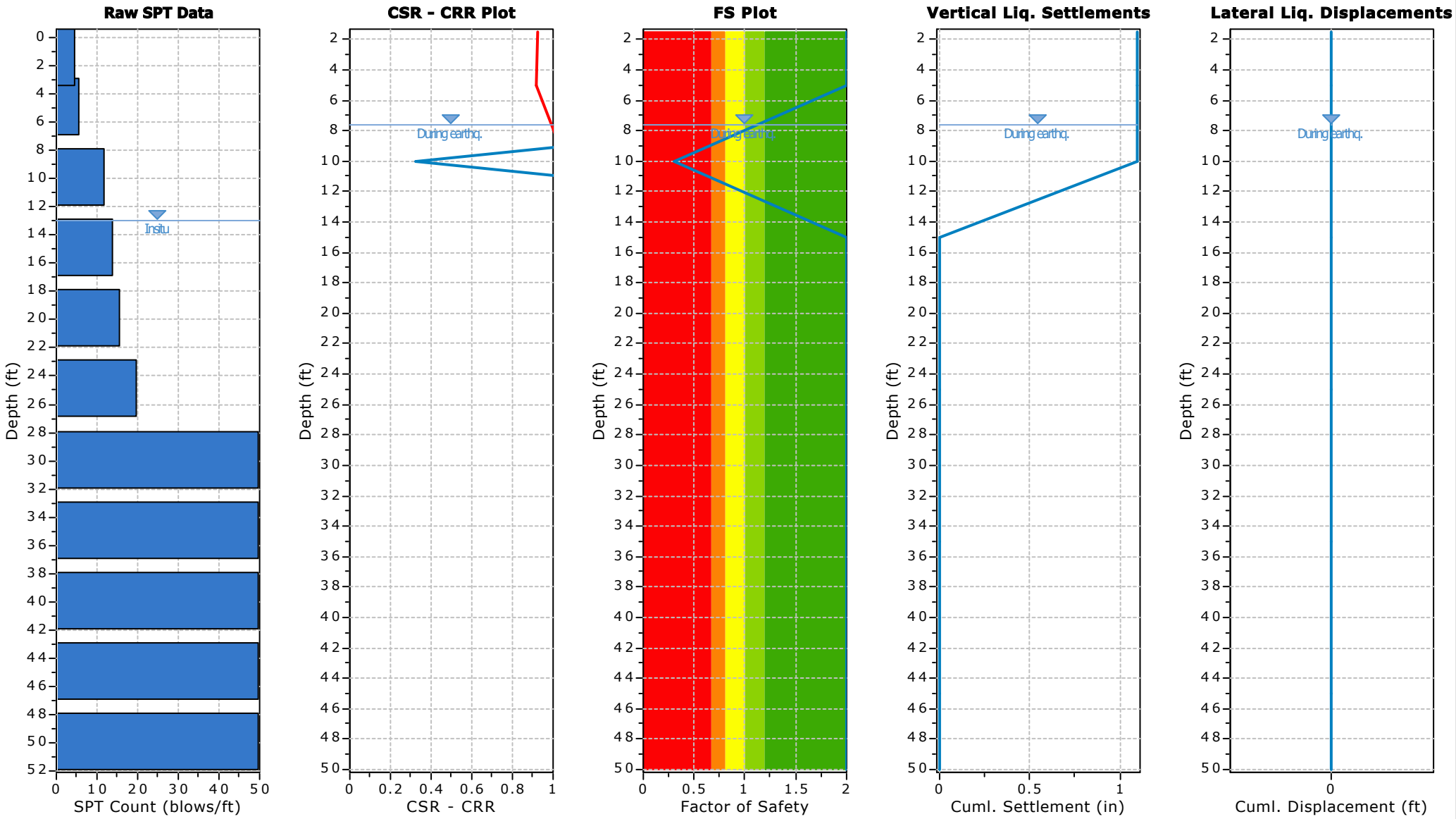
F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

:: Overall Liquefaction Assessment Analysis Plots ::



:: Field input data ::

Test Depth (ft)	SPT Field Value (blows)	Fines Content (%)	Unit Weight (pcf)	Infl. Thickness (ft)	Can Liquefy
1.50	5	80.00	100.00	2.50	Yes
5.00	6	16.00	102.00	4.00	Yes
10.00	12	20.00	102.00	5.00	Yes
15.00	14	20.00	102.00	5.00	Yes
20.00	16	16.70	120.00	5.00	Yes
25.00	20	13.60	120.00	5.00	Yes
30.00	50	30.00	130.00	5.00	No
35.00	50	30.00	130.00	5.00	No
40.00	50	30.00	130.00	5.00	No
45.00	50	30.00	130.00	5.00	No
50.00	50	30.00	130.00	5.00	No

Abbreviations

Depth: Depth at which test was performed (ft)
SPT Field Value: Number of blows per foot
Fines Content: Fines content at test depth (%)
Unit Weight: Unit weight at test depth (pcf)
Infl. Thickness: Thickness of the soil layer to be considered in settlements analysis (ft)
Can Liquefy: User defined switch for excluding/including test depth from the analysis procedure

:: Cyclic Resistance Ratio (CRR) calculation data ::

Depth (ft)	SPT Field Value	Unit Weight (pcf)	σ_v (tsf)	u_o (tsf)	σ'_{vo} (tsf)	C_N	C_E	C_B	C_R	C_S	$(N_1)_{60}$	Fines Content (%)	α	β	$(N_1)_{60cs}$	$CRR_{7.5}$
1.50	5	100.00	0.08	0.00	0.08	1.70	1.20	1.15	0.75	1.20	11	80.00	5.00	1.20	18	4.000
5.00	6	102.00	0.25	0.00	0.25	1.53	1.20	1.15	0.75	1.20	11	16.00	2.77	1.05	14	4.000
10.00	12	102.00	0.51	0.00	0.51	1.31	1.20	1.15	0.85	1.20	22	20.00	3.61	1.08	27	0.323
15.00	14	102.00	0.76	0.06	0.70	1.18	1.20	1.15	0.95	1.20	26	20.00	3.61	1.08	32	4.000
20.00	16	120.00	1.06	0.22	0.85	1.10	1.20	1.15	0.95	1.20	28	16.70	2.94	1.06	33	4.000
25.00	20	120.00	1.36	0.37	0.99	1.03	1.20	1.15	0.95	1.20	32	13.60	2.08	1.04	35	4.000
30.00	50	130.00	1.69	0.53	1.16	0.96	1.20	1.15	1.00	1.20	79	30.00	4.71	1.15	96	4.000
35.00	50	130.00	2.01	0.69	1.33	0.90	1.20	1.15	1.00	1.20	74	30.00	4.71	1.15	90	4.000
40.00	50	130.00	2.34	0.84	1.50	0.84	1.20	1.15	1.00	1.20	70	30.00	4.71	1.15	86	4.000
45.00	50	130.00	2.66	1.00	1.67	0.79	1.20	1.15	1.00	1.20	66	30.00	4.71	1.15	81	4.000
50.00	50	130.00	2.99	1.15	1.83	0.75	1.20	1.15	1.00	1.20	62	30.00	4.71	1.15	76	4.000

Abbreviations

σ_v: Total stress during SPT test (tsf)
u_o: Water pore pressure during SPT test (tsf)
σ'_{vo}: Effective overburden pressure during SPT test (tsf)
C_N: Overburden corretion factor
C_E: Energy correction factor
C_B: Borehole diameter correction factor
C_R: Rod length correction factor
C_S: Liner correction factor
$N_{1(60)}$: Corrected N_{SPT} to a 60% energy ratio
α, β: Clean sand equivalent clean sand formula coefficients
$N_{1(60)cs}$: Corected $N_{1(60)}$ value for fines content
$CRR_{7.5}$: Cyclic resistance ratio for M=7.5

:: Cyclic Stress Ratio calculation (CSR fully adjusted and normalized) ::

Depth (ft)	Unit Weight (pcf)	$\sigma_{v,eq}$ (tsf)	$u_{o,eq}$ (tsf)	$\sigma'_{vo,eq}$ (tsf)	r_d	α	CSR	MSF	$CSR_{eq,M=7.5}$	K_{sigma}	CSR*	FS

:: Cyclic Stress Ratio calculation (CSR fully adjusted and normalized) ::

Depth (ft)	Unit Weight (pcf)	$\sigma_{v,eq}$ (tsf)	$u_{o,eq}$ (tsf)	$\sigma'_{vo,eq}$ (tsf)	r_d	a	CSR	MSF	$CSR_{eq,M=7.5}$	K_{sigma}	CSR^*	FS	
1.50	100.00	0.08	0.00	0.08	1.00	1.00	0.578	0.63	0.922	1.00	0.922	2.000	●
5.00	102.00	0.25	0.00	0.25	0.99	1.00	0.573	0.63	0.914	1.00	0.914	2.000	●
10.00	102.00	0.51	0.07	0.43	0.98	1.00	0.664	0.63	1.060	1.00	1.060	0.305	●
15.00	102.00	0.76	0.23	0.53	0.97	1.00	0.803	0.63	1.281	1.00	1.281	2.000	●
20.00	120.00	1.06	0.39	0.68	0.96	1.00	0.870	0.63	1.388	1.00	1.388	2.000	●
25.00	120.00	1.36	0.54	0.82	0.94	1.00	0.905	0.63	1.444	1.00	1.444	2.000	●
30.00	130.00	1.69	0.70	0.99	0.92	1.00	0.909	0.63	1.450	1.00	1.450	2.000	●
35.00	130.00	2.01	0.85	1.16	0.89	1.00	0.895	0.63	1.428	0.98	1.455	2.000	●
40.00	130.00	2.34	1.01	1.33	0.85	1.00	0.867	0.63	1.383	0.96	1.448	2.000	●
45.00	130.00	2.66	1.17	1.50	0.80	1.00	0.827	0.63	1.320	0.93	1.415	2.000	●
50.00	130.00	2.99	1.32	1.67	0.75	1.00	0.781	0.63	1.246	0.91	1.365	2.000	●

Abbreviations

$\sigma_{v,eq}$: Total overburden pressure at test point, during earthquake (tsf)
$u_{o,eq}$: Water pressure at test point, during earthquake (tsf)
$\sigma'_{vo,eq}$: Effective overburden pressure, during earthquake (tsf)
r_d : Nonlinear shear mass factor
a: Improvement factor due to stone columns
CSR : Cyclic Stress Ratio (adjusted for improvement)
MSF : Magnitude Scaling Factor
$CSR_{eq,M=7.5}$: CSR adjusted for M=7.5
K_{sigma}: Effective overburden stress factor
CSR^*: CSR fully adjusted
FS: Calculated factor of safety against soil liquefaction

:: Liquefaction potential according to Iwasaki ::

Depth (ft)	FS	F	wz	Thickness (ft)	I_L
1.50	2.000	0.00	9.77	3.50	0.00
5.00	2.000	0.00	9.24	3.50	0.00
10.00	0.305	0.70	8.48	5.00	8.98
15.00	2.000	0.00	7.71	5.00	0.00
20.00	2.000	0.00	6.95	5.00	0.00
25.00	2.000	0.00	6.19	5.00	0.00
30.00	2.000	0.00	5.43	5.00	0.00
35.00	2.000	0.00	4.67	5.00	0.00
40.00	2.000	0.00	3.90	5.00	0.00
45.00	2.000	0.00	3.14	5.00	0.00
50.00	2.000	0.00	2.38	5.00	0.00

Overall potential I_L : 8.98

I_L = 0.00 - No liquefaction
I_L between 0.00 and 5 - Liquefaction not probable
I_L between 5 and 15 - Liquefaction probable
I_L > 15 - Liquefaction certain

:: Vertical settlements estimation for dry sands ::

Depth (ft)	$(N_1)_{60}$	τ_{av}	p	G_{max} (tsf)	a	b	γ	ε_{15}	N_c	ε_{Nc} (%)	Δh (ft)	ΔS (in)
1.50	11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.000
5.00	11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00	0.000

:: Vertical settlements estimation for dry sands ::

Depth (ft)	$(N_1)_{60}$	τ_{av}	p	G_{max} (tsf)	a	b	γ	ε_{15}	N_c	ε_{Nc} (%)	Δh (ft)	ΔS (in)

Cumulative settlemetns: 0.000

Abbreviations

τ_{av}: Average cyclic shear stress
p: Average stress
G_{max}: Maximum shear modulus (tsf)
a, b: Shear strain formula variables
γ: Average shear strain
ε_{15}: Volumetric strain after 15 cycles
N_c: Number of cycles
ε_{Nc}: Volumetric strain for number of cycles N_c (%)
Δh: Thickness of soil layer (in)
ΔS: Settlement of soil layer (in)

:: Vertical settlements estimation for saturated sands ::

Depth (ft)	D_{50} (in)	q_c/N	e_v (%)	Δh (ft)	s (in)
10.00	0.00	5.00	1.83	5.00	1.096
15.00	0.00	5.00	0.00	5.00	0.000
20.00	0.00	5.00	0.00	5.00	0.000
25.00	0.00	5.00	0.00	5.00	0.000
30.00	0.00	5.00	0.00	5.00	0.000
35.00	0.00	5.00	0.00	5.00	0.000
40.00	0.00	5.00	0.00	5.00	0.000
45.00	0.00	5.00	0.00	5.00	0.000
50.00	0.00	5.00	0.00	5.00	0.000

Cumulative settlements: 1.096

Abbreviations

D_{50}: Median grain size (in)
q_c/N: Ratio of cone resistance to SPT
e_v: Post liquefaction volumetric strain (%)
Δh: Thickness of soil layer to be considered (ft)
s: Estimated settlement (in)

:: Lateral displacements estimation for saturated sands ::

Depth (ft)	$(N_1)_{60}$	D_r (%)	γ_{max} (%)	d_z (ft)	LDI	LD (ft)
1.50	11	46.43	0.00	2.50	0.000	0.00
5.00	11	46.43	0.00	4.00	0.000	0.00
10.00	22	65.67	14.50	5.00	0.000	0.00
15.00	26	71.39	0.00	5.00	0.000	0.00
20.00	28	74.08	0.00	5.00	0.000	0.00
25.00	32	79.20	0.00	5.00	0.000	0.00
30.00	79	100.00	0.00	5.00	0.000	0.00
35.00	74	100.00	0.00	5.00	0.000	0.00
40.00	70	100.00	0.00	5.00	0.000	0.00
45.00	66	100.00	0.00	5.00	0.000	0.00
50.00	62	100.00	0.00	5.00	0.000	0.00

:: Lateral displacements estimation for saturated sands ::

Depth (ft)	$(N_1)_{60}$	D_r (%)	γ_{max} (%)	d_z (ft)	LDI	LD (ft)

Cumulative lateral displacements: 0.00

Abbreviations

D_r: Relative density (%)
γ_{max}: Maximum amplitude of cyclic shear strain (%)
d_z: Soil layer thickness (ft)
LDI: Lateral displacement index (ft)
LD: Actual estimated displacement (ft)

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APPENDIX 4

ASFE Brochure

Important Information about Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechncial Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE
THE BEST PEOPLE ON EARTH

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

IIGER06085.0MRP

LACO

September 10, 2021

8609.00

Southern Humboldt Community Healthcare District
733 Cedar Street
Garberville, California 95442

Attention: Kent Scown

Subject: Geotechnical Exploration and Geologic Hazards Evaluation Report, Addendum No. 2
Planned New Hospital and Medical Office Buildings
286 Sprowl Creek Road, Garberville, California

Dear Mr. Scown:

This addendum number 2 presents LACO's response to the OSHPD/California Geologic Survey's review letter dated July 22, 2021, for the Planned New Hospital and Medical Office Buildings, located at 286 Sprowl Creek Road in Garberville, California (herein referred to as the Site, Figure 1). The California Geologic Survey (CGS) has requested additional information and clarification to LACO's May 7, 2021, *Geotechnical Exploration and Geologic Hazards Evaluation Report and Addendum*. Specifically, the CGS has requested:

- Reevaluation of site class using ASCE 7-16 equation 20.4-2.

The reevaluated site class has triggered the following additional issue that will also be address in this letter addendum.

- Reevaluation of Seismic Design Criteria based on the revised site class.

Site Class

The site class was reevaluated by taking the standard penetration test data for B-2 (Attachment 1 and Figure 2) and using ASCE 7-16, equation 20.4-2 found in ASCE Chapter 20 (ASCE 7-19, 2019). The tabulated results are found in Attachment 2. The resulting calculations yielded average field standard penetration resistance was equal to 32.3 blows per foot when extrapolated to an assumed 100-foot depth. Using Table 20.3-1from Chapter 20 of the ASCE 7-16 Standards the data falls between 15 and 50 blows per foot which designated the Site Classification as D, Stiff Soils.

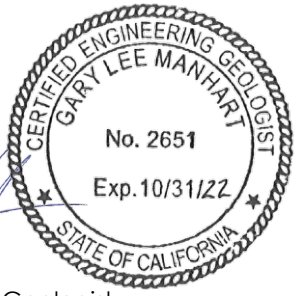
Seismic Design Reevaluation

With the site class changing to D, LACO reevaluated the seismic design criteria based on this new site class. According to ASCE 7–16, Chapter 11, Section 11.4.8, the Site would require a site-specific ground motion analysis unless development at the Site could invoke one of the exceptions. The project structural engineers (Cornerstone Structural Engineers, Inc.) provided the calculations to invoke the Exception 2 for the Site (Attachment 3).

The remaining sections of LACO's *Geotechnical Exploration and Geologic Hazards Evaluation Report and Addendum*, dated May 7, 2021, still pertain.

We trust this letter meets your needs at this time. If you have any questions or require further services, please feel free to contact our office at (707) 443-5054.

Sincerely,
LACO Associates



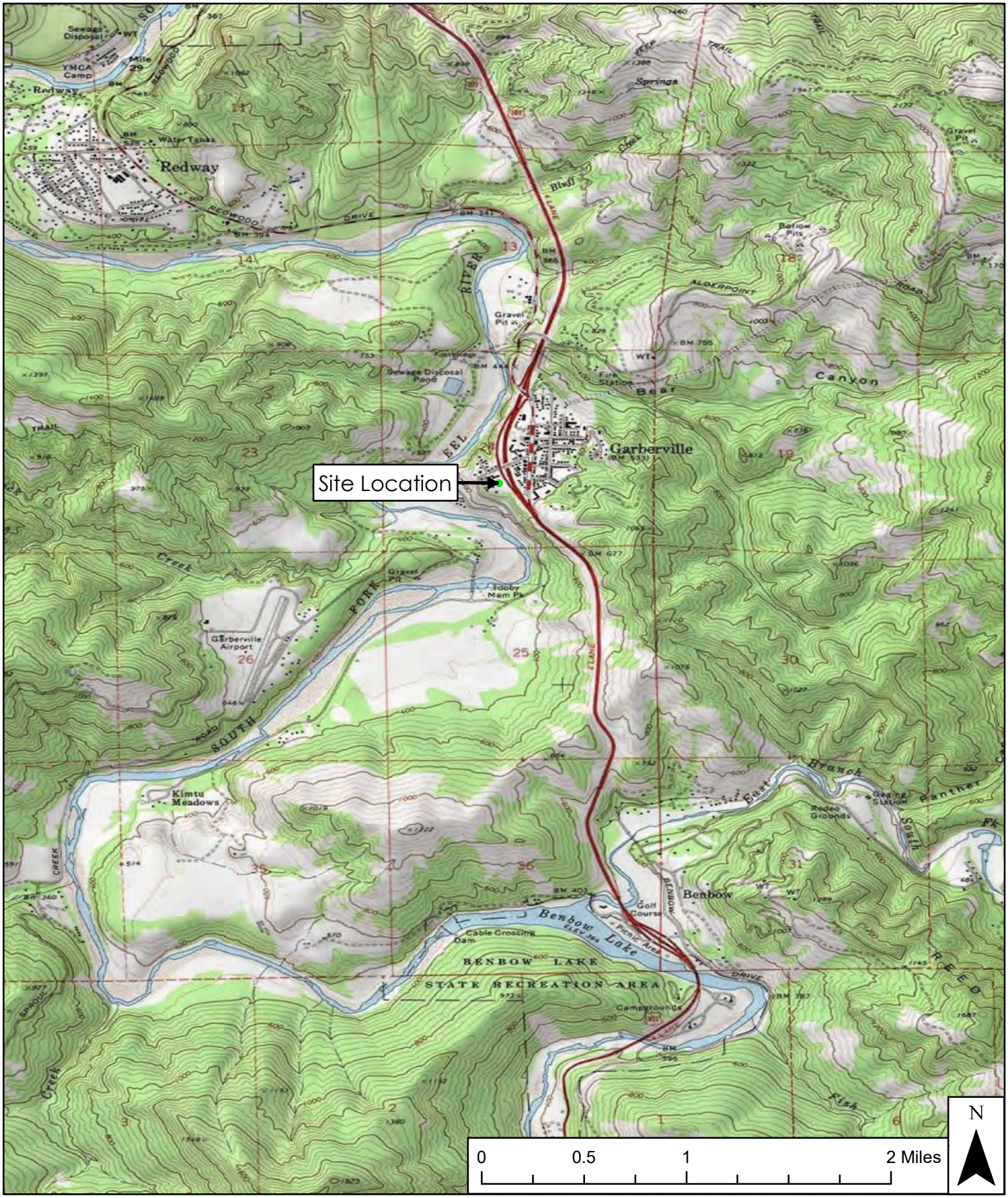
Gary L. Manhart
Senior Engineering Geologist
CEG No. 2651; Exp. 10/31/22

GLM:jrg

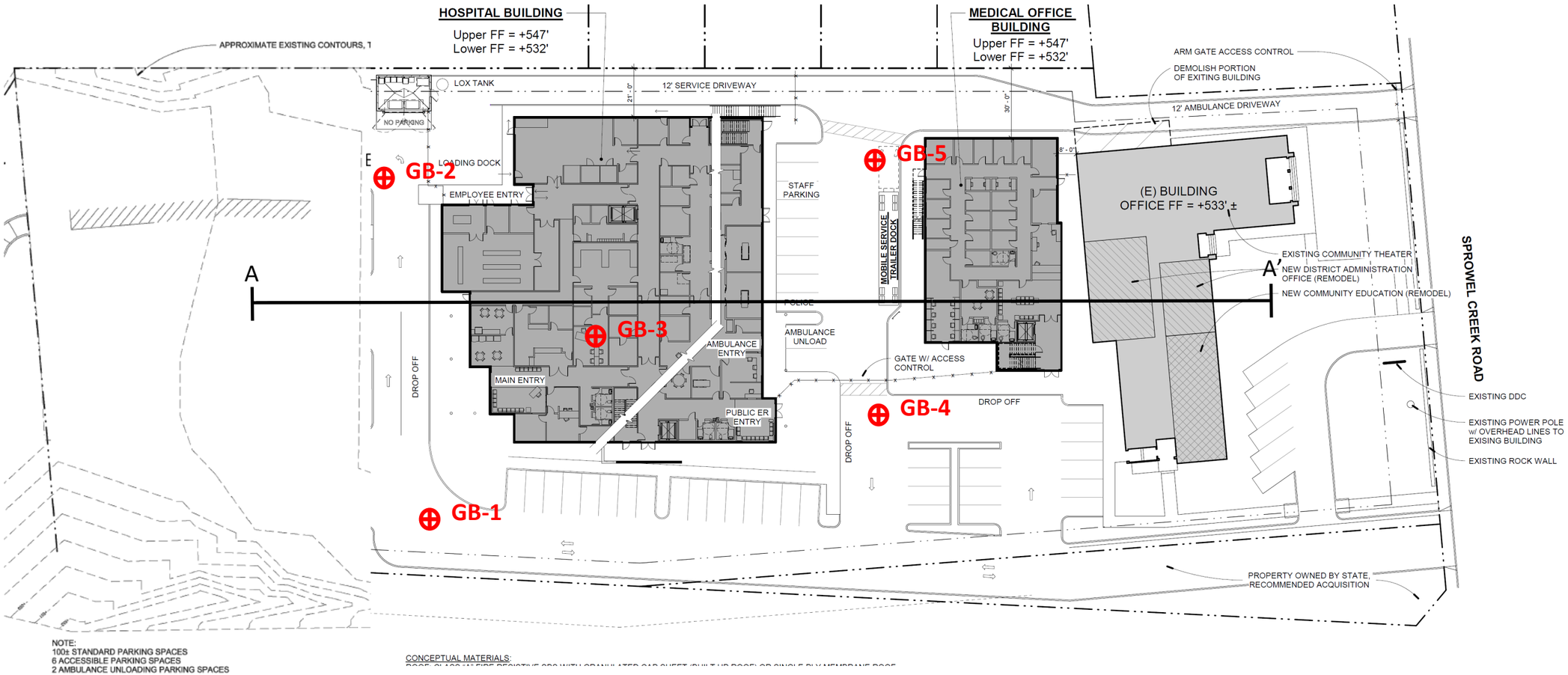
P:\8600\8609 SoHum Comm Health Dist\8609.00 Jerold Phelps Comm Hosp\08 Geology\Reports\Addendum report\LACO responce to OSHPD-CGS\8609.00 Addendum #2 letter.docx

FIGURES

LACO EUREKA • UKIAH • SANTA ROSA 1-800-515-5054 www.lacoassociates.com	PROJECT New Community Hospital Buildings	BY BMW	FIGURE 1
	CLIENT Southern Humboldt Healthcare District	CHECK JER	
	LOCATION 286 Sprowl Road, Garberville, California	DATE 2/15/2017	JOB NO. 8609.00
	Vicinity Map		



Date: 2/17/2017 Time: 8:22:26 AM
Path: P:\8600\8609 SoHum Comm Health Dist\8609.00 Jerold Phelps Comm Hosp\12 Figures_Maps\GIS\Figure 1 - Vicinity Map.mxd



NOTE:
100± STANDARD PARKING SPACES
6 ACCESSIBLE PARKING SPACES
2 AMBULANCE UNLOADING PARKING SPACES

CONCEPTUAL MATERIALS:

LEGEND

GB-1 **Boring Location**

0 25' 50' 100' 150'

SCALE: 1"=50'

LACO
EUREKA • UKIAH • SANTA ROSA
1-800-515-5054 www.lacoassociates.com

BY GLM
DATE 11/20/20
CHECK
SCALE NTS

New Community Hospital Buildings So. Humboldt Community Healthcare District

Site Plan

FIGURE 2

JOB NO. 8609.00

ATTACHMENT 1

Standard Penetration Test Data for B-2

BORING NUMBER B-2

LACO
21 W. 4th Street, Eureka, California 95501 707 443-5054 Fax 707 443-0553
311 Main Street, Ukiah, California 95482 707 462-0222 Fax 707 462-0223
3450 Regional Parkway, Suite B2, Santa Rosa, California 95403 707 443-5054 Fax 707 443-0553
www.lacoassociates.com

CLIENT Southern Humboldt Community Healthcare District
PROJECT NAME Jerold Phelps Community Hospital
PROJECT NUMBER 8609.00
PROJECT LOCATION 286 Sprowl Creek Road, Garberville, CA
DATE STARTED 2/10/17 **COMPLETED** 2/10/17
GROUND ELEVATION 540 ft **HOLE SIZE** 8 inches
DRILLING CONTRACTOR Clear Heart
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger
▽ **AT TIME OF DRILLING** 10.00 ft / Elev 530.00 ft
LOGGED BY EW **CHECKED BY** JER
AT END OF DRILLING ---
NOTES Saturated grass playing field
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0				ML		(ML) Sandy Silt; brown and changes to light yellowish brown, moist, medium stiff, fine sand, heterogenous texture, fill
	SPT	94	3-2-3 (5)			
3.0						537.0
				SM		(SM) Silty Sand; olive brown, moist, loose, fine to medium sand, trace decomposed gravel, becomes light yellowish brown with strong brown mottling at approximately 9.5 feet
5	SPT	78	3-3-3 (6)			
10	SPT	89	2-5-7 (12)			▽
15	SPT	72	4-6-8 (14)			
16.0						524.0
				GC		(GC) Clayey Gravel with Sand; bluish gray, saturated, medium dense, fine to coarse sand, fine to coarse gravel up to 1" consisting of sub-angular to sub-rounded sandstone, older alluvial terrace
20						

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 6/7/17 11:47 - P:\GINT FILES\PROJECTS\8609.00- PHELPS HOSPITAL.GPJ

(Continued Next Page)

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CLIENT Southern Humboldt Community Healthcare District **PROJECT NAME** Jerold Phelps Community Hospital

PROJECT NUMBER 8609.00 **PROJECT LOCATION** 286 Sprowl Creek Road, Garberville, CA

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
20	SPT	39	6-8-8 (16)	GC		(GC) Clayey Gravel with Sand; bluish gray, saturated, medium dense, fine to coarse sand, fine to coarse gravel up to 1" consisting of sub-angular to sub-rounded sandstone, older alluvial terrace *(continued)*
25	SPT	67	7-9-11 (20)			
30	SPT	100	47-50/2"			30.0 — 510.0 Sandstone; dark bluish gray, low hardness, weak, medium sand, massive, weathered, very few fractures
35	SPT	100	50/5"			
40	SPT	100	50/5"			

(Continued Next Page)

BORING NUMBER B-2

LACO
21 W. 4th Street, Eureka, California 95501 707 443-5054 Fax 707 443-0553
311 Main Street, Ukiah, California 95482 707 462-0222 Fax 707 462-0223
3450 Regional Parkway, Suite B2, Santa Rosa, California 95403 707 443-5054 Fax 707 443-0553
www.lacoassociates.com

CLIENT Southern Humboldt Community Healthcare District **PROJECT NAME** Jerold Phelps Community Hospital

PROJECT NUMBER 8609.00 **PROJECT LOCATION** 286 Sprowl Creek Road, Garberville, CA

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
45	SPT	100	50/5"			Sandstone; dark bluish gray, low hardness, weak, medium sand, massive, weathered, very few fractures *(continued)*
50	SPT	100	39-36-50 (86)			
51.5						488.5
						Bottom of borehole at 51.5 feet.

ATTACHMENT 2

Calculations for Average n Value per foot from B-2

Calculations for Average n Value per foot from B-2

Feet (bgs)	Interval (ft) (d)	Blows (N)	d/N
2.5	2.5	5	0.500
5	2.5	6	0.417
10	5	12	0.417
15	5	14	0.357
20	5	16	0.313
25	5	20	0.250
30	5	100	0.050
35	5	100	0.050
40	5	100	0.050
45	5	100	0.050
50	5	86	0.058
55	5	86	0.058
60	5	86	0.058
65	5	86	0.058
70	5	86	0.058
75	5	86	0.058
80	5	86	0.058
85	5	86	0.058
90	5	86	0.058
95	5	86	0.058
100	5	86	0.058
		Σ(di/Ni)=	3.093

Conservative estimate for the unexplored 50 feet below bore hole to total 100 feet

Total depth Σ di	100

Using Formula 20.4-2 in ASCE 7-16, average N=Σ di/Σ(di/Ni)= 32.3361817

Table 20.3-1 Site Classification

Site Class	$\bar{v}_s$	$\bar{N}$ or $\bar{N}_{ch}$	$\bar{s}_u$
A. Hard rock	>5,000 ft/s	NA	NA
B. Rock	2,500 to 5,000 ft/s	NA	NA
C. Very dense soil and soft rock	1,200 to 2,500 ft/s	>50 blows/ft	>2,000 lb/ft^2
D. Stiff soil	600 to 1,200 ft/s	15 to 50 blows/ft	1,000 to 2,000 lb/ft^2
E. Soft clay soil	<600 ft/s	<15 blows/ft	<1,000 lb/ft^2
	Any profile with more than 10 ft of soil that has the following characteristics: — Plasticity index $PI > 20$, — Moisture content $w \geq 40\%$, — Undrained shear strength $\bar{s}_u < 500$ lb/ft^2		
F. Soils requiring site response analysis in accordance with Section 21.1	See Section 20.3.1		

ATTACHMENT 3

Cornerstone Structural Engineers, Inc. Calculations

CORNERSTONE STRUCTURAL ENGINEERS, Inc.

7 Makena Ct, Petaluma, CA 94954 V707-849-9847 Ecornerstonestr@cseinc.mygbiz.com

Garberville Sprowl Creek Road Site

Address: **286 Sprowl Creek Road, Garberville, CA 95542**

ASCE 7 -16 Section 11.4.8 (Exception 2)

	Site Class =	D	Default per Secton 11.4.3	
	Period T =	0.16	Seconds	(T_a per Section 12.8.2)
	T_0 =	0.032	Seconds	
	T_S =	0.16	Seconds	
	Period T_L =	12	Seconds	(Fig 22-14)
	S_S =	1.763		
	S_1 =	0.849		
	S_{MS} =	2.1156		
	S_{M1} =	0.338		
	F_a =	1.2		
	S_{DS} =	1.41	w/ Site Class D per Section 11.4.3	
	I_e =	1.5	Tbl 1.5-2	Section 11.5.1
Steel Special Concentric Br Frame	R =	6	Tbl 12.2-1	
Design Spec Resp Acc Para	S_{D1} =	0.226		Section 11.4.5 or 11.4.6
Seismic Response Coefficient	C_S =	0.353	Eq 12.8-2	For $T \le 1.5T_S$

The value of CS computed in accordance with Eq. (12.8.2) shall not exceed:

Seismic Response Coefficient	C_S =	0.353	Eq 12.8-3	For $T \le T_L$	
C_S shall not be less than	$C_{S\,MIN}$ =	0.093	Eq 12.8-5	≥	0.01
Min Seismic Response Coefficient	$C_{S\,MIN}$ =	0.106	Eq 12.8-6	Where S1 > 0.6g	

HCAI Department of Health Care Access and Information
2020 West El Camino Avenue,
Suite 800
Sacramento, CA 95833
hcai.ca.gov

June 20, 2022

Richard Yahn
LACO Associates
21 West 4th Street
Eureka, CA 95501

G202126-12-00

Facility Name: Southern Humboldt Community Healthcare District -10037
286 Sprowel Creek Road
Garberville, CA 95542

Project Scope : New Two-Story Hospital Building – BLD#06703
ED Canopy – BLD#06705
Entry Canopy – BLD#06704

Dear Mr. Yahn:

The Department of Health Care Access and Information, Facilities Development Division (HCAI) and/or the California Geological Survey (CGS) have reviewed the submitted **Geotechnical and Engineering Geologic Report(s)** for the project listed above to determine conformance with the standards of the 2019 California Code of Regulations, Title 24.

This letter constitutes written approval of the following reports for HCAI project G202126-12-00:

- "Geotechnical Exploration and Geologic Hazards Evaluation Report, Addendum No. 2 Planned New Hospital and Medical Office Buildings, 286 Sprowl Creek Road, Garberville, California". Report prepared by LACO Associates, Inc., 3450 Regional Parkway, Suite B, Santa Rosa, CA 95403. Report dated September 21, 2021. **Project No. 8609.00**

Previously reviewed:

- "Geotechnical Exploration and Geologic Hazards Evaluation Report and Addendum, Planned New Hospital and Medical Office Buildings, 286 Sprowl Creek Road, Garberville, California". Report prepared by LACO Associates, Inc. Report dated May 7, 2021. **Project No. 8609.00.**

- "Geotechnical Exploration and Geologic Hazards Report, Planned New Hospital and Medical Office Buildings, 286 Sprowl Creek Road, Garberville, California". Report

prepared by LACO Associates, Inc. Report dated December 7, 2020. **Project No. 8609.00.**

The California Geologic Survey (CGS) has reviewed and Approved the Geologic Hazards portion of the report in their letter dated June 9, 2022, copy attached.

The approval does not authorize or approve any omission or deviation from applicable regulations. Should conditions develop, not covered by the stamped construction documents, a change order detailing and specifying the required work must be submitted to HCAI for approval.

In addition, you are responsible to the local jurisdiction for local planning standards and these will be enforced by HCAI at the request of the local jurisdiction.

Acceptance of the work is subject to field inspection and observation and determination that the work, as completed, complies with the applicable regulations.

If there are any questions, please contact me at (916) 214-6467 or by email at Erol.Kalkan@hcai.ca.gov.

Thank You.

Erol Kalkan

Erol Kalkan, Ph.D., P.E.
Senior Seismologist

Enclosure: CGS review letter dated June 9, 2022

cc: Kent Scown – Facility Administrator/Representative
Hussain Bhatia & Eric Jacobsen – HCAI North Region
Geotechnical File

Erol Kalkan, PhD
Senior Structural Engineer
Department of Health Care Access and Information
Facilities Development Division
2020 West El Camino Avenue, Suite 8-341
Sacramento, CA 95833

June 9, 2022

Subject: **Third Engineering Geology and Seismology Review for Southern Humboldt Community Healthcare District – Replacement Hospital 286 Sprowl Creek Road, Garberville OSHPD Submittal No. G202126-12 Facility No. 10037**

Dear Mr. Kalkan:

In accordance with your request and transmittal of documents on December 21, 2020, June 25, 2021, and May 9, 2022, the California Geological Survey (CGS) has performed an engineering geology and seismology review for the Department of Health Care Access and Information (HCAI) of the subject project in Garberville. We understand that the project consists of constructing a new two-story OSHPD 1 acute care hospital facility. This review was performed in accordance with Title 24, California Code of Regulations, 2019 California Building Code (CBC) and followed CGS Note 48 guidelines. CGS reviewed the following consulting report:

> Manhart, Gary L., Certified Engineering Geologist 2651, **Geotechnical Exploration and Geologic Hazards Evaluation Report, Addendum No. 2 Planned New Hospital and Medical Office Buildings, 286 Sprowl Creek Road, Garberville, California:** LACO Associates, Inc., 3450 Regional Parkway, Suite B, Santa Rosa, CA 95403; company Project No. 8609.00, **letter report dated September 21, 2021**, 17 pages, 2 figures, 3 attachments.

In addition, we previously reviewed the following reports:

> Manhart, Gary L., Certified Engineering Geologist 2651, and Yahn, Richard E., Registered Geotechnical Engineer 913, **Geotechnical Exploration and Geologic Hazards Report and Addendum, Planned New Hospital and Medical Office Buildings, 286 Sprowl Creek Road, Garberville, California, OSHPD Facility No. 10037, Building Nos. 06703, 06704 & 06705:** LACO Associates, Inc., 3450 Regional Parkway, Suite B, Santa Rosa, CA 95403; company Project No. 8609.00, **report dated May 26, 2021**, 2 pages, 4 figures, 4 appendices.
>
> Sowers, Rick, Professional Engineer 38788 and Certified Engineering Geologist, **Geotechnical Investigation, Sprowel Creek Road Slide @ P.M. 0.30, Humboldt County, California:** Blackburn Consulting, 11521 Blocker Drive, Suite 110, Auburn, CA 95603; company file no. 1029.1, report dated September 28, 2007, 7 pages, 7 figures, 3 appendices. Manhart, Gary L., Certified Engineering Geologist 2651, and Yahn, Richard E.,

Registered Geotechnical Engineer 913, **Geotechnical Exploration and Geologic Hazards Report, Planned New Hospital and Medical Office Buildings, 286 Sprowl Creek Road, Garberville, California, OSHPD Facility No. 10037, Building Nos. 06703, 06704 & 06705:** LACO Associates, Inc., 3450 Regional Parkway, Suite B, Santa Rosa, CA 95403; company Project No. 8609.00, **report dated December 7, 2020**, 16 pages, 4 figures, 4 appendices.

CGS previously reviewed and submitted our findings about this project in letters dated March 2 and July 14, 2021. In the latter, we requested that the consultants provide further information regarding site class and ground motion. The consultants have responded and addressed our comments by providing additional information and a more thorough analysis of the topics concerned. We discuss their responses below.

Discussion of Site Class and Ground Motion

In our initial review, CGS noted that the consultants had reported three different site classifications – C, D, and F – in their report. We requested that they clarify the site class and the basis for the classification. In their May, 2021, report, they reported that Site Class C applied based on SPT results from boring B-2 and shear wave velocity results from a seismic survey located about 500 feet south of the site. However, in our July 14, 2021, letter, CGS noted that site class determined from SPT data had not been calculated correctly according to equation 20.4-2 of ASCE 7-16 and that the location of the seismic survey was not comparable to the site and thus the shear wave velocity from that survey was not applicable to the project site. CGS requested that the consultants review the available data or provide additional data *from the project site* and/or revise their site class calculations using ASCE 7-16 equation 20.4-2.

The consultants have responded to our request by recalculating the average standard penetration resistance using Equation 20.4-2 and obtaining a **revised site classification of Site Class D**. They report that, according to ASCE 7-16, Site Class D would require a site-specific ground motion analysis for the site unless an exception from ASCE 7-16, Section 11.4.8, were invoked. The consultants report that **the project engineers have provided calculations to invoke Exception 2 for the site**, and they have provided those calculations. This approach is in accordance with the requirements of ASCE 7-16 and is, therefore, adequate. CGS requests no additional information.

In conclusion, ***the engineering geology and seismology issues at this site are adequately assessed in the referenced report***. If you have any further questions about this review letter, please contact the primary reviewer at judith.zachariasen@conservation.ca.gov.

Respectfully submitted,

Judith Zachariasen
Engineering Geologist
PG 8587, CEG 2720

June 9, 2022

Concur:

Jennifer Thornburg
Senior Engineering Geologist
PG 5476, CEG 2240

December 6, 2024
Crawford File No. 24-1286

To: Meghan Marruffo, LACO Associates
Subject: Pavement Recommendations
SoHum Community Healthcare District Facility Expansion, Garberville, CA

Crawford & Associates, Inc (Crawford) prepared this Pavement Recommendations Memo for the SoHum Community Healthcare District Facility Expansion project at 286 Sprowel Creek Rd, Garberville, California. We provide this Memo for LACO Associates, Inc. (LACO) and their design team to use during design and construction. This Memo contains our findings, conclusions, and recommendations for this project.

BACKGROUND

LACO prepared a Geotechnical Exploration and Geologic Hazards Report for the project, dated January 28, 2020. LACO also issued two addenda dated May 26, 2021, and September 10, 2021, for the project.

The purpose of this report is to identify subsurface and material conditions in the proposed paved areas and provide pavement recommendations for flexible, permeable, and rigid pavements. The paved areas and Traffic Indices (TIs) from the plans[1] are shown below.

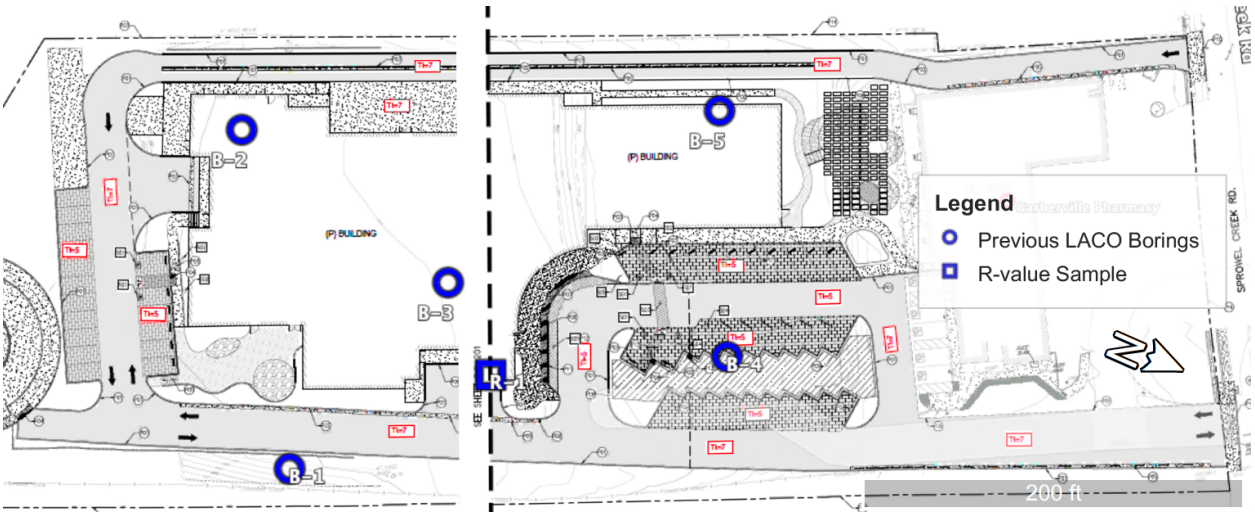


Figure 1 - Exploration Map

NEAR-SURFACE CONDITIONS

According to the LACO boring logs and reports, each of the five borings encountered a surficial layer of fill, 2.5 to 4.0 feet thick, consisting of loose to medium dense, silty sand (SM), and soft to medium stiff sandy silts and clays (ML, CL). Borings B-1, B-3, and B-5 encountered a transitional

[1] Sheets C.C-201 and C.C-202 by Ratcliff, dated 10/28/24

unit, interpreted as a residual soil between 2 and 5.5 feet in thickness, consisting of medium dense silty and clayey sands (SM, SC), and very stiff, silt (ML). The material encountered in the R-value sample was silty clay.

RECOMMENDATIONS

EARTHWORK

As stated in the LACO reports, up to 4 feet of undocumented fill was encountered across the site. This fill material is weak and potentially compressible. Prior to earthwork in the paved areas, all undocumented fill should be removed and replaced with engineered fill.

The native soil exposed after fill removal should then be scarified to a depth of 6 inches, moisture conditioned wet of the optimum moisture content, and compacted to at least 90 percent relative compaction based on ASTM D1557. Engineered fill should then be placed in layers not exceeding 8 inches in loose thickness, moisture conditioned to near the optimum moisture content, and compacted to at least 90 percent relative compaction. The fill material removed may be used as engineered fill.

PAVEMENT SECTIONS

R-value testing (CTM 301) was completed on one bulk sample representative of anticipated subgrade soil. The test result indicates an R-value of 17, by stabilometer (attached), which we used as the design R-value. Based on plans supplied to Crawford the TIs are shown to be 5 and 7. Crawford can provide additional recommendations if other TIs are applicable.

HOT MIX ASPHALT PAVEMENT

Using a Chapter 630[2] of the Caltrans Highway Design Manual, we recommend the hot-mix asphalt (HMA) pavement sections, presented in Table 1.

Table 1: HMA Pavement Sections (R-Value = 17)

TI	HMA Pavement Section Thicknesses (in)		
	HMA	AB[1]	Total
5	3.0	8.0	11.0
7	4.0	13.0	17.0

[1]AB = Caltrans Class 2 Aggregate Base

Prior to placing AB, the subgrade should be compacted to a minimum 95% relative compaction and should be stable under the weight of a fully loaded water truck. Unstable areas should be mitigated, as recommended by Crawford.

The AB should also be compacted to a minimum 95% relative compaction.

[2] Caltrans, Highway Design Manual, Chapter 630, Flexible Pavement, March 20, 2020.

CONCRETE PAVEMENT

We used the analytical procedure for design of rigid vehicular concrete pavements[3] considering a modulus of subgrade reaction of 100 pounds per cubic inch, 4,000 pounds per square inch (psi) concrete, and no edge support. Average daily truck traffic (ADTT) was assumed to be two trucks per day for TI = 5 and 20 trucks per day for TI = 7 over a design life of 20 years. The concrete pavement sections in Table 2 below should be used in design.

Table 2: Concrete Pavement Sections (R-Value = 17)

TI	Concrete Pavement Section Thicknesses (in)		
	Concrete	AB[1]	Total
5	4.0	6.0	10.0
7	5.0	6.0	11.0

[1]AB = Caltrans Class 2 Aggregate Base

A 4,000-psi concrete strength was assumed in our analysis and should be the minimum required for the project. If a 5,000-psi concrete is used, the concrete thicknesses above may be reduced by 0.5 inches.

Reinforcing steel is not necessary for geotechnical reasons; however, #4 dowels should be placed at a maximum spacing of 18 inches at cold joints. In addition, the concrete should be scored at least one-third the slab thickness every 8 ft on center each way.

Prior to placing AB, the subgrade should be compacted to a minimum 95% relative compaction and should be stable under the weight of a fully loaded water truck. Unstable areas should be mitigated, as recommended by Crawford.

The AB should also be compacted to a minimum 95% relative compaction.

PERMEABLE PAVEMENT

If pervious asphalt or pervious concrete will be used, the thicknesses above apply, but the granular reservoir layer should be permeable, such as Caltrans Class 4 Permeable Material[4]. If interlocking pavers will be used, the minimum section thicknesses in Table 3 should be used. Design guidance from Caltrans[5] was considered.

Table 3: Permeable Pavement Sections (R-Value = 17)

TI	Permeable Pavement Section Thicknesses (in)			
	Paver[1]	Bedding[2]	Reservoir[3]	Total
5	2-3/8	2	6	10-3/8
7	3-1/8	2	6	11-1/8

[1] ASTM C936
[2] ASTM C33
[3] Caltrans Class 4 Permeable Material

[3] American Concrete Pavement Association, Design of Concrete Pavements for Roads and Streets, 2006.
[4] Caltrans, Standard Specifications Section 62-1.02B, 2024.
[5] Caltrans, Pervious Pavement Design Guidance, 2023

The thickness of the reservoir layer is the minimum value to support the stated traffic loading. The reservoir layer may need to be thickened to accommodate hydraulic demands (determined by others).

Prior to placing AB, the subgrade should be compacted to a minimum 95% relative compaction and should be stable under the weight of a fully loaded water truck. Unstable areas should be mitigated, as recommended by Crawford.

CONSTRUCTION OBSERVATIONS AND TESTING

Crawford should be involved during construction to observe the removal of unsuitable fill and the recommended proof-rolling to confirm subgrade stability prior to placement of engineered fill. In addition, Crawford should perform the recommended compaction testing of subgrade, engineered fill, and AB.

CLOSING

Crawford performed services in accordance with generally accepted geotechnical engineering principles and practices. Do not use this report for different locations and/or projects without the written consent of Crawford. Where referenced, we used ASTM and Caltrans standards as general (not strict) guidelines only. We do not warranty our services.

Crawford based this report on the current site conditions. We assumed the soil and groundwater conditions are representative of the subsurface conditions on the site. Actual conditions will vary along the project alignment. The transition between soil types may be abrupt or gradual. Our recommendations are based on the final logs, which represent our interpretation of the field logs and general knowledge of the site and geological conditions. The owner should set aside a reasonable contingency fund based on complexities and cost estimates to cover changes and delays.

We trust this letter meets your needs at this time. If you have any questions or require further services, please feel free to contact me at (707) 616-4303.

