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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 1621 Broadway, LLC, Cannabis Retail Facility

Lead Agency: City of Eureka

Contact Name: Millisa Smith

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Project Location: Eureka, CA Humboldt

City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project involves utilization of an existing vacant, two-story, 9,615-square-foot commercial building located at 1621 Broadway in the City of Eureka in Humboldt County, California. The Applicant (1621 Broadway, LLC) is proposing to utilize the existing structure and a paved portion of Assessor's Parcel Number (APN): 004-042-003 as a cannabis retail storefront, with designated parking spaces for car-side pick-up service, that includes retail sales for off-site consumption of cannabis and cannabis products. Also, the Applicant is proposing to utilize portion of the aforementioned parcel and an existing parking area on the adjacent parcel (1561 Broadway, APN: 004-042-006) to allow for the delineation of 18 parking spaces. Collectively, both properties comprise the project site (Site). Under the proposed project, access would continue to be from Broadway (U.S. Route 101/Redwood Highway). The Site would continue to utilize the two (2) existing ingress and egress points located along the Site's northwestern boundary for the dedicated Site entrance and exit (see Figures 1 and 2). Minor ground disturbance is anticipated for the installation of fencing and other potential minor site improvements, such landscape planter boxes and bicycle parking racks. The Site includes land designated as hazardous waste property pursuant to CEQA Guidelines Section 15072(g)(5), and any ground disturbance is subject to the provision of an approved Soil and Groundwater Management Contingency Plan.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The site is on GeoTracker and is listed as a LUST cleanup site. A 550-gallon gasoline, and one 550-gallon waste-oil underground storage tanks were removed from separate pits at the site in May 1992. Gasoline was detected in soil, and between 1994 and 2009 several soil borings were drilled, along with monitoring wells. Based on the declining amounts of gasoline constituents in groundwater and the low threat to human health and the environment, the Humboldt County Health Department closed the site in 2010.

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

The project is not anticipated to have an adverse effect on historical resources. There is a low potential for historic-period archaeological resources to be within the project area. Given the potential for archaeological resources in the APE, there is a recommendation to include archival research and a field examination. However, as per the project description , the proposed project activities entail only minor ground disturbance for the installation of landscaping planters and fence posts.

Mitigation measures outlining inadvertent discovery protocol have been included to reduce and avoid any effect on Tribal Cultural Resources (Mitigation Measures CUL-1, CUL-2 and CUL-3).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

Department of Cannabis Control (DCC)