Sincerely,
Crawford & Associates, Inc.,

Gary L. Manhart, PG, CEG
Senior Project Manager

CERTIFIED ENGINEERING GEOLOGIST
GARY LEE MANHART
No. 2651
Exp.10/31/26
STATE OF CALIFORNIA

Chris Trumbull, PE, GE, D.GE
Senior Project Manager

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER D. TRUMBULL
GE 2492
Exp. 6/30/25
GEOTECHNICAL
STATE OF CALIFORNIA

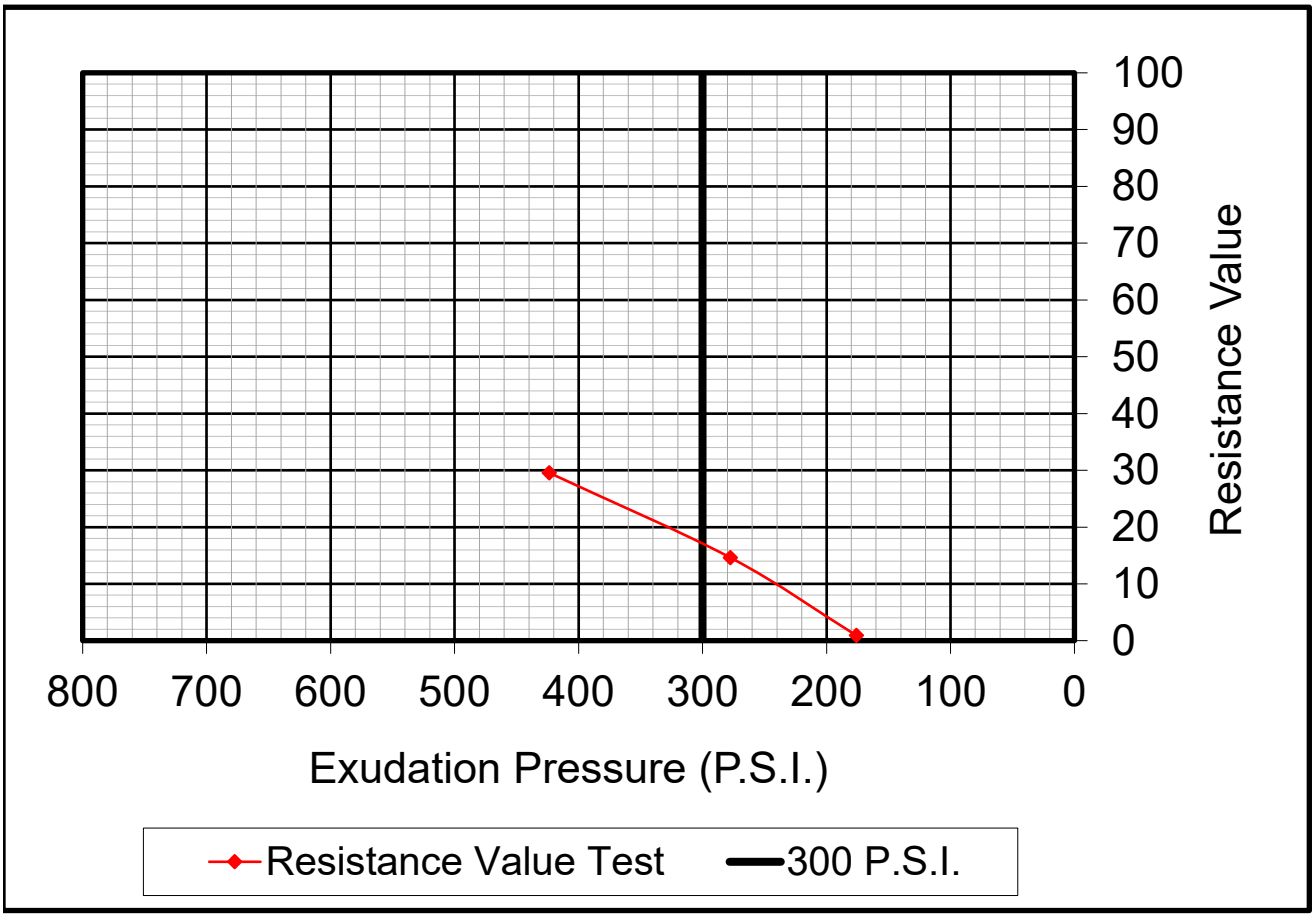
Attachments: R-value Results

Pavement Engineering Inc.
Redding • Sacramento • San Luis Obispo
Concord • Santa Clarita

RESISTANCE (R) VALUE TEST

California Test 301

Laboratory No.: L243966
Project No.: 240017 (Crawford & Associates Project: 24-1286)
Sample Date: November 8, 2024
Report Date: November 19, 2024
Client: Crawford & Associates, Inc.
Project Name: 2024 Laboratory Testing -SoHum Community Health Facility Expansion
Sample Description: Brown Silty Clay
Sample Location: n/a



Specimen No.	1	2	3
Moisture Content (%)	16.5	17.6	18.1
Dry Density (PCF)	110.6	107.4	106.9
Resistance Value (R)	30	15	1
Exudation Pressure (PSI)	424	277	176
Expansion Pressure	0	0	0
As Received Moisture Content (%)	16.5		

RESISTANCE VALUE AT 300 P.S.I. 17

AASHTO R18

Reviewed By: _____

Brandon Rodebaugh
Materials Engineer

APPENDIX H

Phase I Environmental Assessment

Prepared for

Southern Humboldt Community Healthcare District
509 Elm Street
Garberville, CA 95542

PHASE I ENVIRONMENTAL SITE ASSESSMENT

286 SPROWL CREEK ROAD

GARBERVILLE, CALIFORNIA

JANUARY 23, 2017

EBA Project No. 16-2390

825 Sonoma Avenue, Suite C Santa Rosa, CA 95404 (707) 544-0784 FAX (707) 544-0866

Printed on Recycled Paper

PHASE I ENVIRONMENTAL SITE ASSESSMENT

286 SPROWL CREEK ROAD

GARBERVILLE, CALIFORNIA

JANUARY 23, 2017

EBA Project No. 16-2390

Professional Certification

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the Property. We have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

David Noren, Manager
Environmental Services

1/23/2017
Date

TABLE OF CONTENTS

APPENDICES

1.0 INTRODUCTION

The following report presents the findings of a Phase I Environmental Site Assessment (ESA) performed by EBA Engineering for the property located at 286 Sprowl Creek Road in Garberville, California. The property is further identified as Humboldt County Assessor Parcel Number (APN) 032-091-014, hereinafter referred to as the project site. This ESA was completed for Southern Humboldt Community Healthcare District (Client) in conformance with ASTM Standard Practice E1527-13.

1.1 PURPOSE

The purpose of this environmental site investigation is to assess the possible contamination of the project site with hazardous or toxic substances or wastes. A site may contain these substances or wastes as a result of current or past site activities, unauthorized dumping or disposal, or migration of contaminants from adjacent or nearby properties.

The Client should be aware that strict interpretation of California and federal legislation and case law may hold the landowner responsible for any toxic liability including future cleanup costs and, potentially, historical assessments and remediation work on the project site. Such statement is not motivated by any condition of the project site but is a general observation of the advisability that property owners and purchasers exercise all appropriate diligence and alertness to hazardous material risks.

This report is not intended to provide the necessary level of detail to be utilized for structural demolition/remodeling or soil or groundwater remediation. For such activities, appropriate regulations should be followed to ensure adequate coverage of material handling, worker and employee safety, airborne contamination during construction, and the precise extent of any contamination for contractor directions. This report conforms to American Society of Testing and Materials (ASTM) Standards E 1527-13 for Phase I Environmental Site Assessments.

In defining a standard of good commercial and customary practice for conducting an environmental site assessment, the goal of the processes established by this practice is to identify recognized environmental conditions, historical recognized environmental conditions and controlled recognized environmental conditions. The term recognized environmental conditions (RECs) refers to the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term historic REC refers to a past release of a hazardous substance or petroleum hydrocarbons that has occurred in connection to the property and has been addressed to the satisfaction of applicable regulatory agencies without restricting use of the property or requiring controls. The term controlled REC refers to a past release of a hazardous substance or petroleum hydrocarbons that has occurred in connection to the property and has been addressed to the satisfaction of applicable regulatory agencies and allowed to remain in place subject to the implementation of required controls. The term includes hazardous substances or

petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

By performing a Phase I ESA of a parcel of real estate with respect to the range of contaminants within the scope of the CERCLA (42 U.S.C. §9601) and petroleum products, a user satisfies one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability.

1.2 SCOPE OF WORK

This Phase I ESA was performed in general accordance with the requirements of the ASTM International Designation: E 1527-13, *Standard Practice for Environmental Site Assessment.* To determine the condition of the project site with respect to environmental liability, EBA performed the following tasks:

1) Reviewed past and current land use for indications of the manufacture, generation, use, storage, and/or disposal of hazardous substances;

2) Evaluated the potential for on-site soil and/or groundwater contamination resulting from past and present project site land use activities and, to the extent possible, adjacent off-site operations;

3) Rendered findings and professional opinions regarding the potential for environmental contamination at the project site; and

4) Recommend and perform further investigations (i.e., Phase II ESA), if deemed appropriate to evaluate whether contamination and/or environmental hazards exist at the locations identified.

1.3 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made during the performance of this Phase I ESA.

1.4 LIMITATIONS, EXCEPTIONS, AND DEVIATIONS

Local, State, and Federal environmental regulations and property conditions can vary significantly over time. Consequently, the conclusions and recommendations presented as a result of this environmental site assessment apply strictly to the environmental regulations and property conditions existing at the time EBA performed this study. EBA assumes that the data obtained and the inferences made during this investigation are reasonable and representative of the property.

EBA makes no warranty, expressed or implied, except that our services have been performed in accordance with generally accepted existing environmental engineering, health and safety principles, and applicable regulations at the time and location of the study. EBA has analyzed the available information using currently applicable engineering techniques.

Please be advised that the recommendations presented herein are based solely on information made available to EBA by others, and includes professional interpretations based on limited research and data. Based on these circumstances, the decision to conduct additional investigative work to substantiate the findings and conclusions presented herein is the sole responsibility of the Client.

No Exceptions or Deviations occurred from the ASTM Standard.

1.5 Special Terms and Conditions

This Phase I ESA was conducted in accordance with our executed contract.

Authorization for access to the project site was provided by Mr. Kent Scown, Southern Humboldt Community Healthcare District.

1.6 User Reliance

This report has been prepared solely for the Client and any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

Please note pursuant to Section 4.6 of the *ASTM Standard E 1527-13 for Phase I Environmental Site Assessments,* this report is valid for 180 days from the date noted herein.

1.7 Reason for Performing Phase I ESA

It is our understanding that this Phase I ESA was performed as part of environmental due diligence to support the potential acquisition of the project site property.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The project site property is located at 286 Sprowl Creek Road in Garberville, California. The project site consists of a 2.85 acre developed property located on the west side of the town of Garberville. The property contains a single structure that has historically been used as a school. Figure 1, Appendix A shows the location of the project site. Figure 2, Appendix A shows the project site boundaries, as shown on the current tax assessor's map. Figure 3, Appendix A shows an aerial view of the project site.

A legal description of the project site is included in the Preliminary Title Report enclosed in Appendix B.

The following presents project site specific information:

Site Location:	286 Sprowl Creek Road, Garberville, California
Tax Assessor Parcel No:	032-091-014

Owner:	Redwoods Community College District
Site Occupants:	various tenants
Lot Size:	2.85 acres
Zoning:	Single-Family Residential (R1)
County:	Humboldt
USGS Quadrangle:	Garberville, California
Latitude and Longitude:	N 40º 05' 50.45" Latitude & W -123º 47' 49.60" Longitude ** approximate center of property

2.2 SITE CHARACTERISTICS

The project site consists of a 2.85 acre property located in the unincorporated area of southern Humboldt County. The project site contains an existing school building that is located on the northern portion of the property parcel. The remainder of the property is undeveloped with the exception of a former tennis and basketball court that is located on the southern side of the school structure.

The project site is bordered on the west by developed residential properties, on the south by undeveloped property parcels, on the east by the Highway 101 right-of-way and on the north by Sprowl Creek Road.

Access to the project site is from Sprowl Creek Road.

2.3 CURRENT USE OF THE PROPERTY

The project site is used for school, administrative and public functions within the community of Garberville.

2.4 PHYSICAL SETTING

2.4.1 TOPOGRAPHY

The project site has limited topographic relief and slope from south to north with a range in elevation from approximately 530 to 560 feet above mean sea level.

2.4.2 GEOLOGIC SETTING

The project site is located within the Coast Range Geomorphic Province of northern California. The Coast Range Geomorphic Province is generally characterized as a series of northwest trending elongated ridges and valleys that are a result of folding and faulting.

The town of Garberville is located in the northern part of the Coast Ranges Province of California. The regional geology consists of the Franciscan Complex which is comprised of Cretaceous-Jurassic sandstone with smaller amounts of shale, chert, limestone and conglomerate. In the vicinity of Garberville, the Franciscan Complex is overlain by Pliocene sediments. These sediments are mostly moderately consolidated sandstone, siltstone, shale and conglomerate.

2.4.3 SURFACE WATER BODIES/FLOODPLAINS

No surface water bodies or floodplains are present at the project site.

2.4.4 HYDROGEOLOGY

Depth to groundwater at the project site was measured to be seven to 13 feet below the ground surface during the completion of a subsurface investigation related to a former leaking underground fuel storage tank. Groundwater flow at the project site was calculated to flow southwesterly towards the South Fork Eel River.

2.5 DESCRIPTION OF STRUCTURES, ROADS AND IMPROVEMENTS

The project site contains two structures. The primary structure is a 9,850 square foot school that is located on the northern portion of the project site. The structure consists of a wood framed structure with stucco siding. A plaque within the structure indicates that the Garberville School was dedicated in 1939 by the Federal Emergency Administration of Public Works. It is reported that the building had been continually used as a school for the community of Garberville from 1939 until it was sold to Redwoods Community College District in 2010. Since that time the building has been used for limited teaching and administrative functions. A community theater is located on the western side of the structure and a small kitchen is located in the southwestern corner of the building. At the time of the property inspection the condition of the structure was observed to be very good.

A small storage shed is located on the southwest corner of the school building. The shed is approximately 12 feet by 18 feet in size and consists of a wood framed structure with a slab on grade foundation. At the time of the property inspection the condition of the structure was observed to be fair.

A tennis court is located on a graded terrace to the south of the main building. The tennis court consists of a concrete surface that is approximately 120 feet square.

Paved parking is located on the southern, eastern and northern side of the main building.

The southern portion of the project site consist of an open field.

2.6 CURRENT ADJOINING PROPERTIES

Properties adjoining the project site include developed residential properties to the west, open and undeveloped property parcels to the south, the Highway 101 right-of-way to the east and Sprowl Creek Road to the north.

Access to the project site is from Sprowl Creek Road.

3.0 USER PROVIDED INFORMATION

3.1 TITLE RECORDS

A Preliminary Title Report dated December 22, 2016 was reviewed for the project site. A copy of the report is enclosed in Appendix B.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS (AULS)

A review of Title information was performed using available public documents from the Humboldt County Recorder's Office and the Preliminary Title Report dated December 22,

2016. No environmental liens or Use Limitations were noted in record information reviewed for this assessment.

3.3 Owner, Property Manager, and Occupant Information

Title to the project site property is currently owned by the Redwoods Community College District.

The property is currently occupied by several tenants for teaching and administrative functions.

3.4 Valuation Reduction for Environmental Issues

The ASTM Standard requires an evaluation of environmental issues that would result in a devaluation of the property. As discussed herein there was an environmental investigation and cleanup at the project site related to a former underground fuel storage tank. This issue was fully resolved to the satisfaction of applicable regulatory agencies. There are no remaining issues of environmental concern at the project site identified as part of this assessment that would be expected to affect the full and fair use and value of the project site property.

3.5 Previous Environmental Reports

Several previously completed environmental reports for the project site were reviewed as part of this assessment which are discussed and referenced herein.

4.0 RECORDS REVIEW

4.1 Environmental Records Sources

EBA contacted Environmental Data Resources (EDR) of Southport, Connecticut, to conduct a comprehensive Federal, state and local environmental records search for the project site and properties within a one-mile radius of the project site boundary. The purpose of the database search was to identify potential exposure to the subject property from various environmental concerns and/or hazardous materials releases. The following databases and environmental programs are included in the database search:

- National Priority List
- Proposed National Priority List Sites
- NPL Federal Superfund Liens
- National Priority List Deletions
- CERCLIS Comprehensive Environmental Response, Compensation, & Liability Information System
- Federal Facility Site Information listing
- CERC-NFRAP CERCLIS No Further Remedial Action Planned
- CORRACTS Corrective Action Report
- RCRA-TSDF RCRA - Treatment, Storage and Disposal
- RCRA-LQG RCRA - Large Quantity Generators

- RCRA-SQG RCRA - Small Quantity Generators
- RCRA-CESQG RCRA - Conditionally Exempt Small Quantity Generator
- US ENG CONTROLS Engineering Controls Sites List
- US INST CONTROL Sites with Institutional Controls
- LUCIS Land Use Control Information System
- ERNS Emergency Response Notification System
- RESPONSE State Response Sites
- ENVIROSTOR EnviroStor Database
- SWF/LF Solid Waste Information System
- SLIC Statewide SLIC Cases
- INDIAN LUST Leaking Underground Storage Tanks on Indian Land
- UST Active UST Facilities
- AST Aboveground Petroleum Storage Tank Facilities
- INDIAN UST Underground Storage Tanks on Indian Land
- FEMA UST Underground Storage Tank Listing
- VCP Voluntary Cleanup Program Properties
- INDIAN VCP Voluntary Cleanup Priority Listing
- US BROWNFIELDS A Listing of Brownfields Sites
- ODI Open Dump Inventory
- DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
- WMUDS/SWAT Waste Management Unit Database
- SWRCY Recycler Database
- HAULERS Registered Waste Tire Haulers Listing
- INDIAN ODI Report on the Status of Open Dumps on Indian Lands
- US Clandestine Drug Labs
- HIST Cal-Sites Historical Calsites Database
- SCH School Property Evaluation Program
- Toxic Pits Toxic Pits Cleanup Act Sites
- CDL Clandestine Drug Labs
- US HIST CDL National Clandestine Laboratory Register
- CA Facility Inventory Database
- SWEEPS UST Listing
- LIENS 2 CERCLA Lien Information
- LIENS Environmental Liens Listing
- DEED Deed Restriction Listing
- HMIRS Hazardous Materials Information Reporting System
- CHMIRS California Hazardous Material Incident Report System
- LDS Land Disposal Sites Listing
- MCS Military Cleanup Sites Listing
- SPILLS 90 data from FirstSearch
- RCRA NonGen / NLR RCRA - Non Generators
- DOT OPS Incident and Accident Data
- DOD Department of Defense Sites

- FUDS Formerly Used Defense Sites
- CONSENT Superfund (CERCLA) Consent Decrees
- ROD Records Of Decision
- UMTRA Uranium Mill Tailings Sites
- US MINES Mines Master Index File
- TRIS Toxic Chemical Release Inventory System
- TSCA Toxic Substances Control Act
- FIFRA/ TSCA Tracking System Federal Insecticide, Fungicide, & Rodenticide Act
- HIST FTTS FIFRA/TSCA Tracking System Administrative Case Listing
- SSTS Section 7 Tracking Systems
- ICIS Integrated Compliance Information System
- PCB Activity Database System
- Material Licensing Tracking System
- Radiation Information Database
- Facility Index System/Facility Registry System
- RCRA Administrative Action Tracking System
- RMP Risk Management Plans
- CA Bond Expenditure Plan
- NPDES Permits Listing
- Cortese Hazardous Waste & Substances Sites List
- CUPA Listings CUPA Resources List
- Proposition 65 Records
- DRYCLEANERS Cleaner Facilities
- Well Investigation Program Case List
- Enforcement Action Listing
- San Mateo County Business Inventory
- EMI Emissions Inventory Data
- INDIAN RESERV Indian Reservations
- State Coalition for Remediation of Drycleaners Listing
- Coal Combustion Residues Surface Impoundments List
- EnviroStor Permitted Facilities Listing
- Financial Assurance Information
- PCB Transformer Registration Database
- Financial Assurance Information Listing
- PROC Certified Processors Database
- EPA WATCH LIST
- 2020 Corrective Action Program List
- Lead Smelter Sites
- Aerometric Information Retrieval System Facility Subsystem
- WDS Waste Discharge System
- PRP Potentially Responsible Parties
- Medical Waste Management Program Listing
- COAL ASH DOE Steam-Electric Plant Operation Data

- Registered Hazardous Waste Transporter Database
- EDR Proprietary Manufactured Gas Plants
- EDR US Hist Auto Stat EDR Exclusive Historic Gas Stations
- EDR US Hist Cleaners EDR Exclusive Historic Dry Cleaners
- RGA LF Recovered Government Archive Solid Waste Facilities List
- RGA LUST Recovered Government Archive Leaking Underground Storage Tank

The Environmental Record Search (ERS) consists of a map showing the location of the identified sites relative to the project site, a summary listing the identified sites by street names, and a final report describing the sources investigated and the resulting findings. It should be noted that the findings are those noted on the regulatory database(s) and that accuracy and completeness of record information varies among information sources, including government sources. The ERS findings are supplemented by interviews with owners/occupants/employees, and local government officials. Agency records review and historical data review are also used to ascertain the potential environmental significance of sites reported in the ERS. Results of the record search are presented in Appendix C.

The ERS identified the project site property in regulatory agency files and databases as having completed an investigation of a former leaking underground fuel storage tank (UST). Several properties within a one-mile radius of the project site were also identified as having environmental concerns which are further discussed in the following sections.

4.2 PROJECT SITE

The project site is identified in regulatory agency files and databases for the use, removal and investigation of a leaking underground fuel storage tank (UST). Available information indicates that a 1,500 gallon fuel oil tank was removed from the property on July 22, 1998. The UST was located at the southwest corner of the school building and was reported to be used to provide fuel for a boiler within the school building. The UST was reported to likely have been installed when the building was originally constructed in 1939.

Obvious soil contamination was encountered in the area of the UST product piping at the time the tank was removed and soil samples collected from this area confirmed the presence of petroleum hydrocarbons in soil. In addition a sample of shallow groundwater collected from the excavation pit of the former tank was observed to have a noticeable sheen of petroleum product present. Remedial activities conducted at the time the UST was removed included the excavation of 45 cubic yards of contaminated soil which was subsequently hauled for disposal to a licensed facility. The primary contaminant identified at the project site was diesel range organics (DRO) that were present in soil and groundwater at concentrations of 16,000 milligrams per kilogram (mg/kg) and 96,000 micrograms per liter (ug/L), respectively. It should be noted that there was indication of contaminated soil that remained under the southwest corner of the building that was inaccessible for removal due to the concern of structural integrity of the existing building. It should further be noted that gasoline weight range petroleum hydrocarbons were also in the soil samples; however these results were flagged by the laboratory as having an atypical pattern and were likely from the degradation of diesel fuel.

Several phases of investigation were conducted at the project site that included the installation of soil borings and groundwater monitoring wells that were installed in the area of the former UST to define the lateral and vertical extent of impacts to soil and groundwater. Five soil borings were installed in the area of the former UST in June 2000 that included the collection of soil and grab groundwater samples. Soil samples collected during this investigation phase indicated DRO present at concentrations up to 2,900 mg/kg. Groundwater samples indicated DRO present in groundwater at concentrations up to 4,700 ug/L.

In June 2002 three groundwater monitoring wells were installed in the area around the former UST. The wells were subsequently sampled on a quarterly basis from June 2002 until September 2004. The sampling results initially indicated the presence of generally low concentrations of DRO in one of the monitoring wells. Subsequent sampling indicated no detection of petroleum hydrocarbons or fuel related volatile organic compounds in groundwater during the last three quarters of sampling performed.

The site investigation was closed by the Humboldt County Department of Health Services – Division of Environmental Health (HCDHS-DEH) in a letter dated January 7, 2008. The closure of the site investigation included the removal of the three groundwater monitoring wells.

It should be noted that the closure documentation for the site includes requirements for the development of contingency plans for the management of soil and groundwater if the area around the former UST is disturbed by activities such as construction. It does not appear that a Soil and Groundwater Management Contingency Plan was prepared; however, it should be assumed that these requirements remain in place.

From the available information it is clear that the UST and fuel tank system leaked at the project site resulting in Impacts to soil and groundwater. As discussed remedial efforts included the removal of the UST and the excavation of 45 cubic yards of contaminated soil. Available documentation indicates that contaminated soil remained under the southwest corner of the building as it was inaccessible. Data from soil borings collected at the time the groundwater monitoring well MW-2 was installed indicated the presence of DRO at a depth of 10 feet below the ground surface at a concentration of 1,900 mg/kg. This well was located to the south of the former tank location.

As discussed, groundwater monitoring conducted subsequent to the removal of the UST initially indicated low concentrations of DRO in monitoring well MW-2. Subsequent sampling indicated no detectable contaminants were present and the site investigation was closed by applicable regulatory agencies. From the available information the efforts related to the investigation and cleanup of the former UST appear to have been successful at removing the risk associated with impacting groundwater; however, it is assumed that contaminated soil remains in the area of the former tank location.

Copies of the regulatory closure letter from HCDHS-DEH and the final quarterly groundwater monitoring report are included in Appendix D.

Based on the age of the existing structure it is possible that asbestos containing materials and lead based paint are present.

4.2.1 Properties within the Approximate Minimum Search Distance

Several properties in the area surrounding the project site were identified in EDR Radius Map Report as having environmental concerns within the minimum search distance from the project site property as required by ASTM Standard 1527-13. These sites are discussed in the following section.

Former Shell Service Station– 948 Redwood Drive, Garberville, CA

The former shell service station site is located approximately 625 feet to the northeast of the project site. The site is identified in regulatory agency files as having completed investigative work related to a former leaking UST.

The former shell service station reportedly had one UST and fuel dispenser. The service station was reportedly relocated in the 1930's due to the expansion of Redwood Drive. The property is currently occupied by Garberville Motel.

In February 2015 four soil borings were installed in the location of the former UST and dispenser island to characterize the environmental condition of the property. Soil and groundwater samples collected during the investigation indicated that low concentrations of petroleum hydrocarbon were present in soil and groundwater located beneath the parking lot of the Motel. Based on the limited extent and concentration of contaminants the site investigation was closed under the Low Threat Closure Policy for USTs by the HCDHS-DEH in February 2015.

Based on the available information the release at the identified site is old and limited in extent. There is no indication that the release at the property has impacted the project site and the site is seen as posing a minimal threat to the project site property.

Former Chevron Service Station- 965 Redwood Drive, Garberville, CA

The former Chevron Service Station is located approximately 700 feet to the east of the project site formerly located at the southeast corner of Redwood Drive and Melville Road. The service station reportedly operated from the mid-1970's to June 1992. The former service station reportedly contained five USTs and three hydraulic hoists that were removed from the site in June 1992.

Several phases of environmental investigation were performed at the property for the purpose of delineating the impacts to soil and groundwater. A total of 24 soil borings and seven groundwater monitoring wells were installed at the property and extending offsite to the northwest. Available information indicates that the contaminants of concern consisted of petroleum hydrocarbons including gasoline and diesel weight range constituents as well as fuel related volatile organic compounds.

The depth to groundwater at the former service station was measured to be between 10 to 20 feet below the ground surface with a predominant flow direction to the north-northwest.

Remedial efforts at the property included the excavation of approximately 2,000 cubic yards of impacted soil. Remediation of the groundwater included monitoring the natural attenuation of contaminants over time.

Based on decreasing concentrations of contaminants in groundwater and the limited extent of impacts the site was granted regulatory closure by the HCDHS-DEH in April 2015.

Based on the available information the release at the identified site is a significant distance from the project site. There is no indication that the release at the property has impacted the project site and the site is seen as posing a minimal threat to the project site property.

Former Texaco Service Station – 929 Redwood Drive, Garberville, CA
The former Texaco Service Station site is located approximately 750 feet east of the project site at the northeast corner of Redwood Drive and Melville Road. The service station was reportedly operated from approximately 1934 to 1964. Available information indicates that five USTs were removed from the property in 1993 and 1994.

Available information indicates several phases of environmental investigation were conducted at the property that included the installation of soil borings and five groundwater monitoring wells in an effort to define impacts to soil and groundwater. No significant remedial efforts were conducted at the property; however long term groundwater monitoring was completed that indicated localized impacts to groundwater consisting of petroleum hydrocarbons and fuel related volatile organic compounds.

The site investigation was closed by the State Water Resources Control Board and the HCDHS-DEH in June 2016 in accordance with the Low Threat Closure Policy for USTs.

Based on the available information the release at the identified site is a significant distance from the project site. There is no indication that the release at the property has impacted the project site and the site is seen as posing a minimal threat to the project site property.

Ed's Texaco- 822 Redwood Drive, Garberville, CA
Ed's Texaco is located at 822 Redwood Drive roughly 200 feet south of the intersection with Sprowl Creek Road. This site had reportedly operated as a gasoline service station since the late 1950's.

In May 1998 five USTs were removed from the site. At the time of removal of the USTs approximately 400 cubic yards of contaminated soil was excavated from the location of the former USTs. An addition 160 cubic yards of contaminated soil was subsequently removed from the location of a former waste oil UST.

Several phases of environmental investigation have been completed at the property that included the installation of 31 soil borings and 11 groundwater monitoring wells in an effort

to define the impacts to soil and groundwater. The wells have been sampled on a quarterly basis since 2001. Sampling has indicated significant groundwater contamination present in the vicinity of the property and extending to the northwest. The recent sampling of the property has included collecting surface water from a seep located on the eastern cut slope of Highway 101 adjacent to the property.

Available information suggest that multiple remediation events have been employed at the site including bailing free product from the subsurface, air sparge test and high vacuum dual phase extraction. As of September 2013 approximately 9,000 pounds of total petroleum hydrocarbons have reportedly been removed from the site by the remedial efforts.

Groundwater monitoring continues to indicate significant concentrations of petroleum hydrocarbons and fuel related volatile organic compounds in groundwater. Surface water samples collected from the seep on the eastern cut slope of Highway 101 all showed elevated concentrations of gasoline and fuel related volatile organic compounds.

Groundwater at the site is typically between seven to 10 feet below the ground surface with a flow gradient to the west towards the project site.

Based on available information, the remedial and investigative work at the property will continue into the foreseeable future.

There is no indication that the release at the property has impacted the project site. It appears from available information that the road cut on Highway 101 is acting as a hydrologic barrier and as demonstrated by sampling contaminated groundwater is seeping from the road cut. The site is seen as posing a low threat to the project site. Remedial and monitoring efforts should continue until the site reaches regulatory closure.

Garberville Shell Service Station – 860 Redwood Drive, Garberville, CA

The Garberville Shell Service Station is located approximately 700 feet northeast of the project site. Available information indicates the site has been an operating service station since approximately 1964. Reportedly four USTs and associated piping were removed from the site in 1990.

Several phases of investigation and remediation have occurred at the property that included the installation of many soil borings and 14 groundwater monitoring wells. Groundwater monitoring indicated the presence of significant concentrations of petroleum hydrocarbons, fuel related volatile organic compounds and fuel oxygenates.

Remedial efforts included the installation of a hydrogen peroxide/ozone sparge system and the completion of dual phase extraction events. The ozone sparging reportedly occurred between June 2009 and October 2012 and dual phase extraction events were periodically conducted up until December of 2015.

Groundwater monitoring indicated groundwater flow to the north-northwest direction.

Groundwater remedial efforts appear to have greatly decreased contaminant concentrations at the property. Based on the results the site investigation was closed by the HCDHS-DEH in October 2016. It should be noted that s Soil and Groundwater Contingency Plan was put in place for the management and characterization of soil and groundwater at the site if future development or disturbances were to occur.

There is no indication of impacts from this site to the project site property. From the information as presented, it appears the site poses a minimal threat to the project site property.

Garberville Chevron – 830 Redwood Drive, Garberville
The Garberville Chevron site is located approximately 800 feet northeast of the project site. Available information indicates the site has been operation since 1968 as a Shell service station and has been operated by a succession of vendors. Currently the site is operated as a Chevron service station.

Available information indicates that in November of 1997 a total six USTs and associated piping were removed from the site. Upon removal of the USTs free phase product was observed in the excavation pits. Reportedly approximately 1,460 cubic yards of impacted soil were removed during the replacement activities. It is also reported that approximately 21,000 gallons of contaminated groundwater was also removed from the site at this time.

Several phases of environmental investigation have been completed at the property that included the installation of soil borings and four groundwater monitoring wells in an effort to define the impacts to soil and groundwater. The wells have been sampled on a quarterly or semi-annual basis since 1993. Sampling initially indicated significant groundwater contamination present in the vicinity of the property and extending to the northwest; however the contaminant concentrations have been decreasing over time. The groundwater flow direction at this site has been to the north, away from the project site.

Recent remedial efforts have included the completion dual phase extraction to remediate soil and groundwater. From available information it appears that remedial efforts will continue at the property in an effort to remediate groundwater impacts.

Based on the available information the Garberville Chevron site is seen as posing a low threat to the project site.

CHEVRON #9-0667 (CONNIE'S CORNER GIFTS) - 412 MAPLE LANE, GARBERVILLE
This site is located roughly 1000 feet to the northeast from the project site. Available information indicates that a former Chevron service station (20-6309) was operated at the property starting in 1934. Four USTs and aboveground storage tanks and associated facilities were reportedly removed in January 1975. Currently Connie's Corner Gifts occupy the property.

Available information indicates no remedial activities occurred at the property other than the removal of the USTs. Groundwater monitoring actives occurred on this property from 1994 to 2011 which indicated significant concentrations of contaminants in groundwater. The groundwater flow direction at this site was calculated to be to the west.

Site closure was granted in 2011 by the State Water Resources Control Board.

There is no indication of impacts from this site to the project site property. From the information as presented, it appears impacts to groundwater are confined to the general area of the property and there is no indication of impacts to the project site. Based on the available information the site is seen as posing a minimal threat to the project site property

CHEVRON SITE #306580 (FORMER UNOCAL SERVICE STATION #4080) – 790 REDWOOD DRIVE, GARBERVILLE

This site is located roughly 1000 feet to the northeast from the project site. The site is currently occupied by 76-brand gasoline service station and convenience store. The site history indicates that a leak was detected from a UST in 1965. In 1967 the service station, USTs and associated USTs and product piping were removed and subsequently replaced. In 1993 the USTs installed in 1968 were reportedly removed and replaced as a facility upgrade.

Available information indicates that from 1992 through 2008 multiple phases of assessment were conducted at the site. Multiple groundwater monitoring wells and soil borings were installed to assess impacts to soil and groundwater.

Remedial efforts included the installation and operation of an ozone sparging system designed to remediate groundwater impacts which operated from 2005 until 2007.

Long term monitoring at the property has indicated significant concentrations of petroleum hydrocarbons and fuel related volatile organic compounds are present at the property and extended to the property directly west of the site. Groundwater flow direction at this site has been reported to flow in the west-southwest direction with depth to water ranging from 12 and 16 feet below the ground surface.

Based on the available information there is no indication that the impacts at the site have impacted the project site. The site remains an open case file with additional requirements for investigation and remediation. Based on the distance of the site to the project site and confined nature of the contamination in groundwater the site is seen as posing a minimal threat to the project site.

Additional Sites

Several additional sites within a one-mile radius of the project site were identified in regulatory agency files and databases as having issues of environmental concern. A review of the available information indicates that many of these properties are identified as generators of hazardous materials and/or wastes and are regulated for such use, storage and disposal. Several of the other identified sites consist of closed contaminant site that

have been characterized and closed with regulatory oversight. These sites are seen as posing no environmental threat to the project site.

4.2.2 ORPHAN SITES

EDR orphan site designation indicated insufficient address information for an identified site to be plotted. EBA reviewed the Orphan Sites identified in the Radius Map Report. The project site is not identified in the Orphan Summary. No near site properties were identified.

4.2.3 VAPOR ENCROACHMENT SCREENING

Vapor encroachment screening pursuant to ASTM Standard 2600-10 was conducted for the project site property in conjunction with this assessment. Tier 1 vapor screening was performed to determine if vapor intrusion was a threat to the present or future use of the project site due to the presence of the documented release of petroleum hydrocarbons at the near site properties. The Tier 1 screening is based on the following factors:

- Types and concentrations of contaminants present
- Soil characteristics
- Depth to groundwater
- Location of the project site property in relation to the known or suspected contaminants
- Vapor conduits
- Cleanup status of the contaminated property

The minimum distance criteria for the assessment of petroleum hydrocarbon releases pursuant to ASTM 2600-10 is one-tenth mile (528 feet) and one-third mile (1,760 feet) for volatile organic compounds. As discussed herein there was a documented release of petroleum hydrocarbons from a UST used to store heating oil at the project site. A review of soil and groundwater analytical data generated from the completion of investigating and characterizing the release at the project site indicates that the primary contaminant was diesel weight range petroleum hydrocarbon and very little fuel related volatile organic compounds were determined to be present in soil or groundwater at the project site as a result of the leak from the former UST. As discussed diesel contaminated soil remains at the project site in the area of the former UST. It should be noted that diesel fuel is not itself particularly volatile nor does diesel fuel contain appreciable levels of fuel related volatile organic compounds.

Also as discussed herein there is a number of sites located to the east and northeast of the project site that have documented releases of petroleum hydrocarbons and volatile organic compounds. All of these releases are associated with leaking USTs that contained motor vehicle fuel and related liquids and all are located greater than 528 feet from the project site. Also as discussed all of the identified sites have been well characterized and there is no indication that the releases from these sites have impacted the project site or that contamination from these sites is in proximity to the project site. In all instances the extent of impacts in groundwater have been determined by investigation to be located east of

Highway 101 and it is likely that the roadway cut of the highway is acting as a hydrologic barrier to contaminant transport in groundwater.

Soil in the area of the project site consists of a heterogeneous mixture of sands, silts and clays that is part of the Franciscan Complex. The soil types at the project site would be expected to be conducive to vapor transport.

Depths to groundwater in the area of the project site have been documented to vary from approximately seven to 13 feet below the ground surface. Groundwater flow directions in the area of the project site have been calculated to vary from west to north and are likely strongly influenced by topography. Groundwater flow at many of the identified site is away from the project site. Groundwater would likely be the main transport mechanism for contaminant transport.

Vapor conduits typically consist of utility trenches or other near site infrastructure that provides a preferential pathway for the movement of contaminant vapors. Such infrastructure would be expected to be present on the north side of the project site near the Sprowl Creek Road right-of-way and extending in the area surrounding the project site property.

A review of the available information indicates that while there are properties within the minimum search distances, including the project site, that have documented releases of contaminants to soil and groundwater; these sites are well characterized and appear to pose a minimal threat to the project site. In the case of the project site the primary contaminant is diesel which itself is seen as posing a low threat of vapor intrusion. From a review of the available information vapor intrusion to the project is seen as not likely.

4.3 ADDITIONAL ENVIRONMENTAL RECORDS SOURCES - INTERVIEWS & REGULATORY AGENCY REVIEWS

Supplemental interviews and research were performed based on findings from the environmental records search. The interview and research process targeted both project site and regulatory personnel and regulatory agencies in an attempt to ascertain the nature and status of known environmental issues. Regulatory agencies and individuals contacted during the information review process included:

- Mr. Kent Scown – Southern Humboldt Community Healthcare District
- Mr. Norm Crawford – Humboldt County Environmental Health
- Ms. Julia Peterson – College of the Redwoods
- Ms. Bambi Henderson – Southern Humboldt Unified School District
- Humboldt County Assessor's Office
- Humboldt County Recorder's Office
- Humboldt County Department of Health Services
- Humboldt County Building & Planning Department
- North Coast Regional Water Quality Control Board
- California Department of Toxic Substances Control

- California Department of General Services – Office of the State Architect
- California State Water Resources Control Board Geotracker Web Site
- California Department of Toxic Substances Control Envirostor Website

Requests for information regarding the project site were submitted to the regulatory agencies listed above. The findings from the file reviews are as follows:

HUMBOLDT COUNTY ASSESSOR'S OFFICE
Minimal records regarding development and tax records were reviewed at the Humboldt County Assessor's Office. This due to the fact that the project site is a publicly owned property and not subject to tax assessment. No significant data gaps were noted within the available information.

HUMBOLDT COUNTY RECORDER'S OFFICE
Recorded deeds and other relevant site documentation were reviewed at the Humboldt County Recorder's Office. No environmental liens or deed restrictions were noted in the available information.

HUMBOLDT COUNTY DEPARTMENT OF HEALTH SERVICES
Information for the investigation and cleanup of a leaking UST at the project site and several surrounding sites were review at this agency.

HUMBOLDT COUNTY BUILDING & PLANNING DEPARTMENT
No planning or permitting files were reviewed at this agency. Staff from this agency indicated that oversight for building and planning is overseen by the State of California.

NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD
Information for the investigation and cleanup of a leaking UST at the project site were available at this agency.

CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL
No files were available for the project site property at this agency.

CALIFORNIA DEPARTMENT OF GENERAL SERVICES – OFFICE OF THE STATE ARCHITECT
No files were available for the project site property at this agency.

CALIFORNIA STATE WATER RESOURCES CONTROL BOARD GEOTRACKER WEB SITE DATABASE
The Geotracker web site was consulted to determine if either the project site or surrounding properties were identified in this environmental database as having environmental concerns. The project site is identified as a leaking UST site. Several surrounding sites were also identified.

CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL ENVIROSTOR WEB SITE DATABASE

The Envirostor web site was consulted to determine of either the project site or surrounding properties were identified in this environmental database as having environmental concerns. Neither the project site nor any near site properties were identified.

4.4 PHYSICAL SETTING SOURCES

Several sources of information were reviewed to establish the physical setting of the project site property including the following:

- Google Earth
- USGS Topographic Maps
- Published Geologic references

4.5 HISTORICAL USE INFORMATION FOR THE PROJECT SITE

The history of the project site was researched to ascertain the past use from the present back to the property's first developed use. Reasonably ascertainable historical information sources were reviewed to determine the history of the project site property. The following historical sources were reviewed as part of this assessment:

- Historical aerial photographs
- Historical Maps and research
- Interviews with persons knowledgeable about the project site.

4.5.1 HISTORICAL SUMMARY

The project site was initially built and developed as a public school in 1939 by the Federal Emergency Administration of Public Works as a depression era public works project. The school operated as a primary and secondary school in southern Humboldt County for many decades and was operated by the Humboldt County Unified School District. The use of the project site as a public school was continuous from 1939 to 2010 when the project site was sold to the Redwoods Community College District. The current use of the property includes specialty teaching functions by the Humboldt County Office of Education, administrative functions by the Southern Humboldt Health Care District as well as a community playhouse for plays and community functions.

From the available information the history of the project site is well known and documented with no significant data gaps.

4.5.2 HISTORICAL AERIAL PHOTOGRAPHS

Historical aerial photograph were obtained from Environmental Data Resources for the years 1942, 1954, 1968, 1974, 1983, 1993, 2005, 2009, 2010 and 2012. Aerial photographs can indicate changes in land use of a site over time. The following presents our findings from a review of the available photographs.

1942 PHOTOGRAPH

The 1942 photograph indicates the project site as a developed school property with the main school building located on the northern portion of the project site. The tennis court is

visible to the south of the school building. The remainder of the project site is visible as undeveloped land. Residential properties are visible to the west and east of the project site. Sprowl Creek Road is visible to the north of and adjacent to the project site.

1954 PHOTOGRAPH
The 1954 photograph indicates no changes to the project site property from the 1942 photograph. The surrounding area appears generally unchanged.

1968 PHOTOGRAPH
The 1968 photograph indicates no changes to the project site from the 1954 photograph with the exception that the circular driveway is now visible on the northern portion of the project site. Highway 101 appears to have been improved and moved to the west of Garberville directly adjacent to the eastern side of the project site.

1974 PHOTOGRAPH
The 1974 photograph indicates no changes to the project site from the 1968 photograph. The adjacent and surrounding area appears generally unchanged.

1983 PHOTOGRAPH
The 1983 photograph is of poor quality and provides little useful information regarding the project site.

1993 PHOTOGRAPH
The 1993 photograph indicates that a paved parking area and paved entrance have been added on the south and east side of the main building. The adjacent and surrounding area appears generally unchanged.

2005 PHOTOGRAPH
The 2005 photograph indicates no changes to the project site from the 1993 photograph with the exception that a small storage shed is now visible on the southwest side of the main school building. The adjacent and surrounding area appears generally unchanged.

2009 PHOTOGRAPH
The 2009 photograph indicates no changes to the project site from the 2005 photograph. The adjacent and surrounding area appears generally unchanged.

2010 PHOTOGRAPH
The 2010 photograph indicates no changes to the project site from the 2009 photograph. The adjacent and surrounding area appears generally unchanged.

2012 PHOTOGRAPH
The 2012 photograph indicates the project site as it exists today. The adjacent and surrounding land parcels appear unchanged.

Aerial photographs are included in Appendix E.

4.5.3 SANBORN FIRE INSURANCE MAPS
No Sanborn Fire Insurance Map coverage is available for the project site property.

4.6 HISTORICAL USE INFORMATION FOR ADJOINING PROPERTIES

Historic research was ascertained for adjoining properties by reviewing the historical documents referenced above.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

EBA personnel conducted a site reconnaissance on January 6, 2017. The site reconnaissance entailed viewing the project site and the surrounding areas. The site was inspected to observe the property and to identify discernible or potential environmental concerns. In addition, a reconnaissance of adjacent properties was performed to confirm surrounding land use and conditions. Information was obtained by interviews with knowledgeable individuals regarding the past and current uses of the project site. No limitations were encountered to limit the extent of the property inspection. Findings from the site reconnaissance activities are summarized in the following sections.

5.2 CURRENT USE OF THE PROPERTY

The project site is reported to be used for teaching specialty classes by the Humboldt County Office of Education as well as for administrative functions by the Southern Humboldt Community Healthcare District. The theater within the building is reported to be used as a community theater.

5.3 EXTERIOR OBSERVATIONS

Exterior portions of the project site were inspected for this assessment. As discussed herein the project site has several structures present that are used for occasional site use. The structures appear to be well kept and maintained with no issues of environmental concern. The remainder of the project site consists of undeveloped land with no indication of environmental concerns.

5.4 INTERIOR OBSERVATIONS

The interiors of the existing school building was inspected as part of this assessment. The building interior was observed to contain a number of classrooms and theater. The interior finishes within the building included sheetrock walls and ceiling and carpeted and wood floors. The structure was observed to be clean and well maintained with no environmental concerns.

5.5 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

There is no indication of the use, storage or disposal of hazardous materials or wastes at the project site. As discussed herein a UST used to store petroleum was removed from the project site in 1998.

5.5.1 ODORS

No odors were observed at the project site during the site reconnaissance.

5.5.2 Pools of Liquid
No pools of free liquid were observed at the project site during the site reconnaissance.

5.5.3 Drums
No drums were observed at the project site during the site reconnaissance.

5.5.4 Unidentified Substance Containers
No unidentified substance containers were observed at the project site during the site reconnaissance.

5.5.5 Interior Stains or Corrosion
No interior stains or corrosion was observed at the project site during the site reconnaissance.

5.5.6 Drains and Sumps
No drains or sumps were observed at the project site during the site reconnaissance.

5.5.7 Pits, Ponds or Lagoons
No pits, ponds or lagoons were observed at the project site during the site reconnaissance.

5.5.8 Stained Soil or Pavement
No stained soil or pavement was observed at the project site during the site reconnaissance.

5.5.9 Solid Waste
No solid waste was observed at the project site during the site reconnaissance.

5.5.10 Stressed Vegetation
No areas of stressed vegetation were observed on the project site during the site reconnaissance.

5.5.11 Wells
No water supply wells were reported or observed to be present at the project site during the site reconnaissance.

5.5.12 Septic Systems
No septic systems were reported or observed to be present at the project site during the site reconnaissance. The existing building is reported to be connected to the local community service district.

5.5.13 Electrical Transformers
No electrical transformers were observed at the property during the site reconnaissance.

5.5.14 Underground Storage Tanks
As discussed herein there was an extensive environmental investigation and cleanup at the project site that resulted from the historic use of an underground fuel storage tank at the

project site. There is no evidence of the current use of underground fuel tanks at the project site.

5.5.15 Aboveground Storage Tanks
No aboveground fuel tanks were observed at the project site during the site reconnaissance.

5.5.16 Utilities
Electricity and gas services are present at the project site.

5.5.17 Dump Sites
No dump sites or refuse was observed at the project site during the site reconnaissance.

5.6 Non-Scope Observations

5.6.1 Asbestos
The existing school building was constructed in 1939. Based on the age of the structure it is possible that asbestos containing materials are present within the structure. No testing for asbestos containing materials was performed as part of this assessment.

5.6.2 Lead Paint
The existing school building was constructed in 1939. Based on the age of the structure it is possible that lead based paint is present within the structure. No testing for lead based paint was performed as part of this assessment.

5.6.3 Radon
The U.S. Environmental Protection Agency Radon Zone Classification for Humboldt County is 3, which is defined as having a low potential to have radon concentration less than 2 picocuries per liter (pCi/L). The U.S. EPA action level for radon is 4.0 pCi/L. Based on the radon concentration information, it is unlikely that radon abatement activities would be required at the project site.

6.0 DISCUSSION
The project site property appears to have been initially developed in 1939 when the existing school building and site improvements were constructed to develop the property as a public school. Available information indicates the project site was used as a primary and secondary public school by Humboldt County Unified School district from 193.9 until 2010 when the property was sold to the Redwoods Community College District. The property is currently used for specialty teaching functions, administrative services and as a community playhouse.

As discussed herein there are records documenting the completion of the environmental cleanup and investigation of the project site in relation to a former leaking underground fuel storage tank. The former tank was located on the southwest corner of the existing school building as was used for the storage of fuel oil. The tank was removed in July 1998 with

oversight from Humboldt County Environmental Health Department and was determined to have leaked contents to soil and groundwater. Remedial efforts included the excavation and removal of contaminated soil which was performed to the extent practical, although some contaminated soil was left in place because it was located under the existing building. Groundwater monitoring initially indicated low but detectable concentrations of petroleum hydrocarbons in shallow groundwater in the immediate area of the former tank. These concentrations were then demonstrated to decrease to non-detectable levels after several years of monitoring. The site investigation was subsequently closed in January 2008 by the Humboldt County Environmental Health Department. It should be mentioned that contingencies for the management of soil and groundwater would likely be required by applicable agencies if soil or groundwater were disturbed in the area of the former tank.

Besides the historic use of the underground fuel storage tank, there is no indication of the use, generation or storage of hazardous materials at the project site property.

Several properties were identified in the general area of the project site as having environmental issues. As discussed most of these sites are identified as existing or historic environmental investigation and cleanup sites related to leaking underground fuel storage tanks. A review of available information indicates that all of the identified sites are located to the east of the project site within the town of Garberville. Several of these properties have ongoing investigations or remedial efforts that re expected to continue into the foreseeable future. A review of available information regarding these properties indicates that based on the distance of the sites from the project site, the localized nature of contamination and the direction of groundwater flow that all are seen as posing a minimal threat to the project site.

7.0 CONCLUSIONS/RECOGNIZED ENVIRONMENTAL CONDITIONS

EBA Engineering has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property located at 286 Sprowl Creek Road in Garberville, California. Any exceptions to, or deletions from, this practice are described herein. Based on conclusions from the environmental records search, historical data review, and the site reconnaissance we find the following recognized environmental conditions in connection with the project site property:

- The former leaking underground storage tank at the project site is seen as a historic recognized condition that has been investigated and resolved to the satisfaction of applicable regulatory agencies.

8.0 NON-SCOPE CONSIDERATIONS

8.1 NON-SCOPE CONSIDERATIONS

The following environmental issues are outside the scope (non-scope considerations) of the standard practice defined by ASTM Standard Practice E 1527-13:

- Regulatory Compliance;
- Cultural and Historic Resources;
- Industrial Hygiene;
- Health and Safety;
- Ecological Resources;
- Endangered Species;
- Indoor Air Quality;
- High Voltage Power Lines;
- Biological Agents; and
- Mold

EBA identified no ASTM non-scope considerations/RECs in connection with the project site that represent potential business environmental risk but are outside the standard scope of services prescribed by ASTM Standard Practice E 1527-13.

8.2 ADDITIONAL SERVICES

No additional services beyond the standard scope of services prescribed by ASTM Standard Practice E 1527-13 were requested by the Client.

9.0 RECOMMENDATIONS

Based on the information presented herein, we included the following recommendation for your consideration:

- Develop a site specific Soil and Groundwater Management Plan if the soil or groundwater in the area of the former UST are disturbed.

10.0 REFERENCES

Historic Aerial Photograph:

1942	Environmental Data Resources
1954	Environmental Data Resources
1968	Environmental Data Resources
1974	Environmental Data Resources
1983	Environmental Data Resources
1993	Environmental Data Resources
2005	Environmental Data Resources
2009	Environmental Data Resources
2010	Environmental Data Resources
2012	Environmental Data Resources

AECOM – *Conceptual Site Model and Low-Threat Case Closure Request, Former Chevron Station #306580, 790 Redwood Drive, Garberville, California*. Dated September 15, 2015

Blue Rock Consulting – *Groundwater Monitoring, Second Quarter 2015, Additional Investigation, and Vapor Intrusion to Indoor Air Evaluation Report*, *Former Ed's Texaco, 822 Redwood Drive, Garberville, California*. Date June 30, 2015

Cambria Environmental Technology, Inc. – *Work Plan for Monitoring Well*, *412 Maple Lane, Garberville, California*. Dated October 13, 2006.

Conestoga – Rovers & Associates- *Subsurface Investigation Report*, *965 Redwood Drive, Garberville, California*. Dated March 12, 2013.

Conestoga – Rovers & Associates – *Low-flow Sampling Results and Request for Closure, Former Texaco #211366*, *929 Redwood Drive, Garberville, California*. Dated December 11, 2013.

Conestoga – Rovers & Associates - *Conceptual Site Model and Low Threat Closure Request, Former Chevron Service Station #90416, 965 Redwood Drive, Garberville, California*. Dated August 14, 2013

ECM Group - *Low Threat Closure*, *830 Redwood Drive, Garberville, California*. Dated October 26, 2014

ECM Group – *Groundwater Monitoring Report, May 2016, Redwood Oil Service Station*, *830 Redwood Drive, Garberville*, California. Dated June 3, 2016.

ECM Group - *Targeted Cleanup Event – Well EX-1*, *830 Redwood Drive, Garberville, California*. Dated December 6, 2016.

Environmental Data Resources, Inc., *Radius Map Report, Redwood Community College District, 286 Sprowl Creek Road, Garberville, California*: Performed for EBA Engineering; Job No. EBA 16-2390. Dated December 15, 2016.

GHD Service Inc.- *Soil Vapor Sampling Report and Request for No Further Action, Former Texaco #211366, 929 Redwood Drive, Garberville*, California. Date September 10, 2015.

Humboldt County Department of Health & Human Services – *Former Ed's Texaco, Garberville*, *California*. Dated July 26, 2016

Humboldt County Department of Health & Human Services – *Former Ed's Texaco, Garberville*, *California*. Dated January 4, 2017

Humboldt County Department of Health & Human Services - *Remedial Action Plan Certificate, Texaco #211366, former Big "A" Auto Parts*, *929 Redwood Drive, Garberville, California*. Date July 25, 2016

Humboldt County Department of Health & Human Services – *Remedial Action Plan Certificate, Motel Garberville/ former Shell station*, 948 *Redwood Drive, Garberville, California*. Dated August 15, 2016

Humboldt County Department of Health & Human Services – *Remedial Action Plan Certificate, Former Chevron Station #9-0416*, *965 Redwood Drive, Garberville, California*. Dated April 15, 2016

Humboldt County Department of Health & Human Services – *Remedial Action Plan Certificate, Garberville Shell*, *860 Redwood Drive, Garberville, California*. Dated October 24, 2016

LACO Associates- *DPE Report of Findings, and Fourth Quarter 2015 Groundwater Monitoring*, *Garberville Shell, 860 Redwood Drive, Garberville, California*. Dated April 26, 2016

State Water Quality Control Board – *Review Summary Report – Additional Work – First Review, Former Unocal #4080, 790 Redwood Drive, Garberville, California*. Dated December 9, 2016

Wayne Perry Consulting – *Site Assessment Report and Closure Request, Former Shell Service Station*, 948 Redwood Drive, Garberville, California. Dated April 2, 2015

Winzler and Kelly – *Report of Findings From the Initial Site Investigation at the Former Site of UST, Southern Humboldt Unified School District, District Office, 286 Sprowl Creek Road, Garberville, California.* Dated August 2000

Winzler and Kelly – *Report of Findings of the Continued Site Investigation at the Former Site of UST, Southern Humboldt Unified School District, District Office, 286 Sprowl Creek Road, Garberville, California.* Dated September 2002

Winzler and Kelly – *Natural Attenuation Evaluation, Southern Humboldt Unified School District, Former District Office, 286 Sprowl Creek Road, Garberville, California.* Dated March 2004

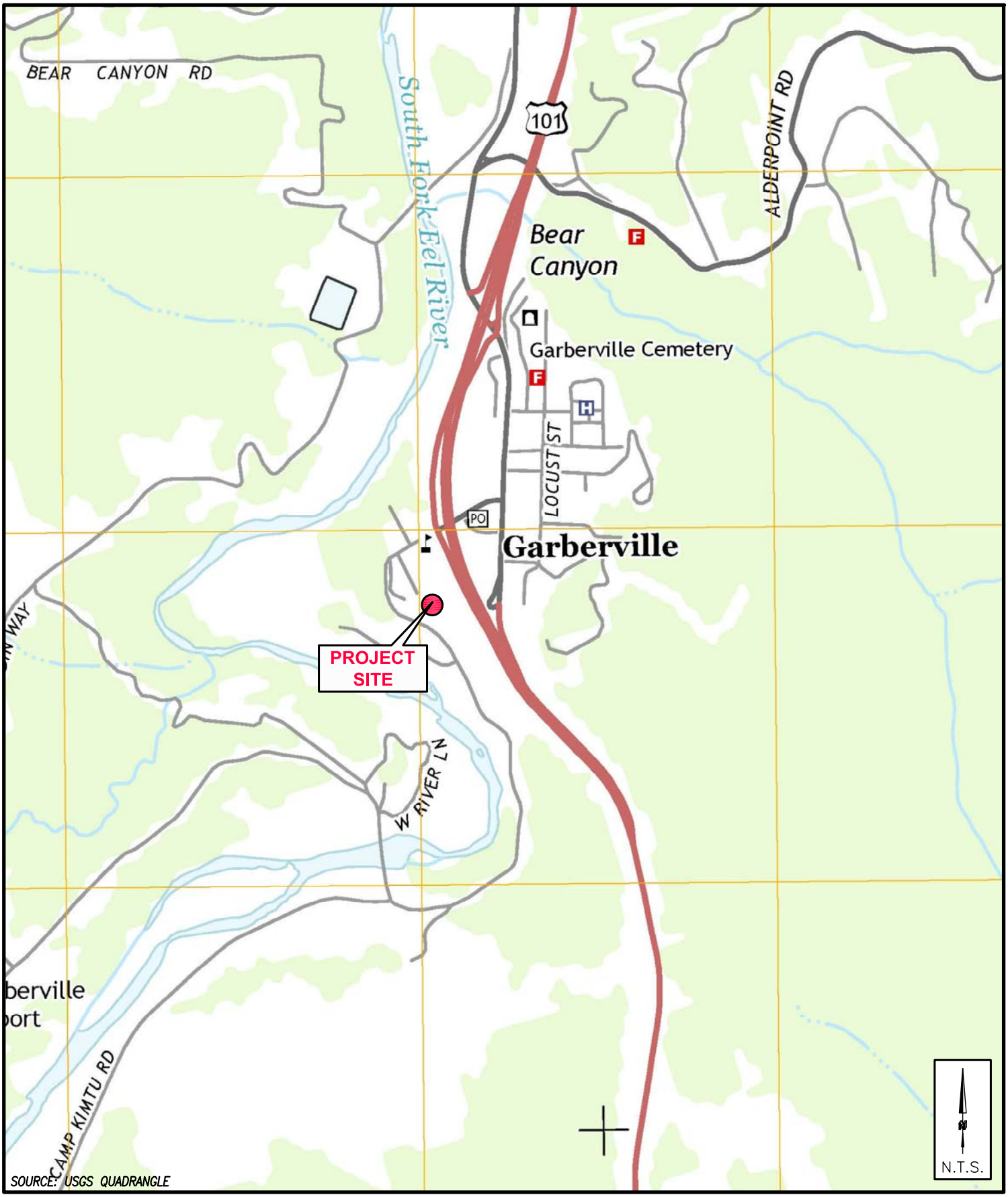
Winzler and Kelly – *Second Quarter Monitoring Report 2004, Southern Humboldt Unified School District, Former District Office, 286 Sprowl Creek Road, Garberville, California.* Dated August 23, 2004

Winzler and Kelly – *Sensitive Receptor Survey, Southern Humboldt Unified School District, Former District Office, 286 Sprowl Creek Road, Garberville, California.* Dated July 2007

U.S. Geological Survey, 7.5 Minute - Topographic Quadrangle Garberville, California

APPENDIX A

FIGURES



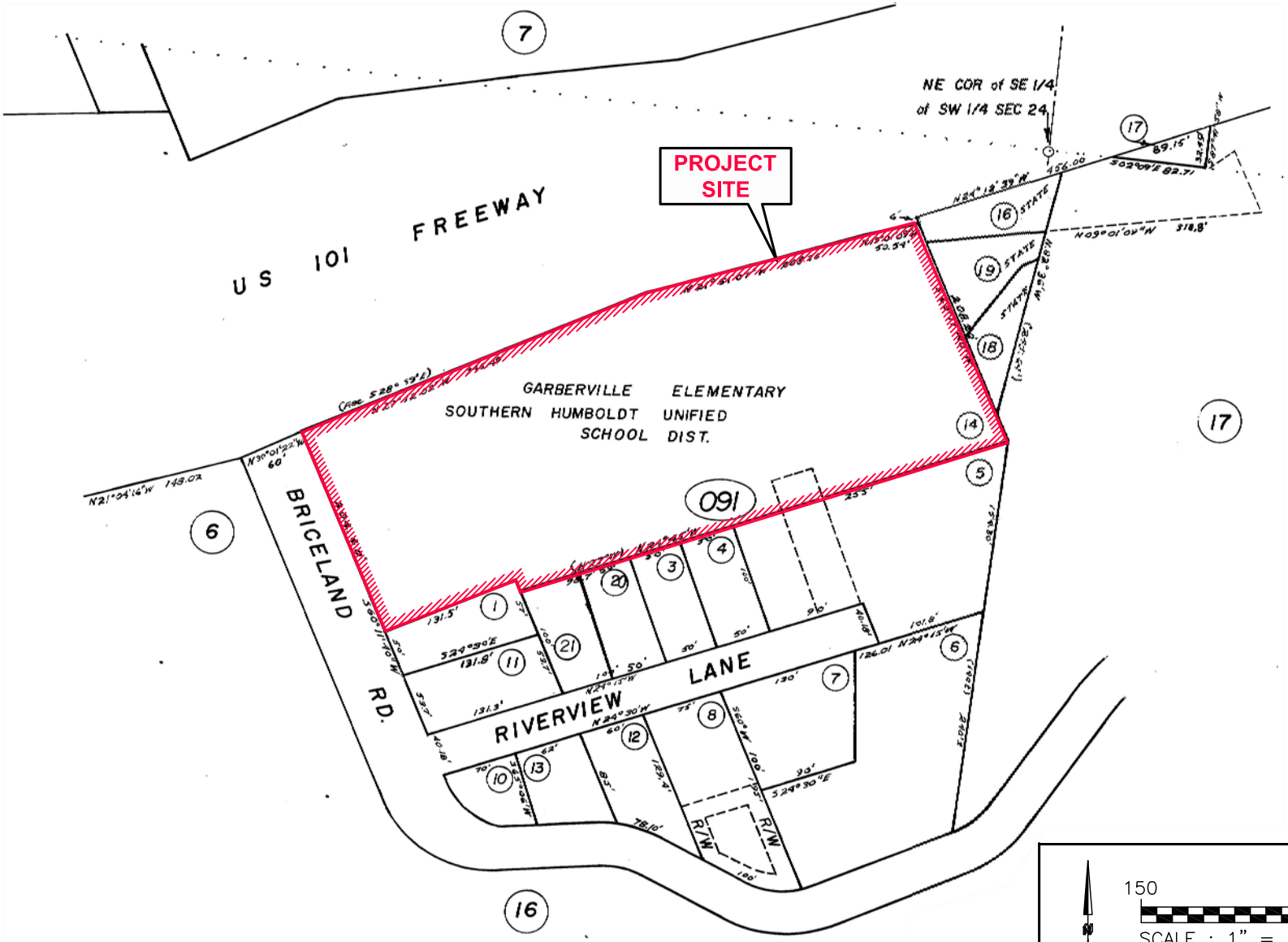
EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

LOCATION MAP

REDWOOD COMMUNITY COLLEGE DISTRICT
286 SPROWL CREEK ROAD
GARBERVILLE, CALIFORNIA

FIGURE
1
16-2390

Q:\2390\Location Maps.dwg, Location Map, 12/19/2016 3:30:53 PM



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825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

ASSESSORS PARCEL MAP

REDWOOD COMMUNITY COLLEGE DISTRICT
286 SPROWL CREEK ROAD
GARBERVILLE, CALIFORNIA

FIGURE
2

16-2390

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EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

AERIAL VIEW

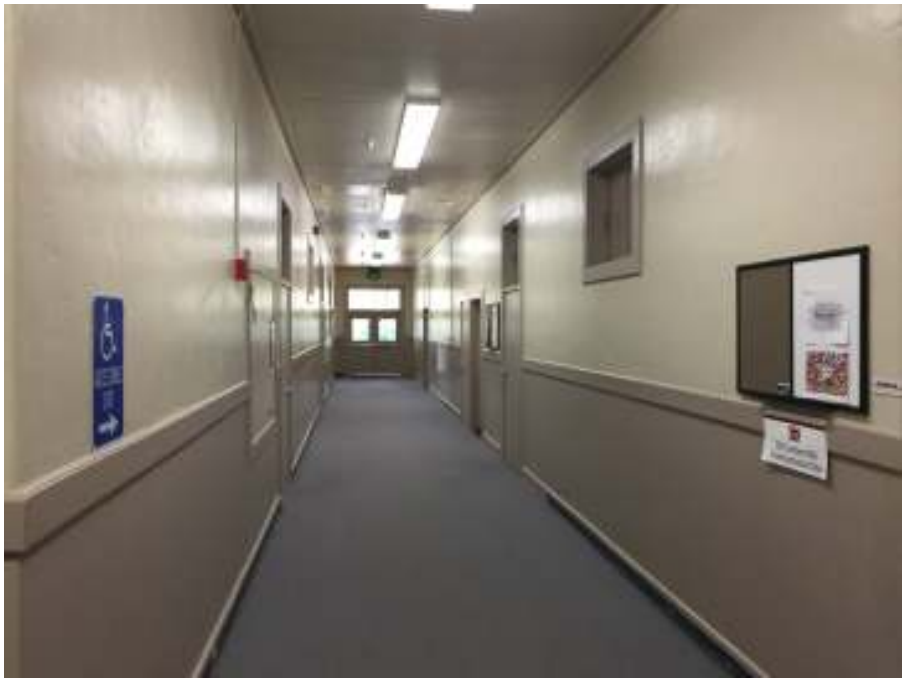
REDWOOD COMMUNITY COLLEGE DISTRICT
286 SPROWL CREEK ROAD
GARBERVILLE, CALIFORNIA

FIGURE
3
16-2390

Q:\2390\Location Maps.dwg, Aerial View, 12/19/2016 3:39:56 PM

View of school building looking west.

View of school building looking southwest.



View of interior of school building.

View of interior of school building.

View of southern portion of project site looking southwest.

View of southern portion of project site looking northwest.

EBA ENGINEERING

PHOTO PLATE
286 SPROWL CREEK ROAD
GARBERVILLE, CALIFORNIA

FIGURE 6

January 2017
16-2390

APPENDIX B

PRELIMINARY TITLE REPORT

Fidelity National Title Company
OF CALIFORNIA

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Fidelity National Title Company of California*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a California corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Fidelity National Title Insurance Company

By:

President

Countersigned By:

Authorized Officer or Agent

Attest:

Secretary

Visit Us on our Website: www.fntic.com

Fidelity National Title Company
OF CALIFORNIA

ISSUING OFFICE: 515 J Street, Eureka, CA 95501

FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Company of California
515 J Street, Ste. A • Eureka, CA 95501
(707)442-5785 • FAX (707)445-2656

Another Prompt Delivery From Fidelity National Title Company of California Title Department
Where Local Experience And Expertise Make A Difference

PRELIMINARY REPORT

Title Officer: Kerry Perkett
Email: kerry.perkett@fnf.com
Title No.: FFHO-2011700053-KP

Escrow Officer: Patty Nicholas
Email: patty.nicholas@fnf.com
Escrow No.: FFHO-2011700053 -PN

TO: Southern Humboldt Community Healthcare District
733 Cedar Street
Garberville, CA 95542
Attn: Kent Scown, COO

PROPERTY ADDRESS(ES): 286 Sprowel Creek Road, Garberville, CA

EFFECTIVE DATE: December 22, 2016 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy 1990 (04-08-14)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   Redwoods Community College District

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 032-091-014

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING at the Northeast corner of a parcel of land deeded by Julia Louke to Cyrill Sweet by deed recorded in Book 224 of Deeds, page 217, Humboldt County Records, which point of beginning is South 34 degrees West 74.7 feet from Monument No. 14 on the Official Map of Garberville, filed in Recorder's Office of Humboldt County, on January 11, 1938; said point of beginning being on the South line of the Briceland Road;

thence South 60 degrees 12 minutes West along said road 2 feet;
thence South 28 degrees East 131.6 feet;
thence South 60 degrees 12 minutes West 9.6 feet;
thence South 24 3/4 degrees East 469 feet;
thence North 60 degrees 12 minutes East 258.9 feet to the East line of property of Lillian Hurlbutt, said line being the East line of Lot 1 in Block 14 of the Town of Garberville according to above referred to map;
thence North 29 degrees West 600 feet along said East line to the South line of the Briceland Road;
thence South 60 degrees 12 minutes West 210 feet to the point of beginning.

EXCEPTING THEREFROM that portion deeded to the State of California by Deed recorded April 22, 1966 in Book 880, page 381, Humboldt County Records.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.

2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

3. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been relinquished by the document,

   Recorded: April 22, 1966, Instrument No. 6981, Book 880, Page 381, of Official Records
   Affects: Easterly boundary

4. Waiver of any claims for damages to said property by reason of the location, construction, landscaping or maintenance of the freeway adjoining said property, as contained in the deed to the State of California, recorded April 22, 1966, Instrument No. 6981, Book 880, Page 381, of Official Records.

5. Matters contained in that certain document entitled "Option Agreement" dated January 21, 2010, executed by and between Redwoods Community College District and Southern Humboldt Unified School District recorded January 22, 2010, Instrument No. 2010-1453-4, of Official Records.

   Reference is hereby made to said document for full particulars.

6. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below.

   Name of Corporation: Redwood Community Collage District and Southern Humboldt Community Healthcare District

   a. A Copy of the corporation By-laws and Articles of Incorporation.

   b. An original or certified copy of a resolution authorizing the transaction contemplated herein.

   c. If the Articles and/or By-laws require approval by a ‘parent’ organization, a copy of the Articles and By-laws of the parent.

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

7. This transaction requires high liability approval prior to close of escrow.

   Please advise title department with an estimated date that your transaction will close so we can schedule the necessary approvals.

END OF EXCEPTIONS

NOTES

Note 1. If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 2. Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

Note 3. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

END OF NOTES

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE
Effective: April 1, 2016

Order No.: FFHO-2011700053-PN

At Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our" or "we"), we value the privacy of our customers. This Privacy Notice explains how we collect, use, and protect your information and explains the choices you have regarding that information. A summary of our privacy practices is below. We also encourage you to read the complete Privacy Notice following the summary.

Types of Information Collected. You may provide us with certain personal information, like your contact information, social security number (SSN), driver's license, other government ID numbers, and/or financial information. We may also receive information from your Internet browser, computer and/or mobile device.	**How Information is Collected.** We may collect personal information directly from you from applications, forms, or communications we receive from you, or from other sources on your behalf, in connection with our provision of products or services to you. We may also collect browsing information from your Internet browser, computer, mobile device or similar equipment. This browsing information is generic and reveals nothing personal about the user.
Use of Your Information. We may use your information to provide products and services to you (or someone on your behalf), to improve our products and services, and to communicate with you about our products and services. We do not give or sell your personal information to parties outside of FNF for their use to market their products or services to you.	**Security Of Your Information.** We utilize a combination of security technologies, procedures and safeguards to help protect your information from unauthorized access, use and/or disclosure. We communicate to our employees about the need to protect personal information.
Choices With Your Information. Your decision to submit personal information is entirely up to you. You can opt-out of certain disclosures or use of your information or choose to not provide any personal information to us.	**When We Share Information.** We may disclose your information to third parties providing you products and services on our behalf, law enforcement agencies or governmental authorities, as required by law, and to parties with whom you authorize us to share your information.
Information From Children. We do not knowingly collect information from children under the age of thirteen (13), and our websites are not intended to attract children.	**Privacy Outside the Website.** We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.
Access and Correction. If you desire to see the information collected about you and/or correct any inaccuracies, please contact us in the manner specified in this Privacy Notice.	**Do Not Track Disclosures.** We do not recognize "do not track" requests from Internet browsers and similar devices.
The California Online Privacy Protection Act. Certain FNF websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.	**International Use.** By providing us with your information, you consent to the transfer, processing and storage of such information outside your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.
Your Consent To This Privacy Notice. By submitting information to us and using our websites, you are accepting and agreeing to the terms of this Privacy Notice.	**Contact FNF.** If you have questions or wish to contact us regarding this Privacy Notice, please use the contact information provided at the end of this Privacy Notice.

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

FNF respects and is committed to protecting your privacy. We pledge to take reasonable steps to protect your Personal Information (as defined herein) and to ensure your information is used in compliance with this Privacy Notice.

This Privacy Notice is only in effect for information collected and/or owned by or on behalf of FNF, including collection through any FNF website or online services offered by FNF (collectively, the "Website"), as well as any information collected offline (e.g., paper documents). The provision of this Privacy Notice to you does not create any express or implied relationship, nor create any express or implied duty or other obligation, between FNF and you.

Types of Information Collected
We may collect two (2) types of information: Personal Information and Browsing Information.

Personal Information. The types of personal information FNF collects may include, but are not limited to:

- contact information (*e.g.*, name, address, phone number, email address);
- social security number (SSN), driver's license, and other government ID numbers; and
- financial account or loan information.

Browsing Information. The types of browsing information FNF collects may include, but are not limited to:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language;
- browser type;
- domain name system requests;
- browsing history;
- number of clicks;
- hypertext transfer protocol headers; and
- application client and server banners.

How Information is Collected
In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative, whether electronic or paper;
- communications to us from you or others;
- information about your transactions with, or services performed by, us, our affiliates or others; and
- information from consumer or other reporting agencies and public records that we either obtain directly from those entities, or from our affiliates or others.

We may collect *Browsing Information* from you as follows:

- Browser Log Files. Our servers automatically log, collect and record certain Browsing Information about each visitor to the Website. The Browsing Information includes only generic information and reveals nothing personal about the user.
- Cookies. From time to time, FNF may send a "cookie" to your computer when you visit the Website. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit the Website again, the cookie allows the Website to recognize your computer, with the goal of providing an optimized user experience. Cookies may store user preferences and other information. You can choose not to accept cookies by changing the settings of your Internet browser. If you choose not to accept cookies, then some functions of the Website may not work as intended.

Use of Collected Information
Information collected by FNF is used for three (3) main purposes:

- To provide products and services to you, or to one or more third party service providers who are performing services on your behalf or in connection with a transaction involving you;
- To improve our products and services; and
- To communicate with you and to inform you about FNF's products and services.

When We Share Information
We may share your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information with certain individuals and companies, as permitted by law, without first obtaining your authorization. Such disclosures may include, without limitation, the following:

- to agents, representatives, or others to provide you with services or products you have requested, and to enable us to detect or prevent criminal activity, fraud, or material misrepresentation or nondisclosure;
- to third-party contractors or service providers who provide services or perform other functions on our behalf;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- to other parties authorized to receive the information in connection with services provided to you or a transaction involving you.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We make efforts to ensure third party contractors and service providers who provide services or perform functions on our behalf protect your information. We limit use of your information to the purposes for which the information was provided. We do not give or sell your information to third parties for their own direct marketing use.

We reserve the right to transfer your Personal Information, Browsing Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of this information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by any third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information
Whether you submit your information to FNF is entirely up to you. If you decide not to submit your information, FNF may not be able to provide certain products or services to you. You may choose to prevent FNF from using your information under certain circumstances ("opt out"). You may opt out of receiving communications from us about our products and/or services.

Security And Retention Of Information
FNF is committed to protecting the information you share with us and utilizes a combination of security technologies, procedures and safeguards to help protect it from unauthorized access, use and/or disclosure. FNF trains its employees on privacy practices and on FNF's privacy and information security policies. FNF works hard to retain information related to you only as long as reasonably necessary for business and/or legal purposes.

Information From Children
The Website is meant for adults. The Website is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

Access and Correction
To access your Personal Information in the possession of FNF and correct inaccuracies, please contact us by email at privacy@fnf.com or by mail at:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Your Consent To This Privacy Notice
By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of information by FNF in compliance with this Privacy Notice. We reserve the right to make changes to this Privacy Notice. If we change this Privacy Notice, we will post the revised version on the Website.

Privacy Outside the Website
The Website may contain links to other websites, including links to websites of third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users
Because FNF's headquarters is located in the United States, we may transfer your Personal Information and/or Browsing Information to the United States. By using our website and providing us with your Personal Information and/or Browsing Information, you understand and consent to the transfer, processing and storage of such information outside your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.

Do Not Track Disclosures
Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

The California Online Privacy Protection Act
For some websites which FNF or one of its companies owns, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer, including:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- security questions and answers; and
- IP address.

The information you submit is then transferred to your mortgage loan servicer by way of CCN. **The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

CCN does not share consumer information with third parties, other than those with which the mortgage loan servicer has contracted to interface with the CCN application. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled Choices with Your Information, and Access and Correction. If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, contact your mortgage loan servicer.

Contact FNF
Please send questions and/or comments related to this Privacy Notice by email at privacy@fnf.com or by mail at:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

EFFECTIVE AS OF APRIL 1, 2016

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;

   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;

   (c) resulting in no loss or damage to the insured claimant;

   (d) attaching or created subsequent to Date of Policy; or

   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

ATTACHMENT ONE
(CONTINUED)

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.

   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

ATTACHMENT ONE
(CONTINUED)

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II,[t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

ATTACHMENT ONE
(CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]
7. [Variable exceptions such as taxes, easements, CC&R's, etc., shown here.]

ATTACHMENT ONE
(CONTINUED)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies	**Underwritten by FNF Underwriters**
CTC – Chicago Title Company	CTIC – Chicago Title Insurance Company
CLTC – Commonwealth Land Title Company	CLTIC – Commonwealth Land Title Insurance Company
FNTC – Fidelity National Title Company	FNTIC – Fidelity National Title Insurance Company
FNTCCA – Fidelity National Title Company of California	FNTIC – Fidelity National Title Insurance Company
TICOR – Ticor Title Company of California	CTIC – Chicago Title Insurance Company
LTC – Lawyer's Title Company	CLTIC – Commonwealth Land Title Insurance Company

Available Discounts

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC, FNTIC)

Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within twelve (12) to thirty-six (36) months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge.

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

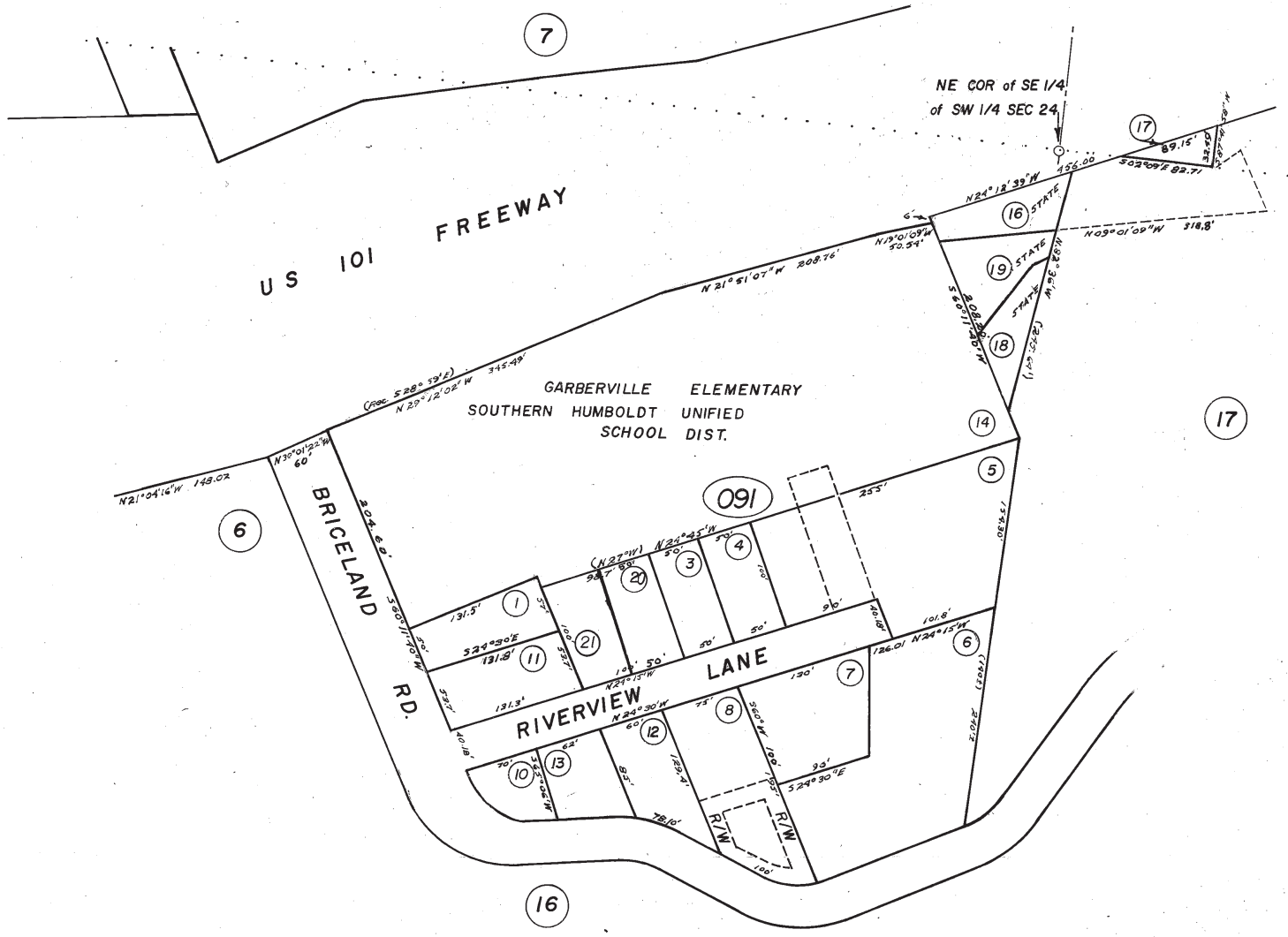
CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be thirty-two percent (32%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

GARBERVILLE

32-09

1" = 100'



Assessor's Maps Bk. 32 – Pg. 09
County of Humboldt, Calif.

NOTE – Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

1-68

APPENDIX C

ENVIRONMENTAL RECORDS SEARCH

Redwood Community College District
286 Sprowl Creek Road
Garberville, CA 95542

Inquiry Number: 4806258.2s
December 15, 2016

The EDR Radius Map™ Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

286 SPROWL CREEK ROAD
GARBERVILLE, CA 95542

COORDINATES

Latitude (North):	40.0973910 - 40° 5' 50.60''
Longitude (West):	123.7971800 - 123° 47' 49.84''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	432047.6
UTM Y (Meters):	4438661.0
Elevation:	539 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5602270 GARBERVILLE, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140608
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
286 SPROWL CREEK ROAD
GARBERVILLE, CA 95542

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	SO HUMB SCH DIST OFF	286 SPROWL CREEK RD	SWEEPS UST, HIST UST		TP
A2	SOUTHERN HUMBOLDT UN	286 SPROWL CREEK RD	FTTS, HIST FTTS		TP
A3	SOUTHERN HUMBOLDT UN	286 SPROWL CREEK RD	FINDS		TP
A4	SHUSD DISTRICT OFFIC	286 SPROWL CREEK ROA	RGA LUST		TP
A5	OSPREY LEARNING CENT	SPROWL CREEK ROAD 28	LUST		TP
A6	ALICE JEWETT SCHOOL	286 SPROWL CREEK RD	HIST UST		TP
A7	OSPRY LEARNING CENTE	286 SPROWL CREEK ROA	RGA LUST		TP
A8	OSPREY LEARNING CENT	286 SPROWL CREEK ROA	RGA LUST		TP
A9	OSPRY LEARNING CENTE	286 SPROWL CREEK	LUST, HIST CORTESE		TP
A10	WHITETHORN SCHOOL	286 SPROWL CREEK RD	HIST UST		TP
B11	DAZEYS MOTORSPORTS	350 SPROWL CREEK RD	CUPA Listings, HAZNET	Lower	376, 0.071, NNE
B12		350 SPROWL CREEK RD	EDR Hist Auto	Lower	376, 0.071, NNE
C13	CHEVRON #9-0416	965 REDWOOD DRIVE	LUST, HIST CORTESE	Higher	428, 0.081, East
C14	CHEVRON GARBERVILLE	965 REDWOOD DR	SWEEPS UST, HIST UST	Higher	428, 0.081, East
D15	LONE PINE MOTEL	912 REDWOOD DR	SWEEPS UST	Higher	466, 0.088, ENE
C16	MOTEL GARBERVILLE	948 REDWOOD DR	LUST	Higher	523, 0.099, ENE
B17	MILT'S SAW SHOP	363 SPROWL CREEK RD	CUPA Listings	Lower	523, 0.099, NNE
B18	ED'S FULL SERVE, FOR	822 REDWOOD DR	UST	Higher	555, 0.105, NE
B19	ED'S TEXACO	822 REDWOOD DR	SWEEPS UST	Higher	555, 0.105, NE
B20		822 REDWOOD DR	EDR Hist Auto	Higher	555, 0.105, NE
B21	M.F.I FUEL STOP (PRE	822 REDWOOD DRIVE	LUST, EMI, HIST CORTESE	Higher	555, 0.105, NE
B22	MFI FUEL STOP	822 REDWOOD DR	CUPA Listings, HAZNET	Higher	555, 0.105, NE
D23	BIG A AUTO PARTS	929 REDWOOD	LUST, SWEEPS UST, HIST CORTESE	Higher	616, 0.117, ENE
E24	REDWOOD OIL CO - GAR	830 REDWOOD DR	LUST, CUPA Listings, EMI, HIST CORTESE	Lower	714, 0.135, NNE
E25	ANDERSONS BEACON	830 REDWOOD DR	HIST UST	Lower	714, 0.135, NNE
E26	REDWOOD OIL CO - GAR	830 REDWOOD DR	UST, SWEEPS UST, CHMIRS	Lower	714, 0.135, NNE
E27	HPI - GARBERVILLE SH	860 REDWOOD DR	LUST, CUPA Listings, HIST CORTESE	Higher	722, 0.137, NE
E28	HPI GARBERVILLE SHEL	860 REDWOOD DR	SWEEPS UST, HIST UST	Higher	722, 0.137, NE
E29	HPI - GARBERVILLE SH	860 REDWOOD DR	UST	Higher	722, 0.137, NE
30	GARBERVILLE TEXACO,	776 REDWOOD DR	LUST	Lower	942, 0.178, NNE
E31	CHEVRON #9-0667	412 MAPLE	LUST, HIST CORTESE	Higher	964, 0.183, NE
32	SOUTHERN HUMBOLDT BU	690 THOMAS DRIVE	LUST, SWEEPS UST, HIST CORTESE	Lower	1161, 0.220, NNE
F33	FRONTIER CALIFORNIA:	485 CONGER ST	LUST, HIST UST, CUPA Listings, HIST CORTESE	Higher	1644, 0.311, NE
34	ALICE JEWETT ELEMENT	ALDERPOINT ROAD	LUST	Lower	1704, 0.323, SSW
F35	SOUTHERN HUMBOLDT CO	733 CEDAR ST	LUST, CUPA Listings, HIST CORTESE	Higher	1816, 0.344, NE
36	DON'S AUTO PARTS	622 LOCUST ST	SLIC, CUPA Listings	Lower	2132, 0.404, NNE
37	EARP'S 76 SERVICE &	790 REDWOOD DR	LUST, SWEEPS UST, CUPA Listings, EMI, HIST CORTESE	Lower	2552, 0.483, North

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
SO HUMB SCH DIST OFF 286 SPROWL CREEK RD GARBERVILLE, CA 95542	SWEEPS UST Status: A Tank Status: A Comp Number: 63505 HIST UST Facility Id: 00000063505	N/A
SOUTHERN HUMBOLDT UN 286 SPROWL CREEK RD GARBERVILLE, CA 95542	FTTS Database: FTTS INSP, Date of Government Version: 04/09/2009 HIST FTTS Database: HIST FTTS INSP, Date of Government Version: 10/19/2006	N/A
SOUTHERN HUMBOLDT UN 286 SPROWL CREEK RD GARBERVILLE, CA 95542	FINDS Registry ID:: 110011654067	N/A
SHUSD DISTRICT OFFIC 286 SPROWL CREEK ROA GARBERVILLE, CA	RGA LUST	N/A
OSPREY LEARNING CENT SPROWL CREEK ROAD 28 GARBERVILLE, CA	LUST Database: LUST REG 1, Date of Government Version: 02/01/2001 Facility Id: 1THU490	N/A
ALICE JEWETT SCHOOL 286 SPROWL CREEK RD ALDERPOINT, CA 95411	HIST UST Facility Id: 00000063507	N/A
OSPRY LEARNING CENTE 286 SPROWL CREEK ROA GARBERVILLE, CA	RGA LUST	N/A
OSPREY LEARNING CENT 286 SPROWL CREEK ROA GARBERVILLE, CA	RGA LUST	N/A
OSPRY LEARNING CENTE 286 SPROWL CREEK GARBERVILLE, CA 95542	LUST Database: LUST, Date of Government Version: 09/12/2016	N/A

EXECUTIVE SUMMARY

Status: Completed - Case Closed
Global Id: T0602300371

HIST CORTESE
Reg Id: 1THU490

WHITETHORN SCHOOL
286 SPROWL CREEK RD
WHITETHORN, CA 95489

HIST UST
Facility Id: 00000063506

N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators

RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

State- and tribal - equivalent CERCLIS

ENVIROSTOR ---------- EnviroStor Database

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
AST ---------- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing
VCP ---------- Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS ---------- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ---------- Waste Management Unit Database
SWRCY ---------- Recycler Database

HAULERS Registered Waste Tire Haulers Listing
INDIAN ODI Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
ODI Open Dump Inventory
IHS OPEN DUMPS Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL Delisted National Clandestine Laboratory Register
HIST Cal-Sites Historical Calsites Database
SCH School Property Evaluation Program
CDL Clandestine Drug Labs
Toxic Pits Toxic Pits Cleanup Act Sites
US CDL National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CA FID UST Facility Inventory Database

Local Land Records

LIENS Environmental Liens Listing
LIENS 2 CERCLA Lien Information
DEED Deed Restriction Listing

Records of Emergency Release Reports

HMIRS Hazardous Materials Information Reporting System
CHMIRS California Hazardous Material Incident Report System
LDS Land Disposal Sites Listing
MCS Military Cleanup Sites Listing
SPILLS 90 SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR RCRA - Non Generators / No Longer Regulated
FUDS Formerly Used Defense Sites
DOD Department of Defense Sites
SCRD DRYCLEANERS State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR Financial Assurance Information
EPA WATCH LIST EPA WATCH LIST
2020 COR ACTION 2020 Corrective Action Program List
TSCA Toxic Substances Control Act
TRIS Toxic Chemical Release Inventory System
SSTS Section 7 Tracking Systems
ROD Records Of Decision
RMP Risk Management Plans
RAATS RCRA Administrative Action Tracking System
PRP Potentially Responsible Parties
PADS PCB Activity Database System
ICIS Integrated Compliance Information System
MLTS Material Licensing Tracking System
COAL ASH DOE Steam-Electric Plant Operation Data
COAL ASH EPA Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER PCB Transformer Registration Database

RADINFO ---- Radiation Information Database
DOT OPS ---- Incident and Accident Data
CONSENT ---- Superfund (CERCLA) Consent Decrees
INDIAN RESERV ---- Indian Reservations
FUSRAP ---- Formerly Utilized Sites Remedial Action Program
UMTRA ---- Uranium Mill Tailings Sites
LEAD SMELTERS ---- Lead Smelter Sites
US AIRS ---- Aerometric Information Retrieval System Facility Subsystem
US MINES ---- Mines Master Index File
DOCKET HWC ---- Hazardous Waste Compliance Docket Listing
UXO ---- Unexploded Ordnance Sites
CA BOND EXP. PLAN ---- Bond Expenditure Plan
Cortese ---- "Cortese" Hazardous Waste & Substances Sites List
DRYCLEANERS ---- Cleaner Facilities
EMI ---- Emissions Inventory Data
ENF ---- Enforcement Action Listing
Financial Assurance ---- Financial Assurance Information Listing
HAZNET ---- Facility and Manifest Data
HWP ---- EnviroStor Permitted Facilities Listing
HWT ---- Registered Hazardous Waste Transporter Database
MINES ---- Mines Site Location Listing
MWMP ---- Medical Waste Management Program Listing
NPDES ---- NPDES Permits Listing
PEST LIC ---- Pesticide Regulation Licenses Listing
PROC ---- Certified Processors Database
Notify 65 ---- Proposition 65 Records
UIC ---- UIC Listing
WASTEWATER PITS ---- Oil Wastewater Pits Listing
WDS ---- Waste Discharge System
WIP ---- Well Investigation Program Case List
FUELS PROGRAM ---- EPA Fuels Program Registered Listing
ABANDONED MINES ---- Abandoned Mines
ICE ---- ICE
ECHO ---- Enforcement & Compliance History Information

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---- EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner ---- EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF ---- Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 13 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON #9-0416	***965 REDWOOD DRIVE***	***E 0 - 1/8 (0.081 mi.)***	***C13***	***17***
Database: LUST, Date of Government Version: 09/12/2016 Database: LUST REG 1, Date of Government Version: 02/01/2001 Status: Completed - Case Closed Facility Id: 1THU347 Global Id: T0602300265				
MOTEL GARBERVILLE	948 REDWOOD DR	ENE 0 - 1/8 (0.099 mi.)	C16	24
Database: LUST, Date of Government Version: 09/12/2016 Status: Completed - Case Closed Global Id: T10000000023				
M.F.I FUEL STOP (PRE	***822 REDWOOD DRIVE***	***NE 0 - 1/8 (0.105 mi.)***	***B21***	***30***
Database: LUST, Date of Government Version: 09/12/2016 Database: LUST REG 1, Date of Government Version: 02/01/2001 Status: Open - Verification Monitoring Facility Id: 1THU520 Global Id: T0602300396				
BIG A AUTO PARTS	***929 REDWOOD***	***ENE 0 - 1/8 (0.117 mi.)***	***D23***	***38***
Database: LUST, Date of Government Version: 09/12/2016 Database: LUST REG 1, Date of Government Version: 02/01/2001 Status: Completed - Case Closed Facility Id: 1THU500 Global Id: T0602300376				
HPI - GARBERVILLE SH	***860 REDWOOD DR***	***NE 1/8 - 1/4 (0.137 mi.)***	***E27***	***56***
Database: LUST, Date of Government Version: 09/12/2016 Database: LUST REG 1, Date of Government Version: 02/01/2001 Status: Open - Eligible for Closure Facility Id: 1THU331 Global Id: T0602300252				
CHEVRON #9-0667	***412 MAPLE***	***NE 1/8 - 1/4 (0.183 mi.)***	***E31***	***68***
Database: LUST, Date of Government Version: 09/12/2016 Database: LUST REG 1, Date of Government Version: 02/01/2001				

Status: Completed - Case Closed
Facility Id: 1THU503
Global Id: T0602300379

FRONTIER CALIFORNIA:	***485 CONGER ST***	***NE 1/4 - 1/2 (0.311 mi.)***	***F33***	***73***

Database: LUST, Date of Government Version: 09/12/2016
Database: LUST REG 1, Date of Government Version: 02/01/2001
Status: Completed - Case Closed
Facility Id: 1THU043
Global Id: T0602300038

SOUTHERN HUMBOLDT CO	***733 CEDAR ST***	***NE 1/4 - 1/2 (0.344 mi.)***	***F35***	***78***

Database: LUST, Date of Government Version: 09/12/2016
Database: LUST REG 1, Date of Government Version: 02/01/2001
Status: Completed - Case Closed
Facility Id: 1THU448
Global Id: T0602300342

Lower Elevation	Address	Direction / Distance	Map ID	Page
REDWOOD OIL CO - GAR	***830 REDWOOD DR***	***NNE 1/8 - 1/4 (0.135 mi.)***	***E24***	***44***

Database: LUST, Date of Government Version: 09/12/2016
Database: LUST REG 1, Date of Government Version: 02/01/2001
Status: Open - Site Assessment
Facility Id: 1THU393
Global Id: T0602300298

GARBERVILLE TEXACO,	776 REDWOOD DR	NNE 1/8 - 1/4 (0.178 mi.)	30	66

Database: LUST, Date of Government Version: 09/12/2016
Status: Open - Site Assessment
Global Id: T10000007038

SOUTHERN HUMBOLDT BU	***690 THOMAS DRIVE***	***NNE 1/8 - 1/4 (0.220 mi.)***	***32***	***71***

Database: LUST, Date of Government Version: 09/12/2016
Database: LUST REG 1, Date of Government Version: 02/01/2001
Status: Completed - Case Closed
Facility Id: 1THU174
Global Id: T0602300139

ALICE JEWETT ELEMENT	ALDERPOINT ROAD	SSW 1/4 - 1/2 (0.323 mi.)	34	76

Database: LUST, Date of Government Version: 09/12/2016
Status: Completed - Case Closed
Global Id: T0602300363

EARP'S 76 SERVICE &	***790 REDWOOD DR***	***N 1/4 - 1/2 (0.483 mi.)***	***37***	***83***

Database: LUST, Date of Government Version: 09/12/2016
Database: LUST REG 1, Date of Government Version: 02/01/2001
Status: Open - Site Assessment
Facility Id: 1THU458
Global Id: T0602300347

SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the SLIC list, as provided by EDR, has revealed that there is 1 SLIC site within

approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
DON'S AUTO PARTS	***622 LOCUST ST***	***NNE 1/4 - 1/2 (0.404 mi.)***	***36***	***82***
Database: SLIC REG 1, Date of Government Version: 04/03/2003 Facility Id: 1NHU809				

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ED'S FULL SERVE, FOR	822 REDWOOD DR	NE 0 - 1/8 (0.105 mi.)	B18	28
Database: UST, Date of Government Version: 09/12/2016 Facility Id: 12-000-000036				
HPI - GARBERVILLE SH	860 REDWOOD DR	NE 1/8 - 1/4 (0.137 mi.)	E29	66
Database: UST, Date of Government Version: 09/12/2016 Facility Id: 12-000-000431				

Lower Elevation	Address	Direction / Distance	Map ID	Page
REDWOOD OIL CO - GAR	***830 REDWOOD DR***	***NNE 1/8 - 1/4 (0.135 mi.)***	***E26***	***52***
Database: UST, Date of Government Version: 09/12/2016 Facility Id: 12-000-000461				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 7 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON GARBERVILLE Comp Number: 61808	***965 REDWOOD DR***	***E 0 - 1/8 (0.081 mi.)***	***C14***	***21***
LONE PINE MOTEL Comp Number: 8820	912 REDWOOD DR	ENE 0 - 1/8 (0.088 mi.)	D15	24
ED'S TEXACO	822 REDWOOD DR	NE 0 - 1/8 (0.105 mi.)	B19	28

Status: A
Tank Status: A
Comp Number: 67930

BIG A AUTO PARTS Comp Number: 8801	***929 REDWOOD***	***ENE 0 - 1/8 (0.117 mi.)***	***D23***	***38***
HPI GARBERVILLE SHEL Status: A Tank Status: A Comp Number: 49893	***860 REDWOOD DR***	***NE 1/8 - 1/4 (0.137 mi.)***	***E28***	***62***

Lower Elevation	Address	Direction / Distance	Map ID	Page
REDWOOD OIL CO - GAR Status: A Tank Status: A Comp Number: 33467	***830 REDWOOD DR***	***NNE 1/8 - 1/4 (0.135 mi.)***	***E26***	***52***
SOUTHERN HUMBOLDT BU Comp Number: 67975	***690 THOMAS DRIVE***	***NNE 1/8 - 1/4 (0.220 mi.)***	***32***	***71***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 3 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON GARBERVILLE Facility Id: 00000061808	***965 REDWOOD DR***	***E 0 - 1/8 (0.081 mi.)***	***C14***	***21***
HPI GARBERVILLE SHEL Facility Id: 00000049893	***860 REDWOOD DR***	***NE 1/8 - 1/4 (0.137 mi.)***	***E28***	***62***

Lower Elevation	Address	Direction / Distance	Map ID	Page
ANDERSONS BEACON Facility Id: 00000033467	830 REDWOOD DR	NNE 1/8 - 1/4 (0.135 mi.)	E25	51

Other Ascertainable Records

CUPA Listings: A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

A review of the CUPA Listings list, as provided by EDR, has revealed that there are 5 CUPA Listings sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MFI FUEL STOP Database: CUPA HUMBOLDT, Date of Government Version: 10/25/2016	***822 REDWOOD DR***	***NE 0 - 1/8 (0.105 mi.)***	***B22***	***37***

Permit Status: Inactive
Permit Status: Active
Local Site Id: FA0001150

HPI - GARBERVILLE SH ***860 REDWOOD DR*** ***NE 1/8 - 1/4 (0.137 mi.)*** ***E27*** ***56***
Database: CUPA HUMBOLDT, Date of Government Version: 10/25/2016
Permit Status: Active
Permit Status: (none)
Permit Status: Inactive
Local Site Id: FA0001512

Lower Elevation	Address	Direction / Distance	Map ID	Page
DAZEYS MOTORSPORTS	***350 SPROWL CREEK RD***	***NNE 0 - 1/8 (0.071 mi.)***	***B11***	***14***
Database: CUPA HUMBOLDT, Date of Government Version: 10/25/2016 Permit Status: Inactive Permit Status: Active Local Site Id: FA0003660				
MILT'S SAW SHOP	363 SPROWL CREEK RD	NNE 0 - 1/8 (0.099 mi.)	B17	27
Database: CUPA HUMBOLDT, Date of Government Version: 10/25/2016 Permit Status: Active Permit Status: Inactive Local Site Id: FA0002108				
REDWOOD OIL CO - GAR	***830 REDWOOD DR***	***NNE 1/8 - 1/4 (0.135 mi.)***	***E24***	***44***
Database: CUPA HUMBOLDT, Date of Government Version: 10/25/2016 Permit Status: Active Permit Status: Inactive Local Site Id: FA0002638				

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 10 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON #9-0416 Reg Id: 1THU347	***965 REDWOOD DRIVE***	***E 0 - 1/8 (0.081 mi.)***	***C13***	***17***
M.F.I FUEL STOP (PRE Reg Id: 1THU520	***822 REDWOOD DRIVE***	***NE 0 - 1/8 (0.105 mi.)***	***B21***	***30***
BIG A AUTO PARTS Reg Id: 1THU500	***929 REDWOOD***	***ENE 0 - 1/8 (0.117 mi.)***	***D23***	***38***
HPI - GARBERVILLE SH Reg Id: 1THU331	***860 REDWOOD DR***	***NE 1/8 - 1/4 (0.137 mi.)***	***E27***	***56***
CHEVRON #9-0667 Reg Id: 1THU503	***412 MAPLE***	***NE 1/8 - 1/4 (0.183 mi.)***	***E31***	***68***
FRONTIER CALIFORNIA: Reg Id: 1THU043	***485 CONGER ST***	***NE 1/4 - 1/2 (0.311 mi.)***	***F33***	***73***
SOUTHERN HUMBOLDT CO	***733 CEDAR ST***	***NE 1/4 - 1/2 (0.344 mi.)***	***F35***	***78***

Reg Id: 1THU448

Lower Elevation	Address	Direction / Distance	Map ID	Page
REDWOOD OIL CO - GAR Reg Id: 1THU393	***830 REDWOOD DR***	***NNE 1/8 - 1/4 (0.135 mi.)***	***E24***	***44***
SOUTHERN HUMBOLDT BU Reg Id: 1THU174	***690 THOMAS DRIVE***	***NNE 1/8 - 1/4 (0.220 mi.)***	***32***	***71***
EARP'S 76 SERVICE & Reg Id: 1THU458	***790 REDWOOD DR***	***N 1/4 - 1/2 (0.483 mi.)***	***37***	***83***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 2 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	822 REDWOOD DR	NE 0 - 1/8 (0.105 mi.)	B20	29

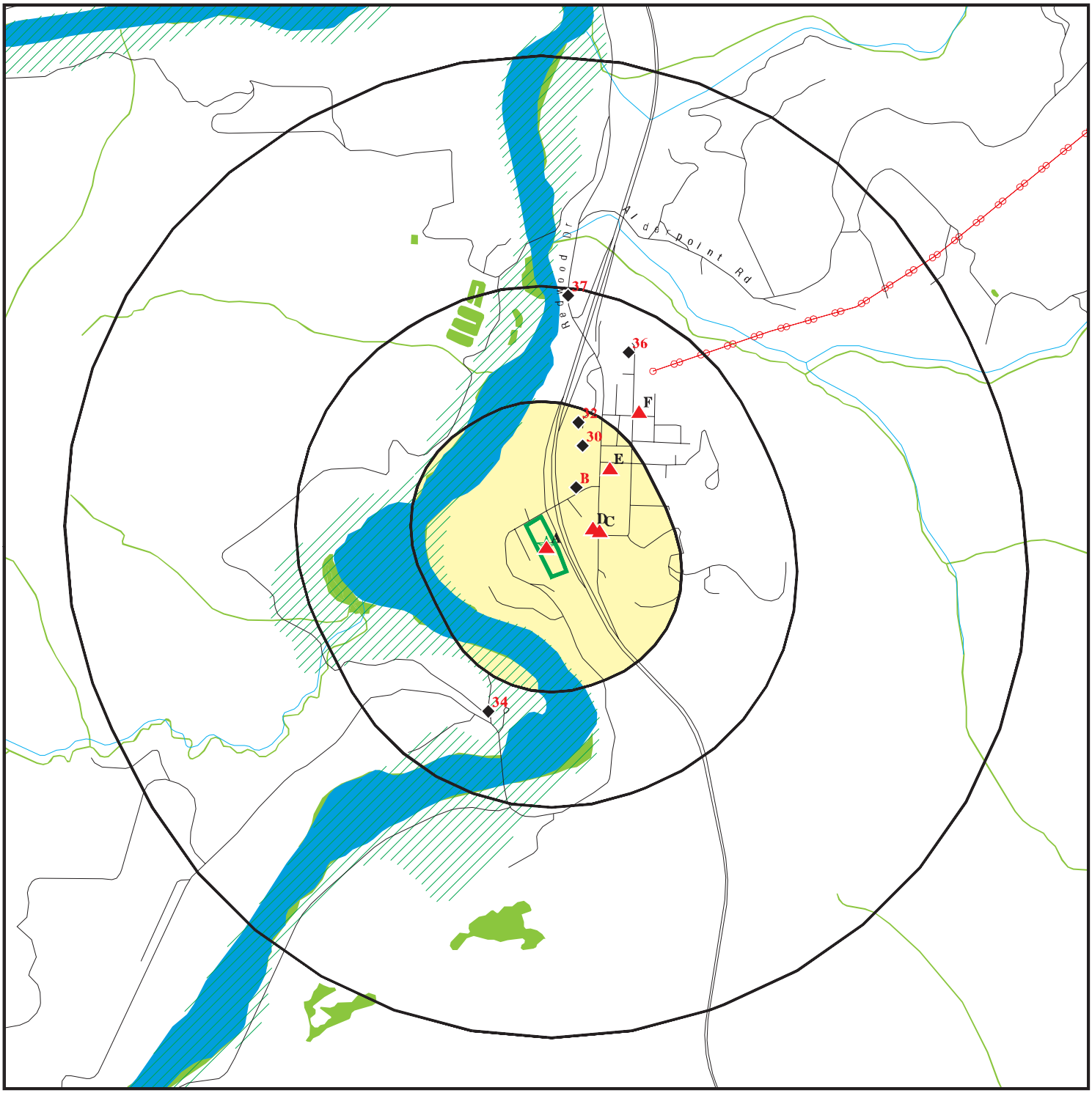
Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	350 SPROWL CREEK RD	NNE 0 - 1/8 (0.071 mi.)	B12	17

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

Site Name	Database(s)
CDOT GARBERVILLE MAINT. STN.	LUST
CDF EEL RIVER CONSERVATION CAMP	LUST

OVERVIEW MAP - 4806258.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

0 1/4 1/2 1 Miles

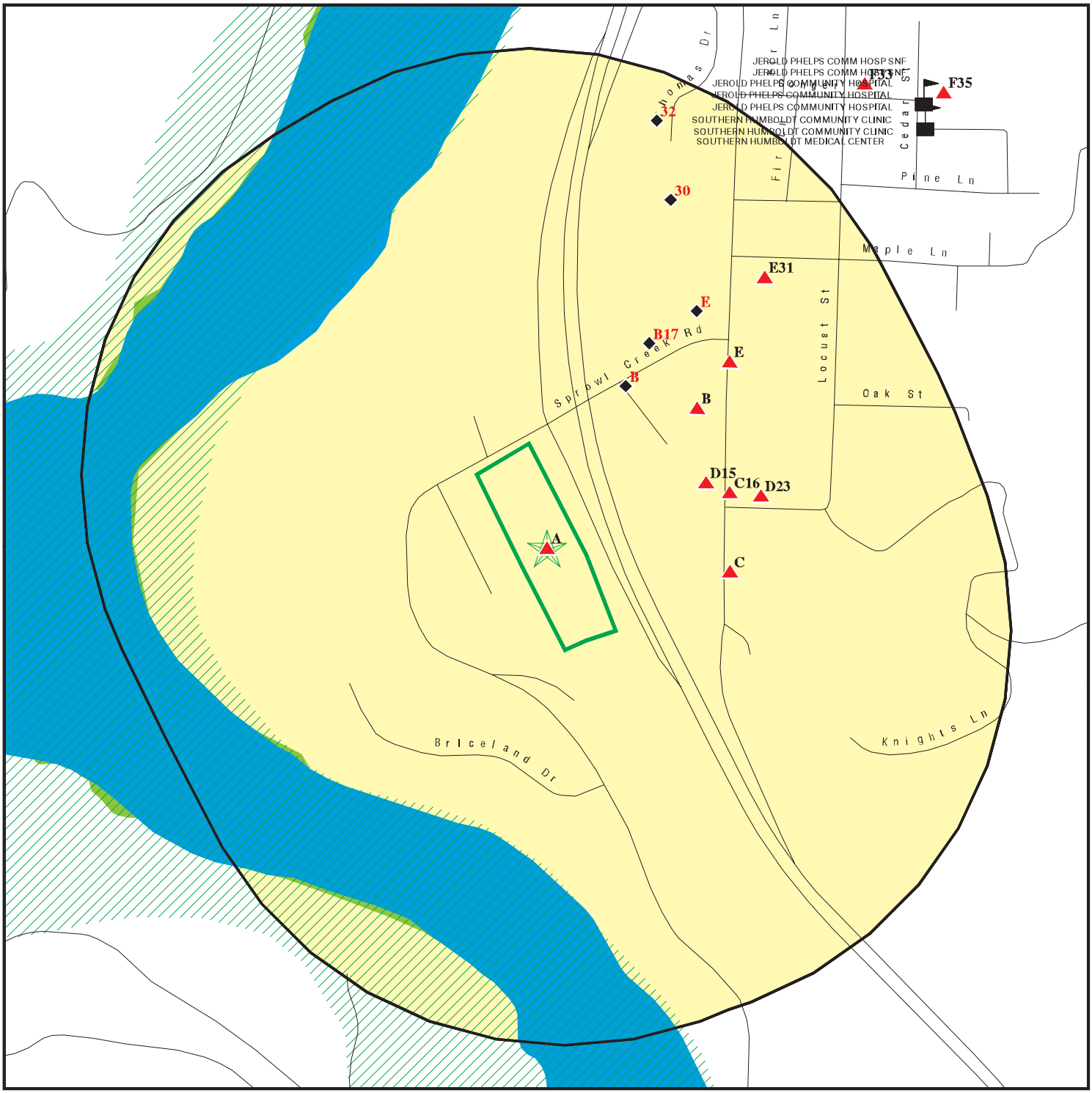
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Redwood Community College District ADDRESS: 286 Sprowl Creek Road Garberville CA 95542 LAT/LONG: 40.097391 / 123.79718	CLIENT: EBA Engineering CONTACT: David Noren INQUIRY #: 4806258.2s DATE: December 15, 2016 9:16 am

DETAIL MAP - 4806258.2S



0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Redwood Community College District	CLIENT:	EBA Engineering
ADDRESS:	286 Sprowl Creek Road Garberville CA 95542	CONTACT:	David Noren
		INQUIRY #:	4806258.2s
LAT/LONG:	40.097391 / 123.79718	DATE:	December 15, 2016 9:17 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500	2	4	5	4	NR	NR	15

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	1	NR	NR	1
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	2	NR	NR	NR	3
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250	1	4	3	NR	NR	NR	8
HIST UST	0.250	3	1	2	NR	NR	NR	6
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001	1	0	NR	NR	NR	NR	1
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001	1	0	NR	NR	NR	NR	1
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001	1	0	NR	NR	NR	NR	1
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		3	2	NR	NR	NR	5
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500	1	3	4	3	NR	NR	11
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MINES	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		2	NR	NR	NR	NR	2
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001	3	0	NR	NR	NR	NR	3
- Totals --		13	18	18	8	0	0	57

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **SO HUMB SCH DIST OFFICE** **SWEEPS UST** **U001609920**
Target **286 SPROWL CREEK RD** **HIST UST** **N/A**
Property **GARBERVILLE, CA 95542**

Site 1 of 10 in cluster A

Actual:
539 ft.

SWEEPS UST:

Status:	Active
Comp Number:	63505
Number:	4
Board Of Equalization:	44-005172
Referral Date:	07-27-92
Action Date:	07-27-92
Created Date:	07-31-88
Owner Tank Id:	1
SWRCB Tank Id:	12-000-063505-000001
Tank Status:	A
Capacity:	1500
Active Date:	06-03-92
Tank Use:	PETROLEUM
STG:	P
Content:	DIESEL
Number Of Tanks:	1

HIST UST:

File Number:	0002610D
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002610D.pdf
Region:	STATE
Facility ID:	00000063505
Facility Type:	Other
Other Type:	SCHOOL DIST.
Contact Name:	HOWARD FRENCH
Telephone:	7079232787
Owner Name:	S. HUMBOLDT UNIFIED SCHOOL DIS
Owner Address:	286 SPROWL CREEK RD.
Owner City,St,Zip:	GARBERVILLE, CA 95440
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

A2 **SOUTHERN HUMBOLDT UNIFIED SCHOOL DISTRIC** **FTTS** **1004443941**
Target **286 SPROWL CREEK RD** **HIST FTTS** **N/A**
Property **GARBERVILLE, CA 95542**

Site 2 of 10 in cluster A

Actual:
539 ft.

FTTS INSP:

Inspection Number:	1991012501128 2
Region:	09
Inspection Date:	01/25/91

SOUTHERN HUMBOLDT UNIFIED SCHOOL DISTRIC (Continued) **1004443941**

Inspector: RPETERSON
Violation occurred: No
Investigation Type: AHERA, Enforcement, Federal Conducted
Investigation Reason: Neutral Scheme, Region
Legislation Code: TSCA
Facility Function: User

HIST FTTS INSP:
Inspection Number: 1991012501128 2
Region: 09
Inspection Date: Not reported
Inspector: RPETERSON
Violation occurred: No
Investigation Type: AHERA, Enforcement, Federal Conducted
Investigation Reason: Neutral Scheme, Region
Legislation Code: TSCA
Facility Function: User

A3 **SOUTHERN HUMBOLDT UNIFIED SCHOOL DISTRIC** **FINDS** **1016293403**
Target Property **286 SPROWL CREEK RD** **N/A**
GARBERVILLE, CA 95542

Site 3 of 10 in cluster A

Actual: 539 ft.

FINDS:

Registry ID: 110011654067

Environmental Interest/Information System
NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

A4 **SHUSD DISTRICT OFFICE** **RGA LUST** **S114690833**
Target Property **286 SPROWL CREEK ROAD** **N/A**
GARBERVILLE, CA

Site 4 of 10 in cluster A

Actual: 539 ft.

RGA LUST:

2012	SHUSD DISTRICT OFFICE	286 SPROWL CREEK ROAD
2011	SHUSD DISTRICT OFFICE	286 SPROWL CREEK ROAD
2010	SHUSD DISTRICT OFFICE	286 SPROWL CREEK ROAD
2009	SHUSD DISTRICT OFFICE	286 SPROWL CREEK ROAD
2008	SHUSD DISTRICT OFFICE	286 SPROWL CREEK ROAD
2007	SHUSD DISTRICT OFFICE	286 SPROWL CREEK ROAD
2006	SHUSD DISTRICT OFFICE	286 SPROWL CREEK ROAD
2005	SHUSD DISTRICT OFFICE	286 SPROWL CREEK ROAD
2003	SHUSD DISTRICT OFFICE	286 SPROWL CREEK ROAD

A5 **OSPREY LEARNING CENTER** **LUST** **S101315934**
Target **SPROWL CREEK ROAD 286** **N/A**
Property **GARBERVILLE, CA**

Site 5 of 10 in cluster A

Actual:
539 ft.

LUST REG 1:
Region: 1
Facility ID: 1THU490
Staff Initials: HUM

A6 **ALICE JEWETT SCHOOL** **HIST UST** **U001609597**
Target **286 SPROWL CREEK RD** **N/A**
Property **ALDERPOINT, CA 95411**

Site 6 of 10 in cluster A

Actual:
539 ft.

HIST UST:

File Number:	00026111
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026111.pdf
Region:	STATE
Facility ID:	00000063507
Facility Type:	Other
Other Type:	HEATING OIL
Contact Name:	GLEN GOOD
Telephone:	7079265461
Owner Name:	S. HUMBOLDT UNIFIED SCHOOL DIS
Owner Address:	286 SPROWL CREEK RD.
Owner City,St,Zip:	GARBERVILLE, CA 95440
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

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A7 **OSPRY LEARNING CENTER** **RGA LUST** **S114664557**
Target **286 SPROWL CREEK ROAD** **N/A**
Property **GARBERVILLE, CA**

Site 7 of 10 in cluster A

Actual:
539 ft.

RGA LUST:

2000	OSPRY LEARNING CENTER	286 SPROWL CREEK ROAD

A8 **OSPREY LEARNING CENTER** **RGA LUST** **S114664556**
Target **286 SPROWL CREEK ROAD** **N/A**
Property **GARBERVILLE, CA**

Site 8 of 10 in cluster A

Actual: **539 ft.**

RGA LUST:

2002	OSPREY LEARNING CENTER	286 SPROWL CREEK ROAD
2001	OSPREY LEARNING CENTER	286 SPROWL CREEK ROAD

A9 **OSPRY LEARNING CENTER** **LUST** **S104816129**
Target **286 SPROWL CREEK** **HIST CORTESE** **N/A**
Property **GARBERVILLE, CA 95542**

Site 9 of 10 in cluster A

Actual: **539 ft.**

LUST:

Region:	STATE
Global Id:	T0602300371
Latitude:	40.0980301
Longitude:	-123.798009
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	01/07/2008
Lead Agency:	HUMBOLDT COUNTY LOP
Case Worker:	BS
Local Agency:	HUMBOLDT COUNTY LOP
RB Case Number:	1THU490
LOC Case Number:	12490
File Location:	Local Agency
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0602300371
Contact Type:	Local Agency Caseworker
Contact Name:	BOB STONE
Organization Name:	HUMBOLDT COUNTY LOP
Address:	100 H STREET, SUITE 100
City:	EUREKA
Email:	bstone@co.humboldt.ca.us
Phone Number:	Not reported

Global Id:	T0602300371
Contact Type:	Regional Board Caseworker
Contact Name:	HUMBOLDT COUNTY LOP CLOSED SITE
Organization Name:	NORTH COAST RWQCB (REGION 1)
Address:	5550 SKYLANE BOULEVARD, SUITE A
City:	SANTA ROSA
Email:	Not reported
Phone Number:	Not reported

Status History:

Global Id:	T0602300371
Status:	Completed - Case Closed
Status Date:	01/07/2008

OSPRY LEARNING CENTER (Continued) **S104816129**

Global Id: T0602300371
Status: Open - Case Begin Date
Status Date: 07/14/1993

Global Id: T0602300371
Status: Open - Site Assessment
Status Date: 07/20/1993

Global Id: T0602300371
Status: Open - Site Assessment
Status Date: 09/09/2002

Global Id: T0602300371
Status: Open - Site Assessment
Status Date: 11/04/2003

Global Id: T0602300371
Status: Open - Site Assessment
Status Date: 01/28/2004

Global Id: T0602300371
Status: Open - Site Assessment
Status Date: 03/25/2004

Global Id: T0602300371
Status: Open - Site Assessment
Status Date: 08/26/2004

Global Id: T0602300371
Status: Open - Site Assessment
Status Date: 01/28/2005

Global Id: T0602300371
Status: Open - Site Assessment
Status Date: 07/25/2007

Global Id: T0602300371
Status: Open - Site Assessment
Status Date: 07/26/2007

Regulatory Activities:
Global Id: T0602300371
Action Type: Other
Date: 07/14/1993
Action: Leak Stopped

Global Id: T0602300371
Action Type: ENFORCEMENT
Date: 03/25/2004
Action: Staff Letter

Global Id: T0602300371
Action Type: ENFORCEMENT
Date: 01/28/2005
Action: Meeting

Global Id: T0602300371

OSPRY LEARNING CENTER (Continued) **S104816129**

Action Type: ENFORCEMENT
Date: 01/28/2004
Action: Staff Letter

Global Id: T0602300371
Action Type: Other
Date: 07/14/1993
Action: Leak Reported

Global Id: T0602300371
Action Type: ENFORCEMENT
Date: 08/26/2004
Action: Staff Letter

Global Id: T0602300371
Action Type: ENFORCEMENT
Date: 11/04/2003
Action: Staff Letter

Global Id: T0602300371
Action Type: Other
Date: 07/14/1993
Action: Leak Discovery

Global Id: T0602300371
Action Type: ENFORCEMENT
Date: 07/25/2007
Action: Verbal Communication

Global Id: T0602300371
Action Type: ENFORCEMENT
Date: 07/26/2007
Action: LOP Case Closure Summary to RB

Global Id: T0602300371
Action Type: ENFORCEMENT
Date: 01/07/2008
Action: Closure/No Further Action Letter

HIST CORTESE:
Region: CORTESE
Facility County Code: 12
Reg By: LTNKA
Reg Id: 1THU490

A10 **WHITETHORN SCHOOL** **HIST UST** **U001611069**
Target **286 SPROWL CREEK RD** **N/A**
Property **WHITETHORN, CA 95489**

Site 10 of 10 in cluster A

Actual:
539 ft.

HIST UST:
File Number: 0002610F
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002610F.pdf
Region: STATE
Facility ID: 00000063506

WHITETHORN SCHOOL (Continued) **U001611069**

Facility Type:	Other
Other Type:	SCHOOL DIST.
Contact Name:	SUSAN JENNINGS
Telephone:	7079867420
Owner Name:	S. HUMBOLDT UNIFIED SCHOOL DIS
Owner Address:	286 SPROWL CREEK RD.
Owner City,St,Zip:	GARBERVILLE, CA 95440
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

B11 **DAZEYS MOTORSPORTS** **CUPA Listings** **S116287751**
NNE **350 SPROWL CREEK RD** **HAZNET** **N/A**
< 1/8 **GARBERVILLE, CA 95542**
0.071 mi.
376 ft. **Site 1 of 8 in cluster B**

Relative:
Lower

Actual:
529 ft.

CUPA HUMBOLDT:

Local Site Id:	FA0003660
Facility Address 2:	350 Sprowl Creek Rd
Program Identifier:	CUPA - Hazardous Materials Facility Fee
Program Element Code Desc:	4202 Hazardous Materials Facility Fee
Permit Status:	Inactive
Latitude:	40.09848
Longitude:	-123.7958
CERS ID:	10447561
Local Site Id:	FA0003660
Facility Address 2:	350 Sprowl Creek Rd
Program Identifier:	CUPA - Response Team Support
Program Element Code Desc:	5056 HazMat Emergency Response Team Support
Permit Status:	Inactive
Latitude:	40.09848
Longitude:	-123.7958
CERS ID:	10447561
Local Site Id:	FA0003660
Facility Address 2:	350 Sprowl Creek Rd
Program Identifier:	CUPA - HMBP
Program Element Code Desc:	4201 HMBP and/or Inventory
Permit Status:	Active
Latitude:	40.09848
Longitude:	-123.7958
CERS ID:	10447561
Local Site Id:	FA0003660
Facility Address 2:	350 Sprowl Creek Rd
Program Identifier:	CUPA - SQG
Program Element Code Desc:	4401 Hazardous Waste Generator (SQG)

DAZEYS MOTORSPORTS (Continued) **S116287751**

Permit Status: Active
Latitude: 40.09848
Longitude: -123.7958
CERS ID: 10447561

HAZNET:
envid: S116287751
Year: 2014
GEPAID: CAL000385229
Contact: DENNIS SCHMIDT
Telephone: 7079234332
Mailing Name: Not reported
Mailing Address: PO BOX 699
Mailing City,St,Zip: GARBERVILLE, CA 95542
Gen County: Humboldt
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Unspecified organic liquid mixture
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.187
Cat Decode: Unspecified organic liquid mixture
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Humboldt

envid: S116287751
Year: 2014
GEPAID: CAL000385229
Contact: DENNIS SCHMIDT
Telephone: 7079234332
Mailing Name: Not reported
Mailing Address: PO BOX 699
Mailing City,St,Zip: GARBERVILLE, CA 95542
Gen County: Humboldt
TSD EPA ID: UTD981552177
TSD County: 99
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.4
Cat Decode: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County: Humboldt

envid: S116287751
Year: 2014
GEPAID: CAL000385229
Contact: DENNIS SCHMIDT
Telephone: 7079234332
Mailing Name: Not reported
Mailing Address: PO BOX 699
Mailing City,St,Zip: GARBERVILLE, CA 95542
Gen County: Humboldt
TSD EPA ID: UTD981552177
TSD County: 99
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

DAZEYS MOTORSPORTS (Continued) **S116287751**

	(H010-H129) Or (H131-H135)
Tons:	0.45
Cat Decode:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Humboldt
envid:	S116287751
Year:	2014
GEPAID:	CAL000385229
Contact:	DENNIS SCHMIDT
Telephone:	7079234332
Mailing Name:	Not reported
Mailing Address:	PO BOX 699
Mailing City,St,Zip:	GARBERVILLE, CA 95542
Gen County:	Humboldt
TSD EPA ID:	CA0000084517
TSD County:	Sacramento
Waste Category:	Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.3753
Cat Decode:	Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Humboldt
envid:	S116287751
Year:	2013
GEPAID:	CAL000385229
Contact:	THOMAS GAMBLE
Telephone:	7079234332
Mailing Name:	Not reported
Mailing Address:	PO BOX 699
Mailing City,St,Zip:	GARBERVILLE, CA 95542
Gen County:	Humboldt
TSD EPA ID:	CA0000084517
TSD County:	Sacramento
Waste Category:	Not reported
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.3
Cat Decode:	Not reported
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Not reported

Click this hyperlink while viewing on your computer to access
4 additional CA_HAZNET: record(s) in the EDR Site Report.

B12 **EDR Hist Auto** **1015442317**
NNE **350 SPROWL CREEK RD** **N/A**
< 1/8 **GARBERVILLE, CA 95542**
0.071 mi.
376 ft. **Site 2 of 8 in cluster B**

Relative: **Lower**

Actual: **529 ft.**

EDR Historical Auto Stations:

Name:	WILLIAMS CHEVROLET OLDSMOBILE GEO INCORPORATED
Year:	1999
Address:	350 SPROWL CREEK RD
Name:	WILLIAMS AUTOMOTIVE INCORPORATED BODY SHOP
Year:	2000
Address:	350 SPROWL CREEK RD
Name:	WILLIAMS AUTOMOTIVE INC
Year:	2002
Address:	350 SPROWL CREEK RD

C13 **CHEVRON #9-0416** **LUST** **S101307204**
East **965 REDWOOD DRIVE** **HIST CORTESE** **N/A**
< 1/8 **GARBERVILLE, CA 95542**
0.081 mi.
428 ft. **Site 1 of 3 in cluster C**

Relative: **Higher**

Actual: **568 ft.**

LUST:

Region:	STATE
Global Id:	T0602300265
Latitude:	40.0975828236026
Longitude:	-123.794845615904
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	04/27/2015
Lead Agency:	HUMBOLDT COUNTY LOP
Case Worker:	MAV
Local Agency:	HUMBOLDT COUNTY LOP
RB Case Number:	1THU347
LOC Case Number:	12347
File Location:	Local Agency
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Waste Oil / Motor / Hydraulic / Lubricating
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0602300265
Contact Type:	Local Agency Caseworker
Contact Name:	Mark Verhey
Organization Name:	HUMBOLDT COUNTY LOP
Address:	100 H Street, Suite 100
City:	Eureka
Email:	mark.verhey@co.humboldt.ca.us
Phone Number:	Not reported
Global Id:	T0602300265
Contact Type:	Regional Board Caseworker
Contact Name:	HUMBOLDT COUNTY LOP CLOSED SITE
Organization Name:	NORTH COAST RWQCB (REGION 1)
Address:	5550 SKYLANE BOULEVARD, SUITE A

CHEVRON #9-0416 (Continued) **S101307204**

City: SANTA ROSA
Email: Not reported
Phone Number: Not reported

Status History:

Global Id: T0602300265
Status: Completed - Case Closed
Status Date: 04/27/2015

Global Id: T0602300265
Status: Open - Case Begin Date
Status Date: 04/12/1991

Global Id: T0602300265
Status: Open - Eligible for Closure
Status Date: 06/16/2014

Global Id: T0602300265
Status: Open - Remediation
Status Date: 11/18/2003

Global Id: T0602300265
Status: Open - Site Assessment
Status Date: 04/19/1991

Global Id: T0602300265
Status: Open - Site Assessment
Status Date: 12/04/1992

Global Id: T0602300265
Status: Open - Site Assessment
Status Date: 01/08/1993

Global Id: T0602300265
Status: Open - Site Assessment
Status Date: 01/26/1994

Global Id: T0602300265
Status: Open - Site Assessment
Status Date: 04/16/2003

Global Id: T0602300265
Status: Open - Site Assessment
Status Date: 07/08/2003

Global Id: T0602300265
Status: Open - Site Assessment
Status Date: 01/21/2004

Global Id: T0602300265
Status: Open - Site Assessment
Status Date: 05/04/2004

Global Id: T0602300265
Status: Open - Site Assessment
Status Date: 01/11/2008

CHEVRON #9-0416 (Continued) **S101307204**

Global Id: T0602300265
Status: Open - Site Assessment
Status Date: 02/24/2012

Regulatory Activities:
Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 03/20/2013
Action: Staff Letter

Global Id: T0602300265
Action Type: RESPONSE
Date: 08/14/2013
Action: Request for Closure - Regulator Responded

Global Id: T0602300265
Action Type: RESPONSE
Date: 05/09/2014
Action: Request for Closure - Regulator Responded

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 04/19/1991
Action: * Historical Enforcement

Global Id: T0602300265
Action Type: REMEDIATION
Date: 06/02/2008
Action: Not reported

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 12/13/2013
Action: Staff Letter

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 08/29/2014
Action: Staff Letter

Global Id: T0602300265
Action Type: Other
Date: 04/12/1991
Action: Leak Stopped

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 01/21/2004
Action: Staff Letter

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 04/16/2003
Action: Staff Letter

Global Id: T0602300265
Action Type: ENFORCEMENT

CHEVRON #9-0416 (Continued) **S101307204**

Date: 07/08/2003
Action: Staff Letter

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 02/21/2008
Action: Technical Correspondence / Assistance / Other - #12347.043

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 12/22/2010
Action: Staff Letter

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 06/27/2014
Action: Notification - Public Participation Document

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 03/22/2005
Action: Notice of Responsibility

Global Id: T0602300265
Action Type: RESPONSE
Date: 03/12/2013
Action: Site Investigation

Global Id: T0602300265
Action Type: RESPONSE
Date: 03/12/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 02/07/2009
Action: File review

Global Id: T0602300265
Action Type: Other
Date: 04/12/1991
Action: Leak Reported

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 07/14/2011
Action: Staff Letter

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 07/03/2014
Action: Staff Letter

Global Id: T0602300265
Action Type: Other
Date: 04/12/1991
Action: Leak Discovery

CHEVRON #9-0416 (Continued) **S101307204**

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 07/10/2009
Action: Staff Letter

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 06/09/2011
Action: Staff Letter

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 06/27/2014
Action: Staff Letter

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 11/18/2003
Action: Staff Letter

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 05/04/2004
Action: Staff Letter

Global Id: T0602300265
Action Type: ENFORCEMENT
Date: 04/27/2015
Action: Closure/No Further Action Letter

LUST REG 1:
Region: 1
Facility ID: 1THU347
Staff Initials: HUM

HIST CORTESE:
Region: CORTESE
Facility County Code: 12
Reg By: LTNKA
Reg Id: 1THU347

C14
East
< 1/8
0.081 mi.
428 ft.

CHEVRON GARBERVILLE CHV #90416/FORMER GARBERVILLE CHEVRON **SWEEPS UST U001609917**
965 REDWOOD DR **HIST UST N/A**
GARBERVILLE, CA 95440

Site 2 of 3 in cluster C

Relative:
Higher

Actual:
568 ft.

SWEEPS UST:
Status: Not reported
Comp Number: 61808
Number: Not reported
Board Of Equalization: 44-005162
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported

CHEVRON GARBERVILLE CHV #90416/FORMER GARBERVILLE CHEVRON (Continued) **U001609917**

SWRCB Tank Id: 12-000-061808-000001
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: PRM UNLEADED
Number Of Tanks: 5

Status: Not reported
Comp Number: 61808
Number: Not reported
Board Of Equalization: 44-005162
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 12-000-061808-000002
Tank Status: Not reported
Capacity: 5000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: PRM UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 61808
Number: Not reported
Board Of Equalization: 44-005162
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 12-000-061808-000003
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 61808
Number: Not reported
Board Of Equalization: 44-005162
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 12-000-061808-000004
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: OIL
STG: WASTE

CHEVRON GARBERVILLE CHV #90416/FORMER GARBERVILLE CHEVRON (Continued) **U001609917**

Content: WASTE OIL
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 61808
Number: Not reported
Board Of Equalization: 44-005162
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 12-000-061808-000005
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: PETROLEUM
STG: PRODUCT
Content: FUEL OIL
Number Of Tanks: Not reported

HIST UST:
File Number: 00025D1D
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00025D1D.pdf
Region: STATE
Facility ID: 00000061808
Facility Type: Gas Station
Other Type: Not reported
Contact Name: NEYMAN, JAMES L
Telephone: 7079232342
Owner Name: CHEVRON U.S.A. INC.
Owner Address: 575 MARKET
Owner City,St,Zip: SAN FRANCISCO, CA 94105
Total Tanks: 0004

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: 0000250
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00005000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: 0000250
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT

CHEVRON GARBERVILLE CHV #90416/FORMER GARBERVILLE CHEVRON (Continued) **U001609917**

Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor
Tank Num:	004
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

D15 **LONE PINE MOTEL** **SWEEPS UST** **S102795713**
ENE **912 REDWOOD DR** **N/A**
< 1/8 **GARBERVILLE, CA 95542**
0.088 mi.
466 ft. **Site 1 of 2 in cluster D**

Relative:
Higher

Actual:
550 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	8820
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	12-000-008820-000001
Tank Status:	Not reported
Capacity:	500
Active Date:	Not reported
Tank Use:	PETROLEUM
STG:	PRODUCT
Content:	DIESEL
Number Of Tanks:	1

C16 **MOTEL GARBERVILLE** **LUST** **S109285392**
ENE **948 REDWOOD DR** **N/A**
< 1/8 **GARBERVILLE, CA 95542**
0.099 mi.
523 ft. **Site 3 of 3 in cluster C**

Relative:
Higher

Actual:
555 ft.

LUST:

Region:	STATE
Global Id:	T10000000023
Latitude:	40.0973538980063
Longitude:	-123.79539029944
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	08/14/2015
Lead Agency:	HUMBOLDT COUNTY LOP
Case Worker:	MAV
Local Agency:	HUMBOLDT COUNTY LOP

MOTEL GARBERVILLE (Continued) **S109285392**

RB Case Number: 1THU930
LOC Case Number: 12930
File Location: Local Agency
Potential Media Affect: Other Groundwater (uses other than drinking water), Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T10000000023
Contact Type: Local Agency Caseworker
Contact Name: Mark Verhey
Organization Name: HUMBOLDT COUNTY LOP
Address: 100 H Street, Suite 100
City: Eureka
Email: mark.verhey@co.humboldt.ca.us
Phone Number: Not reported

Global Id: T10000000023
Contact Type: Regional Board Caseworker
Contact Name: HUMBOLDT COUNTY LOP LEAD
Organization Name: NORTH COAST RWQCB (REGION 1)
Address: 5550 SKYLANE BOULEVARD, SUITE A
City: SANTA ROSA
Email: dave.parson@waterboards.ca.gov
Phone Number: 7075762220

Status History:
Global Id: T10000000023
Status: Completed - Case Closed
Status Date: 08/14/2015

Global Id: T10000000023
Status: Open - Case Begin Date
Status Date: 07/08/2008

Global Id: T10000000023
Status: Open - Eligible for Closure
Status Date: 06/01/2015

Global Id: T10000000023
Status: Open - Site Assessment
Status Date: 07/15/2008

Regulatory Activities:
Global Id: T10000000023
Action Type: RESPONSE
Date: 01/07/2015
Action: Site Investigation Workplan - Regulator Responded

Global Id: T10000000023
Action Type: RESPONSE
Date: 04/03/2015
Action: Request for Closure - Regulator Responded

Global Id: T10000000023

MOTEL GARBERVILLE (Continued) **S109285392**

Action Type: Other
Date: 07/08/2008
Action: Leak Discovery

Global Id: T10000000023
Action Type: Other
Date: 07/08/2008
Action: Leak Reported

Global Id: T10000000023
Action Type: ENFORCEMENT
Date: 10/27/2010
Action: Warning Letter

Global Id: T10000000023
Action Type: ENFORCEMENT
Date: 08/14/2015
Action: Closure/No Further Action Letter

Global Id: T10000000023
Action Type: ENFORCEMENT
Date: 07/08/2008
Action: Notice of Responsibility

Global Id: T10000000023
Action Type: Other
Date: 07/08/2008
Action: Leak Began

Global Id: T10000000023
Action Type: Other
Date: 07/08/2008
Action: Leak Stopped

Global Id: T10000000023
Action Type: ENFORCEMENT
Date: 02/18/2009
Action: File review

Global Id: T10000000023
Action Type: ENFORCEMENT
Date: 10/03/2013
Action: Staff Letter

Global Id: T10000000023
Action Type: ENFORCEMENT
Date: 06/09/2015
Action: Staff Letter

Global Id: T10000000023
Action Type: ENFORCEMENT
Date: 10/24/2014
Action: Staff Letter

Global Id: T10000000023
Action Type: ENFORCEMENT
Date: 06/09/2015

MOTEL GARBERVILLE (Continued) **S109285392**

Action: Notification - Public Participation Document

Global Id: T10000000023
Action Type: ENFORCEMENT
Date: 12/19/2014
Action: Staff Letter

B17 **MILT'S SAW SHOP** **CUPA Listings** **S106090613**
NNE **363 SPROWL CREEK RD** **N/A**
< 1/8 **GARBERVILLE, CA 95542**
0.099 mi.
523 ft. **Site 3 of 8 in cluster B**

Relative:
Lower

Actual:
532 ft.

CUPA HUMBOLDT:

Local Site Id: FA0002108
Facility Address 2: 363 Sprowl Creek Rd
Program Identifier: CUPA - HMBP
Program Element Code Desc: 4201 HMBP and/or Inventory
Permit Status: Active
Latitude: 40.09926
Longitude: -123.7959
CERS ID: 10331038

Local Site Id: FA0002108
Facility Address 2: 363 Sprowl Creek Rd
Program Identifier: CUPA - Hazardous Materials Facility Fee
Program Element Code Desc: 4202 Hazardous Materials Facility Fee
Permit Status: Inactive
Latitude: 40.09926
Longitude: -123.7959
CERS ID: 10331038

Local Site Id: FA0002108
Facility Address 2: 363 Sprowl Creek Rd
Program Identifier: CUPA - Response Team Support
Program Element Code Desc: 5056 HazMat Emergency Response Team Support
Permit Status: Inactive
Latitude: 40.09926
Longitude: -123.7959
CERS ID: 10331038

Local Site Id: FA0002108
Facility Address 2: 363 Sprowl Creek Rd
Program Identifier: CUPA - SQG
Program Element Code Desc: 4401 Hazardous Waste Generator (SQG)
Permit Status: Active
Latitude: 40.09926
Longitude: -123.7959
CERS ID: 10331038

B18 **ED'S FULL SERVE, FORMER** **UST** **U003984159**
NE **822 REDWOOD DR** **N/A**
< 1/8 **GARBERVILLE, CA 95542**
0.105 mi.
555 ft. **Site 4 of 8 in cluster B**

Relative:
Higher

Actual:
541 ft.

UST:
Facility ID: 12-000-000036
Permitting Agency: HUMBOLDT COUNTY
Latitude: 40.100021
Longitude: -123.794037

B19 **ED'S TEXACO** **SWEEPS UST** **S106175150**
NE **822 REDWOOD DR** **N/A**
< 1/8 **GARBERVILLE, CA 95440**
0.105 mi.
555 ft. **Site 5 of 8 in cluster B**

Relative:
Higher

Actual:
541 ft.

SWEEPS UST:
Status: Active
Comp Number: 67930
Number: 1
Board Of Equalization: Not reported
Referral Date: 06-08-92
Action Date: 06-08-92
Created Date: 12-05-88
Owner Tank Id: 1
SWRCB Tank Id: 12-000-067930-000001
Tank Status: A
Capacity: 4000
Active Date: 06-08-92
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 5

Status: Active
Comp Number: 67930
Number: 1
Board Of Equalization: Not reported
Referral Date: 06-08-92
Action Date: 06-08-92
Created Date: 12-05-88
Owner Tank Id: 2
SWRCB Tank Id: 12-000-067930-000002
Tank Status: A
Capacity: 4000
Active Date: 06-08-92
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 67930
Number: 1
Board Of Equalization: Not reported
Referral Date: 06-08-92
Action Date: 06-08-92
Created Date: 12-05-88

ED'S TEXACO (Continued) **S106175150**

Owner Tank Id:	2
SWRCB Tank Id:	12-000-067930-000003
Tank Status:	A
Capacity:	4000
Active Date:	06-08-92
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported
Status:	Active
Comp Number:	67930
Number:	1
Board Of Equalization:	Not reported
Referral Date:	06-08-92
Action Date:	06-08-92
Created Date:	12-05-88
Owner Tank Id:	4
SWRCB Tank Id:	12-000-067930-000004
Tank Status:	A
Capacity:	4000
Active Date:	06-08-92
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	Not reported
Status:	Active
Comp Number:	67930
Number:	1
Board Of Equalization:	Not reported
Referral Date:	06-08-92
Action Date:	06-08-92
Created Date:	12-05-88
Owner Tank Id:	5
SWRCB Tank Id:	12-000-067930-000005
Tank Status:	A
Capacity:	500
Active Date:	06-08-92
Tank Use:	OIL
STG:	W
Content:	WASTE OIL
Number Of Tanks:	Not reported

B20 **EDR Hist Auto** **1015648073**
NE **822 REDWOOD DR** **N/A**
< 1/8 **GARBERVILLE, CA 95542**
0.105 mi.
555 ft. **Site 6 of 8 in cluster B**

Relative:
Higher

Actual:
541 ft.

EDR Historical Auto Stations:

Name:	EDS FULL SERVICE STATION
Year:	2003
Address:	822 REDWOOD DR
Name:	EDS FULL SERVICE STATION
Year:	2004
Address:	822 REDWOOD DR

B21 **M.F.I FUEL STOP (PREV ED'S FULL SERVE)** **LUST** **S102438829**
NE **822 REDWOOD DRIVE** **EMI** **N/A**
< 1/8 **GARBERVILLE, CA 95542** **HIST CORTESE**
0.105 mi.
555 ft. **Site 7 of 8 in cluster B**

Relative:
Higher

Actual:
541 ft.

LUST:

Region:	STATE
Global Id:	T0602300396
Latitude:	40.0986123471558
Longitude:	-123.795234477315
Case Type:	LUST Cleanup Site
Status:	Open - Verification Monitoring
Status Date:	01/06/2012
Lead Agency:	HUMBOLDT COUNTY LOP
Case Worker:	MAV
Local Agency:	HUMBOLDT COUNTY LOP
RB Case Number:	1THU520
LOC Case Number:	12520
File Location:	Local Agency
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0602300396
Contact Type:	Local Agency Caseworker
Contact Name:	Mark Verhey
Organization Name:	HUMBOLDT COUNTY LOP
Address:	100 H Street, Suite 100
City:	Eureka
Email:	mark.verhey@co.humboldt.ca.us
Phone Number:	Not reported

Global Id:	T0602300396
Contact Type:	Regional Board Caseworker
Contact Name:	HUMBOLDT COUNTY LOP LEAD
Organization Name:	NORTH COAST RWQCB (REGION 1)
Address:	5550 SKYLANE BOULEVARD, SUITE A
City:	SANTA ROSA
Email:	dave.parson@waterboards.ca.gov
Phone Number:	7075762220

Status History:

Global Id:	T0602300396
Status:	Open - Case Begin Date
Status Date:	06/13/1995

Global Id:	T0602300396
Status:	Open - Remediation
Status Date:	04/30/2004

Global Id:	T0602300396
Status:	Open - Site Assessment
Status Date:	06/19/1995

Global Id:	T0602300396

M.F.I FUEL STOP (PREV ED'S FULL SERVE) (Continued) **S102438829**

Status: Open - Site Assessment
Status Date: 08/13/2003

Global Id: T0602300396
Status: Open - Site Assessment
Status Date: 08/25/2003

Global Id: T0602300396
Status: Open - Site Assessment
Status Date: 10/28/2003

Global Id: T0602300396
Status: Open - Site Assessment
Status Date: 12/24/2003

Global Id: T0602300396
Status: Open - Site Assessment
Status Date: 02/05/2004

Global Id: T0602300396
Status: Open - Site Assessment
Status Date: 04/12/2004

Global Id: T0602300396
Status: Open - Site Assessment
Status Date: 01/11/2007

Global Id: T0602300396
Status: Open - Verification Monitoring
Status Date: 01/06/2012

Regulatory Activities:
Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 04/30/2004
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 03/08/2010
Action: Staff Letter

Global Id: T0602300396
Action Type: RESPONSE
Date: 01/23/2015
Action: Other Workplan - Regulator Responded

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 04/23/2008
Action: Staff Letter

Global Id: T0602300396
Action Type: REMEDIATION
Date: 12/07/2005
Action: In Situ Physical/Chemical Treatment (other than SVE)

M.F.I FUEL STOP (PREV ED'S FULL SERVE) (Continued) **S102438829**

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 04/23/2007
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 06/09/2011
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 12/13/2013
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 05/05/2011
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 11/22/2011
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 01/09/2012
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 07/26/2016
Action: Staff Letter

Global Id: T0602300396
Action Type: Other
Date: 06/13/1995
Action: Leak Stopped

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 08/13/2003
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 08/25/2003
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 10/28/2003
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT

M.F.I FUEL STOP (PREV ED'S FULL SERVE) (Continued) **S102438829**

Date: 02/05/2004
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 04/12/2004
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 05/25/2010
Action: Staff Letter

Global Id: T0602300396
Action Type: REMEDIATION
Date: 07/08/2010
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0602300396
Action Type: REMEDIATION
Date: 09/19/2011
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 03/11/2016
Action: File review

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 09/30/2009
Action: Warning Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 01/11/2010
Action: Warning Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 10/29/2008
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 11/07/2013
Action: Staff Letter

Global Id: T0602300396
Action Type: Other
Date: 06/13/1995
Action: Leak Reported

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 10/04/2010
Action: Staff Letter

M.F.I FUEL STOP (PREV ED'S FULL SERVE) (Continued) **S102438829**

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 05/10/2013
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 06/30/2014
Action: File review

Global Id: T0602300396
Action Type: Other
Date: 06/13/1995
Action: Leak Discovery

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 12/24/2003
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 07/10/2009
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 12/16/2008
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 07/24/2012
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 06/09/2010
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 01/28/2011
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 03/12/2009
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT
Date: 12/08/2014
Action: Staff Letter

Global Id: T0602300396
Action Type: ENFORCEMENT

M.F.I FUEL STOP (PREV ED'S FULL SERVE) (Continued) **S102438829**

Date: 02/25/2015
Action: Staff Letter

Global Id: T0602300396
Action Type: RESPONSE
Date: 11/14/2013
Action: Clean Up Fund - 5-Year Review Summary

LUST REG 1:
Region: 1
Facility ID: 1THU520
Staff Initials: HUM

EMI:

Year:	2006
County Code:	12
Air Basin:	NC
Facility ID:	763
Air District Name:	NCU
SIC Code:	5541
Air District Name:	NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2007
County Code:	12
Air Basin:	NC
Facility ID:	763
Air District Name:	NCU
SIC Code:	5541
Air District Name:	NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.0200487804878048780
Reactive Organic Gases Tons/Yr:	.0199746
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2008
County Code:	12
Air Basin:	NC
Facility ID:	763
Air District Name:	NCU
SIC Code:	5541
Air District Name:	NORTH COAST UNIFIED AQMD

M.F.I FUEL STOP (PREV ED'S FULL SERVE) (Continued) **S102438829**

Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.0837286961758506473
Reactive Organic Gases Tons/Yr:	.0834189
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2009
County Code:	12
Air Basin:	NC
Facility ID:	763
Air District Name:	NCU
SIC Code:	5541
Air District Name:	NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	8.3728696175850603E-2
Reactive Organic Gases Tons/Yr:	8.3418900000000004E-2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2010
County Code:	12
Air Basin:	NC
Facility ID:	763
Air District Name:	NCU
SIC Code:	5541
Air District Name:	NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	8.3728696175850603E-2
Reactive Organic Gases Tons/Yr:	8.3418900000000004E-2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

HIST CORTESE:

Region:	CORTESE
Facility County Code:	12
Reg By:	LTNKA
Reg Id:	1THU520

B22
NE
< 1/8
0.105 mi.
555 ft.

MFI FUEL STOP
822 REDWOOD DR
GARBERVILLE, CA 95542

Site 8 of 8 in cluster B

CUPA Listings **S113466483**
HAZNET **N/A**

Relative:
Higher

Actual:
541 ft.

CUPA HUMBOLDT:

Local Site Id:	FA0001150
Facility Address 2:	Not reported
Program Identifier:	CUPA - Hazardous Materials Facility Fee
Program Element Code Desc:	4202 Hazardous Materials Facility Fee
Permit Status:	Inactive
Latitude:	40.09883
Longitude:	-123.7952
CERS ID:	10330828

Local Site Id:	FA0001150
Facility Address 2:	Not reported
Program Identifier:	CUPA - Response Team Support
Program Element Code Desc:	5056 HazMat Emergency Response Team Support
Permit Status:	Inactive
Latitude:	40.09883
Longitude:	-123.7952
CERS ID:	10330828

Local Site Id:	FA0001150
Facility Address 2:	Not reported
Program Identifier:	CUPA - UST
Program Element Code Desc:	4101 UST Facility Operating Permit
Permit Status:	Active
Latitude:	40.09883
Longitude:	-123.7952
CERS ID:	10330828

HAZNET:

envid:	S113466483
Year:	2012
GEPAID:	CAL000323163
Contact:	JOE ROCHA
Telephone:	7074986619
Mailing Name:	Not reported
Mailing Address:	120 NORTHWESTERN AVE
Mailing City,St,Zip:	FORTUNA, CA 955409587
Gen County:	Humboldt
TSD EPA ID:	CAD981427669
TSD County:	Los Angeles
Waste Category:	Not reported
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.95
Cat Decode:	Not reported
Method Decode:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County:	Humboldt

envid:	S113466483
Year:	2010
GEPAID:	CAL000323163
Contact:	JOE ROCHA

MFI FUEL STOP (Continued) **S113466483**

Telephone:	7074986619
Mailing Name:	Not reported
Mailing Address:	120 NORTHWESTERN AVE
Mailing City,St,Zip:	FORTUNA, CA 955409587
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Waste oil and mixed oil
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.589
Cat Decode:	Waste oil and mixed oil
Method Decode:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County:	Humboldt
envid:	S113466483
Year:	2010
GEPAID:	CAL000323163
Contact:	JOE ROCHA
Telephone:	7074986619
Mailing Name:	Not reported
Mailing Address:	120 NORTHWESTERN AVE
Mailing City,St,Zip:	FORTUNA, CA 955409587
Gen County:	Not reported
TSD EPA ID:	UTD982589459
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues 10 percent or more
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.22935
Cat Decode:	Aqueous solution with total organic residues 10 percent or more
Method Decode:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County:	Humboldt

D23 **BIG A AUTO PARTS** **LUST** **S101294879**
ENE **929 REDWOOD** **SWEEPS UST** **N/A**
< 1/8 **GARBERVILLE, CA 95542** **HIST CORTESE**
0.117 mi.
616 ft. **Site 2 of 2 in cluster D**

Relative:
Higher

Actual:
557 ft.

LUST:

Region:	STATE
Global Id:	T0602300376
Latitude:	40.0979191803957
Longitude:	-123.794809720238
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	07/25/2016
Lead Agency:	HUMBOLDT COUNTY LOP
Case Worker:	MAV
Local Agency:	HUMBOLDT COUNTY LOP
RB Case Number:	1THU500
LOC Case Number:	12500
File Location:	Local Agency
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline

BIG A AUTO PARTS (Continued) **S101294879**

Site History: The remedy for clean up is natural attenuation

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0602300376
Contact Type:	Local Agency Caseworker
Contact Name:	Mark Verhey
Organization Name:	HUMBOLDT COUNTY LOP
Address:	100 H Street, Suite 100
City:	Eureka
Email:	mark.verhey@co.humboldt.ca.us
Phone Number:	Not reported

Global Id:	T0602300376
Contact Type:	Regional Board Caseworker
Contact Name:	HUMBOLDT COUNTY LOP LEAD
Organization Name:	NORTH COAST RWQCB (REGION 1)
Address:	5550 SKYLANE BOULEVARD, SUITE A
City:	SANTA ROSA
Email:	dave.parson@waterboards.ca.gov
Phone Number:	7075762220

Status History:

Global Id:	T0602300376
Status:	Completed - Case Closed
Status Date:	07/25/2016

Global Id:	T0602300376
Status:	Open - Case Begin Date
Status Date:	10/26/1993

Global Id:	T0602300376
Status:	Open - Eligible for Closure
Status Date:	09/16/2015

Global Id:	T0602300376
Status:	Open - Remediation
Status Date:	03/06/2008

Global Id:	T0602300376
Status:	Open - Remediation
Status Date:	07/24/2009

Global Id:	T0602300376
Status:	Open - Site Assessment
Status Date:	11/15/1993

Global Id:	T0602300376
Status:	Open - Site Assessment
Status Date:	08/04/1994

Global Id:	T0602300376
Status:	Open - Site Assessment
Status Date:	10/30/2002

Global Id: T0602300376

BIG A AUTO PARTS (Continued) **S101294879**

Status: Open - Site Assessment
Status Date: 04/16/2003

Global Id: T0602300376
Status: Open - Site Assessment
Status Date: 07/08/2003

Global Id: T0602300376
Status: Open - Site Assessment
Status Date: 09/17/2003

Global Id: T0602300376
Status: Open - Site Assessment
Status Date: 10/07/2003

Global Id: T0602300376
Status: Open - Site Assessment
Status Date: 11/25/2003

Global Id: T0602300376
Status: Open - Site Assessment
Status Date: 01/21/2004

Global Id: T0602300376
Status: Open - Site Assessment
Status Date: 03/26/2004

Global Id: T0602300376
Status: Open - Site Assessment
Status Date: 08/04/2009

Global Id: T0602300376
Status: Open - Site Assessment
Status Date: 05/13/2015

Global Id: T0602300376
Status: Open - Verification Monitoring
Status Date: 11/20/2014

Regulatory Activities:
Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 03/22/2005
Action: Notice of Responsibility

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 09/03/2013
Action: Staff Letter

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 12/03/2015
Action: Staff Letter

Global Id: T0602300376
Action Type: RESPONSE

BIG A AUTO PARTS (Continued) **S101294879**

Date: 12/11/2013
Action: Request for Closure - Regulator Responded

Global Id: T0602300376
Action Type: RESPONSE
Date: 09/10/2015
Action: Request for Closure - Regulator Responded

Global Id: T0602300376
Action Type: RESPONSE
Date: 09/10/2015
Action: Request for Closure - Regulator Responded

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 03/06/2008
Action: Technical Correspondence / Assistance / Other

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 11/04/2011
Action: Staff Letter

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 01/02/2014
Action: Staff Letter

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 05/19/2016
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 09/24/2015
Action: Staff Letter

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 09/24/2015
Action: Notification - Public Participation Document

Global Id: T0602300376
Action Type: Other
Date: 10/26/1993
Action: Leak Stopped

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 10/07/2003
Action: Staff Letter

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 07/08/2003
Action: Staff Letter

BIG A AUTO PARTS (Continued) **S101294879**

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 04/16/2003
Action: Staff Letter

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 09/17/2003
Action: Staff Letter

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 11/25/2003
Action: Staff Letter

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 01/21/2004
Action: Staff Letter

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 03/26/2004
Action: Staff Letter

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 05/07/2010
Action: Staff Letter

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 07/25/2016
Action: Closure/No Further Action Letter

Global Id: T0602300376
Action Type: Other
Date: 10/26/1993
Action: Leak Reported

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 02/17/2009
Action: File review

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 03/19/2013
Action: Staff Letter

Global Id: T0602300376
Action Type: Other
Date: 10/26/1993
Action: Leak Discovery

Global Id: T0602300376
Action Type: ENFORCEMENT

BIG A AUTO PARTS (Continued) **S101294879**

Date: 07/24/2009
Action: Staff Letter

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 08/22/2012
Action: Staff Letter

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 06/05/2012
Action: Staff Letter

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 02/20/2015
Action: Staff Letter

Global Id: T0602300376
Action Type: ENFORCEMENT
Date: 07/03/2014
Action: Staff Letter

LUST REG 1:
Region: 1
Facility ID: 1THU500
Staff Initials: HUM

SWEEPS UST:
Status: Not reported
Comp Number: 8801
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 12-000-008801-000001
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: DIESEL
Number Of Tanks: 1

HIST CORTESE:
Region: CORTESE
Facility County Code: 12
Reg By: LTNKA
Reg Id: 1THU500

E24 **REDWOOD OIL CO - GARBERVILLE CHEVRON GASOLINE STATION** **LUST** **S101294877**
NNE **830 REDWOOD DR** **CUPA Listings** **N/A**
1/8-1/4 **GARBERVILLE, CA 95542** **EMI**
0.135 mi. **HIST CORTESE**
714 ft. **Site 1 of 7 in cluster E**

Relative:
Lower

Actual:
536 ft.

LUST:

Region:	STATE
Global Id:	T0602300298
Latitude:	40.099477361
Longitude:	-123.795321009
Case Type:	LUST Cleanup Site
Status:	Open - Site Assessment
Status Date:	08/07/2015
Lead Agency:	HUMBOLDT COUNTY LOP
Case Worker:	MAV
Local Agency:	HUMBOLDT COUNTY LOP
RB Case Number:	1THU393
LOC Case Number:	12393
File Location:	Local Agency
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0602300298
Contact Type:	Local Agency Caseworker
Contact Name:	Mark Verhey
Organization Name:	HUMBOLDT COUNTY LOP
Address:	100 H Street, Suite 100
City:	Eureka
Email:	mark.verhey@co.humboldt.ca.us
Phone Number:	Not reported

Global Id:	T0602300298
Contact Type:	Regional Board Caseworker
Contact Name:	HUMBOLDT COUNTY LOP LEAD
Organization Name:	NORTH COAST RWQCB (REGION 1)
Address:	5550 SKYLANE BOULEVARD, SUITE A
City:	SANTA ROSA
Email:	dave.parson@waterboards.ca.gov
Phone Number:	7075762220

Status History:

Global Id:	T0602300298
Status:	Open - Case Begin Date
Status Date:	06/05/1992

Global Id:	T0602300298
Status:	Open - Remediation
Status Date:	03/15/2013

Global Id:	T0602300298
Status:	Open - Site Assessment
Status Date:	07/02/1992

Global Id:	T0602300298

REDWOOD OIL CO - GARBERVILLE CHEVRON GASOLINE STATION (Continued) **S101294877**

Status: Open - Site Assessment
Status Date: 11/09/1992

Global Id: T0602300298
Status: Open - Site Assessment
Status Date: 12/02/1992

Global Id: T0602300298
Status: Open - Site Assessment
Status Date: 08/13/2009

Global Id: T0602300298
Status: Open - Site Assessment
Status Date: 02/27/2012

Global Id: T0602300298
Status: Open - Site Assessment
Status Date: 08/07/2015

Global Id: T0602300298
Status: Open - Verification Monitoring
Status Date: 04/28/2015

Regulatory Activities:
Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 12/18/2007
Action: Technical Correspondence / Assistance / Other

Global Id: T0602300298
Action Type: RESPONSE
Date: 02/28/2013
Action: Other Workplan - Regulator Responded

Global Id: T0602300298
Action Type: RESPONSE
Date: 11/10/2014
Action: Request for Closure - Regulator Responded

Global Id: T0602300298
Action Type: RESPONSE
Date: 07/14/2016
Action: Interim Remedial Action Plan - Regulator Responded

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 07/02/1992
Action: * Historical Enforcement

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 03/10/2009
Action: Staff Letter

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 05/22/2009

REDWOOD OIL CO - GARBERVILLE CHEVRON GASOLINE STATION (Continued) **S101294877**

Action: Technical Correspondence / Assistance / Other

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 06/17/2016
Action: Staff Letter

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 03/09/2016
Action: Site Visit / Inspection / Sampling

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 09/08/2016
Action: Staff Letter

Global Id: T0602300298
Action Type: RESPONSE
Date: 04/01/2009
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0602300298
Action Type: RESPONSE
Date: 05/25/2010
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0602300298
Action Type: Other
Date: 06/05/1992
Action: Leak Stopped

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 06/17/2003
Action: Staff Letter

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 11/11/2009
Action: Staff Letter

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 06/03/2011
Action: Staff Letter

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 11/22/2006
Action: Technical Correspondence / Assistance / Other

Global Id: T0602300298
Action Type: REMEDIATION
Date: 10/31/2011
Action: Soil Vapor Extraction (SVE)

REDWOOD OIL CO - GARBERVILLE CHEVRON GASOLINE STATION (Continued) **S101294877**

Global Id: T0602300298
Action Type: REMEDIATION
Date: 12/16/2013
Action: Soil Vapor Extraction (SVE)

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 06/17/2014
Action: Staff Letter

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 07/15/2008
Action: Staff Letter

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 07/19/2011
Action: Staff Letter

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 09/23/2011
Action: Staff Letter

Global Id: T0602300298
Action Type: REMEDIATION
Date: 12/15/2014
Action: Dual Phase Extraction

Global Id: T0602300298
Action Type: REMEDIATION
Date: 03/11/2013
Action: Soil Vapor Extraction (SVE)

Global Id: T0602300298
Action Type: Other
Date: 06/05/1992
Action: Leak Reported

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 02/17/2009
Action: File review

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 07/01/2011
Action: Warning Letter

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 06/07/2012
Action: Staff Letter

Global Id: T0602300298
Action Type: ENFORCEMENT

REDWOOD OIL CO - GARBERVILLE CHEVRON GASOLINE STATION (Continued) **S101294877**

Date: 03/11/2015
Action: Staff Letter

Global Id: T0602300298
Action Type: Other
Date: 06/05/1992
Action: Leak Discovery

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 08/12/2009
Action: Staff Letter

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 08/13/2009
Action: Staff Letter

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 04/30/2008
Action: Staff Letter

Global Id: T0602300298
Action Type: ENFORCEMENT
Date: 03/07/2013
Action: Staff Letter

LUST REG 1:
Region: 1
Facility ID: 1THU393
Staff Initials: HUM

CUPA HUMBOLDT:
Local Site Id: FA0002638
Facility Address 2: Not reported
Program Identifier: CUPA - HMBP
Program Element Code Desc: 4201 HMBP and/or Inventory
Permit Status: Active
Latitude: 40.09947
Longitude: -123.7953
CERS ID: 10020637

Local Site Id: FA0002638
Facility Address 2: Not reported
Program Identifier: CUPA - UST
Program Element Code Desc: 4101 UST Facility Operating Permit
Permit Status: Active
Latitude: 40.09947
Longitude: -123.7953
CERS ID: 10020637

Local Site Id: FA0002638
Facility Address 2: Not reported
Program Identifier: CUPA - Hazardous Materials Facility Fee

REDWOOD OIL CO - GARBERVILLE CHEVRON GASOLINE STATION (Continued) **S101294877**

Program Element Code Desc: 4202 Hazardous Materials Facility Fee
Permit Status: Inactive
Latitude: 40.09947
Longitude: -123.7953
CERS ID: 10020637

Local Site Id: FA0002638
Facility Address 2: Not reported
Program Identifier: CUPA - Response Team Support
Program Element Code Desc: 5056 HazMat Emergency Response Team Support
Permit Status: Inactive
Latitude: 40.09947
Longitude: -123.7953
CERS ID: 10020637

Local Site Id: FA0002638
Facility Address 2: Not reported
Program Identifier: CUPA - SQG
Program Element Code Desc: 4401 Hazardous Waste Generator (SQG)
Permit Status: Active
Latitude: 40.09947
Longitude: -123.7953
CERS ID: 10020637

EMI:
Year: 2006
County Code: 12
Air Basin: NC
Facility ID: 629
Air District Name: NCU
SIC Code: 5541
Air District Name: NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .5095914862014847924
Reactive Organic Gases Tons/Yr: .5070465
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Year: 2007
County Code: 12
Air Basin: NC
Facility ID: 629
Air District Name: NCU
SIC Code: 5541
Air District Name: NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .4535562367640560278
Reactive Organic Gases Tons/Yr: .4512911
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0

REDWOOD OIL CO - GARBERVILLE CHEVRON GASOLINE STATION (Continued) **S101294877**

Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Year: 2008
County Code: 12
Air Basin: NC
Facility ID: 629
Air District Name: NCU
SIC Code: 5541
Air District Name: NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .4547520087018461657
Reactive Organic Gases Tons/Yr: .4524809
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Year: 2009
County Code: 12
Air Basin: NC
Facility ID: 629
Air District Name: NCU
SIC Code: 5541
Air District Name: NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.46498993858898202
Reactive Organic Gases Tons/Yr: 0.46266770000000002
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Year: 2010
County Code: 12
Air Basin: NC
Facility ID: 629
Air District Name: NCU
SIC Code: 5541
Air District Name: NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.46498993858898202
Reactive Organic Gases Tons/Yr: 0.46266770000000002
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Year: 2011
County Code: 12
Air Basin: NC
Facility ID: 629

REDWOOD OIL CO - GARBERVILLE CHEVRON GASOLINE STATION (Continued) **S101294877**

Air District Name:	NCU
SIC Code:	5541
Air District Name:	NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.41184643101
Reactive Organic Gases Tons/Yr:	0.4097896
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2014
County Code:	12
Air Basin:	NC
Facility ID:	629
Air District Name:	NCU
SIC Code:	5541
Air District Name:	NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	A
Total Organic Hydrocarbon Gases Tons/Yr:	1.288816354
Reactive Organic Gases Tons/Yr:	1.288816354
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

HIST CORTESE:

Region:	CORTESE
Facility County Code:	12
Reg By:	LTNKA
Reg Id:	1THU393

E25 **ANDERSONS BEACON** **HIST UST** **1000218824**
NNE **830 REDWOOD DR** **N/A**
1/8-1/4 **GARBERVILLE, CA 95440**
0.135 mi.
714 ft. **Site 2 of 7 in cluster E**

Relative:
Lower

Actual:
536 ft.

HIST UST:

File Number:	00025C35
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00025C35.pdf
Region:	STATE
Facility ID:	00000033467
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	D. LANCE ANDERSON
Telephone:	7079233800
Owner Name:	ANDERSON'S BEACON INC
Owner Address:	830 REDWOOD DR
Owner City,St,Zip:	GARBERVILLE, CA 95440
Total Tanks:	0004
Tank Num:	001

ANDERSONS BEACON (Continued) **1000218824**

Container Num:	1R
Year Installed:	Not reported
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, Pressure Test

Tank Num:	002
Container Num:	2U
Year Installed:	Not reported
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, Pressure Test

Tank Num:	003
Container Num:	3PU
Year Installed:	Not reported
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, Pressure Test

Tank Num:	004
Container Num:	4P
Year Installed:	Not reported
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, Pressure Test

Click here for Geo Tracker PDF:

E26 **REDWOOD OIL CO - GARBERVILLE CHEVRON** **UST** **U003778255**
NNE **830 REDWOOD DR** **SWEEPS UST** **N/A**
1/8-1/4 **GARBERVILLE, CA 95542** **CHMIRS**
0.135 mi.
714 ft. **Site 3 of 7 in cluster E**

Relative:
Lower

Actual:
536 ft.

UST:

Facility ID:	12-000-000461
Permitting Agency:	HUMBOLDT COUNTY
Latitude:	40.099478614
Longitude:	-123.795363007

SWEEPS UST:

Status:	Active
Comp Number:	33467
Number:	3
Board Of Equalization:	44-005038
Referral Date:	05-17-93
Action Date:	05-17-93
Created Date:	07-31-88

REDWOOD OIL CO - GARBERVILLE CHEVRON (Continued) **U003778255**

Owner Tank Id: 1R
SWRCB Tank Id: 12-000-033467-000001
Tank Status: A
Capacity: 8000
Active Date: 05-10-91
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 6

Status: Active
Comp Number: 33467
Number: 3
Board Of Equalization: 44-005038
Referral Date: 05-17-93
Action Date: 05-17-93
Created Date: 07-31-88
Owner Tank Id: 2U
SWRCB Tank Id: 12-000-033467-000002
Tank Status: A
Capacity: 8000
Active Date: 05-10-91
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 33467
Number: 3
Board Of Equalization: 44-005038
Referral Date: 05-17-93
Action Date: 05-17-93
Created Date: 07-31-88
Owner Tank Id: 3PU
SWRCB Tank Id: 12-000-033467-000003
Tank Status: A
Capacity: 5000
Active Date: 05-10-91
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 33467
Number: 3
Board Of Equalization: 44-005038
Referral Date: 05-17-93
Action Date: 05-17-93
Created Date: 07-31-88
Owner Tank Id: 4P
SWRCB Tank Id: 12-000-033467-000004
Tank Status: A
Capacity: 5000
Active Date: 05-10-91
Tank Use: M.V. FUEL

REDWOOD OIL CO - GARBERVILLE CHEVRON (Continued) **U003778255**

STG:	P
Content:	DIESEL
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	33467
Number:	3
Board Of Equalization:	44-005038
Referral Date:	05-17-93
Action Date:	05-17-93
Created Date:	07-31-88
Owner Tank Id:	5
SWRCB Tank Id:	12-000-033467-000005
Tank Status:	A
Capacity:	300
Active Date:	06-11-91
Tank Use:	OIL
STG:	W
Content:	WASTE OIL
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	33467
Number:	3
Board Of Equalization:	44-005038
Referral Date:	05-17-93
Action Date:	05-17-93
Created Date:	07-31-88
Owner Tank Id:	6
SWRCB Tank Id:	12-000-033467-000006
Tank Status:	A
Capacity:	300
Active Date:	05-10-91
Tank Use:	OIL
STG:	W
Content:	WASTE OIL
Number Of Tanks:	Not reported

CHMIRS:

OES Incident Number:	08-2983
OES notification:	04/22/2008
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported

REDWOOD OIL CO - GARBERVILLE CHEVRON (Continued) **U003778255**

Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	Yes
Waterway:	Storm drain
Spill Site:	Service Station
Cleanup By:	Responsible Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Gal(s)
Other:	Not reported
Date/Time:	2150
Year:	2008
Agency:	NRC
Incident Date:	4/22/2008
Admin Agency:	Humboldt County Environmental Health
Amount:	Not reported
Contained:	Yes
Site Type:	Storm drain
E Date:	Not reported
Substance:	Diesel
Quantity Released:	5
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Per NRC, "Diesel fuel has spilled into a storm drain from an overfilled passenger truck located at a gas station."

E27
NE
1/8-1/4
0.137 mi.
722 ft.

HPI - GARBERVILLE SHELL
860 REDWOOD DR
GARBERVILLE, CA 95542

Site 4 of 7 in cluster E

LUST **S101294878**
CUPA Listings **N/A**
HIST CORTESE

Relative:
Higher

Actual:
543 ft.

LUST:

Region:	STATE
Global Id:	T0602300252
Latitude:	40.0991649870726
Longitude:	-123.795274923434
Case Type:	LUST Cleanup Site
Status:	Open - Eligible for Closure
Status Date:	06/14/2016
Lead Agency:	HUMBOLDT COUNTY LOP
Case Worker:	MAV
Local Agency:	HUMBOLDT COUNTY LOP
RB Case Number:	1THU331
LOC Case Number:	12331
File Location:	Local Agency
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0602300252
Contact Type:	Local Agency Caseworker
Contact Name:	Mark Verhey
Organization Name:	HUMBOLDT COUNTY LOP
Address:	100 H Street, Suite 100
City:	Eureka
Email:	mark.verhey@co.humboldt.ca.us
Phone Number:	Not reported

Global Id:	T0602300252
Contact Type:	Regional Board Caseworker
Contact Name:	HUMBOLDT COUNTY LOP LEAD
Organization Name:	NORTH COAST RWQCB (REGION 1)
Address:	5550 SKYLANE BOULEVARD, SUITE A
City:	SANTA ROSA
Email:	dave.parson@waterboards.ca.gov
Phone Number:	7075762220

Status History:

Global Id:	T0602300252
Status:	Open - Case Begin Date
Status Date:	10/26/1990

Global Id:	T0602300252
Status:	Open - Eligible for Closure
Status Date:	06/14/2016

Global Id:	T0602300252
Status:	Open - Remediation
Status Date:	05/18/2004

Global Id:	T0602300252

HPI - GARBERVILLE SHELL (Continued) **S101294878**

Status: Open - Remediation
Status Date: 08/19/2009

Global Id: T0602300252
Status: Open - Remediation
Status Date: 07/30/2013

Global Id: T0602300252
Status: Open - Remediation
Status Date: 05/13/2015

Global Id: T0602300252
Status: Open - Site Assessment
Status Date: 11/09/1990

Global Id: T0602300252
Status: Open - Site Assessment
Status Date: 07/16/1991

Global Id: T0602300252
Status: Open - Site Assessment
Status Date: 08/01/1991

Global Id: T0602300252
Status: Open - Site Assessment
Status Date: 06/17/2003

Global Id: T0602300252
Status: Open - Site Assessment
Status Date: 11/06/2003

Global Id: T0602300252
Status: Open - Site Assessment
Status Date: 04/08/2004

Global Id: T0602300252
Status: Open - Site Assessment
Status Date: 04/30/2004

Global Id: T0602300252
Status: Open - Site Assessment
Status Date: 05/20/2004

Global Id: T0602300252
Status: Open - Site Assessment
Status Date: 08/12/2009

Global Id: T0602300252
Status: Open - Verification Monitoring
Status Date: 11/12/2014

Global Id: T0602300252
Status: Open - Verification Monitoring
Status Date: 04/29/2016

Regulatory Activities:
Global Id: T0602300252

HPI - GARBERVILLE SHELL (Continued) **S101294878**

Action Type: RESPONSE
Date: 05/06/2013
Action: Remedial Investigation Workplan - Regulator Responded

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 11/09/1990
Action: * Historical Enforcement

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 05/13/2013
Action: Staff Letter

Global Id: T0602300252
Action Type: RESPONSE
Date: 03/21/2012
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 03/11/2016
Action: Meeting

Global Id: T0602300252
Action Type: REMEDIATION
Date: 09/19/2009
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 08/16/2016
Action: Staff Letter

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 06/15/2016
Action: Notification - Public Participation Document

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 01/22/2014
Action: Staff Letter

Global Id: T0602300252
Action Type: RESPONSE
Date: 01/29/2010
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 06/27/2016
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0602300252
Action Type: Other
Date: 10/26/1990

HPI - GARBERVILLE SHELL (Continued) **S101294878**

Action: Leak Stopped

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 01/13/2011
Action: Staff Letter

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 06/20/2011
Action: Staff Letter

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 11/15/2006
Action: Staff Letter

Global Id: T0602300252
Action Type: REMEDIATION
Date: 08/09/2013
Action: Other (Use Description Field)

Global Id: T0602300252
Action Type: RESPONSE
Date: 07/23/2009
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0602300252
Action Type: RESPONSE
Date: 12/16/2008
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 06/15/2016
Action: Staff Letter

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 12/18/2007
Action: Technical Correspondence / Assistance / Other

Global Id: T0602300252
Action Type: RESPONSE
Date: 03/29/2013
Action: Monitoring Report - Quarterly

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 06/17/2003
Action: Staff Letter

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 04/08/2004
Action: Staff Letter

HPI - GARBERVILLE SHELL (Continued) **S101294878**

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 05/20/2004
Action: Staff Letter

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 07/19/2011
Action: Staff Letter

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 02/13/2009
Action: File review

Global Id: T0602300252
Action Type: Other
Date: 10/26/1990
Action: Leak Reported

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 03/11/2009
Action: Staff Letter

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 04/30/2004
Action: Staff Letter

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 11/06/2003
Action: Staff Letter

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 05/18/2004
Action: Staff Letter

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 11/20/2012
Action: Staff Letter

Global Id: T0602300252
Action Type: RESPONSE
Date: 02/15/2011
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0602300252
Action Type: Other
Date: 10/26/1990
Action: Leak Discovery

Global Id: T0602300252
Action Type: ENFORCEMENT

HPI - GARBERVILLE SHELL (Continued) **S101294878**

Date: 08/10/2009
Action: Staff Letter

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 05/15/2012
Action: Staff Letter

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 07/16/2009
Action: Staff Letter

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 10/29/2009
Action: Waste Discharge Requirements

Global Id: T0602300252
Action Type: ENFORCEMENT
Date: 03/06/2015
Action: Staff Letter

LUST REG 1:
Region: 1
Facility ID: 1THU331
Staff Initials: HUM

CUPA HUMBOLDT:
Local Site Id: FA0001512
Facility Address 2: Not reported
Program Identifier: CUPA - HMBP
Program Element Code Desc: 4201 HMBP and/or Inventory
Permit Status: Active
Latitude: 40.09917
Longitude: -123.7954
CERS ID: 10020589

Local Site Id: FA0001512
Facility Address 2: Not reported
Program Identifier: CUPA - UST
Program Element Code Desc: 4101 UST Facility Operating Permit
Permit Status: Active
Latitude: 40.09917
Longitude: -123.7954
CERS ID: 10020589

Local Site Id: FA0001512
Facility Address 2: Not reported
Program Identifier: CUPA - Hazardous Materials Facility Fee
Program Element Code Desc: 4202 Hazardous Materials Facility Fee
Permit Status: (none)
Latitude: 40.09917
Longitude: -123.7954
CERS ID: 10020589

HPI - GARBERVILLE SHELL (Continued) **S101294878**

Local Site Id: FA0001512
Facility Address 2: Not reported
Program Identifier: CUPA - Response Team Support
Program Element Code Desc: 5056 HazMat Emergency Response Team Support
Permit Status: Inactive
Latitude: 40.09917
Longitude: -123.7954
CERS ID: 10020589

Local Site Id: FA0001512
Facility Address 2: Not reported
Program Identifier: CUPA - SQG
Program Element Code Desc: 4401 Hazardous Waste Generator (SQG)
Permit Status: Active
Latitude: 40.09917
Longitude: -123.7954
CERS ID: 10020589

HIST CORTESE:
Region: CORTESE
Facility County Code: 12
Reg By: LTNKA
Reg Id: 1THU331

E28 **HPI GARBERVILLE SHELL PETRO** **SWEEPS UST** **U001609937**
NE **860 REDWOOD DR** **HIST UST** **N/A**
1/8-1/4 **GARBERVILLE, CA 95440**
0.137 mi.
722 ft. **Site 5 of 7 in cluster E**

Relative:
Higher

Actual:
543 ft.

SWEEPS UST:
Status: Not reported
Comp Number: 49893
Number: Not reported
Board Of Equalization: 44-004821
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 12-000-049893-000001
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: DIESEL
Number Of Tanks: 5

Status: Not reported
Comp Number: 49893
Number: Not reported
Board Of Equalization: 44-004821
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 12-000-049893-000002

HPI GARBERVILLE SHELL PETRO (Continued) **U001609937**

Tank Status:	Not reported
Capacity:	300
Active Date:	Not reported
Tank Use:	OIL
STG:	WASTE
Content:	WASTE OIL
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	49893
Number:	Not reported
Board Of Equalization:	44-004821
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	12-000-049893-000003
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	49893
Number:	Not reported
Board Of Equalization:	44-004821
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	12-000-049893-000004
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	LEADED
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	49893
Number:	Not reported
Board Of Equalization:	44-004821
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	12-000-049893-000005
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED

HPI GARBERVILLE SHELL PETRO (Continued) **U001609937**

Number Of Tanks: Not reported

Status: Active
Comp Number: 49893
Number: 1
Board Of Equalization: 44-004821
Referral Date: 06-05-92
Action Date: 06-05-92
Created Date: 07-31-88
Owner Tank Id: 1
SWRCB Tank Id: 12-000-049893-000006
Tank Status: A
Capacity: 8000
Active Date: 06-13-91
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: 4

Status: Active
Comp Number: 49893
Number: 1
Board Of Equalization: 44-004821
Referral Date: 06-05-92
Action Date: 06-05-92
Created Date: 07-31-88
Owner Tank Id: 2
SWRCB Tank Id: 12-000-049893-000007
Tank Status: A
Capacity: 10000
Active Date: 06-13-91
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 49893
Number: 1
Board Of Equalization: 44-004821
Referral Date: 06-05-92
Action Date: 06-05-92
Created Date: 07-31-88
Owner Tank Id: 3
SWRCB Tank Id: 12-000-049893-000008
Tank Status: A
Capacity: 6000
Active Date: 06-13-91
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 49893
Number: 1
Board Of Equalization: 44-004821

HPI GARBERVILLE SHELL PETRO (Continued) **U001609937**

Referral Date:	06-05-92
Action Date:	06-05-92
Created Date:	07-31-88
Owner Tank Id:	4
SWRCB Tank Id:	12-000-049893-000009
Tank Status:	A
Capacity:	6000
Active Date:	06-13-91
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	Not reported

HIST UST:

File Number:	00025F09
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00025F09.pdf
Region:	STATE
Facility ID:	00000049893
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	DEALER
Telephone:	7079233673
Owner Name:	HUMBOLT PETROLEUM
Owner Address:	322 I STREET
Owner City,St,Zip:	EUREKA, CA 95502
Total Tanks:	0005
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Pressure Test
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00000300
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Pressure Test
Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Pressure Test
Tank Num:	004
Container Num:	4
Year Installed:	Not reported

HPI GARBERVILLE SHELL PETRO (Continued) **U001609937**

Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Pressure Test
Tank Num:	005
Container Num:	5
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Pressure Test

Click here for Geo Tracker PDF:

E29
NE
1/8-1/4
0.137 mi.
722 ft.

HPI - GARBERVILLE SHELL **UST** **U003778283**
860 REDWOOD DR **N/A**
GARBERVILLE, CA 95542

Site 6 of 7 in cluster E

Relative:
Higher

Actual:
543 ft.

UST:

Facility ID:	12-000-000431
Permitting Agency:	HUMBOLDT COUNTY
Latitude:	40.100365
Longitude:	-123.794038

30
NNE
1/8-1/4
0.178 mi.
942 ft.

GARBERVILLE TEXACO, FORMER **LUST** **S117896763**
776 REDWOOD DR **N/A**
GARBERVILLE, CA 95542

Relative:
Lower

Actual:
526 ft.

LUST:

Region:	STATE
Global Id:	T10000007038
Latitude:	40.10046
Longitude:	-123.7952
Case Type:	LUST Cleanup Site
Status:	Open - Site Assessment
Status Date:	06/08/2015
Lead Agency:	HUMBOLDT COUNTY LOP
Case Worker:	MAV
Local Agency:	HUMBOLDT COUNTY LOP
RB Case Number:	Not reported
LOC Case Number:	121001
File Location:	Not reported
Potential Media Affect:	Other Groundwater (uses other than drinking water), Soil
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T10000007038

GARBERVILLE TEXACO, FORMER (Continued) **S117896763**

Contact Type: Local Agency Caseworker
Contact Name: Mark Verhey
Organization Name: HUMBOLDT COUNTY LOP
Address: 100 H Street, Suite 100
City: Eureka
Email: mark.verhey@co.humboldt.ca.us
Phone Number: Not reported

Status History:
Global Id: T10000007038
Status: Open - Case Begin Date
Status Date: 06/08/2015

Global Id: T10000007038
Status: Open - Site Assessment
Status Date: 06/08/2015

Regulatory Activities:
Global Id: T10000007038
Action Type: Other
Date: 06/08/2015
Action: Leak Discovery

Global Id: T10000007038
Action Type: ENFORCEMENT
Date: 11/04/2015
Action: Staff Letter

Global Id: T10000007038
Action Type: Other
Date: 06/08/2015
Action: Leak Reported

Global Id: T10000007038
Action Type: ENFORCEMENT
Date: 06/08/2015
Action: Notification - Site Designation

Global Id: T10000007038
Action Type: Other
Date: 01/01/1955
Action: Leak Began

Global Id: T10000007038
Action Type: Other
Date: 01/01/1970
Action: Leak Stopped

E31
NE
1/8-1/4
0.183 mi.
964 ft.

CHEVRON #9-0667
412 MAPLE
GARBERVILLE, CA 95542

Site 7 of 7 in cluster E

LUST
HIST CORTESE

EDR ID Number: S102427091
EPA ID Number: N/A

Relative:
Higher

Actual:
542 ft.

LUST:

Region:	STATE
Global Id:	T0602300379
Latitude:	40.0999120384343
Longitude:	-123.794732545883
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	09/19/2011
Lead Agency:	HUMBOLDT COUNTY LOP
Case Worker:	MAV
Local Agency:	HUMBOLDT COUNTY LOP
RB Case Number:	1THU503
LOC Case Number:	12503
File Location:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0602300379
Contact Type:	Local Agency Caseworker
Contact Name:	Mark Verhey
Organization Name:	HUMBOLDT COUNTY LOP
Address:	100 H Street, Suite 100
City:	Eureka
Email:	mark.verhey@co.humboldt.ca.us
Phone Number:	Not reported

Global Id:	T0602300379
Contact Type:	Regional Board Caseworker
Contact Name:	HUMBOLDT COUNTY LOP CLOSED SITE
Organization Name:	NORTH COAST RWQCB (REGION 1)
Address:	5550 SKYLANE BOULEVARD, SUITE A
City:	SANTA ROSA
Email:	Not reported
Phone Number:	Not reported

Status History:

Global Id:	T0602300379
Status:	Completed - Case Closed
Status Date:	03/26/2004

Global Id:	T0602300379
Status:	Completed - Case Closed
Status Date:	09/19/2011

Global Id:	T0602300379
Status:	Open - Case Begin Date
Status Date:	01/13/1993

Global Id:	T0602300379

CHEVRON #9-0667 (Continued) **S102427091**

Status: Open - Site Assessment
Status Date: 01/13/1993

Global Id: T0602300379
Status: Open - Site Assessment
Status Date: 08/01/1994

Global Id: T0602300379
Status: Open - Site Assessment
Status Date: 08/23/1994

Global Id: T0602300379
Status: Open - Site Assessment
Status Date: 04/16/2003

Global Id: T0602300379
Status: Open - Site Assessment
Status Date: 11/21/2003

Global Id: T0602300379
Status: Open - Site Assessment
Status Date: 03/26/2004

Regulatory Activities:
Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 04/07/2008
Action: Staff Letter

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 04/29/2009
Action: Staff Letter

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 03/22/2011
Action: Staff Letter

Global Id: T0602300379
Action Type: Other
Date: 12/13/1993
Action: Leak Stopped

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 11/16/2006
Action: Staff Letter

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 12/30/2011
Action: Closure/No Further Action Letter

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 10/16/2008

CHEVRON #9-0667 (Continued) **S102427091**

Action: Staff Letter

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 03/22/2005
Action: Notice of Responsibility

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 01/04/2011
Action: Staff Letter

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 12/02/2008
Action: Staff Letter

Global Id: T0602300379
Action Type: Other
Date: 12/13/1993
Action: Leak Reported

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 02/02/2009
Action: Staff Letter

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 12/05/2006
Action: Staff Letter

Global Id: T0602300379
Action Type: Other
Date: 12/13/1993
Action: Leak Discovery

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 04/16/2003
Action: Staff Letter

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 03/26/2004
Action: Staff Letter

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 07/10/2009
Action: Staff Letter

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 10/01/2009
Action: Staff Letter

CHEVRON #9-0667 (Continued) **S102427091**

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 04/30/2008
Action: Staff Letter

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 04/06/2011
Action: Petition Submitted for Review

Global Id: T0602300379
Action Type: ENFORCEMENT
Date: 11/21/2003
Action: Staff Letter

LUST REG 1:
Region: 1
Facility ID: 1THU503
Staff Initials: HUM

HIST CORTESE:
Region: CORTESE
Facility County Code: 12
Reg By: LTNKA
Reg Id: 1THU503

32
NNE
1/8-1/4
0.220 mi.
1161 ft.

SOUTHERN HUMBOLDT BUILDERS
690 THOMAS DRIVE
GARBERVILLE, CA 95542

LUST **S102437833**
SWEEPS UST **N/A**
HIST CORTESE

Relative:
Lower

Actual:
503 ft.

LUST:
Region: STATE
Global Id: T0602300139
Latitude: 40.1015859
Longitude: -123.7955135
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 01/07/1991
Lead Agency: NORTH COAST RWQCB (REGION 1)
Case Worker: ZZZ
Local Agency: HUMBOLDT COUNTY LOP
RB Case Number: 1THU174
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0602300139
Contact Type: Local Agency Caseworker
Contact Name: Mark Verhey

SOUTHERN HUMBOLDT BUILDERS (Continued) **S102437833**

Organization Name: HUMBOLDT COUNTY LOP
Address: 100 H Street, Suite 100
City: Eureka
Email: mark.verhey@co.humboldt.ca.us
Phone Number: Not reported

Global Id: T0602300139
Contact Type: Regional Board Caseworker
Contact Name: REGIONAL WATER BOARD SITE CLOSED
Organization Name: NORTH COAST RWQCB (REGION 1)
Address: 5550 SKYLANE BOULEVARD, SUITE A
City: SANTA ROSA
Email: craig.hunt@waterboards.ca.gov
Phone Number: 7075762220

Status History:
Global Id: T0602300139
Status: Completed - Case Closed
Status Date: 01/07/1991

Global Id: T0602300139
Status: Open - Case Begin Date
Status Date: 10/30/1989

Global Id: T0602300139
Status: Open - Remediation
Status Date: 01/06/1991

Global Id: T0602300139
Status: Open - Site Assessment
Status Date: 11/28/1989

Global Id: T0602300139
Status: Open - Site Assessment
Status Date: 01/06/1991

Global Id: T0602300139
Status: Open - Verification Monitoring
Status Date: 01/06/1991

Regulatory Activities:
Global Id: T0602300139
Action Type: ENFORCEMENT
Date: 11/28/1989
Action: * Historical Enforcement

Global Id: T0602300139
Action Type: Other
Date: 10/30/1989
Action: Leak Stopped

Global Id: T0602300139
Action Type: Other
Date: 10/30/1989
Action: Leak Reported

SOUTHERN HUMBOLDT BUILDERS (Continued) **S102437833**

Global Id: T0602300139
Action Type: Other
Date: 10/30/1989
Action: Leak Discovery

LUST REG 1:
Region: 1
Facility ID: 1THU174
Staff Initials: Closed

SWEEPS UST:
Status: Not reported
Comp Number: 67975
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 12-000-067975-000001
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 1

HIST CORTESE:
Region: CORTESE
Facility County Code: 12
Reg By: LTNKA
Reg Id: 1THU174

F33 **FRONTIER CALIFORNIA: GARBERVILLE CO** **LUST** **1000400045**
NE **485 CONGER ST** **HIST UST** **N/A**
1/4-1/2 **GARBERVILLE, CA 95542** **CUPA Listings**
0.311 mi. **HIST CORTESE**
1644 ft. **Site 1 of 2 in cluster F**

Relative: Higher

Actual: 543 ft.

LUST:
Region: STATE
Global Id: T0602300038
Latitude: 40.1015153
Longitude: -123.7933111
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 05/19/1999
Lead Agency: HUMBOLDT COUNTY LOP
Case Worker: MAV
Local Agency: HUMBOLDT COUNTY LOP
RB Case Number: 1THU043
LOC Case Number: 12043
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply

FRONTIER CALIFORNIA: GARBERVILLE CO (Continued) **1000400045**

Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0602300038
Contact Type: Local Agency Caseworker
Contact Name: Mark Verhey
Organization Name: HUMBOLDT COUNTY LOP
Address: 100 H Street, Suite 100
City: Eureka
Email: mark.verhey@co.humboldt.ca.us
Phone Number: Not reported

Global Id: T0602300038
Contact Type: Regional Board Caseworker
Contact Name: HUMBOLDT COUNTY LOP CLOSED SITE
Organization Name: NORTH COAST RWQCB (REGION 1)
Address: 5550 SKYLANE BOULEVARD, SUITE A
City: SANTA ROSA
Email: Not reported
Phone Number: Not reported

Status History:
Global Id: T0602300038
Status: Completed - Case Closed
Status Date: 05/19/1999

Global Id: T0602300038
Status: Open - Case Begin Date
Status Date: 05/12/1988

Global Id: T0602300038
Status: Open - Remediation
Status Date: 11/08/1989

Global Id: T0602300038
Status: Open - Remediation
Status Date: 11/23/1993

Global Id: T0602300038
Status: Open - Site Assessment
Status Date: 06/07/1988

Global Id: T0602300038
Status: Open - Site Assessment
Status Date: 09/26/1988

Global Id: T0602300038
Status: Open - Site Assessment
Status Date: 01/04/1990

Global Id: T0602300038
Status: Open - Site Assessment
Status Date: 09/14/1993

FRONTIER CALIFORNIA: GARBERVILLE CO (Continued) **1000400045**

Global Id: T0602300038
Status: Open - Verification Monitoring
Status Date: 05/18/1998

Regulatory Activities:
Global Id: T0602300038
Action Type: ENFORCEMENT
Date: 05/19/1999
Action: Closure/No Further Action Letter

Global Id: T0602300038
Action Type: ENFORCEMENT
Date: 09/01/1988
Action: * Historical Enforcement

Global Id: T0602300038
Action Type: Other
Date: 05/12/1988
Action: Leak Stopped

Global Id: T0602300038
Action Type: Other
Date: 05/12/1988
Action: Leak Reported

Global Id: T0602300038
Action Type: Other
Date: 05/12/1988
Action: Leak Discovery

LUST REG 1:
Region: 1
Facility ID: 1THU043
Staff Initials: HUM

HIST UST:
File Number: 00025D68
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00025D68.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported

FRONTIER CALIFORNIA: GARBERVILLE CO (Continued) **1000400045**

Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CUPA HUMBOLDT:
Local Site Id: FA0003525
Facility Address 2: Not reported
Program Identifier: CUPA - HMBP
Program Element Code Desc: 4201 HMBP and/or Inventory
Permit Status: Active
Latitude: 40.10153
Longitude: -123.7931
CERS ID: 10479523

Local Site Id: FA0003525
Facility Address 2: Not reported
Program Identifier: CUPA - Hazardous Materials Facility Fee
Program Element Code Desc: 4202 Hazardous Materials Facility Fee
Permit Status: Inactive
Latitude: 40.10153
Longitude: -123.7931
CERS ID: 10479523

Local Site Id: FA0003525
Facility Address 2: Not reported
Program Identifier: CUPA - Response Team Support
Program Element Code Desc: 5056 HazMat Emergency Response Team Support
Permit Status: Inactive
Latitude: 40.10153
Longitude: -123.7931
CERS ID: 10479523

HIST CORTESE:
Region: CORTESE
Facility County Code: 12
Reg By: LTNKA
Reg Id: 1THU043

---

34 SSW 1/4-1/2 0.323 mi. 1704 ft.

ALICE JEWETT ELEMENTARY SCHOOL
ALDERPOINT ROAD
ALDERPOINT, CA 95542

LUST **S110654165**
N/A

Relative: Lower

Actual: 374 ft.

LUST:
Region: STATE
Global Id: T0602300363
Latitude: 40.0922202
Longitude: -123.7995628
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 04/19/1996
Lead Agency: HUMBOLDT COUNTY LOP
Case Worker: MAV
Local Agency: HUMBOLDT COUNTY LOP
RB Case Number: 1THU477

ALICE JEWETT ELEMENTARY SCHOOL (Continued) **S110654165**

LOC Case Number: 12477
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0602300363
Contact Type: Local Agency Caseworker
Contact Name: Mark Verhey
Organization Name: HUMBOLDT COUNTY LOP
Address: 100 H Street, Suite 100
City: Eureka
Email: mark.verhey@co.humboldt.ca.us
Phone Number: Not reported

Global Id: T0602300363
Contact Type: Regional Board Caseworker
Contact Name: HUMBOLDT COUNTY LOP CLOSED SITE
Organization Name: NORTH COAST RWQCB (REGION 1)
Address: 5550 SKYLANE BOULEVARD, SUITE A
City: SANTA ROSA
Email: Not reported
Phone Number: Not reported

Status History:
Global Id: T0602300363
Status: Completed - Case Closed
Status Date: 04/19/1996

Global Id: T0602300363
Status: Open - Case Begin Date
Status Date: 08/26/1993

Global Id: T0602300363
Status: Open - Remediation
Status Date: 04/18/1996

Global Id: T0602300363
Status: Open - Site Assessment
Status Date: 09/13/1993

Global Id: T0602300363
Status: Open - Site Assessment
Status Date: 11/17/1994

Global Id: T0602300363
Status: Open - Site Assessment
Status Date: 11/23/1994

Global Id: T0602300363
Status: Open - Site Assessment
Status Date: 04/18/1996

Global Id: T0602300363

ALICE JEWETT ELEMENTARY SCHOOL (Continued) **S110654165**

Status: Open - Verification Monitoring
Status Date: 04/18/1996

Regulatory Activities:
Global Id: T0602300363
Action Type: Other
Date: 08/26/1993
Action: Leak Stopped

Global Id: T0602300363
Action Type: Other
Date: 08/26/1993
Action: Leak Reported

Global Id: T0602300363
Action Type: Other
Date: 08/26/1993
Action: Leak Discovery

F35 **SOUTHERN HUMBOLDT COMM. HEALTH CARE DIST.-JEROLD PHELPS COMM** **LUST** **S101294872**
NE **733 CEDAR ST** **CUPA Listings** **N/A**
1/4-1/2 **GARBERVILLE, CA 95542** **HIST CORTESE**
0.344 mi.
1816 ft. **Site 2 of 2 in cluster F**

Relative:
Higher

Actual:
551 ft.

LUST:
Region: STATE
Global Id: T0602300342
Latitude: 40.101679
Longitude: -123.791928
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 08/19/2004
Lead Agency: HUMBOLDT COUNTY LOP
Case Worker: BS
Local Agency: HUMBOLDT COUNTY LOP
RB Case Number: 1THU448
LOC Case Number: 12448
File Location: Local Agency
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0602300342
Contact Type: Local Agency Caseworker
Contact Name: BOB STONE
Organization Name: HUMBOLDT COUNTY LOP
Address: 100 H STREET, SUITE 100
City: EUREKA
Email: bstone@co.humboldt.ca.us
Phone Number: Not reported

Global Id: T0602300342
Contact Type: Regional Board Caseworker

SOUTHERN HUMBOLDT COMM. HEALTH CARE DIST.-JEROLD PHELPS COMM (Continued) **S101294872**

Contact Name: HUMBOLDT COUNTY LOP CLOSED SITE
Organization Name: NORTH COAST RWQCB (REGION 1)
Address: 5550 SKYLANE BOULEVARD, SUITE A
City: SANTA ROSA
Email: Not reported
Phone Number: Not reported

Status History:
Global Id: T0602300342
Status: Completed - Case Closed
Status Date: 08/19/2004

Global Id: T0602300342
Status: Open - Case Begin Date
Status Date: 02/03/1993

Global Id: T0602300342
Status: Open - Remediation
Status Date: 07/15/1993

Global Id: T0602300342
Status: Open - Site Assessment
Status Date: 03/18/1993

Global Id: T0602300342
Status: Open - Site Assessment
Status Date: 06/10/1993

Global Id: T0602300342
Status: Open - Site Assessment
Status Date: 03/02/1994

Global Id: T0602300342
Status: Open - Verification Monitoring
Status Date: 05/14/1998

Global Id: T0602300342
Status: Open - Verification Monitoring
Status Date: 05/04/2004

Regulatory Activities:
Global Id: T0602300342
Action Type: ENFORCEMENT
Date: 10/20/2003
Action: Staff Letter

Global Id: T0602300342
Action Type: ENFORCEMENT
Date: 10/10/2003
Action: Staff Letter

Global Id: T0602300342
Action Type: REMEDIATION
Date: 07/15/1993
Action: Excavation

SOUTHERN HUMBOLDT COMM. HEALTH CARE DIST.-JEROLD PHELPS COMM (Continued) **S101294872**

Global Id: T0602300342
Action Type: ENFORCEMENT
Date: 09/11/2002
Action: Staff Letter

Global Id: T0602300342
Action Type: ENFORCEMENT
Date: 09/11/2002
Action: Staff Letter

Global Id: T0602300342
Action Type: RESPONSE
Date: 04/30/2004
Action: Other Report / Document

Global Id: T0602300342
Action Type: Other
Date: 02/03/1993
Action: Leak Stopped

Global Id: T0602300342
Action Type: ENFORCEMENT
Date: 05/04/2004
Action: Site Visit / Inspection / Sampling

Global Id: T0602300342
Action Type: ENFORCEMENT
Date: 04/09/2004
Action: Staff Letter

Global Id: T0602300342
Action Type: ENFORCEMENT
Date: 07/20/2004
Action: * Verbal Communication

Global Id: T0602300342
Action Type: Other
Date: 02/03/1993
Action: Leak Reported

Global Id: T0602300342
Action Type: ENFORCEMENT
Date: 06/28/2004
Action: Technical Correspondence / Assistance / Other

Global Id: T0602300342
Action Type: ENFORCEMENT
Date: 08/19/2004
Action: Closure/No Further Action Letter

Global Id: T0602300342
Action Type: ENFORCEMENT
Date: 10/08/2003
Action: File review

Global Id: T0602300342
Action Type: ENFORCEMENT

SOUTHERN HUMBOLDT COMM. HEALTH CARE DIST.-JEROLD PHELPS COMM (Continued) **S101294872**

Date: 10/09/2003
Action: Meeting

Global Id: T0602300342
Action Type: ENFORCEMENT
Date: 09/26/2003
Action: File review

Global Id: T0602300342
Action Type: ENFORCEMENT
Date: 05/20/2004
Action: Staff Letter

Global Id: T0602300342
Action Type: Other
Date: 02/03/1993
Action: Leak Discovery

Global Id: T0602300342
Action Type: ENFORCEMENT
Date: 09/29/2003
Action: Staff Letter

Global Id: T0602300342
Action Type: RESPONSE
Date: 10/25/2003
Action: Sensitive Receptor Survey Report

Global Id: T0602300342
Action Type: RESPONSE
Date: 11/25/2003
Action: Other Report / Document

Global Id: T0602300342
Action Type: RESPONSE
Date: 12/25/2003
Action: Monitoring Report - Quarterly

Global Id: T0602300342
Action Type: RESPONSE
Date: 11/30/2003
Action: Other Report / Document

LUST REG 1:
Region: 1
Facility ID: 1THU448
Staff Initials: HUM

CUPA HUMBOLDT:
Local Site Id: FA0002948
Facility Address 2: Not reported
Program Identifier: CUPA - Response Team Support
Program Element Code Desc: 5056 HazMat Emergency Response Team Support
Permit Status: (none)
Latitude: 40.10189

SOUTHERN HUMBOLDT COMM. HEALTH CARE DIST.-JEROLD PHELPS COMM (Continued) **S101294872**

Longitude: -123.7916
CERS ID: 10020247

Local Site Id: FA0002948
Facility Address 2: Not reported
Program Identifier: CUPA - Hazardous Materials Facility Fee
Program Element Code Desc: 4202 Hazardous Materials Facility Fee
Permit Status: (none)
Latitude: 40.10189
Longitude: -123.7916
CERS ID: 10020247

Local Site Id: FA0002948
Facility Address 2: Not reported
Program Identifier: CUPA - HMBP
Program Element Code Desc: 4201 HMBP and/or Inventory
Permit Status: Active
Latitude: 40.10189
Longitude: -123.7916
CERS ID: 10020247

HIST CORTESE:
Region: CORTESE
Facility County Code: 12
Reg By: LTNKA
Reg Id: 1THU448

36
NNE
1/4-1/2
0.404 mi.
2132 ft.

Relative:
Lower

Actual:
533 ft.

DON'S AUTO PARTS **SLIC** **S105180802**
622 LOCUST ST **CUPA Listings** **N/A**
GARBERVILLE, CA 95542

SLIC REG 1:
Region: 1
Facility ID: 1NHU809
Staff Initials: AAA

CUPA HUMBOLDT:
Local Site Id: FA0000869
Facility Address 2: Not reported
Program Identifier: CUPA - HMBP
Program Element Code Desc: 4201 HMBP and/or Inventory
Permit Status: Active
Latitude: 40.10336
Longitude: -123.7936
CERS ID: 10021396

Local Site Id: FA0000869
Facility Address 2: Not reported
Program Identifier: CUPA - Hazardous Materials Facility Fee
Program Element Code Desc: 4202 Hazardous Materials Facility Fee
Permit Status: Inactive
Latitude: 40.10336
Longitude: -123.7936
CERS ID: 10021396

DON'S AUTO PARTS (Continued) **S105180802**

Local Site Id:	FA0000869
Facility Address 2:	Not reported
Program Identifier:	CUPA - Response Team Support
Program Element Code Desc:	5056 HazMat Emergency Response Team Support
Permit Status:	Inactive
Latitude:	40.10336
Longitude:	-123.7936
CERS ID:	10021396

Local Site Id:	FA0000869
Facility Address 2:	Not reported
Program Identifier:	CUPA - SQG
Program Element Code Desc:	4401 Hazardous Waste Generator (SQG)
Permit Status:	Active
Latitude:	40.10336
Longitude:	-123.7936
CERS ID:	10021396

37
North
1/4-1/2
0.483 mi.
2552 ft.

EARP'S 76 SERVICE & SUBWAY
790 REDWOOD DR
GARBERVILLE, CA 95542

LUST **S101307203**
SWEEPS UST **N/A**
CUPA Listings
EMI
HIST CORTESE

Relative:
Lower

Actual:
464 ft.

LUST:

Region:	STATE
Global Id:	T0602300347
Latitude:	40.1001715302071
Longitude:	-123.795140220902
Case Type:	LUST Cleanup Site
Status:	Open - Site Assessment
Status Date:	05/13/2015
Lead Agency:	HUMBOLDT COUNTY LOP
Case Worker:	MAV
Local Agency:	HUMBOLDT COUNTY LOP
RB Case Number:	1THU458
LOC Case Number:	12458
File Location:	Local Agency
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0602300347
Contact Type:	Local Agency Caseworker
Contact Name:	Mark Verhey
Organization Name:	HUMBOLDT COUNTY LOP
Address:	100 H Street, Suite 100
City:	Eureka
Email:	mark.verhey@co.humboldt.ca.us
Phone Number:	Not reported

Global Id:	T0602300347
Contact Type:	Regional Board Caseworker
Contact Name:	HUMBOLDT COUNTY LOP LEAD
Organization Name:	NORTH COAST RWQCB (REGION 1)

EARP'S 76 SERVICE & SUBWAY (Continued) **S101307203**

Address: 5550 SKYLANE BOULEVARD, SUITE A
City: SANTA ROSA
Email: dave.parson@waterboards.ca.gov
Phone Number: 7075762220

Status History:
Global Id: T0602300347
Status: Open - Case Begin Date
Status Date: 11/23/1992

Global Id: T0602300347
Status: Open - Site Assessment
Status Date: 11/23/1992

Global Id: T0602300347
Status: Open - Site Assessment
Status Date: 12/02/1992

Global Id: T0602300347
Status: Open - Site Assessment
Status Date: 03/08/1994

Global Id: T0602300347
Status: Open - Site Assessment
Status Date: 05/01/2003

Global Id: T0602300347
Status: Open - Site Assessment
Status Date: 07/16/2003

Global Id: T0602300347
Status: Open - Site Assessment
Status Date: 10/23/2003

Global Id: T0602300347
Status: Open - Site Assessment
Status Date: 01/12/2004

Global Id: T0602300347
Status: Open - Site Assessment
Status Date: 08/07/2009

Global Id: T0602300347
Status: Open - Site Assessment
Status Date: 05/13/2015

Global Id: T0602300347
Status: Open - Site Assessment
Status Date: 05/13/2015

Global Id: T0602300347
Status: Open - Site Assessment
Status Date: 05/13/2015

Global Id: T0602300347
Status: Open - Verification Monitoring
Status Date: 08/13/2009

EARP'S 76 SERVICE & SUBWAY (Continued) **S101307203**

Global Id: T0602300347
Status: Open - Verification Monitoring
Status Date: 08/17/2009

Regulatory Activities:
Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 01/12/2016
Action: Staff Letter

Global Id: T0602300347
Action Type: RESPONSE
Date: 09/15/2015
Action: Request for Closure - Regulator Responded

Global Id: T0602300347
Action Type: REMEDIATION
Date: 04/15/2005
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 02/13/2009
Action: File review

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 05/04/2011
Action: Staff Letter

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 12/22/2010
Action: Staff Letter

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 05/04/2015
Action: Site Visit / Inspection / Sampling

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 09/29/2015
Action: Staff Letter

Global Id: T0602300347
Action Type: Other
Date: 11/23/1992
Action: Leak Stopped

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 01/15/2008
Action: Technical Correspondence / Assistance / Other

Global Id: T0602300347
Action Type: ENFORCEMENT

EARP'S 76 SERVICE & SUBWAY (Continued) **S101307203**

Date: 08/07/2009
Action: Staff Letter

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 03/21/2016
Action: Staff Letter

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 12/04/2006
Action: Staff Letter

Global Id: T0602300347
Action Type: Other
Date: 11/23/1992
Action: Leak Reported

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 10/24/2014
Action: Staff Letter

Global Id: T0602300347
Action Type: Other
Date: 11/23/1992
Action: Leak Discovery

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 08/17/2009
Action: Staff Letter

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 06/03/2009
Action: Staff Letter

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 12/02/1992
Action: * Historical Enforcement

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 05/01/2003
Action: Staff Letter

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 07/16/2003
Action: Staff Letter

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 10/23/2003
Action: Staff Letter

EARP'S 76 SERVICE & SUBWAY (Continued) **S101307203**

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 01/12/2004
Action: Staff Letter

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 05/15/2015
Action: Email Correspondence

Global Id: T0602300347
Action Type: ENFORCEMENT
Date: 06/30/2014
Action: File review

LUST REG 1:
Region: 1
Facility ID: 1THU458
Staff Initials: HUM

SWEEPS UST:
Status: Not reported
Comp Number: 31487
Number: Not reported
Board Of Equalization: 44-001057
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 12-000-031487-000001
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 3

Status: Not reported
Comp Number: 31487
Number: Not reported
Board Of Equalization: 44-001057
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 12-000-031487-000002
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

EARP'S 76 SERVICE & SUBWAY (Continued) **S101307203**

Status:	Not reported
Comp Number:	31487
Number:	Not reported
Board Of Equalization:	44-001057
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	12-000-031487-000003
Tank Status:	Not reported
Capacity:	280
Active Date:	Not reported
Tank Use:	OIL
STG:	WASTE
Content:	WASTE OIL
Number Of Tanks:	Not reported

CUPA HUMBOLDT:

Local Site Id:	FA0000900
Facility Address 2:	Not reported
Program Identifier:	CUPA - Hazardous Materials Facility Fee
Program Element Code Desc:	4202 Hazardous Materials Facility Fee
Permit Status:	Inactive
Latitude:	40.10022
Longitude:	-123.7953
CERS ID:	10020418

Local Site Id:	FA0000900
Facility Address 2:	Not reported
Program Identifier:	CUPA - Response Team Support
Program Element Code Desc:	5056 HazMat Emergency Response Team Support
Permit Status:	Inactive
Latitude:	40.10022
Longitude:	-123.7953
CERS ID:	10020418

Local Site Id:	FA0000900
Facility Address 2:	Not reported
Program Identifier:	CUPA - SQG
Program Element Code Desc:	4401 Hazardous Waste Generator (SQG)
Permit Status:	Active
Latitude:	40.10022
Longitude:	-123.7953
CERS ID:	10020418

EMI:

Year:	2006
County Code:	12
Air Basin:	NC
Facility ID:	750
Air District Name:	NCU
SIC Code:	5541
Air District Name:	NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.2291263961724887525

EARP'S 76 SERVICE & SUBWAY (Continued) **S101307203**

Reactive Organic Gases Tons/Yr:	.2279821
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2007
County Code:	12
Air Basin:	NC
Facility ID:	750
Air District Name:	NCU
SIC Code:	5541
Air District Name:	NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.2260755597403257833
Reactive Organic Gases Tons/Yr:	.2249465
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2008
County Code:	12
Air Basin:	NC
Facility ID:	750
Air District Name:	NCU
SIC Code:	5541
Air District Name:	NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.1727416006940310345
Reactive Organic Gases Tons/Yr:	.1718789
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2009
County Code:	12
Air Basin:	NC
Facility ID:	750
Air District Name:	NCU
SIC Code:	5541
Air District Name:	NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.21957770816713401
Reactive Organic Gases Tons/Yr:	0.21848110000000001
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

EARP'S 76 SERVICE & SUBWAY (Continued) **S101307203**

Year:	2010
County Code:	12
Air Basin:	NC
Facility ID:	750
Air District Name:	NCU
SIC Code:	5541
Air District Name:	NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.21957770816713401
Reactive Organic Gases Tons/Yr:	0.21848110000000001
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2011
County Code:	12
Air Basin:	NC
Facility ID:	750
Air District Name:	NCU
SIC Code:	5541
Air District Name:	NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.18884356709
Reactive Organic Gases Tons/Yr:	0.1879153
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2014
County Code:	12
Air Basin:	NC
Facility ID:	750
Air District Name:	NCU
SIC Code:	5541
Air District Name:	NORTH COAST UNIFIED AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	A
Total Organic Hydrocarbon Gases Tons/Yr:	0.363314415
Reactive Organic Gases Tons/Yr:	0.363314415
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

HIST CORTESE:

Region:	CORTESE
Facility County Code:	12
Reg By:	LTNKA
Reg Id:	1THU458

Count: 2 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
GARBERVILLE	S101294874	CDOT GARBERVILLE MAINT. STN.	REDWOOD DRIVE		LUST
REDWAY	S103866932	CDF EEL RIVER CONSERVATION CAMP	REDWOOD DRIVE		LUST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 10/05/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 10/05/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 10/05/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 09/14/2016
Date Data Arrived at EDR: 10/04/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/04/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/20/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/20/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/27/2016
Date Data Arrived at EDR: 06/30/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 64

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/28/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/21/2016
Date Data Arrived at EDR: 06/30/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/28/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/21/2016
Date Data Arrived at EDR: 06/30/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/28/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/21/2016
Date Data Arrived at EDR: 06/30/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/28/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/21/2016
Date Data Arrived at EDR: 06/30/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/28/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 13

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/18/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 05/09/2016
Date Data Arrived at EDR: 06/01/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 93

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/29/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 05/09/2016
Date Data Arrived at EDR: 06/01/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 93

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/29/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/26/2016
Date Data Arrived at EDR: 09/29/2016
Date Made Active in Reports: 11/11/2016
Number of Days to Update: 43

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/29/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/02/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 64

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/01/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/02/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 64

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/01/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/15/2016
Date Data Arrived at EDR: 08/16/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 50

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 11/15/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/13/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 31

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/09/2015
Date Data Arrived at EDR: 02/12/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 112

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/13/2015
Date Data Arrived at EDR: 10/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 118

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 02/25/2016
Date Data Arrived at EDR: 04/27/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 01/07/2016
Date Data Arrived at EDR: 01/08/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 41

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/27/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/05/2016
Date Data Arrived at EDR: 04/29/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 35

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Semi-Annually

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 02/17/2016
Date Data Arrived at EDR: 04/27/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 37

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 12/11/2015
Date Data Arrived at EDR: 02/19/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 105

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

SLIC: Statewide SLIC Cases
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/13/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 31

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35
Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36
Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/11/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30
Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 09/14/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69
Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 11/21/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 01/07/2016
Date Data Arrived at EDR: 01/08/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 41
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 02/25/2016
Date Data Arrived at EDR: 04/27/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 37
Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 01/26/2016
Date Data Arrived at EDR: 02/05/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 119
Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 12/03/2015
Date Data Arrived at EDR: 02/04/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 120
Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 02/05/2016
Date Data Arrived at EDR: 04/29/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 35

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/05/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 52

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/02/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 64

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/01/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 02/29/2016
Date Data Arrived at EDR: 03/07/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 58

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/20/2016
Date Data Arrived at EDR: 09/21/2016
Date Made Active in Reports: 11/11/2016
Number of Days to Update: 51

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/21/2016
Next Scheduled EDR Contact: 01/02/2017
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 08/25/2016
Date Data Arrived at EDR: 08/26/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 49

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 11/11/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 11/04/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 08/31/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 17

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/31/2016
Next Scheduled EDR Contact: 10/10/2016
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/02/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 64

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/01/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 05/10/2016
Date Made Active in Reports: 06/17/2016
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 17

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/29/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2016
Date Data Arrived at EDR: 09/27/2016
Date Made Active in Reports: 10/20/2016
Number of Days to Update: 23

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 11/28/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 08/25/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 09/06/2016
Date Data Arrived at EDR: 09/07/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 37

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/27/2016
Date Data Arrived at EDR: 06/28/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 87

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/27/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 06/03/2016
Date Data Arrived at EDR: 07/26/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 59

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 10/26/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/13/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 31

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/13/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 31

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/21/2016
Date Data Arrived at EDR: 06/30/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/28/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 12/08/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/14/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/14/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/17/2016
Next Scheduled EDR Contact: 11/28/2016
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 07/12/2016
Date Data Arrived at EDR: 08/17/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 65

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/08/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/11/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/23/2016
Next Scheduled EDR Contact: 01/02/2017
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 133
Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/22/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77
Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74
Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 11/11/2016
Number of Days to Update: 81
Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 11/18/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35
Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2016
Date Data Arrived at EDR: 04/28/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 127
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/14/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/27/2016
Date Data Arrived at EDR: 08/05/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 77
Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 10/11/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 11/17/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 11/17/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/03/2016
Date Data Arrived at EDR: 10/05/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 16
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 10/05/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 11/02/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/31/2016
Date Data Arrived at EDR: 08/01/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 53

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/24/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 11/23/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/14/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/21/2016
Date Data Arrived at EDR: 07/26/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 59

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 11/08/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 09/09/2016
Next Scheduled EDR Contact: 12/05/2016
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/07/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 148

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/20/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 06/30/2016
Date Data Arrived at EDR: 07/25/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 88

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 06/30/2016
Date Data Arrived at EDR: 07/25/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 88

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/05/2016
Date Data Arrived at EDR: 09/01/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 22

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/01/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 12/12/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/15/2016
Date Data Arrived at EDR: 09/07/2016
Date Made Active in Reports: 11/11/2016
Number of Days to Update: 65

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 10/25/2015
Date Data Arrived at EDR: 01/29/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 67

Source: Department of Defense
Telephone: 571-373-0407
Last EDR Contact: 12/05/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 06/02/2016
Date Data Arrived at EDR: 06/03/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 91

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/28/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Varies

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/26/2016
Date Data Arrived at EDR: 09/27/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 52

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/27/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 06/02/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 08/18/2016
Number of Days to Update: 37

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 09/23/2016
Date Made Active in Reports: 10/24/2016
Number of Days to Update: 31

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/23/2016
Next Scheduled EDR Contact: 01/02/2017
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 08/24/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 42

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 04/25/2016
Date Data Arrived at EDR: 04/29/2016
Date Made Active in Reports: 06/21/2016
Number of Days to Update: 53

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 11/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/10/2016
Date Data Arrived at EDR: 08/15/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 51

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/11/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 10/14/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 58

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 10/12/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Annually

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 08/23/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 43

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/22/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/11/2016
Date Data Arrived at EDR: 07/13/2016
Date Made Active in Reports: 08/18/2016
Number of Days to Update: 36

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/12/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 09/14/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Varies

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 09/06/2016
Date Data Arrived at EDR: 09/07/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 37

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/16/2016
Date Data Arrived at EDR: 05/18/2016
Date Made Active in Reports: 06/23/2016
Number of Days to Update: 36

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/15/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 09/06/2016
Date Data Arrived at EDR: 09/07/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 37

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 01/05/2016
Date Made Active in Reports: 02/12/2016
Number of Days to Update: 38

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 09/19/2016
Next Scheduled EDR Contact: 01/02/2017
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board?s review found that more than one-third of the region?s active disposal pits are operating without permission.

Date of Government Version: 04/15/2015
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/23/2015
Number of Days to Update: 67

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 10/14/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 09/23/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 08/23/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 59

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/22/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

ICE: ICE
Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 08/23/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 43

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 11/22/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/18/2016
Date Data Arrived at EDR: 09/20/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 09/20/2016
Next Scheduled EDR Contact: 01/02/2017
Data Release Frequency: Quarterly

ABANDONED MINES: Abandoned Mines
An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/09/2016
Date Data Arrived at EDR: 06/13/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 81

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/09/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/14/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 35

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/07/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 07/07/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 08/08/2016
Number of Days to Update: 27

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/07/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List

Cupa Facility List

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 38

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing

Cupa facility list.

Date of Government Version: 10/21/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 23

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 10/25/2016
Date Data Arrived at EDR: 10/27/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 22

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 09/02/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 38

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 08/24/2016
Date Made Active in Reports: 10/10/2016
Number of Days to Update: 47

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 11/01/2016
Date Data Arrived at EDR: 11/03/2016
Date Made Active in Reports: 11/22/2016
Number of Days to Update: 19

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 05/24/2016
Date Data Arrived at EDR: 05/26/2016
Date Made Active in Reports: 08/09/2016
Number of Days to Update: 75

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/11/2016
Date Data Arrived at EDR: 10/14/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 35

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 09/29/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 10/25/2016
Date Data Arrived at EDR: 10/27/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 22

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 11/21/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 10/24/2016
Date Data Arrived at EDR: 10/27/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 22

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Kern County Sites and Tanks Listing.

Date of Government Version: 08/04/2016
Date Data Arrived at EDR: 08/08/2016
Date Made Active in Reports: 10/18/2016
Number of Days to Update: 71

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 05/25/2016
Date Data Arrived at EDR: 05/27/2016
Date Made Active in Reports: 06/22/2016
Number of Days to Update: 26

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 09/08/2016
Date Data Arrived at EDR: 09/09/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 35

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/17/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 09/19/2016
Next Scheduled EDR Contact: 01/02/2017
Data Release Frequency: No Update Planned

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 07/05/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 08/18/2016
Number of Days to Update: 37

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/15/2016
Date Data Arrived at EDR: 07/19/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 78

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/18/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2016
Date Data Arrived at EDR: 01/26/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 56

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/17/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 03/29/2016
Date Data Arrived at EDR: 04/06/2016
Date Made Active in Reports: 06/13/2016
Number of Days to Update: 68
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/17/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/02/2015
Date Made Active in Reports: 04/13/2015
Number of Days to Update: 11
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/17/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 11/04/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 34
Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 06/23/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 08/09/2016
Number of Days to Update: 28
Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/07/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/18/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 32
Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 04/07/2016
Date Data Arrived at EDR: 04/26/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 36
Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 09/29/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 08/17/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 32

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 08/29/2016
Date Data Arrived at EDR: 08/31/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 44

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 11/28/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/24/2016
Date Data Arrived at EDR: 06/27/2016
Date Made Active in Reports: 08/09/2016
Number of Days to Update: 43

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 11/21/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/28/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 12/09/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 07/25/2016
Date Data Arrived at EDR: 08/01/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 53

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/15/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 51

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/03/2016
Date Data Arrived at EDR: 08/15/2016
Date Made Active in Reports: 10/07/2016
Number of Days to Update: 53

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/09/2016
Date Made Active in Reports: 10/11/2016
Number of Days to Update: 63

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/08/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 09/02/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 38

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 06/13/2016
Date Data Arrived at EDR: 07/18/2016
Date Made Active in Reports: 10/07/2016
Number of Days to Update: 81

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/19/2016
Next Scheduled EDR Contact: 01/02/2017
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 07/13/2016
Date Data Arrived at EDR: 07/18/2016
Date Made Active in Reports: 08/08/2016
Number of Days to Update: 21

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/19/2016
Next Scheduled EDR Contact: 01/02/2017
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 10/04/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 45

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/04/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/02/2016
Date Data Arrived at EDR: 07/06/2016
Date Made Active in Reports: 08/18/2016
Number of Days to Update: 43

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/04/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 09/06/2016
Date Data Arrived at EDR: 09/07/2016
Date Made Active in Reports: 10/19/2016
Number of Days to Update: 42

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 23

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Quarterly

Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 58
Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24
Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5
Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 09/21/2016
Date Data Arrived at EDR: 09/22/2016
Date Made Active in Reports: 10/18/2016
Number of Days to Update: 26
Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/19/2016
Next Scheduled EDR Contact: 01/02/2017
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 08/18/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 10/04/2016
Number of Days to Update: 43
Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 06/02/2016
Date Data Arrived at EDR: 06/07/2016
Date Made Active in Reports: 06/22/2016
Number of Days to Update: 15
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/09/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 06/09/2016
Date Data Arrived at EDR: 06/13/2016
Date Made Active in Reports: 08/09/2016
Number of Days to Update: 57
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/09/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28
Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List
Cupa facility list

Date of Government Version: 08/17/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 10/04/2016
Number of Days to Update: 43
Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22
Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13
Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 11/28/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Annually

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/03/2016
Date Data Arrived at EDR: 08/08/2016
Date Made Active in Reports: 10/07/2016
Number of Days to Update: 60

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 08/17/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 10/04/2016
Number of Days to Update: 43

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/15/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 29

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 11/21/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/09/2016
Date Data Arrived at EDR: 06/13/2016
Date Made Active in Reports: 08/09/2016
Number of Days to Update: 57

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/09/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/26/2016
Date Data Arrived at EDR: 09/29/2016
Date Made Active in Reports: 10/18/2016
Number of Days to Update: 19

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/09/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 09/27/2016
Date Data Arrived at EDR: 09/28/2016
Date Made Active in Reports: 11/22/2016
Number of Days to Update: 55

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/01/2016
Date Data Arrived at EDR: 07/05/2016
Date Made Active in Reports: 08/18/2016
Number of Days to Update: 44

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 08/05/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 12/02/2016
Number of Days to Update: 87

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 08/12/2016
Date Data Arrived at EDR: 08/16/2016
Date Made Active in Reports: 10/04/2016
Number of Days to Update: 49

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 06/28/2016
Date Data Arrived at EDR: 08/01/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 53

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/29/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/14/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Quarterly

Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 06/28/2016
Date Data Arrived at EDR: 08/01/2016
Date Made Active in Reports: 10/07/2016
Number of Days to Update: 67
Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/29/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/11/2016
Number of Days to Update: 27
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 06/30/2016
Date Data Arrived at EDR: 08/24/2016
Date Made Active in Reports: 10/11/2016
Number of Days to Update: 48
Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 11/14/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 08/03/2016
Date Data Arrived at EDR: 08/05/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 61
Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/11/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 08/31/2016
Date Made Active in Reports: 12/12/2016
Number of Days to Update: 103

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/12/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/03/2016
Date Made Active in Reports: 09/09/2016
Number of Days to Update: 37

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 11/02/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 07/22/2016
Date Made Active in Reports: 11/22/2016
Number of Days to Update: 123

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/14/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/21/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 04/14/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 50

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/12/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

APPENDIX D

SITE DOCUMENTATION

Humboldt County Department of Health and Human Services
DIVISION OF ENVIRONMENTAL HEALTH
100 H Street - Suite 100 - Eureka, CA 95501
Voice: 707-445-6215 - Fax: 707-441-5699 - Toll Free: 800-963-9241
envhealth@co.humboldt.ca.us

Remedial Action Completion Certification

January 7, 2008

Southern Humboldt Unified School District
Cliff Anderson
PO Box 129
Garberville, CA 95542-0129

Subject: **Southern Humboldt Unified School District Office (former)**
286 Sprowl Creek Road, Garberville, CA 95542 **LOP #12490**

Dear Mr. Anderson:

This letter confirms the completion of a site investigation and corrective action for the underground storage tank formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact our office at (707) 445-6215, if you have any questions regarding this matter.

Sincerely,

Brian Cox, R.E.H.S.
Director, Division of Environmental Health
Humboldt County Department of Health

cc: Kasey Ashley, NCRWQCB
Kevin Graves, State Water Resources Control Board, Underground Tank Program
Ronald Duff, State Water Resources Control Board, Cleanup Fund Program
Patrick Sullivan, Winzler & Kelly

12490.racc/515L

Case Closure Summary
Leaking Underground Fuel Storage Tank Program

I. Agency Information

Agency Name: Humboldt County LOP	**Address:** 100 H Street, Suite 100
City/State/Zip: Eureka, California 95501	**Phone:** 707.445.6215
Responsible Staff Person: Robert Stone	**Title:** Hazardous Materials Specialist

II. Case Information

Site facility name: Southern Humboldt Unified School District Office		
Site facility address: 286 Sprowl Creek Road, Garberville, California		
RB LUSTIS Case No: 1THU490	**Local File No:** 515	**LOP Case No:** 12490
URF filing date: 7/22/98	**Sweeps No:**	
Responsible Party (ies)	**Address**	**Phone Number**
Bob Harris	PO Box 129, Garberville, CA 95542-0129	707/ 943-3648

Tank No	Size (gallons)	Contents	Closed in place/removed	Date
1	1500	heating oil	removed	July 1998

III. Release and Site Characterization Information

Cause and type of release: tank system failure			
Site characterization complete? ☒ Yes ☐ No	**Date approved by oversight agency:**		
Monitoring wells installed? ☒ Yes ☐ No	**Number:** 3	**Proper screen interval?** ☒ Yes ☐ No	
Highest GW depth below ground surface: 7	**Lowest depth:** 14	**Flow direction:** SSE	
Most sensitive current use: MUN			
Drinking water wells affected? ☐ Yes ☒ No	**Aquifer name:**		
Surface water affected? ☐ Yes ☒ No	**Nearest affected SW name:**		
Offsite beneficial use impacts (location):			
Report(s) on file? ☒ Yes ☐ No	**Where is report filed?** HCDEH & NCRWQCB		

Treatment and Disposal of Affected Material

Material	Amount (units)	Action (Treatment/disposal & destination)	Date
Tank	1500 gallons	scrapped, Hansen's Truck Stop, Fortuna CA	July 1998
Piping			
Free Product			
Soil	45 yd	tx	July 1998
Groundwater	550 gal	tx	July 1998
Barrels			

Case Closure Summary
Leaking Underground Fuel Storage Tank Program

III. Release and Site Characterization Information (continued)

Maximum Documented Contaminant Concentrations - - Before and After Cleanup									
Contaminant	Soil (ppm)		Water (ppm)		Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After		Before	After	Before	After
TPHg	170	96	0.32	nd	Xylenes	10	nd	0.86	nd
TPHd	16000	1900	96	nd	Ethylbenzene	4	nd	0.14	nd
Benzene	nd		0.05	nd	Oil & Grease				
Toluene	3.8	nd	0.51	nd	Heavy Metals				
Other					Other	nd		0.27	nd

Comments:
other: MTBE

IV. Closure

Completed corrective action protect existing beneficial uses per the RWQCB Basin Plan?	☒ Yes ☐ No
Completed corrective action protect potential beneficial uses per the RWQCB Basin Plan?	☒ Yes ☐ No
Does Corrective action protect public health for current land use?	☒ Yes ☐ No
Site Management Requirements Residual soil contamination remains under slab and to the south and southwest of former tank,. A Soil/Groundwater Management Contingency Plan is required	
Should corrective action be reviewed if land use changes?	☒ Yes ☐ No
Monitoring wells decommissioned: ☐ Yes ☒ No **No.decommissioned:**	**No. retained:** 3
List enforcement actions taken:	
List enforcement actions rescinded:	

V. Local Agency Representative Data

Name: Brian Cox, R.E.H.S.	**Title:** Director
Signature: Brian Cox	**Date :** 1/7/08

VI. RWQCB Notification

Date submitted to RB: 7/26/07	**RB response:** concur	
RWQCB Staff Name: Kasey Ashley	**Title:** Geologist	**Date:** 9/24/07

VII. Additional Comments, Data, etc.

Humboldt County Department of Health and Human Services
DIVISION OF ENVIRONMENTAL HEALTH
100 H Street - Suite 100 - Eureka, CA 95501
Voice: 707-445-6215 - Fax: 707-441-5699 - Toll Free: 800-963-9241
envhealth@co.humboldt.ca.us

October 1, 2007

Southern Humboldt Unified School District
Cliff Anderson
PO Box 129
Garberville CA 95542-0129

Subject: **SHUSD District Office (former), 286 Sprowl Creek Road**
Garberville, California
LOP #12490

Dear Mr. Anderson:

Our office has received notification that the North Coast Regional Water Quality Control Board concurs with our July 2007 recommendation for closure for the above site.

In order to proceed with regulatory closure and issue a **Remedial Action Completion Certificate**:

- All analytical results and reports (e.g. workplans , report of findings, monitoring reports, etc) since January 2005 to date must be submitted electronically to the State Water Resources Control Board's Geographic Environmental Information Management System database (GeoTracker) and
- All monitoring wells must be abandoned.

Please properly abandon all groundwater-monitoring wells on site and complete the tasks identified above by **December 1, 2007.** It has been a pleasure working with you during the investigation of your site.

Please contact me at 707-268-2239 if you have any questions in this regard.

Sincerely,

Robert A Stone, CHMM
Hazardous Materials Specialist
Local Oversight Program

RS: AR
cc: Patrick Sullivan, W&K
12490.020/515

515L
Y3

California Regional Water Quality Control Board
North Coast Region
John W. Corbett, Chairman

Linda S. Adams
Secretary for Environmental Protection

www.waterboards.ca.gov/northcoast
5550 Skylane Boulevard, Suite A, Santa Rosa, California 95403
Phone: (877) 721-9203 (toll free) • Office: (707) 576-2220 • FAX: (707) 523-0135

Arnold Schwarzenegger
Governor

September 20, 2007

Mr. Robert Stone
Humboldt County Department of Health
Division of Environmental Health
100 H Street, Suite 100
Eureka, CA 95501

Dear Mr. Stone:

Subject: **Site Closure**

File: SHUSD District Office, 286 Sprowl Creek Road, Garberville, California, Case No. 1THU490, LOP No. 12490

I received the letter dated July 26, 2007 requesting concurrence with case closure. Based on the information contained in the letter and file I concur with closure of the subject underground storage tank site.

Please contact me at (707) 576-2673 if you have any questions.

Sincerely,

Kasey Ashley

Kasey Ashley P.G.
Engineering Geologist

092007_KA_kashusd

cc: Cliff Anderson, SHUSD, P.O. Box 129, Garberville, CA 95542-0129

Humboldt County Department of Health and Human Services
DIVISION OF ENVIRONMENTAL HEALTH
100 H Street - Suite 100 - Eureka, CA 95501
Voice: 707-445-6215 - Fax: 707-441-5699 - Toll Free: 800-963-9241
envhealth@co.humboldt.ca.us

July 26, 2007

Kasey Ashley
California Regional Water Quality Control Board
North Coast Region
5550 Skylane Boulevard, Suite A
Santa Rosa, California 95403

Subject: **SHUSD District Office, 286 Sprowl Creek Road**
Garberville, California LOP #12490

Dear Ms. Ashley:

I have reviewed the information present in our file and believe that, according to 23 CCR Chapter 16, Article 11 §2721(e), the site qualifies for no further action with regard to this current leaking UST investigation. Enclosed please find the case closure summary and related attachments. Additional site information is available on Geotracker, including the April 4, 2007 *Subsurface Investigation Report of Findings*, prepared by SounPacific Environmental Services.

The site is located in Garberville on a portion of a late Pleistocene fluvial terrace with an elevation approximately 520-feet above msl. There is approximately 220-feet of relief between the site and the South Fork of the Eel River. The river lays approximately 2,000-feet west of the site. To the northwest and southeast the Eel River is approximately 1,100-feet from the site. A sensitive receptor was conducted in June/July 2005. The survey identifies the Eel River as the nearest sensitive receptor within the 2,000-foot survey radius

The groundwater gradient is south southeast with an average gradient of 4-ft/ft. Depth to groundwater varies from approximately 7-feet to 14-feet bgs. The soil profile for this site generally consists of silty or clayey sand underlain by gravel and/or sands with gravel to the bedrock at approximately 20-feet bgs.

One 1,500-gallon heating oil UST and ancillary piping along with approximately 550-gal oil/water rinseate and 45-cy of soil were removed in July 1998. The UST may have been installed ca. 1939. However, the historical file does not record the age of the UST. Laboratory analysis of soil samples collected from the tank pit reported TPHd to 16,000-ppm at the east and south walls of the excavation and 4,900-ppm at the west well. TPHd to 96,000-ppb was reported in groundwater collected from the tank pit. An Unauthorized Release Report and Notice of Responsibility were issued in August 1998.

Five soil borings were installed in June 2000 and three groundwater monitoring wells were installed in June 2002. The monitoring wells were installed with screen interval from 5-feet to 20-feet bgs.

Figures depicting the location of the former UST, soil sampling points, borings, and monitoring wells are attached. The historical soil, grab groundwater, and groundwater monitoring analytical results are summarized in the attached tables.

Residual soil contamination, with TPHd to 16,000-ppm, remains under the slab and to the south and southwest of former tank. Soil borings B-1 through B-4 were installed on each side of the former tank within 10-feet of the areas where residual soil contamination has been identified. The analytical results of soil samples from these borings adequately delineate the lateral and vertical extent of remaining soil contamination.

Groundwater monitoring data has been collected for ten quarters from June 2002 through September 2004. Monitoring well MW-2 is located within 10-feet downgradient of the source area. Monitoring data records the concentration of TPHd to be declining with non-detect reported for the last three quarterly monitoring events.

Groundwater monitoring supports the interpretation remaining soil contamination is limited in size and unlikely to pose a threat to water quality. It is highly unlikely that petroleum hydrocarbon constituents that are detected in localized areas in the immediate area of the former UST will migrate substantially beyond current limited extent. These contaminants consist of long chain hydrocarbons as weathered TPHd that biodegrade slowly, exhibit low volatility and solubility, and are highly absorbed to the soil. However, a soil/groundwater management contingency plan is required as a condition of closure.

We request your concurrence with our conclusions that the threat to groundwater is minimal, and, with the provision that the information submitted to this agency is accurate and representative of site conditions, no further action is required at this time as set forth in 23 CCR Division 3, Chapter 16, Article 11, §2721(e). We understand that should new information become available, such as the discovery of a contaminated well or other nearby contamination, the HCDEH or the Board would be obligated to evaluate the potential role of this site in the contamination investigation. Please contact me at 707-268-2239 if you have any questions.

Sincerely,

Robert A Stone, CHMM
Hazardous Materials Specialist
Local Oversight Program

RS: AR

cc: Patrick Sullivan, W&K
Cliff Anderson, SHUSD

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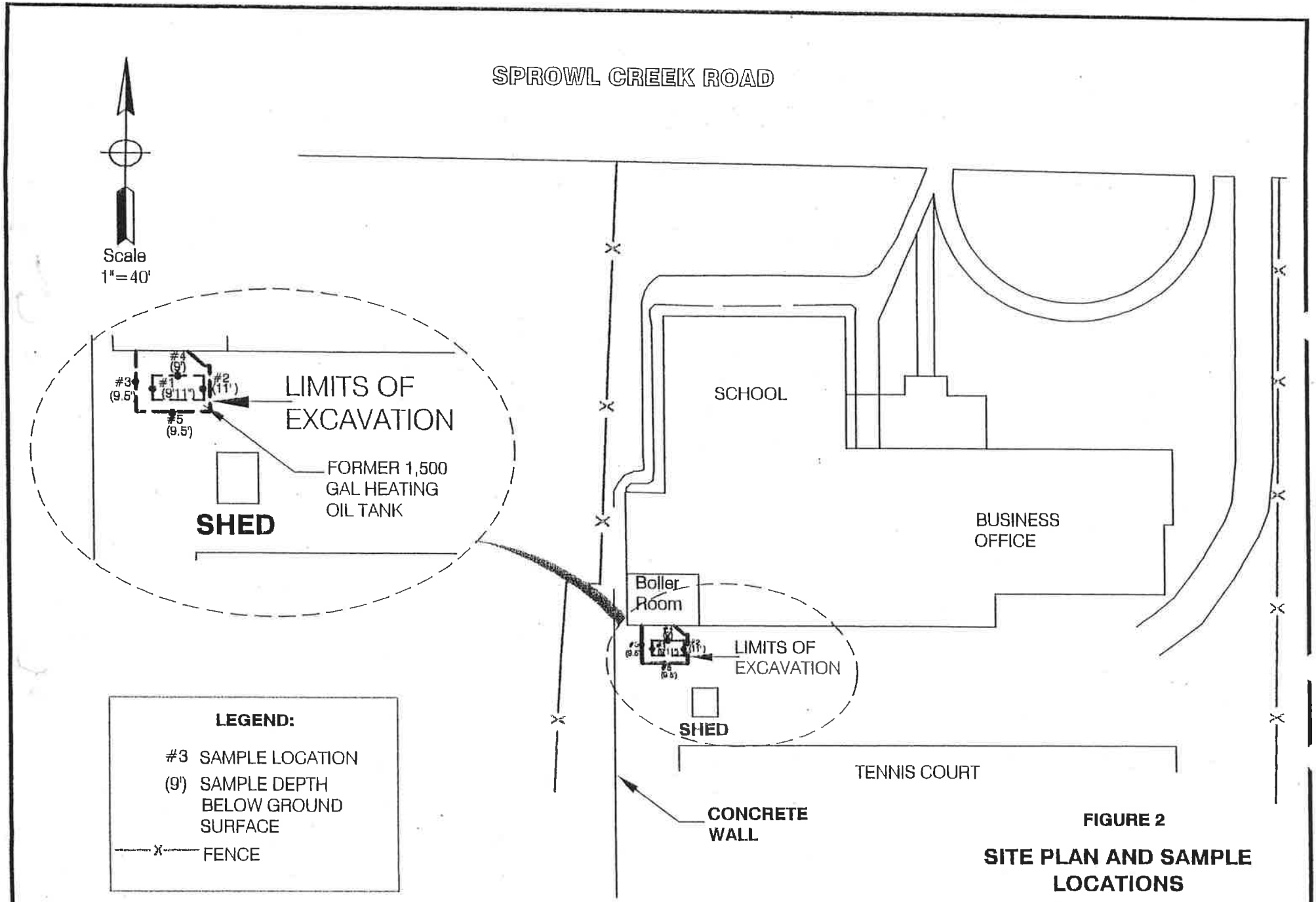


FIGURE 2

SITE PLAN AND SAMPLE LOCATIONS

WINZLER & KELLY
CONSULTING ENGINEERS

Ref: 99-1062-09017

January 13, 2005

Mr. Robert Stone
Hazardous Materials Specialist
Humboldt County Division of Environmental Health
100 H Street, Suite 100
Eureka, CA 95501

Re: Quarterly Monitoring Report September 27, 2004, SHUSD – Former District Office, 286 Sprowl Creek Road, Garberville - LOP # 12490

Dear Mr. Stone:

On behalf of the Southern Humboldt Unified School District, Winzler & Kelly Consulting Engineers (Winzler & Kelly) is submitting quarterly monitoring data collected at the above-referenced site on September 27, 2004. For the site location, see Figures 1 and 2, Appendix A. The previous quarterly monitoring event was performed on June 10, 2004. This transmittal includes the following appendices:

Appendix A	Figures	
	Figure 1	Vicinity Map
	Figure 2	Site Map
	Figure 3	Quarterly Monitoring Map – September 2004
	Figure 4	Groundwater Gradient Compass Rose Diagram
Appendix B	Tables	
	Table 1	Groundwater Measurements
	Table 2	Groundwater Analytical Results
	Table 3	Groundwater Chemistry
Appendix C	Field Notes	
Appendix D	Laboratory Reports and Chain-of-Custody Forms	
Appendix E	W&K's Standard Operating Procedures	
Appendix F	Correspondence	

Field Activities

The location and site maps are listed as Figures 1 and 2, Appendix A. On September 27, 2004, wells MW-1, MW-2, and MW-3 were opened and the depth-to-water was measured in each. The water level data is summarized in Table 1, Appendix B. Each well was then purged of at least three well volumes to attain water chemistry equilibrium prior to sampling. The physical parameters of temperature, conductivity, pH, and conductivity were measured during the purge

activities and recorded (see Table 3, Appendix B). The water samples were held on ice and submitted to a State-certified analytic laboratory.

Each well was sampled for the analysis of Total Petroleum Hydrocarbons as Diesel (TPH-D) by EPA Method 3510/8015, Total Petroleum Hydrocarbons as Gasoline (TPH-G) by EPA method 8021B, and the BTEX constituents of Benzene, Toluene, Ethylbenzene, m,p-Xylene, "o" Xylene, and for Methyl tert-Butanol-Ether (MtBE) by EPA Method 5030/8021B. The results of these analyses and are summarized in Table 2, Appendix B. The Laboratory Reports are included in Appendix D.

Hydrographic Data
The depth to water in the wells ranged from 11.87 feet in MW-1 to 14.74 feet in MW-3, as measured from the tops of the well casings (toc). The well casings are flush mounted at ground level, therefore, the depth to water measurements approximate the depth below the ground surface. The September 27, 2004 water levels were about 1.3 feet lower, on average, than those measured during the previous monitoring event of June 2004, consistent with the previously calculated differences from March to June. Each well has a total depth of approximately 20 feet below ground surface (bgs), and each has a screened interval extending between the depths of 4.5 feet and 20 feet bgs. See Table 1, Appendix B for groundwater measurement data.

The direction of groundwater flow was calculated by linear regression from the depth-to-water data. The groundwater flow direction for September 27, 2004 was 146.19 degrees Azimuth (southwesterly), with a gradient slope of 3.28 ft/100 ft (Figure 3, Appendix A). This is in conformance with previous gradient directions (see Table 1, Appendix B). See Figure 4 in Appendix B for a graphic representation of the quarterly groundwater gradient directions calculated to date.

Analytic Data
The cumulative analytic data for the quarterly groundwater samples are listed in Table 2, Appendix B. The Laboratory Report and the sample Chain of Custody is contained in Appendix D. All results for hydrocarbon analyses were reported in micrograms/liter (ug/l), which is equal to parts per billion (ppb). Concentrations of all tested constituents were below laboratory detection limits in all samples collected during this September 2004 sampling event, as was the case for the previous June and March 2004 sampling events.

The water level data and analytical results for the September 2004 sampling event were submitted electronically to the State Water Resources Control Board Geotracker system (Global ID #0602300371) on November 30, 2004.

Quality Assurance/Quality Control (QA/QC)
Field QA/QC was provided by adherence to the Winzler & Kelly Standard Operating Procedures for "Monitor Well Purging and Sampling Activities", as contained in Appendix C. Water samples were accompanied with a Travel Blank for lab analysis to evaluate possible cross-contamination during sample handling and shipping. The laboratory was instructed to not analyze the travel blank for the volatile organic compounds (BTEX components) if any field samples were non-detect for BTEX components, thus the Travel Blank was not analyzed.

Laboratory QA/QC included the analysis of a Method Blank to verify the absence of false positive analysis. False positive responses may result from background concentrations of contaminants in laboratory equipment. Laboratory Control Spike (LCS) analysis were performed on known spiked samples to evaluate the "percent recovery" for all project analytes.

The laboratory provided the following comments regarding the analyses performed:

"TPH as Diesel:
The laboratory control sample/laboratory control sample duplicate (LCS/LCSD) recoveries were above the upper acceptance limits for diesel and the surrogate. These recoveries indicate that the sample results may be erroneously high. There were no detectable levels of the analyte in the samples; therefore, the data were accepted.

BTEX:
The LCS recovery was above the upper acceptance limit for the surrogate. All of the analyte recoveries were within the acceptance limits; therefore, the data were accepted.

The surrogate recovery was below the lower acceptance limit for sample MW-1. The response of the reporting limit standard was such that the analytes would have been detected even with the low recoveries; therefore the data were accepted"

Conclusions

- All three monitor wells were non-detect for constituents tested in March, June, and September 2004. The concentrations of hydrocarbons at the site wells are generally low and appear to be decreasing over time. However, the possible extent of diesel contamination immediately adjacent (upgradient) of the former pit and in the downgradient direction need to be further evaluated, per the pending workplan for further site investigation.

Schedule
The next quarterly monitoring event for this site is scheduled for December 2004. The pending workplan drilling project is tentatively scheduled for late December, 2004.

Should you have any questions regarding any of this information, please do not hesitate to call Patrick Sullivan or Terry Clark at (707) 443-8326.

Sincerely,
WINZLER & KELLY

Prepared by:

Terry Clark
Project Geologist

Reviewed by:

Kenneth Thiessen, R.G.
Registered Geologist #7020

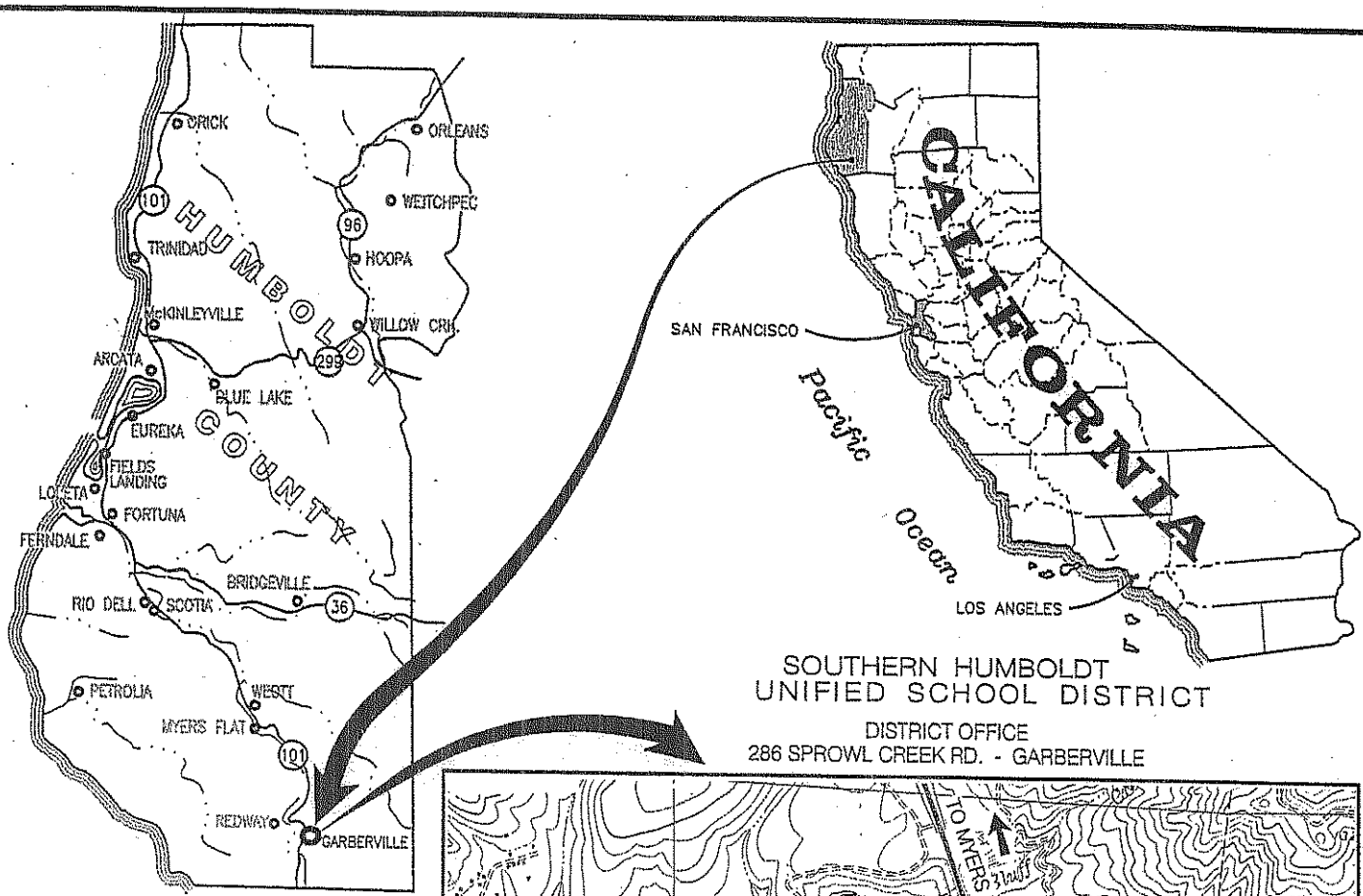
REGISTERED GEOLOGIST
KENNETH R. THIESSEN
EXP 10/31/06
NO. 7020
STATE OF CALIFORNIA

sw

Enclosures

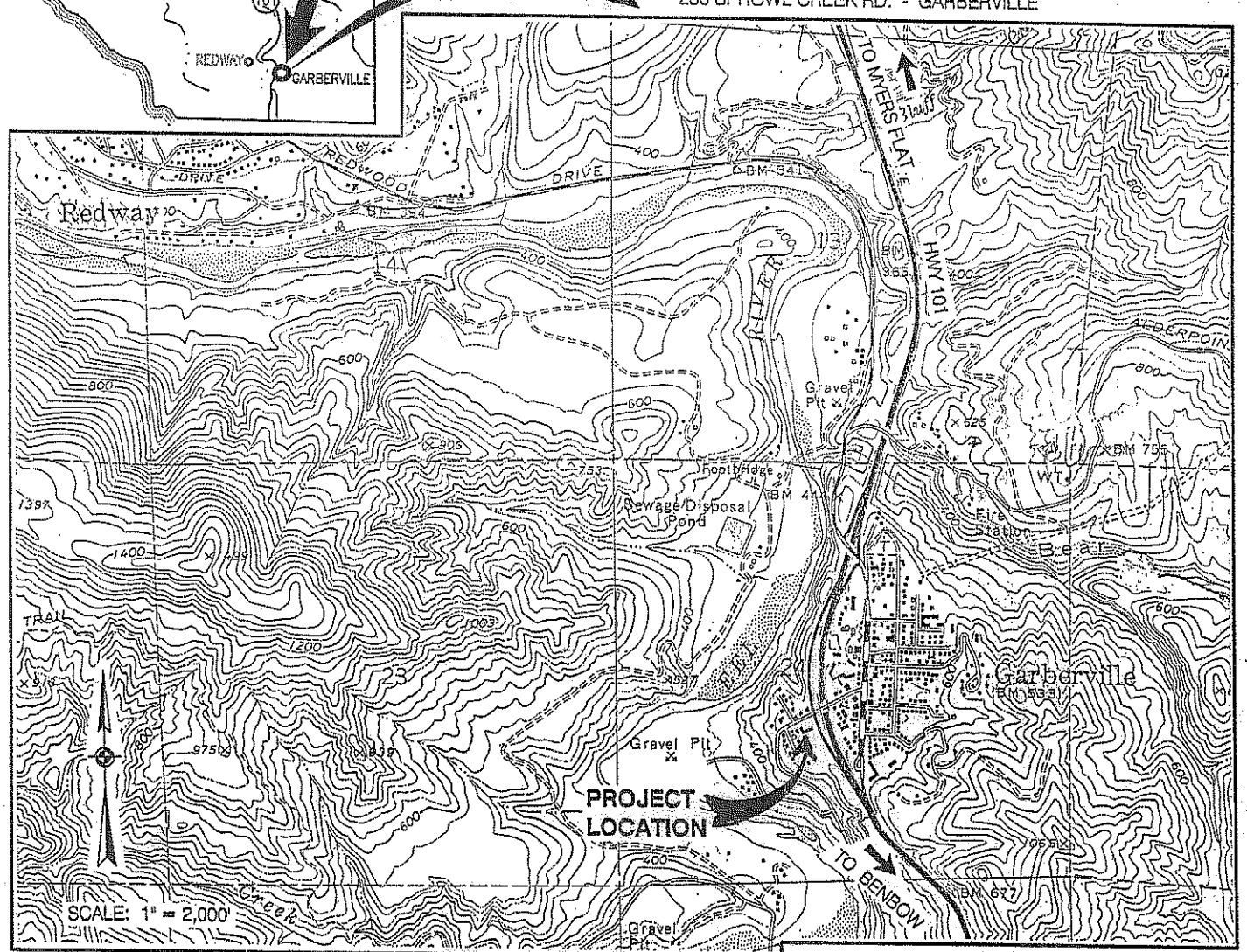
c: Clif Anderson, SHUSD, P.O. Box 129, Garberville, CA 95542

Appendix A
Figures



SOUTHERN HUMBOLDT
UNIFIED SCHOOL DISTRICT

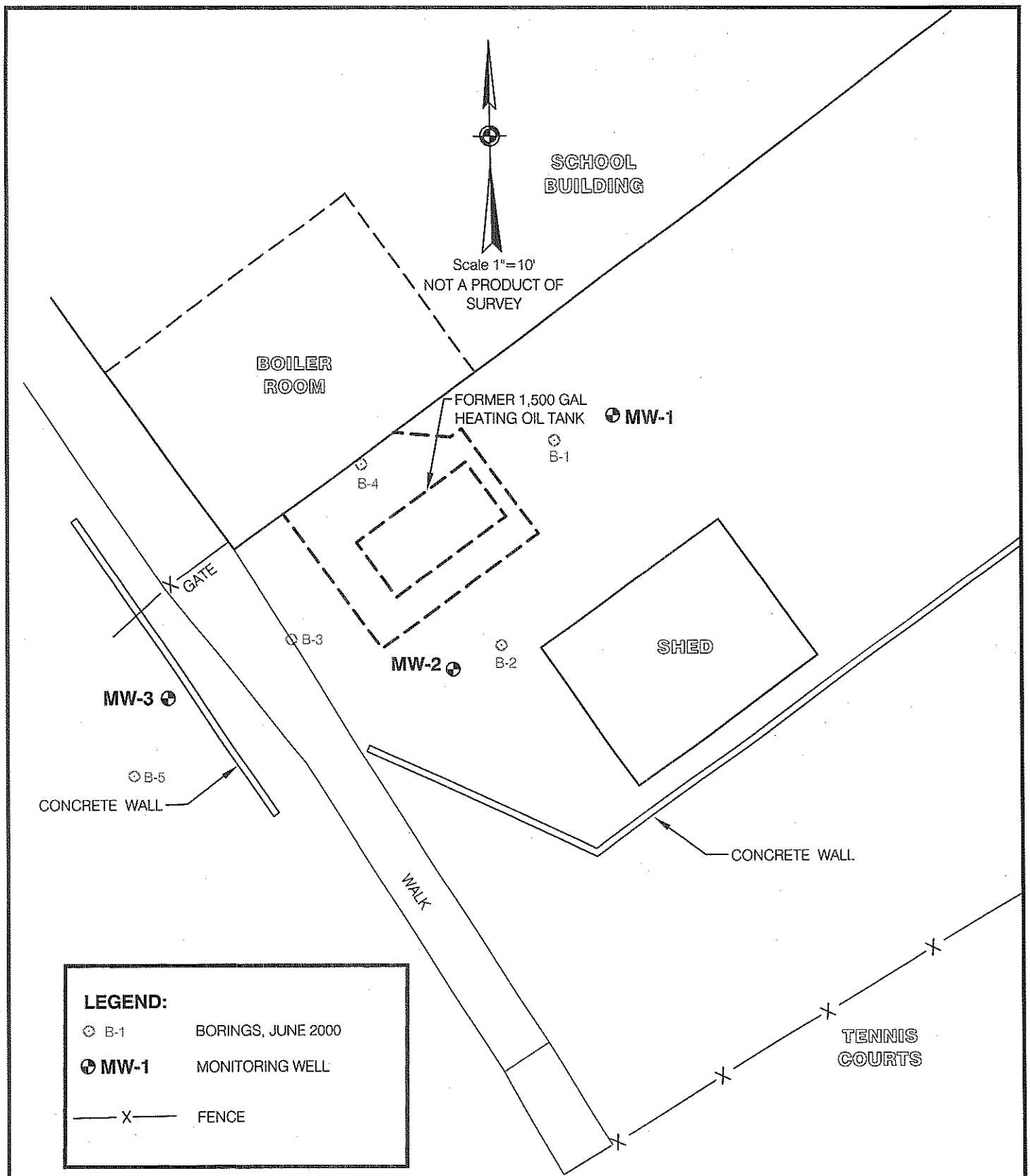
DISTRICT OFFICE
286 SPROWL CREEK RD. - GARBERVILLE



SITE LOCATION MAP

FIGURE 1

WINZLER & KELLY



SOUTHERN HUMBOLDT
UNIFIED SCHOOL DISTRICT

FORMER DISTRICT OFFICE
286 SPROWL CREEK RD. - GARBERVILLE

SITE MAP

FIGURE 2

WINZLER & KELLY

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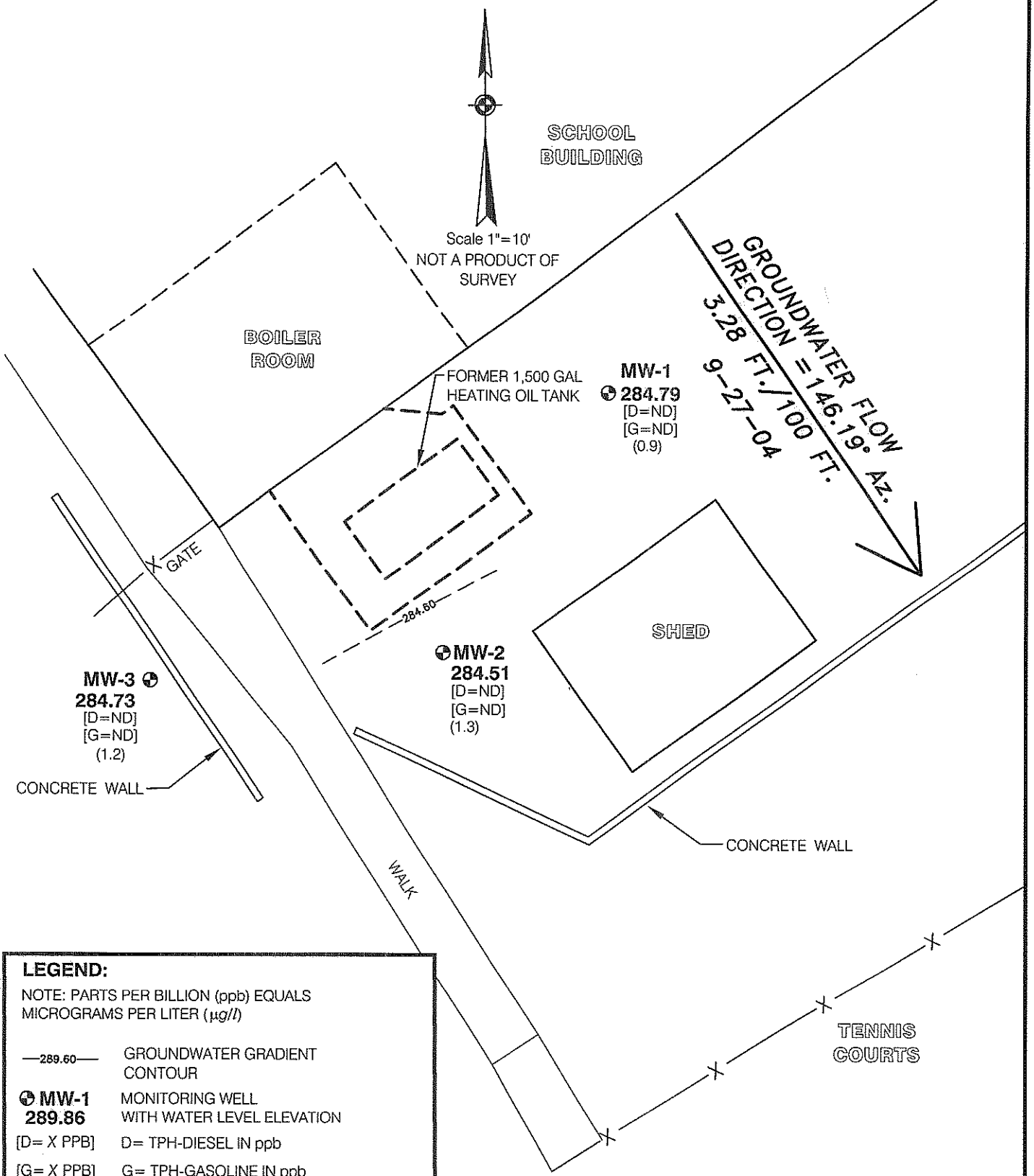

LEGEND:

NOTE: PARTS PER BILLION (ppb) EQUALS MICROGRAMS PER LITER (*µg/l*)

—289.60—	GROUNDWATER GRADIENT CONTOUR
MW-1 289.86	MONITORING WELL WITH WATER LEVEL ELEVATION
[D= X PPB]	D= TPH-DIESEL IN ppb
[G= X PPB]	G= TPH-GASOLINE IN ppb
[D=ND]	DENOTES TPH-D NOT DETECTED AT A DETECTION LIMIT OF 50 ppb
[G=ND]	DENOTES TPH-G NOT DETECTED AT A DETECTION LIMIT OF 50 ppb
(3.3)	DISSOLVED OXYGEN IN ppm

SOUTHERN HUMBOLDT
UNIFIED SCHOOL DISTRICT

FORMER DISTRICT OFFICE
286 SPROWL CREEK RD. - GARBERVILLE

QUARTERLY MONITORING MAP
SEPT. 27, 2004

FIGURE 3

WINZLER & KELLY

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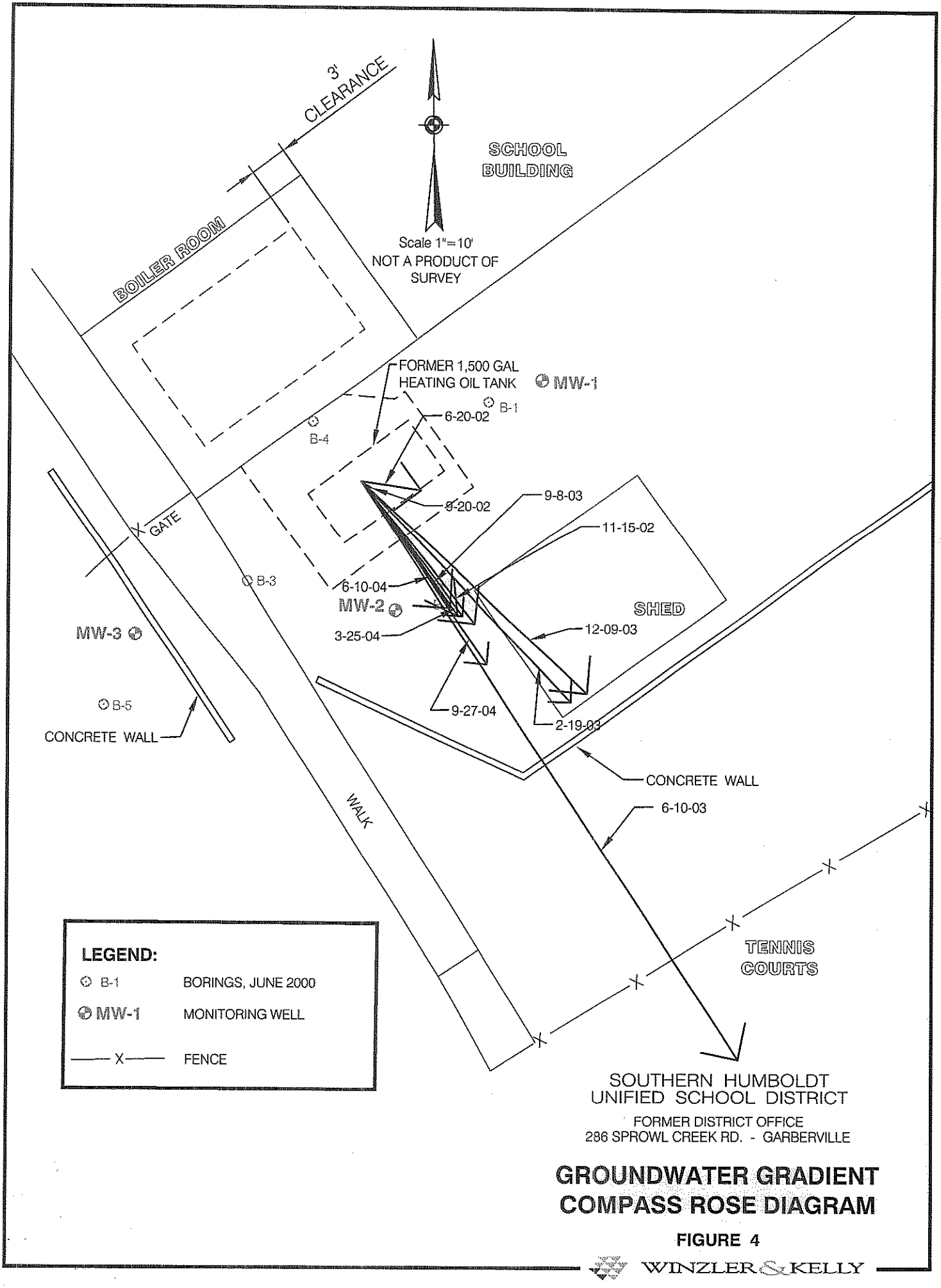

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Appendix B
Tables

TABLE 1
GROUNDWATER MEASUREMENTS
SHUSD - District Office
LOP #12490

Date	Well Number	Top of Casing (ft)	A Depth to Water (ft)	Groundwater Elevation (ft)	B Depth to Product (ft)	(A-B=C) Product Thickness (ft)	D Correction Factor (C x 0.729*)	A-D Equiv. Depth to Water (ft)	Direction of Gradient (Azimuth)	Gradient Slope (ft / 100 ft)
20-Jun-02	MW-1	296.66	10.81	285.85	None	0.00	0.00	10.81	99.29	1.22
	MW-2	296.63	10.67	285.96	None	0.00	0.00	10.67		
	MW-3	299.59	13.38	286.21	None	0.00	0.00	13.38		
20-Sep-02	MW-1	296.66	11.63	285.03	None	0.00	0.00	11.63	123.45	0.24
	MW-2	296.63	11.90	285.03	None	0.00	0.00	11.90		
	MW-3	299.59	14.52	285.07	None	0.00	0.00	14.52		
15-Nov-02	MW-1	296.66	11.08	285.58	None	0.00	0.00	11.08	142.07	3.69
	MW-2	296.63	11.31	285.32	None	0.00	0.00	11.31		
	MW-3	299.59	13.84	285.75	None	0.00	0.00	13.84		
19-Feb-03	MW-1	296.66	7.29	289.37	None	0.00	0.00	7.29	137.07	6.16
	MW-2	296.63	7.58	289.05	None	0.00	0.00	7.58		
	MW-3	299.59	9.73	289.86	None	0.00	0.00	9.73		
10-Jun-03	MW-1	296.66	9.52	287.14	None	0.00	0.00	9.72	147.62	13.95
	MW-2	296.63	10.75	285.88	None	0.00	0.00	10.75		
	MW-3	299.59	12.33	287.26	None	0.00	0.00	12.33		
8-Sep-03	MW-1	296.66	11.04	285.62	None	0.00	0.00	11.04	145.58	3.13
	MW-2	296.63	11.27	285.36	None	0.00	0.00	11.27		
	MW-3	299.59	13.90	285.69	None	0.00	0.00	13.9		
9-Dec-03	MW-1	296.66	9.59	287.07	None	0.00	0.00	9.59	133.67	6.27
	MW-2	296.63	9.81	286.82	None	0.00	0.00	9.81		
	MW-3	299.59	11.89	287.70	None	0.00	0.00	11.89		

TABLE 1
GROUNDWATER MEASUREMENTS
SHUSD - District Office
LOP # 12490

Date	Well Number	Top of Casing (ft)	A Depth to Water (ft)	Groundwater Elevation (ft)	B Depth to Product (ft)	(A-B=C) Product Thickness (ft)	D Correction Factor (C x 0.729*)	A-D Equiv. Depth to Water (ft)	Direction of Gradient (Azimuth)	Gradient Slope (ft / 100 ft)
25-Mar-04	MW-1	296.66	9.27	287.39	None	0.00	0.00	9.27	143.68	3.41
	MW-2	296.63	9.50	287.13	None	0.00	0.00	9.50		
	MW-3	299.59	12.08	287.51	None	0.00	0.00	12.08		
10-Jun-04	MW-1	296.66	10.57	286.09	None	0.00	0.00	10.57	144.91	3.34
	MW-2	296.63	10.81	285.82	None	0.00	0.00	10.81		
	MW-3	299.59	13.41	286.18	None	0.00	0.00	13.41		
27-Sep-04	MW-1	296.66	11.87	284.79	None	0.00	0.00	11.87	146.19	3.28
	MW-2	296.63	12.12	284.51	None	0.00	0.00	12.12		
	MW-3	299.59	14.74	284.73	None	0.00	0.00	14.74		

*0.729 is the density of gasoline at 15oC as referenced in the API Publication 1628, Second Edition, August, 1989
NT = Not Tested

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
SHUSD - District Office
LOP #12490

All results in ppb (ug/L)

Sample ID	Sample Date	TPH-G	TPH-D	TPH-Motor Oil	Benzene	Toluene	Ethyl benzene	Total Xylenes [1]	MTBE	Ethanol	Methanol	TBA	DIPE	ETBE	TAME	Dissolved Lead
B-1	Jun-00	<50	<50	<170	<0.50	<0.50	<0.50	<1.0	<3.0	NT	NT	NT	NT	NT	NT	NT
B-2	Jun-00	<50	610	<170	<0.50	<0.50	<0.50	<1.0	<3.0	NT	NT	NT	NT	NT	NT	NT
B-3	Jun-00	250*	580	<170	<0.50	<0.50	<0.50	<1.0	<3.0	NT	NT	NT	NT	NT	NT	NT
B-4	Jun-00	320*	4700	620	<0.50	<0.50	<0.50	<1.0	<3.0	NT	NT	NT	NT	NT	NT	NT
B-5	Jun-00	<50	<50	<170	<0.50	<0.50	<0.50	<1.0	<3.0	NT	NT	NT	NT	NT	NT	NT
Decon Rinsate	Jun-00	52*	170	<170	<0.50	<0.50	<0.50	1.6	<3.0	NT	NT	NT	NT	NT	NT	NT
MW-1	19-Jun-02	< 50	< 50	< 100	< 0.30	< 0.30	< 0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	NT
	20-Sep-02	< 50	67	<100	< 0.30	< 0.30	< 0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	<0.005
	20-Nov-02	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	NT
	19-Feb-03	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 1.0	< 1.0	< 1.0	NT
	10-Jun-03	<50	51 **	NT	<0.50	<0.50	<0.50	<1.0	< 0.30	< 5.0	< 50	< 5.0	< 1.0	< 1.0	< 1.0	NT
	8-Sep-03	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 0.30	NT	NT	NT	NT	NT	NT	NT
	9-Dec-03	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
	25-Mar-04	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
	10-Jun-04	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
	27-Sep-04	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
MW-2	19-Jun-02	51**	1600	< 100	< 0.30	< 0.30	< 0.50	<1.0	< 0.50	6.1	< 50	< 5.0	< 0.50	< 0.50	< 0.50	NT
	20-Sep-02	< 50	170	< 100	< 0.30	< 0.30	< 0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	<0.005
	20-Nov-02	<50	70	NT	<0.50	<0.50	<0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	NT
	19-Feb-03	82	120	NT	<0.50	<0.50	<0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 1.0	< 1.0	< 1.0	NT
	10-Jun-03	<50	96**	NT	<0.50	<0.50	<0.50	<1.0	< 0.3	< 5.0	< 50	< 5.0	< 1.0	< 1.0	< 1.0	NT
	8-Sep-03	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 0.3	NT	NT	NT	NT	NT	NT	NT
	9-Dec-03	<50	360	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
	25-Mar-04	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
	10-Jun-04	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
	27-Sep-04	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
MW-3	19-Jun-02	< 50	< 50	< 100	< 0.30	< 0.30	< 0.50	<1.0	<0.50	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	NT
	20-Sep-02	< 50	54	< 100	<0.50	<0.50	<0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	<0.005
	20-Nov-02	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	0.57	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	NT
	19-Feb-03	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 1.0	< 1.0	< 1.0	NT
	10-Jun-03	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.30	< 5.0	< 50	< 5.0	< 1.0	< 1.0	< 1.0	NT
	8-Sep-03	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.30	NT	NT	NT	NT	NT	NT	NT
	9-Dec-03	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.10	NT	NT	NT	NT	NT	NT	NT
	25-Mar-04	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.10	NT	NT	NT	NT	NT	NT	NT
	10-Jun-04	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.10	NT	NT	NT	NT	NT	NT	NT
	27-Sep-04	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.10	NT	NT	NT	NT	NT	NT	NT

TPH-G = Total Petroleum Hydrocarbons as gasoline by GCFID/5030.
TPH-D = Total Petroleum Hydrocarbons as diesel by EPA Method 8015 Modified.
TPH-Motor Oil = Total Petroleum Hydrocarbons as motor oil by EPA Method 8015 Modified.
BTEX and seven fuel oxygenates Ethanol, Methanol, MTBE, TBA, DIPE, ETBE, TAME by EPA Method 8260B.
<x denotes analyte not detected above method detection limit of x.
NT = analyte not tested for.

[1] The laboratory results for m,p-Xylene and "o" Xylene are combined into Total Xylenes
* indicates that sample does not exhibit the peak pattern typical of the corresponding analyte.
** indicates the chromatograhic pattern does not resemble the fuel standard used for quantification

TABLE 3
GROUNDWATER CHEMISTRY
SHUSD - District Office
LOP #12490

Well ID	Date	pH	Dissolved Oxygen (mg/l)	Conductivity (us/cm)	Oxidation Reduction Potential millivolts (mV)	Ferrous Iron (dissolved) (ug/L)	Ferric Iron* (ug/L)	Alkalinity (mg/l $CaCO_3$)
MW-1	20-Jun-02	NT	NT	NT	NT	NT	NT	NT
	20-Sep-02	7.01	0.2	50.0	NT	NT	NT	NT
	15-Nov-02	6.89	2.2	180.0	NT	NT	NT	NT
	19-Feb-03	5.91	3.3	75.7	NT	NT	NT	NT
	10-Jun-03	6.22	NT	200.0	NT	NT	NT	NT
	9-Sep-03	6.53	2.4	212.0	NT	190	17,000	93
	9-Dec-03	6.56	0.7	119.6	206.5	<100	30,000	23
	25-Mar-04	5.92	3.3	118.5	241.6	NT	NT	NT
	10-Jun-04	6.22	2.5	536	194.8	NT	NT	NT
	27-Sep-04	6.20	0.9	407	102	NT	NT	NT
MW-2	20-Jun-02	NT	NT	NT	NT	NT	NT	NT
	20-Sep-02	7.09	0.3	63.0	NT	NT	NT	NT
	15-Nov-02	7.01	3.3	100.0	NT	NT	NT	NT
	19-Feb-03	6.24	2.2	152.0	NT	NT	NT	NT
	10-Jun-03	6.30	NT	250.0	NT	NT	NT	NT
	9-Sep-03	6.68	2.1	275.0	NT	2,300	16,000	140
	9-Dec-03	6.72	1.1	135.2	102.4	1,100	37,900	62
	25-Mar-04	6.10	3.3	148.0	146.7	NT	NT	NT
	10-Jun-04	6.27	1.7	775.0	67.6	NT	NT	NT
	27-Sep-04	6.13	1.3	396.0	133.5	NT	NT	NT

TABLE 3
GROUNDWATER CHEMISTRY
SHUSD - District Office
LOP #12490

MW-3	20-Jun-02	NT	NT	NT	NT	NT	NT	NT
	20-Sep-02	7.01	0.3	130.0	NT	NT	NT	NT
	15-Nov-02	6.71	3.8	230.0	NT	NT	NT	NT
	19-Feb-03	5.93	3.1	149.0	NT	NT	NT	NT
	10-Jun-03	6.05	NT	230.0	NT	NT	NT	NT
	9-Sep-03	6.52	1.5	275.0	NT	4,600	72,000	140
	9-Dec-03	7.03	2.1	126.9	99.4	760	74,240	51
	25-Mar-04	5.94	1.5	179.5	85.6	NT	NT	NT
	10-Jun-04	6.23	5.7	972.0	37.1	NT	NT	NT
	27-Sep-04	6.19	1.2	449.0	89.5	NT	NT	NT

NT= Not Tested.
Ferric Iron = approximated by numeric difference between Dissolved Iron and Total Iron analyses.

Appendix C
Field Notes

CONSULTING ENGINEERS — WATER LEVEL MEASUREMENT DATA SHEET

PROJECT NAME: SHUSD - Garberville
PROJECT NUMBER: 99106209.017

TODAY'S DATE: 9-27-04
FIELD PERSONNEL: CA

WELL NUMBER	OPEN WELL	INITIAL WATER LEVEL		FINAL WATER LEVEL		COMMENTS
	Time	Time	Depth to Water (ft. bgs)	Time	Depth to Water (ft. bgs)	
MW-1	8:30	9:01	11.87	0.9mg/L		20
MW-2	8:35	9:07	12.12	1.3mg/L		20
MW-3	8:41	9:12	14.74	1.2mg/L		20

Weather Conditions Today: Sunny + hot

FORM:SWH20LVL

WINZLER & KELLY
Consulting Engineering

SUBJECT NAME: SHUSD - Garber
PROJECT NUMBER: 991062209.017
WELL DESIGNATION: MW-1

PROJECT DATE: 9-27-04
SAMPLER: _____
SAMPLE NUMBER MW-1

CONDITION OF WELL HEAD/VAULT/CAP & LOCK
- A. TOP OF CASING ELEVATION
- B. DEPTH TO GROUNDWATER (initial) 11.87
- C. DEPTH OF WELL MEASURED 20
- D. HEIGHT OF WATER COLUMN (C-B) 20 - 11.87 = 8.13
- E. GROUNDWATER ELEVATION (A-B)

CASING DIAMETER: 2" ✓ 3" _____ 4" _____ OTHER _____

CALCULATED WELL VOLUME: DxV= 8.13 x .163 = 1.3 gal
- A. Volume (V) of 2" wall = 0.163 gal/ft
- B. Volume (V) of 4" wall = 0.653 gal/ft

ODOR no SHEEN no FLOATING PRODUCT THICKNESS no

PUMP TUPE: POLY BAILER _____ STAINLESS BAILER _____
ELECTRIC _____ OTHER _____

PUMP DEPTH:

TIME	GALLONS PURGED	NO. OF WELL VOLUMES	PH	TEMPERATURE (°F OR °C)	CONDUCTIVITY (mmhos/cm or µmhos/cm)	TURBIDITY (NTU or visual) ORC
9:30	1	0.77	6.20	18.8	407 us/cm	102.0 mV
9:41	2	1.54	6.24	18.7	376 us/cm	104.0 mV
9:51	3	2.31	6.26	19.0	365 us/cm	104.9 mV
10:05	3.25	2.46	6.26	18.9	359 us/cm	105.1 mV
10:15	3.50	2.69	6.27	18.8	356 us/cm	104.8 mV
10:26	3.75	2.88	6.27	18.7	353 us/cm	105.0 mV
10:37	4.0	3.08	6.27	18.9	355 us/cm	105.1 mV

RECHARGE RATE (qualitative): _____
SAMPLER TYPE: TEFLON BAILER ____ ACRYLIC BAILER ____ DISPOSABLE BAILER ____

SAMPLES COLLECTER: PRESERVED VOA'S ____ UNPRESERVED VOA'S ____
PRESERVED LITERS ____ UNPRESERSERVED LITERS ____
500ml PLASTIC BOTTLE WITH PRESERVATIVE FOR METALS:
FILTERED ____ UNFILTERED ____ OTHER ____

COMMENTS _____

WINZLER & KELLY
Consulting Engineering

SUBJECT NAME: SHUSD - Garber
PROJECT NUMBER: 991062.09.017
WELL DESIGNATION: MW - 2

PROJECT DATE: 9-27-04
SAMPLER: _____
SAMPLE NUMBER MW - 2

CONDITION OF WELL HEAD/VAULT/CAP & LOCK

A. TOP OF CASING ELEVATION
B. DEPTH TO GROUNDWATER (initial) 12.12
C. DEPTH OF WELL MEASURED 20
D. HEIGHT OF WATER COLUMN (C-B) 20 - 12.12 = 7.88
E. GROUNDWATER ELEVATION (A-B)

CASING DIAMETER: 2" ✓ 3" _____ 4" _____ OTHER _____

CALCULATED WELL VOLUME: DxV= 7.88 x .163 = 1.3 gal

A. Volume (V) of 2" wall = 0.163 gal/ft
B. Volume (V) of 4" wall = 0.653 gal/ft

ODOR no SHEEN no FLOATING PRODUCT THICKNESS no

PUMP TUPE: POLY BAILER _____ STAINLESS BAILER _____
ELECTRIC _____ OTHER _____

PUMP DEPTH:

TIME	GALLONS PURGED	NO. OF WELL VOLUMES	PH	TEMPERATURE (^{0}F OR ^{0}C)	CONDUCTIVITY (mmhos/cm or µmhos/cm)	TURBIDITY (NTU or visual) ORP
10:50	1	0.77	6.13	17.5	396 us/cm	133.5 mV
11:01	2	1.54	6.19	17.8	400 us/cm	123.1 mV
11:11	3	2.31	6.22	17.7	397 us/cm	123.5 mV
11:25	3.25	2.46	6.24	17.7	396 us/cm	122.9 mV
11:35	3.50	2.69	6.25	17.8	396 us/cm	122.8 mV
11:47	3.75	2.88	6.28	17.8	395 us/cm	122.1 mV
11:59	4	3.08	6.28	17.8	396 us/cm	120.9 mV

RECHARGE RATE (qualitative): _____
SAMPLER TYPE: TEFLON BAILER ____ ACRYLIC BAILER ____ DISPOSABLE BAILER ____

SAMPLES COLLECTER: PRESERVED VOA'S ____ UNPRESERVED VOA'S ____
PRESERVED LITERS ____ UNPRESERSERVED LITERS ____
500ml PLASTIC BOTTLE WITH PRESERVATIVE FOR METALS:
FILTERED ____ UNFILTERED ____ OTHER ____

COMMENTS _____

WINZLER & KELLY
Consulting Engineering

SUBJECT NAME: SHUSD-Garber
PROJECT NUMBER: 99106209.017
WELL DESIGNATION: MW-3

PROJECT DATE: 9-27-04
SAMPLER:
SAMPLE NUMBER MW-3

CONDITION OF WELL HEAD/VAULT/CAP & LOCK

A. TOP OF CASING ELEVATION
B. DEPTH TO GROUNDWATER (initial) 14.74
C. DEPTH OF WELL MEASURED 20
D. HEIGHT OF WATER COLUMN (C-B) 20 - 14.74 = 5.26
E. GROUNDWATER ELEVATION (A-B)

CASING DIAMETER: 2" ✓ 3"_____ 4"_____ OTHER_____

CALCULATED WELL VOLUME: DxV= 5.26 X .163 = 0.86

A. Volume (V) of 2" wall = 0.163 gal/ft
B. Volume (V) of 4" wall = 0.653 gal/ft

ODOR no SHEEN no FLOATING PRODUCT THICKNESS no

PUMP TUPE: POLY BAILER_____ STAINLESS BAILER_____
ELECTRIC_____ OTHER_____

PUMP DEPTH:

TIME	GALLONS PURGED	NO. OF WELL VOLUMES	PH	TEMPERATURE (^{0}F OR ^{0}C)	CONDUCTIVITY (mmhos/cm or µmhos/cm)	TURBIDITY (NTU or visual)
						ORP
12:15	1	1.16	6.19	17.5	449 µS/cm	89.5 mV
12:25	1.5	1.74	6.17	17.6	451 µS/cm	89.7 mV
12:37	1.75	2.03	6.20	17.7	450 µS/cm	89.9 mV
12:47	2	2.33	6.22	17.7	446 µS/cm	82.6 mV
12:59	2.25	2.62	6.22	17.7	445 µS/cm	84.6 mV
1:11	2.50	2.91	6.24	17.5	443 µS/cm	83.9 mV
1:21	2.75	3.20	6.24	17.6	447 µS/cm	84.5 mV

RECHARGE RATE (qualitative):_____
SAMPLER TYPE: TEFLON BAILER____ ACRYLIC BAILER_____ DISPOSABLE BAILER ____

SAMPLES COLLECTER: PRESERVED VOA'S_____ UNPRESERVED VOA'S_____
PRESERVED LITERS_____ UNPRESERSERVED LITERS_____
500ml PLASTIC BOTTLE WITH PRESERVATIVE FOR METALS:
FILTERED_____ UNFILTERED_____ OTHER_____

COMMENTS_____

Appendix D
Laboratory Reports and Chain-of-Custody Forms

NORTH COAST LABORATORIES LTD.

October 07, 2004

Winzler and Kelly
633 Third Street
Eureka, CA 95501

Attn: Terry Clark

Order No.: 0409709
Invoice No.: 45348
PO No.:
ELAP No. 1247-Expires July 2006

RE: 99106209.017, SHUSD-District Office, Garber

SAMPLE IDENTIFICATION

Fraction	Client Sample Description
01A	MW-1
01D	MW-1
02A	MW-2
02D	MW-2
03A	MW-3
03D	MW-3

ND = Not Detected at the Reporting Limit

Limit = Reporting Limit

All solid results are expressed on a wet-weight basis unless otherwise noted.

REPORT CERTIFIED BY

Laboratory Supervisor(s) | QA Unit | Jesse G. Chaney, Jr. Laboratory Director

5680 West End Road • Arcata California 95521-9202 • 707-822-4649 • FAX 707-822-6831

North Coast Laboratories, Ltd. **Date:** *08-Oct-04*

CLIENT:	Winzler and Kelly
Project:	99106209.017, SHUSD-District Office, Garber
Lab Order:	0409709

CASE NARRATIVE

TPH as Diesel:
The laboratory control sample/laboratory control sample duplicate (LCS/LCSD) recoveries were above the upper acceptance limits for diesel and the surrogate. These recoveries indicate that the sample results may be erroneously high. There were no detectable levels of the analyte in the samples; therefore, the data were accepted.

BTEX:
The LCS recovery was above the upper acceptance limit for the surrogate. All of the analyte recoveries were within the acceptance limits; therefore, the data were accepted.

The surrogate recovery was below the lower acceptance limit for sample MW-1. The response of the reporting limit standard was such that the analytes would have been detected even with the low recoveries; therefore, the data were accepted.

NORTH COAST LABORATORIES
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Date: 07-Oct-04
WorkOrder: 0409709

ANALYTICAL REPORT

Client Sample ID: MW-1
Lab ID: 0409709-01A

Received: 9/28/04 **Collected:** 9/27/04 13:37

Test Name: BTEX

Reference: EPA 5030/EPA 8021B

Parameter	Result	Limit	Units	DF	Extracted	Analyzed
MTBE	ND	3.0	µg/L	1.0		10/7/04
Benzene	ND	0.50	µg/L	1.0		10/7/04
Toluene	ND	0.50	µg/L	1.0		10/7/04
Ethylbenzene	ND	0.50	µg/L	1.0		10/7/04
m,p-Xylene	ND	0.50	µg/L	1.0		10/7/04
o-Xylene	ND	0.50	µg/L	1.0		10/7/04
Surrogate: Cis-1,2-Dichloroethylene	82.4	85-115	% Rec	1.0		10/7/04

Test Name: TPH as Gasoline

Reference: EPA 3510/GCFID(LUFT)/EPA 8015B

Parameter	Result	Limit	Units	DF	Extracted	Analyzed
TPHC Gas	ND	50	µg/L	1.0		10/7/04

Client Sample ID: MW-1
Lab ID: 0409709-01D

Received: 9/28/04 **Collected:** 9/27/04 13:37

Test Name: TPH as Diesel

Reference: EPA 3510/GCFID(LUFT)/EPA 8015B

Parameter	Result	Limit	Units	DF	Extracted	Analyzed
TPHC Diesel	ND	50	µg/L	1.0	10/5/04	10/5/04
Surrogate: N-Tricosane	94.0	27.6-107	% Rec	1.0	10/5/04	10/5/04

Client Sample ID: MW-2
Lab ID: 0409709-02A

Received: 9/28/04 **Collected:** 9/27/04 14:15

Test Name: BTEX

Reference: EPA 5030/EPA 8021B

Parameter	Result	Limit	Units	DF	Extracted	Analyzed
MTBE	ND	3.0	µg/L	1.0		10/7/04
Benzene	ND	0.50	µg/L	1.0		10/7/04
Toluene	ND	0.50	µg/L	1.0		10/7/04
Ethylbenzene	ND	0.50	µg/L	1.0		10/7/04
m,p-Xylene	ND	0.50	µg/L	1.0		10/7/04
o-Xylene	ND	0.50	µg/L	1.0		10/7/04
Surrogate: Cis-1,2-Dichloroethylene	92.5	85-115	% Rec	1.0		10/7/04

Test Name: TPH as Gasoline

Reference: EPA 3510/GCFID(LUFT)/EPA 8015B

Parameter	Result	Limit	Units	DF	Extracted	Analyzed
TPHC Gas	ND	50	µg/L	1.0		10/7/04

NORTH COAST LABORATORIES
5680 West End Road • Arcata, California 95521-9202 • 707-822-4649 • FAX 707-822-6831

Date: 07-Oct-04
WorkOrder: 0409709

ANALYTICAL REPORT

Client Sample ID: MW-2 **Received:** 9/28/04 **Collected:** 9/27/04 14:15
Lab ID: 0409709-02D

Test Name: TPH as Diesel **Reference:** EPA 3510/GCFID(LUFT)/EPA 8015B

Parameter	Result	Limit	Units	DF	Extracted	Analyzed
TPHC Diesel	ND	50	µg/L	1.0	10/5/04	10/5/04
Surrogate: N-Tricosane	97.6	27.6-107	% Rec	1.0	10/5/04	10/5/04

Client Sample ID: MW-3 **Received:** 9/28/04 **Collected:** 9/27/04 14:47
Lab ID: 0409709-03A

Test Name: BTEX **Reference:** EPA 5030/EPA 8021B

Parameter	Result	Limit	Units	DF	Extracted	Analyzed
MTBE	ND	3.0	µg/L	1.0		10/7/04
Benzene	ND	0.50	µg/L	1.0		10/7/04
Toluene	ND	0.50	µg/L	1.0		10/7/04
Ethylbenzene	ND	0.50	µg/L	1.0		10/7/04
m,p-Xylene	ND	0.50	µg/L	1.0		10/7/04
o-Xylene	ND	0.50	µg/L	1.0		10/7/04
Surrogate: Cis-1,2-Dichloroethylene	94.6	85-115	% Rec	1.0		10/7/04

Test Name: TPH as Gasoline **Reference:** EPA 3510/GCFID(LUFT)/EPA 8015B

Parameter	Result	Limit	Units	DF	Extracted	Analyzed
TPHC Gas	ND	50	µg/L	1.0		10/7/04

Client Sample ID: MW-3 **Received:** 9/28/04 **Collected:** 9/27/04 14:47
Lab ID: 0409709-03D

Test Name: TPH as Diesel **Reference:** EPA 3510/GCFID(LUFT)/EPA 8015B

Parameter	Result	Limit	Units	DF	Extracted	Analyzed
TPHC Diesel	ND	50	µg/L	1.0	10/5/04	10/5/04
Surrogate: N-Tricosane	99.6	27.6-107	% Rec	1.0	10/5/04	10/5/04

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5680 West End Road • Arcata, California 95521-9202 • 707-822-4649 • FAX 707-822-6831

North Coast Laboratories, Ltd.

Date: 07-Oct-04

CLIENT: Winzler and Kelly
Work Order: 0409709
Project: 99106209.017, SHUSD-District Office, Garber

QC SUMMARY REPORT
Method Blank

Sample ID: **MB-10/6/04** Batch ID: **R31360** Test Code: **BTXEW** Units: **µg/L** Analysis Date: **10/7/04 12:50:23 AM** Prep Date:
Client ID: Run ID: **ORGC8_041006B** SeqNo: **455384**

Analyte	Result	Limit	SPK value	SPK Ref Val	% Rec	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
MTBE	ND	3.0									
Benzene	ND	0.50									
Toluene	ND	0.50									
Ethylbenzene	ND	0.50									
m,p-Xylene	ND	0.50									
o-Xylene	ND	0.50									
Cis-1,2-Dichloroethylene	0.987	0.10	1.00	0	98.7%	85	115	0			

Sample ID: **MB-10/6/04** Batch ID: **R31358** Test Code: **TPHCGW** Units: **µg/L** Analysis Date: **10/7/04 12:50:23 AM** Prep Date:
Client ID: Run ID: **ORGC8_041006A** SeqNo: **455366**

Analyte	Result	Limit	SPK value	SPK Ref Val	% Rec	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPHC Gas	ND	50									

Sample ID: **MB-12236** Batch ID: **12236** Test Code: **TPHDIW** Units: **µg/L** Analysis Date: **10/5/04 4:40:36 PM** Prep Date: **10/5/04**
Client ID: Run ID: **ORGC7_041005A** SeqNo: **454996**

Analyte	Result	Limit	SPK value	SPK Ref Val	% Rec	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPHC Diesel	ND	50									
N-Tricosane	48.6	0.10	50.0	0	97.1%	28	107	0			

Qualifiers:
ND - Not Detected at the Reporting Limit
J - Analyte detected below quantitation limits
S - Spike Recovery outside accepted recovery limits
R - RPD outside accepted recovery limits
B - Analyte detected in the associated Method Blank

North Coast Laboratories, Ltd.

Date: 07-Oct-04

CLIENT: Winzler and Kelly
Work Order: 0409709
Project: 99106209.017, SHUSD-District Office, Garber

QC SUMMARY REPORT
Laboratory Control Spike

Sample ID: **LCS-04573** Batch ID: **R31360** Test Code: **BTXEW** Units: **µg/L** Analysis Date: **10/6/04 8:28:48 PM** Prep Date:
Client ID: Run ID: **ORGC8_041006B** SeqNo: **455381**

Analyte	Result	Limit	SPK value	SPK Ref Val	% Rec	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
MTBE	39.09	3.0	40.0	0	97.7%	85	115	0			
Benzene	5.012	0.50	5.00	0	100%	85	115	0			
Toluene	4.914	0.50	5.00	0	98.3%	85	115	0			
Ethylbenzene	4.975	0.50	5.00	0	99.5%	85	115	0			
m,p-Xylene	9.969	0.50	10.0	0	99.7%	85	115	0			
o-Xylene	5.045	0.50	5.00	0	101%	85	115	0			
Cis-1,2-Dichloroethylene	1.16	0.10	1.00	0	116%	85	115	0			S

Sample ID: **LCSD-04573** Batch ID: **R31360** Test Code: **BTXEW** Units: **µg/L** Analysis Date: **10/6/04 9:06:58 PM** Prep Date:
Client ID: Run ID: **ORGC8_041006B** SeqNo: **455382**

Analyte	Result	Limit	SPK value	SPK Ref Val	% Rec	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
MTBE	39.90	3.0	40.0	0	99.7%	85	115	39.1	2.03%	15	
Benzene	4.974	0.50	5.00	0	99.5%	85	115	5.01	0.750%	15	
Toluene	4.936	0.50	5.00	0	98.7%	85	115	4.91	0.462%	15	
Ethylbenzene	4.972	0.50	5.00	0	99.4%	85	115	4.97	0.0560%	15	
m,p-Xylene	9.966	0.50	10.0	0	99.7%	85	115	9.97	0.0296%	15	
o-Xylene	5.036	0.50	5.00	0	101%	85	115	5.04	0.166%	15	
Cis-1,2-Dichloroethylene	1.12	0.10	1.00	0	112%	85	115	1.16	3.60%	15	

Sample ID: **LCS-04574** Batch ID: **R31358** Test Code: **TPHCGW** Units: **µg/L** Analysis Date: **10/6/04 10:22:30 PM** Prep Date:
Client ID: Run ID: **ORGC8_041006A** SeqNo: **455363**

Analyte	Result	Limit	SPK value	SPK Ref Val	% Rec	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPHC Gas	454.0	50	500	0	90.8%	81	126	0			

Qualifiers:
ND - Not Detected at the Reporting Limit
J - Analyte detected below quantitation limits
S - Spike Recovery outside accepted recovery limits
R - RPD outside accepted recovery limits
B - Analyte detected in the associated Method Blank

CLIENT: Winzler and Kelly
Work Order: 0409709
Project: 99106209.017, SHUSD-District Office, Garber

QC SUMMARY REPORT
Laboratory Control Spike Duplicate

Sample ID: **LCSD-04574** Batch ID: **R31358** Test Code: **TPHCGW** Units: **µg/L** Analysis Date: **10/6/04 10:59:45 PM** Prep Date:
Client ID: Run ID: **ORGC8_041006A** SeqNo: **455364**

Analyte	Result	Limit	SPK value	SPK Ref Val	% Rec	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPHC Gas	458.4	50	500	0	91.7%	81	126	454	0.957%	15	

Sample ID: **LCS-12236** Batch ID: **12236** Test Code: **TPHDIW** Units: **µg/L** Analysis Date: **10/5/04 3:10:34 PM** Prep Date: **10/5/04**
Client ID: Run ID: **ORGC7_041005A** SeqNo: **454993**

Analyte	Result	Limit	SPK value	SPK Ref Val	% Rec	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPHC Diesel	630.4	50	500	0	126%	80	120	0			S
N-Tricosane	56.4	0.10	50.0	0	113%	28	107	0			S

Sample ID: **LCSD-12236** Batch ID: **12236** Test Code: **TPHDIW** Units: **µg/L** Analysis Date: **10/5/04 3:28:32 PM** Prep Date: **10/5/04**
Client ID: Run ID: **ORGC7_041005A** SeqNo: **454994**

Analyte	Result	Limit	SPK value	SPK Ref Val	% Rec	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPHC Diesel	640.9	50	500	0	128%	80	120	630	1.64%	15	S
N-Tricosane	55.7	0.10	50.0	0	111%	28	107	56.4	1.24%	15	S

Qualifiers:
ND - Not Detected at the Reporting Limit
J - Analyte detected below quantitation limits
S - Spike Recovery outside accepted recovery limits
R - RPD outside accepted recovery limits
B - Analyte detected in the associated Method Blank

NORTH COAST LABORATORIES LTD.
5680 West End Road • Arcata • CA 95521-9202
707-822-4649 Fax 707-822-6831

Chain of Custody

LABORATORY NUMBER: 0409709

Attention: Terry Clark
Results & Invoice to: Winzler & Kelly
Address: 633 Third St
Eureka, CA 95501
Phone: 443-8326
Copies of Report to:
Sampler (Sign & Print): C. Acu

TAT: ☐ 24 Hr ☐ 48 Hr ☐ 5 Day ☐ 5–7 Day
☑ STD (2–3 Wk) ☐ Other:
PRIOR AUTHORIZATION IS REQUIRED FOR RUSHES

REPORTING REQUIREMENTS: State Forms ☐
Preliminary: FAX ☐ Verbal ☐ By: __/__/__
Final Report: FAX ☐ Verbal ☐ By: __/__/__

PROJECT INFORMATION
Project Number: 99106209.017
Project Name: SHUSD - District Office, Garbe
Purchase Order Number:

LAB ID	SAMPLE ID	DATE	TIME	MATRIX*	CONTAINER	PRESERVATIVE	ANALYSIS: TPH-G/BTEX/MTBE (8021B)	ANALYSIS: TPH-D (8015 Modified)
	MW-1	9-27-04	1:37				X	X
	MW-2	↓	2:15				X	X
	MW-3	↓	2:47				X	X
	QCTB							

CONTAINER CODES: 1—½ gal. pl; 2—250 ml pl; 3—500 ml pl; 4—1 L Nalgene; 5—250 ml BG; 6—500 ml BG; 7—1 L BG; 8—1 L cg; 9—40 ml VOA; 10—125 ml VOA; 11—4 oz glass jar; 12—8 oz glass jar; 13—brass tube; 14—other

PRESERVATIVE CODES: a—HNO_3; b—HCl; c—H_2SO_4; d—$Na_2S_2O_3$; e—NaOH; f—$C_2H_3O_2Cl$; g—other

SAMPLE CONDITION/SPECIAL INSTRUCTIONS
Please do not analyze TB if any sample is non-detect for all volatiles (BTEX)

EDF Report - Global ID # T0602300371

Evidence Coding - Sample Temp = 3.4°C
added to COC 9/28/04

RELINQUISHED BY (Sign & Print)	DATE/TIME	RECEIVED BY (Sign)	DATE/TIME
Carlos Acu	9-27-04	Amanda Bott 9/28/04	0905

SAMPLE DISPOSAL
☑ NCL Disposal of Non-Contaminated
☐ Return ☐ Pickup

CHAIN OF CUSTODY SEALS Y/N/NA
SHIPPED VIA: UPS Air-Ex Fed-Ex Bus Hand

***MATRIX:** DW=Drinking Water; Eff=Effluent; Inf=Influent; SW=Surface Water; GW=Ground Water; S=Soil; O=Other.

ALL CONTAMINATED NON-AQUEOUS SAMPLES WILL BE RETURNED TO CLIENT

Appendix E
W&K's Standard Operating Procedures

WINZLER & KELLY CONSULTING ENGINEERS

STANDARD OPERATING PROCEDURES
GROUNDWATER LEVEL MEASUREMENTS AND
FREE PHASE HYDROCARBON MEASUREMENTS

1. Objective

To establish accepted procedures for detecting free-phase hydrocarbons and measuring groundwater levels in monitoring wells.

2. Background

Any time water levels are required to determine the groundwater flow gradient or flow direction, water levels are collected. Wells are tested for free-phase hydrocarbons prior to insertion of electronic water level probes or purge pumps the Second time a well is sampled and in any well that has a history of free-phase hydrocarbons.

3. Personnel Required and Responsibilities

Project Manager: The Project Manager (PM) is responsible for ensuring that field personnel have been trained in these procedures and for verifying that water levels have been collected in compliance with this SOP.

Field Technician: The Field Technician is responsible for complying with this SOP, including determining if there are free phase hydrocarbons in the well, the thickness (if it exists) and the stabilized water level in the well.

4. Equipment Required

- Water level/free phase hydrocarbon indicator probe or pastes
- Tape measure
- Water Level Data Form/pencil
- Watch
- Disposable gloves
- Distilled water
- Alconox soap
- Containers to hold rinsate water
- Site Safety Plan and Hospital Map
- Keys to wells
- Tools to open wells

5. Procedure

After reviewing the Site Safety Plan and determining the type and concentrations of contaminants that may be present on site, the field personnel will don the proper level of personal protection prior to opening any wells.

Open all monitoring wells to be measured and remove expandable caps. Allow wells to equilibrate 5 to 15 minutes. Record time and visual observations regarding well access, condition, security, etc on water level data sheet.

5a. Alternative procedure for electronic water-level/free-phase hydrocarbon indicator

- Decontaminate probe with potable water and alconox mix. Rinse with distilled water.
- Lower probe into the well and determine the presence of any free-phase hydrocarbons. The probe will emit a continuous sound if free product is present. If no product is present, the probe will make an oscillating (beeping) sound when it encounters water. Record the depth of free-phase hydrocarbons on the water level data sheet. If no free-phase hydrocarbons are present, record the water depth. DO NOT SUBMERGE THE PROBE THROUGH THE FLOATING PRODUCT LAYER.
- Gradient calculations shall then be performed by calculation of the groundwater elevation by:
- GW ELEV = (TOC) - (depth to water).
- TOC indicates top of casing elevation as surveyed.
- If free-phase hydrocarbons are indicated, determine the depth to water using a steel measuring tape and water indicator paste, by the procedure below.

5b. Alternative procedure for product and water indicator pastes

- Decontaminate tape measure.
- Place **product** indicator paste on bottom two feet of tape measure.
- Lower tape measure into well. Note depth to which the end of the tape is lowered relative to the point of survey mark on the top of the well casing.
- Withdraw the tape. If paste has changed color, free-phase hydrocarbons are present. Calculate depth to the floating layer by:
  - Depth to Product = (depth to which tape lowered into well) - (length of product indicator paste discoloration).
- Remove product indicator paste with paper towel and decontaminate tape measure.
- Apply **water** indicator paste on bottom two feet of tape measure.
- Lower tape into well. Note depth to which end of tape is lowered.
- Withdraw the tape. Calculate the depth to water by:
  - Depth to Water = (depth to which tape lowered into well) - (length of water indicator paste discoloration).
- Obtain the depth to groundwater level readings from the point of survey mark, or from the North side of the top of the casing, if no point of survey mark is present. Readings will be measured to the nearest 0.01 foot. Note time and readings on water level data sheet.
- Use the same measuring device to measure water levels in all wells to be used in the gradient calculation.
- Obtain depth to casing bottom for each well by submerging a tape measure until it reaches the bottom of the well. Readings will be measured to the nearest 0.01 foot. Note readings on data sheet. If sampling is not going to be completed at the site, close and lock all wells.

- Gradient calculations shall then be conducted by making water depth corrections for the presence of free product. Second calculate the product thickness:
  - Product Thickness = (Depth to Water) - (Depth to Product).
  - Water elevations when free product is present shall then be calculated by:
  - GW ELEV = (TOC) - (Depth to Water) - $SG_{product}$ (Product Thickness).
  - On any site where monitoring will occur more than once, a free product sample will be collected and measured for specific gravity ($SG_{product}$). In the absence of the site specific free product specific gravity $SG_{product}$ shall be assumed to be 0.78.

WINZLER & KELLY CONSULTING ENGINEERS

STANDARD OPERATING PROCEDURES
for
MONITOR WELL PURGING AND SAMPLING ACTIVITIES

1.0 Objective

To establish accepted procedures for the purging and sampling groundwater from monitoring wells, to ensure that representative samples of formation water are collected by accepted methods.

1.1 Background

To obtain a representative groundwater sample from monitor wells, it is necessary to remove (purge) stagnant water from within and near the well prior to sampling. In general, three to seven casing volumes must be removed from the well prior to sampling, to provide a representative sample. Wells may be sampled after purging less than the minimum three volumes if well recharge rates are beyond reasonable time constraints. The specific method of well purging will be decided on a case by case basis, or as required by project specifications.

1.2 Personnel Required and Responsibilities

Project Manager: The Project Manager (PM) is responsible for ensuring that field personnel have been trained in the use of these procedures and for verifying that monitoring well purging and sampling activities are performed in compliance with these SOP's.

Field Technician: The Field Technician is responsible for complying with these SOP's, including the purging and sampling of monitor wells, the safe containerization of extracted waters, the documentation of field procedures, and the handling of samples..

2.0 WELL PURGING ACTIVITIES

2.1 Equipment Required

- Bottom-filling bailer, suction air pump, air-lift pump, gas operated (bladder) pump, submersible pump, or other pumping device
- pH meter
- Conductivity/Temperature Meter
- Water Level Indicator
- Well Sampling Data Sheet
- Indelible marker
- Disposable gloves
- Containers to hold extracted water (as required)

2.2. Purging Procedure

Prior to groundwater sampling, each monitoring well will be purged as described below. Prior to insertion into each well, all equipment will be either decontaminated (following W&K Decontamination procedures) or will be deemed clean or previously unused by the manufacturer.

- Open all monitoring wells to be purged and allow to equilibrate 5 to 15 minutes. Record time and visual observations regarding well access, condition, security, etc. in log book.
- Obtain depth to groundwater level readings according to Winzler & Kelly Standard Operating Procedures for Groundwater Level measurements and Free Phase Hydrocarbon Measurements. Record time and readings on the Well Level Measurement Data Sheet.
- Calculate the volume of standing water in each monitoring well. Record the volume calculated for each well on the Well Sampling Data Sheet.
- Begin purging the well by removing water from the well and collecting in a calibrated container (i.e., 5-gallon bucket marked in 1-gallon increments). The depth, or interval, from which the water is being purged should be noted on the data sheet.
- Obtain readings of field parameters (pH, conductivity, temperature, and turbidity) and make visual observations of color/odor/turbidity at selected intervals (i.e., every gallon, every five gallons, etc.) throughout the purging process. Depending on the calculated volume and the expected number of gallons to be purged, a minimum of five readings should be collected. Record the time, readings, and visual comments on the Purge Data Sheet.
- Continue purging until at least three (minimum) to four well volumes have been removed and the field parameters stabilize to within:

pH	~0.1
conductivity	~10%
turbidity	~10%
temperature	~1°

  Do not exceed seven well volumes.
- Obtain a final depth to groundwater level measurement prior to collection of the groundwater sample and note the reading and time on the Well Level Measurement Data Sheet. Be sure that the measurement probe has been thoroughly decontaminated prior to insertion into each well. Note any qualitative comments regarding recharge rate of each well, and calculate the percent of the original water column that has recovered at the time of the final depth measurement. It is ideal to attain a minimum of 80% water level recovery prior to sampling, if time constraints allow. Very slow recharge rates may not allow purging the minimum three volumes or 80% recovery; lesser volumes may be used for sampling, as needed and documented.
- Collect a groundwater sample following the directions below under Section 3.0.
- Containerize all purge water and decontamination water in 55-gallon drums. Use yellow indelible markers (storeroom supply) to label all drums on the side with date, contents, origin and other pertinent information. Avoid marking the tops of drums with black marker, such marks are temporary and will soon fade/rust. Note the number, condition and location of drums on site in the field notes.

3.0 WELL SAMPLING ACTIVITIES

3.1 Equipment Required

- Disposable bailer (previously unused) *
- Bottom emptying device (sampling port)
- Monofilament nylon line (min 40-lb test)
- Monitor Well Purge & Sample Data Sheets
- Sample containers (preserved, as required) - provided by the laboratory
- Sample labels
- Indelible marker
- Disposal gloves
- Decontamination soap (Alconox)
- Distilled water for equipment decontamination.

* A variety of sampling techniques are available for the collection of groundwater samples. Except where otherwise required, W&K only utilizes disposable polyethylene bailers to collect groundwater samples.

3.2. Sampling Procedure

Prior to collecting a groundwater sample from a monitoring well, each well must be properly purged in accordance with W&K's SOP for Monitoring Well Purging Activities (See Section 2.0 above), including the measurement of the final water level and documentation of recharge.

- Water from the desired screen interval will be collected by lowering the previously unused disposable, polyethylene, bottom-filling bailer into the well.
- When bailer is completely full, carefully retract the bailer from the well casing.
- Using a previously unused, new, bottom-emptying device, to minimize agitation of the water, transfer the water from the bailer to the sample containers.
- When sampling for volatile constituents (VOA's), the water samples will be collected in 40-ml glass vials (preserved as required by the analyses requested). Precautions will be taken to prevent capturing air bubbles in the vials.
- Upon filling, each vial will be immediately capped with a Teflon septum and plastic screw cap. The vial will be checked for air bubbles by inverting and gently tapping the vial. If any bubbles are visible, the vial will be refilled and confirmed to be free of any air bubbles.
- At a minimum, all samples will be labeled with the following information:

Sample ID	Date and Time Sample Collected
Location	Sampler's Initials
Project Number	Analyses Requested

- Sample information will be documented on the Chain-of-Custody form.
  All samples will be placed in an ice chest, chilled to a temperature of 4°C. The ice chest will remain in the custody of the sampler until it is transferred to the courier service for delivery at the analytical laboratory for analyses. Any and all transfer of sample custody must be documented on the Chain-of-Custody form with the name, signature, affiliation, date and time of the persons releasing and receiving custody of the samples.
- Upon completion of the sampling activities, each well shall be closed and secured by replacing the well cap and securing the lock.
- Dispose of gloves, bailers, bottom-emptying devices, and bailing line after each use.

Appendix F
Correspondence

C-99106209.017

Humboldt County Department of Health and Human Services
DIVISION OF ENVIRONMENTAL HEALTH
100 H Street - Suite 100 - Eureka, CA 95501
Voice: 707-445-6215 - Fax: 707-441-5699 - Toll Free: 800-963-9241
envhealth@co.humboldt.ca.us

August 27, 2004

Southern Humboldt Unified School District
Cliff Anderson
PO Box 129
Garberville CA 95542-0129

Subject: **SHUSD District Office (former), 286 Sprowl Creek Road**
Garberville, California
LOP #12490

Dear Mr. Anderson:

Thank you for the August 23, 2004 *Second Quarter 2004 Groundwater Monitoring Report* prepared by Winzler & Kelly Consulting Engineers.

I concur with the recommendation to continue quarterly groundwater sampling and monitoring. I understand Winzler & Kelly anticipates implementation of the January 2004 workplan soon. **Please provide five days notice prior to scheduled fieldwork so that HCDEH staff may be present.**

Please call me at (707) 268-2230 if you have any questions or concerns.

Sincerely,

Robert A Stone, CHMM
Hazardous Materials Specialist
Local Oversight Program

RS: swb

cc: Terry Clark, W&K

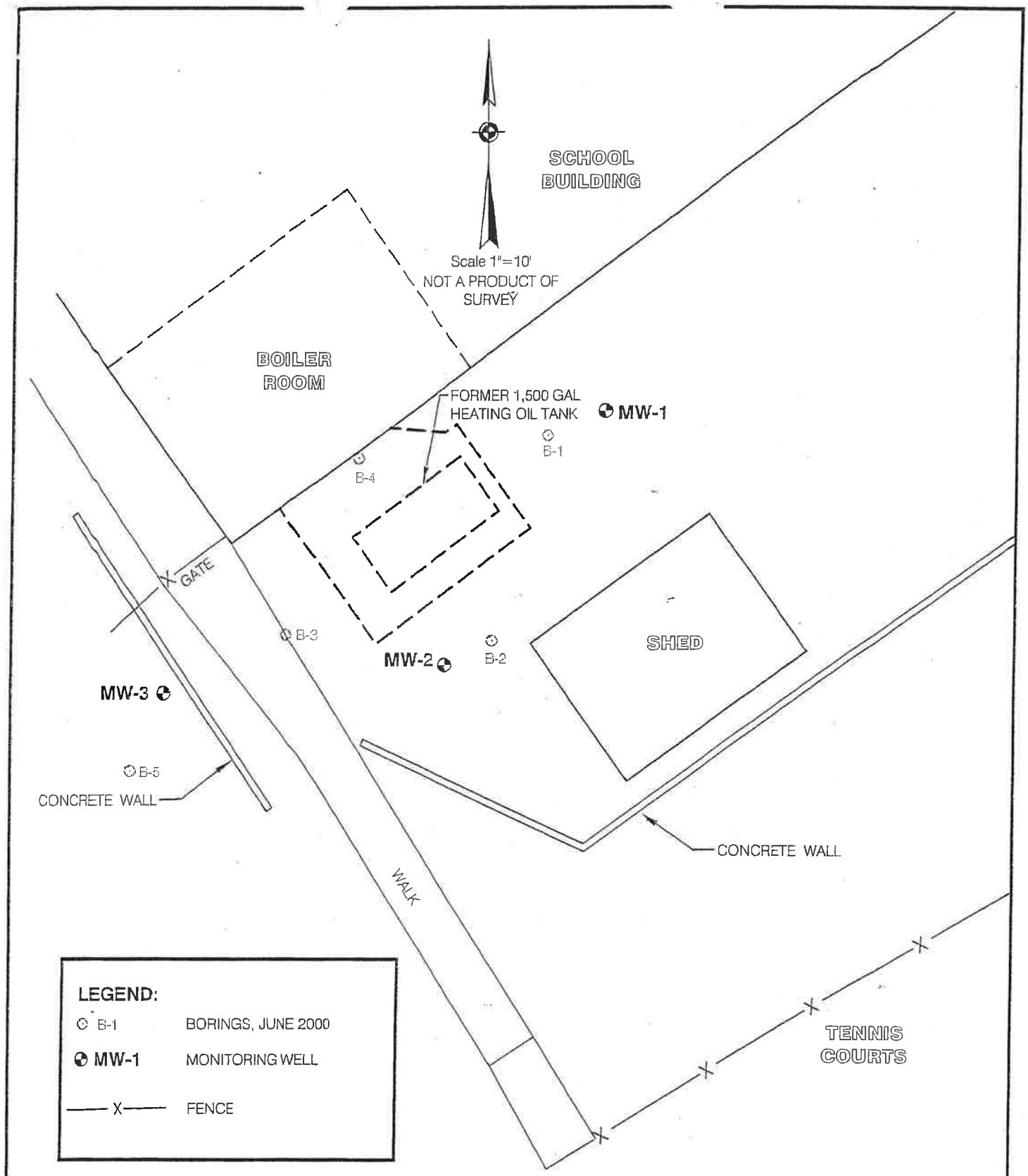
12490.016/515L

Table 1

Soil and Water Analytical Results
UST Removal
SHUSD - District Office, Garberville, CA

Sample ID	Sample Location	Sample Matrix	Units	TPH-D	Benzene	Toluene	Ethyl benzene	m,p-Xylene	o-Xylene	MTBE
#1	west wall @ 9 ft (initial)	soil	ug/g	4900	<0.5	3.8	4	10	<15	<5
#2	east wall @ 11 ft (initial)	soil	ug/g	2500	<0.5	<0.5	<2.0	<2.0	<2.0	<5
#3	east wall @ 9 ft (final)	soil	ug/g	16000	<0.5	<0.5	<8.0	<8.0	<8.0	<5
#4	north wall @ 9 ft (final)	soil	ug/g	790	<0.005	<0.005	<0.080	<0.080	<0.080	<0.05
#5	south wall @ 9 ft (final)	soil	ug/g	16000	<0.50	<0.50	<4.0	<4.0	<4.0	<5
#6	post-purge pit groundwater	water	ug/l	96000	53	510	140	580	280	270
SP-1	stockpile-overburden pile	soil	ug/g	330	<0.005	<0.005	<0.005	<0.005	STET	<0.05
SP-2/3	stockpile-2-point composite	soil	ug/g	2600	0.0063	0.098	0.26	0.47	0.39	<0.05
SP-4/5	stockpile-2-point composite	soil	ug/g	4900	<0.050	0.26	<2.0	<2.0	<2.0	<0.5

< x denotes analyte not detected at or above the detection limit of x.



SOUTHERN HUMBOLDT
UNIFIED SCHOOL DISTRICT

FORMER DISTRICT OFFICE
286 SPROWL CREEK RD. - GARBERVILLE

SITE MAP

FIGURE 2

WINZLER & KELLY

FILE: J:\CAD\JOBS\99\99106209\dwg\062i-f02a.dwg DATE: Nov 03 04 @ 9:49am

TABLE 1
Soil Sample Analytical Results
Former UST subsurface Investigation
SHUSD - District Office
Garberville, California
All units in parts per million

Sample ID	Sample Date	Sample Depth	TPH-G	TPH-D	TPH-Motor Oil	Benzene	Toluene	Ethyl benzene	Total Xylenes	MTBE
B-1 @ 5.5'-6'	Jun-00	5.5-6	<1.0	<1.0	<10	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
B-1 @ 11'-11.5'	Jun-00	11-11.5	<1.0	**4.4**	<10	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
B-1 @ 16'-16.5'	Jun-00	16-16.5	<1.0	<1.0	<10	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
B-2 @ 6.5'	Jun-00	6.5-7	<1.0	<1.0	<10	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
B-2 @ 11'	Jun-00	11-11.5	<1.0	<1.0	<10	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
B-2 @ 16.5'	Jun-00	16-16.5	<1.0	<1.0	<10	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
B-3 @ 6.5'	Jun-00	6.6-7	<1.0	**120.0**	**97***	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
B-3 @ 12'	Jun-00	12-12.5	**170***	**2700***	**390***	<0.025	<0.025	<0.0050	<1.0	<0.25
B-3 @ 16'	Jun-00	16-16.5	<1.0	<1.0	<10	<0.025	<0.025	<0.0050	<1.0	<0.25
B-4 @ 5.5'	Jun-00	5.5-6	<1.0	**2.9***	<10	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
B-4 @ 11'	Jun-00	11-11.5	**140***	**1600.0**	**200***	<0.0050	<0.025	<0.025	<0.50	
B-4 @ 16'	Jun-00	16-16.5	<1.0	**1.9**	<10	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
B-5 @ 5.5'	Jun-00	5.5-6	<1.0	<1.0	<10	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
B-5 @ 10.5'	Jun-00	10.5-11	<1.0	<1.0	<10	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
B-5 @ 15'	Jun-00	15-15.5	<1.0	<1.0	<10	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
MW-1 @ 5'	17-Jun-02	5'	< 1.0	< 1.0	< 2.0	< 0.0050	< 0.0050	< 0.0050	< 0.0500	< 1.0
MW-1 @ 10'	17-Jun-02	10'	< 1.0	< 1.0	< 2.0	< 0.0050	< 0.0050	< 0.0050	< 0.0500	< 1.0
MW-1 @ 15'	17-Jun-02	15'	< 1.0	< 1.0	< 2.0	< 0.0050	< 0.0050	< 0.0050	< 0.0500	< 1.0
MW-2 @ 5'	17-Jun-02	5'	< 1.0	< 1.0	< 2.0	< 0.0050	< 0.0050	< 0.0050	< 0.0500	< 1.0
MW-2 @ 10'	17-Jun-02	10'	**96.0**	**1900.0**	**98.0**	< 0.0050	< 0.0050	< 0.0050	< 0.0500	< 1.0
MW-2 @ 15'	17-Jun-02	15'	< 1.0	< 1.0	< 2.0	< 0.0050	< 0.0050	< 0.0050	< 0.0500	< 1.0
MW-3 @ 5'	17-Jun-02	5'	< 1.0	< 1.0	< 2.0	< 0.0050	< 0.0050	< 0.0050	< 0.0500	< 1.0
MW-3 @ 10'	17-Jun-02	10'	< 1.0	< 1.0	< 2.0	< 0.0050	< 0.0050	< 0.0050	< 0.0500	< 1.0
MW-3 @ 15'	17-Jun-02	15'	< 1.0	< 1.0	< 2.0	< 0.0050	< 0.0050	< 0.0050	< 0.0500	< 1.0

NOTES:

1) * indicates that sample does not exhibit the peak pattern typical of the corresponding analyte.
2) <x denotes analyte not detected above method detection limit of x.
3) TPH-G = Total Petroleum Hydrocarbons as gasoline by EPA Method 5035/GCFID.
4) TPH-D = Total Petroleum Hydrocarbons as diesel by EPA Method 3550/GCFID.
5) TPH-Motor Oil = Total Petroleum Hydrocarbons as motor oil by EPA Method 3550/GCFID.
6) MTBE = Methyl tertiary Butyl Ether by EPA Method 8021B/5035.
7) All other analytes analyzed by EPA Method 8021B/5035.

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
SHUSD - District Office
LOP #12490

All results in ppb (ug/L)

Sample ID	Sample Date	TPH-G	TPH-D	TPH-Motor Oil	Benzene	Toluene	Ethyl benzene	Total Xylenes [1]	MTBE	Ethanol	Methanol	TBA	DIPE	ETBE	TAME	Dissolved Lead
B-1	Jun-00	<50	<50	<170	<0.50	<0.50	<0.50	<1.0	<3.0	NT	NT	NT	NT	NT	NT	NT
B-2	Jun-00	<50	610	<170	<0.50	<0.50	<0.50	<1.0	<3.0	NT	NT	NT	NT	NT	NT	NT
B-3	Jun-00	250*	580	<170	<0.50	<0.50	<0.50	<1.0	<3.0	NT	NT	NT	NT	NT	NT	NT
B-4	Jun-00	320*	4700	620	<0.50	<0.50	<0.50	<1.0	<3.0	NT	NT	NT	NT	NT	NT	NT
B-5	Jun-00	<50	<50	<170	<0.50	<0.50	<0.50	<1.0	<3.0	NT	NT	NT	NT	NT	NT	NT
Decon Rinsate	Jun-00	52*	170	<170	<0.50	<0.50	<0.50	1.6	<3.0	NT	NT	NT	NT	NT	NT	NT
MW-1	19-Jun-02	< 50	< 50	< 100	< 0.30	< 0.30	< 0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	NT
	20-Sep-02	< 50	67	<100	< 0.30	< 0.30	< 0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	<0.005
	20-Nov-02	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	NT
	19-Feb-03	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	NT
	10-Jun-03	<50	51 **	NT	<0.50	<0.50	<0.50	<1.0	< 0.30	< 5.0	< 50	< 5.0	< 1.0	< 1.0	< 1.0	NT
	8-Sep-03	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 0.30	NT	NT	NT	NT	NT	NT	NT
	9-Dec-03	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
	25-Mar-04	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
	10-Jun-04	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
	27-Sep-04	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
MW-2	19-Jun-02	51**	1600	< 100	< 0.30	< 0.30	< 0.50	<1.0	< 0.50	6.1	< 50	< 5.0	< 0.50	< 0.50	< 0.50	NT
	20-Sep-02	< 50	170	< 100	< 0.30	< 0.30	< 0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	<0.005
	20-Nov-02	<50	70	NT	<0.50	<0.50	<0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	NT
	19-Feb-03	82	120	NT	<0.50	<0.50	<0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 1.0	< 1.0	< 1.0	NT
	10-Jun-03	<50	96**	NT	<0.50	<0.50	<0.50	<1.0	< 0.3	< 5.0	< 50	< 5.0	< 1.0	< 1.0	< 1.0	NT
	8-Sep-03	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 0.3	NT	NT	NT	NT	NT	NT	NT
	9-Dec-03	<50	360	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
	25-Mar-04	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
	10-Jun-04	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
	27-Sep-04	<50	<50	NT	<0.50	<0.50	<0.50	<1.0	< 1.0	NT	NT	NT	NT	NT	NT	NT
MW-3	19-Jun-02	< 50	< 50	< 100	< 0.30	< 0.30	< 0.50	<1.0	<0.50	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	NT
	20-Sep-02	< 50	54	< 100	<0.50	<0.50	<0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	<0.005
	20-Nov-02	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	0.57	< 5.0	< 50	< 5.0	< 0.50	< 0.50	< 0.50	NT
	19-Feb-03	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.50	< 5.0	< 50	< 5.0	< 1.0	< 1.0	< 1.0	NT
	10-Jun-03	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.30	< 5.0	< 50	< 5.0	< 1.0	< 1.0	< 1.0	NT
	8-Sep-03	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.30	NT	NT	NT	NT	NT	NT	NT
	9-Dec-03	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.10	NT	NT	NT	NT	NT	NT	NT
	25-Mar-04	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.10	NT	NT	NT	NT	NT	NT	NT
	10-Jun-04	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.10	NT	NT	NT	NT	NT	NT	NT
	27-Sep-04	<50	< 50	NT	<0.50	<0.50	<0.50	<1.0	< 0.10	NT	NT	NT	NT	NT	NT	NT

TPH-G = Total Petroleum Hydrocarbons as gasoline by GCFID/5030.
TPH-D = Total Petroleum Hydrocarbons as diesel by EPA Method 8015 Modified.
TPH-Motor Oil = Total Petroleum Hydrocarbons as motor oil by EPA Method 8015 Modified.
BTEX and seven fuel oxygenates Ethanol, Methanol, MTBE, TBA, DIPE, ETBE, TAME by EPA Method 8260B.
<x denotes analyte not detected above method detection limit of x.
NT = analyte not tested for.

[1] The laboratory results for m,p-Xylene and "o" Xylene are combined into Total Xylenes
* indicates that sample does not exhibit the peak pattern typical of the corresponding analyte.
** indicates the chromatographic pattern does not resemble the fuel standard used for quantification

APPENDIX E

HISTORIC AERIAL PHOTOGRAPHS

Redwood Community College District
286 Sprowl Creek Road
Garberville, CA 95542

Inquiry Number: 4806258.5
December 19, 2016

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

12/19/16

Site Name:

Redwood Community College I
286 Sprowl Creek Road
Garberville, CA 95542
EDR Inquiry # 4806258.5

Client Name:

EBA Engineering
825 Sonoma Avenue
Santa Rosa, CA 95404
Contact: David Noren

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1993	1"=500'	Acquisition Date: June 13, 1993	USGS/DOQQ
1983	1"=500'	Flight Date: January 01, 1983	USGS
1974	1"=500'	Flight Date: January 01, 1974	USGS
1968	1"=500'	Flight Date: January 01, 1968	USGS
1954	1"=500'	Flight Date: August 23, 1954	USGS
1942	1"=500'	Flight Date: July 28, 1942	USDA

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.


INQUIRY #: 4806258.5
YEAR: 2012
= 500'
N
EDR


INQUIRY #: 4806258.5
YEAR: 2010
= 500'
N
EDR


INQUIRY #: 4806258.5
YEAR: 2009
= 500'
N
EDR


INQUIRY #: 4806258.5
YEAR: 2005
= 500'
N
EDR

INQUIRY #: 4806258.5

YEAR: 1993

= 500'

N

EDR

INQUIRY #: 4806258.5

YEAR: 1983

= 500'

N

EDR

INQUIRY #: 4806258.5

YEAR: 1974

= 500'

N

EDR

INQUIRY #: 4806258.5

YEAR: 1968

= 500'

N

EDR


INQUIRY #: 4806258.5
YEAR: 1954
= 500'
N
EDR

INQUIRY #: 4806258.5

YEAR: 1942

= 500'

N

EDR

APPENDIX F

PROFESSIONAL QUALIFICATIONS

DAVID M. NOREN
MANAGER, ENVIRONMENTAL SERVICES

PROFESSIONAL CERTIFICATIONS/MEMBERSHIPS

Registered Environmental Assessor, California
OSHA 40 Hour Hazardous Waste Operations & Emergency Response Training
OSHA 8 Hour Hazardous Waste Activities Management Training
Supervisor Training in Hazardous Waste Operations
American Red Cross First Aid and CPR

Board Member North Coast Regional Water Quality Control Board

EDUCATIONAL BACKGROUND

M.Sc., Environmental Management
University of San Francisco, San Francisco, California

B.Sc., Agricultural Science & Management
University of California Davis, Davis, California

EXPERIENCE SUMMARY

Mr. Noren is a Registered Environmental Assessor with over 18 years of experience in the field of environmental assessments and investigations. Prior experience includes technical and management services for a wide range of environmental, hydrogeologic, and solid waste landfill projects. The nature and scope of these projects have included field and management positions for property assessments, assessments of surface and subsurface geologic investigations, underground fuel storage tank investigations and remediation, hydrogeologic characterization investigations, remedial action design and implementation of soil, groundwater, and landfill gas corrective action programs and storm water management sampling and reporting.

At EBA Engineering, Mr. Noren is the Manager of Environmental Services and oversees a number of projects including site investigations and monitoring, environmental assessments, as well as providing technical support and management services for solid waste management projects. The management requirements include the oversight of project budgets, client interactions, site investigation activities and field and reporting programs.

Mr. Noren has experience in the application of numerous investigative and treatment methodologies in a wide range of geologic environments including performing the investigation and remediation of a diverse range of contaminated sites and municipal solid waste facilities.

APPENDIX I

Garberville Sanitary District (GSD) Conditional Will Serve Commitment Letter

GARBERVILLE SANITARY DISTRICT

P.O. BOX 211 • GARBERVILLE, CA 95542 • (707) 923-9566

July 19, 2022

Southern Humboldt Community Health District
Attn: Kent Scown
733 Cedar Street
Garberville, CA 95542

SUBJECT: Conditional Water and Sewer Will Serve Commitment for Proposed Development of Garberville Hospital and Medical Office Building Project
286 Sprowel Creek Road, Garberville

Dear Mr. Scown;

The Garberville Sanitary District ("District") is in receipt of the Southern Humboldt Community Healthcare District's ("Developer") Updated Preliminary Water and Wastewater Useage Estimates for the conceptual hospital and medical office building behind the old Garberville School at 286 Sprowel Creek Road, Garberville, CA (the "Project"). This project location is within the GSD jurisdictional boundary and Place of Use and we can supply both water and sewer service to this location subject to the conditions listed in this letter, which include significant off-site improvements to our sewer infrastructure.

We understand that the SHCHD has completed only a plausible design at this point and is working towards selecting an architect to complete the detailed design for the facility. Our commitment in this letter is based upon the following general understanding of the anticipated components of this project:

1. A 28,100 square-foot 15 bed hospital for SWING program patients with ER/trauma treatment, outpatient lab, radiology (Ultrasound/Fluoroscopy/CT Scan), and Kitchen/Dining/Vending/Staff Break area.
2. A 10,200 square-foot medical office building with clinic, physical therapy, and a trailer hookup for MRI service a few days each month.
3. The existing building will be remodeled to contain offices, a retail pharmacy, meeting rooms, counseling/service programs and the existing theater will remain.

Should these change significantly, the District will need to review updated demand calculations and modification of the resulting Equivalent Residential Units and associated connection fees.

CONDITIONS OF COMMITMENT

Project Specific Conditions:

1. The existing infrastructure for sewage collection in Sprowel Creek Road and Sunnybank Lane as well as the pump station at Sunnybank Lane are not sufficient to service the proposed development. The Developer will be responsible for all design, construction and inspection costs associated with both on-site and off-site improvements necessary to increase the District's collection and pumping capacity to provide service to this project in addition to existing flows.
2. All on-site and off-site improvements must be analyzed and evaluated within the Developer's CEQA documents for the Project.

Standard Conditions:

3. All rights, privileges, and conditions of this Commitment are made to the Developer for this specific Development and may not be transferred or assigned to any other person, firm or entity, or for any other purpose without the District's written consent. The District reserves the right to impose further requirements, which it deems appropriate.
4. This letter and any representations or assurances made herein, shall expire and be null and void at the sooner to occur of either twenty-four (24) months from the date hereof if water and/or sewer service has not been installed to the Development or upon the termination or expiration of any building permit issued to the Developer for construction of improvements on the real property which is the subject of the Commitment. The Developer and the Development shall not be entitled to any individual water and/or sewer service connections not installed prior to expiration of this letter. Upon expiration of the Commitment, the Developer must submit a request for a new Commitment to the District for review and approval.
5. At any time prior to connection to the existing water system, and upon a finding by the Board of Directors of the District that it is unable to serve the Development for reasons beyond District's control, this letter may be revoked by the District.
6. The District can provide safe and reliable water service to Development, and fully expects to be able to continue providing safe and reliable water service into the future. In relying upon this letter and District's ability to provide water service to the Development, Developer is aware of the restrictions and limitations contained in this letter and the reliance of District upon its wells and surface water from the SF Eel River under the District' License and Permit to Divert Water for municipal water purposes, both of which are subject to restriction.
7. By issuing this letter, the District does not guarantee any specific quantities or quality of water, pressures or flows with respect to water service provided by the District.
8. This Will-Serve letter does not imply that that any required California Environmental Quality Act (CEQA) analysis of project-related utility impacts has been conducted.
9. The provision of water or sewer service to the Development is conditioned upon the Developer meeting all requirements of any other governmental entity having jurisdiction over the Development.
10. Developer, for itself and on behalf of its successors, agrees to defend at Developer's expense, any action brought against District, its agents, officers or employees because of the issuance of this letter or any approvals or authorizations obtained in connection with the Development, or in the alternative, to relinquish any such approvals or authorizations. Developer shall reimburse District for any costs, fees or expenses District may incur as a

result of any such legal action. Further, Developer agrees that in conducting the defense of such action, District shall be entitled to engage its own attorneys, the entire expense of which shall be paid by Developer.

11. The Developer shall construct, at no cost to the District, any and all on-site and/or off-site potable water and sewer facilities ("Facilities") needed to provide service to the Property, as determined by the District, in its sole and absolute discretion, so that District may establish and maintain its ability to meet the water and sewer demands of the Property.
12. Prior to the construction of the Facilities or alteration to the District's existing facilities, the Developer shall prepare and submit to the District, detailed construction plans and specifications for the Facilities and extensions and modifications to the District's existing facilities in full and complete accordance with District's design criteria and standards. Fire flow requirements shall be determined by the regulatory agency with applicable jurisdiction (e.g., Garberville Volunteer Fire Department or State Fire Marshal). The size and scope of any facilities required to deliver adequate fire flow will be confirmed by the District based upon design prepared by Developer's Engineer.
13. No alteration of the District's existing facilities shall take place until the District has approved the plans.
14. In the event District disapproves the plans and specifications, the Developer shall modify the plans and specifications in accordance with the reasons given for disapproval and shall within sixty (60) days after disapproval by District submit the revised construction plans and specifications to District for approval or disapproval. The foregoing procedure shall be continued until the construction plans and specifications have been approved by District. District may approve or disapprove the Developer's planning and design work and/or plans and specifications, in District's sole discretion.
15. District shall have the right, in District's sole determination and at any time and at the Developer's cost and expense, to procure consulting engineering services to verify the ability of the existing water and sewer systems to meet the demands of the Project. The cost of such services shall be reimbursed by the Developer prior to the District's sign off on a Certificate of Occupancy.
16. Any insurance maintained by the Developer and/or any contractor of the Developer to construct the Facilities shall (a) name District, its officers and agents as additional insureds, (b) apply severally to the Developer and District, its officers, employees and agents; (c) cover the Developer and District as insureds in the same manner as if separate policies had been issued to each of them, (d) contain no provisions affecting the rights, which either of them would have as claimants if not so named as insureds; and (e) be primary insurance with any other valid and collectible insurance available to the aforesaid additional insureds constituting excess insurance.
17. As part of the approval of the construction plans as stipulated above, the Developer shall, at its sole cost and expense, prepare and duly executed by the property Developer(s) the easements, rights of way, exhibits and any other instruments required to assure the District's unequivocal right to own, operate, maintain, replace, repair, enlarge, reconstruct, remove and improve the Facilities which the District shall own after they are constructed. The Developer shall ensure that all deeds of trust and mortgages are subordinated to the easements set forth in this Section.

Equivalent Residential Units and Connection Fees:

18. The Developer shall pay to the District Water and/or Sewer Connection Fees as determined by the District in accordance with the District's Connection Fee rates in effect at the time water and/or sewer service is scheduled to commence to the Project. Charges for

residential, industrial, commercial and professional office development shall be based on ultimate tenant improvements. Resolution 20-007 Attachment #2 (attached) contains the District's Wastewater Equivalent Residential Unit Determination table. Alternative calculation methodology may be submitted, but must be compared with the resulting calculations from this table.

19. Based upon the information provided by LACO Associated, the District has determined that this project will generate sewage equivalent to **23 ERUs**.
20. The District has determined that the credit for the existing school building is **5 ERUs**. This results in a net increase of **18 ERUs**.
21. The connection fees for the project are currently estimated at **$288,000** based upon 18 ERUs. Should the scope of the project change, these fees would also change.
22. Receipt of all applicable fees are due and payable prior to issuance of the County Building Permit for the Project and the initiation of water and/or sewer service pursuant to this Commitment.
23. The Developer must pay one water and one sewer connection fee totaling **$16,000** and provide a **$2,500 deposit** for reimbursable expenses associated with plan review and project processing to the District at the time of acceptance of this letter.

If you concur with the terms and conditions contained herein, please sign the acceptance statement below and return to the District with the required payment to validate the Commitment by the District. If you have any questions regarding the calculations of the ERUs and connection fees, don't hesitate to contact Jennie Short by phone at (707)223-4567 or email at jmshort@garbervillesd.org .

Sincerely,

Doug Bryan, Chair
GSD Board of Directors

Enclosure: Resolution 20-007 Attachment #2 - Wastewater Equivalent Residential Unit Determination table

AGREED AND ACCEPTED BY DEVELOPER:

Southern Humboldt Community Health District

Signature _____

Name _____

Position _____

Date _____

Attach acceptable documentation for authority to bind DEVELOPER (i.e., Resolution, Minutes of Board Meeting, etc.)

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WASTEWATER EQUIVALENT RESIDENTIAL UNIT DETERMINATION

Information presented below is subject to revision based upon passage, revision or amendment to any applicable GSD ordinance or resolution. The District will, by ordinance or resolution, specify the current wastewater capital charge per Equivalent Residential Unit (E.R.U.) and the wastewater base rate monthly charge per ERU. For the purpose of calculating and imposing the wasteater capital charge, and for the purpose of calculating the consumption charge for commercial wastewater service, the ERU factor and consumption strength factor for any particular connection shall be calculated and imposed in the following manner:

Establishment	Unit	ERU Factor	Consumption Strength Multipier
Single Family Residence (includes manufactured homes and mobile homes that are on private lots)	Per Dwelling Unit	1.000	N/A
Multifamily - (0-2 bedrooms per unit) Multifamily - (3 or more bedrooms per unit)	Per Individual Living Unit	0.800 1.000	1.0
Apartments, Condominiums, or accessory units without separate meters	Per Individual Living Unit	0.800	1.0
Mobile home and trailer parks (Any accessory facilities such as laundry, dining, residences, etc. shall be considered separately in addition to trailer spaces as per this table.)			
Mobile home or tailer park	Space	0.800	1.0
Recreational Vehicle Park (occupied or not)	Space	0.500	1.4
Hotel, Motel, lodging house, boarding house, or other multiple dwelling designed for sleeping accommodations for one or more individuals (not including food service, dining, meeting rooms, or laundries for boarder's use)			
Without Cooking Facilities (can include in room fridge)	Room	0.600	1.2
With Cooking Facilities (i.e. stove, microwave, and refrigerator)	Room	1.000	1.4
Churches, theaters, and Auditoriums (does not include office spaces, school rooms, day care facilities, food prep areas, etc.) See other sections in table to add for those uses.	Seat	0.017	1.0
Barber/Beauty Salon	Opr. Station	0.300	2.0
Theater	Per Seat	0.010	1.0
Theater (Dinner)	Per Seat	0.067	1.4

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Establishment	Unit	Factor	Consumption Strength Multipier
Food Service: Base plus add for: Restaurant/Cafeteria Bar/Cocktail Lounge	Base Seat Seat	2.500 0.050 0.067	1.4
Industrial Building (not inlcuding food service; not including industrial waste flows): Without Showers With Showers	Employee Employee	0.050 0.117	1.0
Laundry/Self-Service	Per Machine	1.333	1.0
Office Building (add food service and retail space)	First 1,000 Sq Ft Each addit. 1,000 sq. ft.	1.000 0.500	1.0
Dentist Office	Per Dentist Per Wet Chair	0.833 0.667	1.4
Doctor Office	Per Doctor or Care Provider	0.833	1.4
Veterinarian Office	Per Veterinarian Per Operating Room	0.833 0.667	1.4
Hospital	Per Bed	0.833	1.4
Nursing Home, extended care facilities, other similar uses	Per Bed	0.500	1.4
Warehouse space excluding office space, etc.	Per 1,000 sq. ft.	0.334	1.0
Meeting and/or Banquet Rooms	Per Occupant by Max Fire Code Amt	0.020	1.0
Grocery Store with Deli	Per 1,000 sq. ft.	1.000	1.4
Town Square Vendors	Per Trailer/ Connection Point	1.500	1.4
Automotive Repair & Maintenance	Per Bay	0.250	2.0
Service Station Add: Add:	Per Bay Per Wash Bay Per Toilet Room	1.000 3.200 1.000	2.0
Service Station with Restaurant Add:	Base Per Toilet Room	2.500 1.000	1.4
Retail Store with Self Service Gas Pumps & Restroom	Per Restroom	1.000	1.4
Convenience Store without Gas Pump or Restrooms With Restrooms	Per 1,000 sq. ft. Per Toilet Room	1.000 1.000	1.0 1.4

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Establishment	Unit	Factor	Consumption Strength Multipier
Retail Store without Restrooms With Restrooms	Per 1,000 sq. ft. Per Toilet Room	1.000 1.000	1.0 1.4
Bowling Alley	Per Lane	0.333	1.4
Cannabis	Dependent upon Specific Use		2.0
Schools, Middle & High	Per Student	0.050	1.4
Schools, Elementary & Nursery including day care facilties	Per Student	0.025	1.4

GENERAL NOTES

1. ONE (1) equivalent residential unit (ERU) shall, for the purposes of this Section, have an assigned value of 1.000. One (1) ERU is hereby established and determined to be equal to a flow of **two hundred (200) gallons per day (GPD)**. The "total equivalent residential unit value" for an establishment shall be calculated by multiplying the ERU factor listed above times the number of units. A developer may request a calculation in lieu of selecting directly from the list. The District may at it's discretion require additional information as it deems necessary to support any calculations provided.

2. The General Manager shall be responsible for determining the number of equivalent residential units for various building, structures or uses in accordance with the provisions of this section. For proposed new construction, the General Manager shall review the building plans and ascertain the use of the proposed structure and then determine the number of equivalent dwelling units required by an application of the tables listed above. For an existing structure and use, the General Manager shall apply this table to that structure and use. For the alteration, remodeling or expansion of an existing structure or use, the General Manager shall determine the number of equivalent dwelling units being used by the existing structure or use by applying this section. The General Manager shall then determine, in the same manner as new construction, the number of equivalent dwelling units required after completion of the alteration, remodeling or expansion. The equivalent dwelling units in such cases shall be the amount of the increase in such units, if any. The general manager's determinations under this section may be appealed to the board of directors, whose decision shall be final.

3. During initial implementation of this ordinance, the General Manager shall use historical data on actual flows for each commercial customer to determine the initial ERU calculation. Each commercial customer shall be informed of the ERU determined for their property and shall be provided with this table. Each customer may choose to provide to the General Manager data sufficient to recalculate the appropriate ERU for their property. If no data is supplied, then the account will be billed based upon the initial ERU until such time as there is sufficient data to revise the initial ERU calculation.

4. In no event shall the total ERU for any separate establishment be less than 1.000.

5. The Strength Consumption Factor shall be used by multiplying by the commercial sewer unit price to determine the monthly sewer consumption rate.

Example: (Unit price) X (Consumption Strength Multiplier) X (Units Consumed) = Monthly Charge
$5.00 X 1.4 X 15 = $105