

# Plan of Operation Report

**New Safeway Store at  
Harris Street and Walford Avenue  
Humboldt County, California  
APNs 016-241-06, -26, -27, -28, -29, -46, and -48**

Prepared for:



***SN* Consulting Engineers & Geologists, Inc.**

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812 W. Wabash Avenue  
Eureka, CA 95501-2138  
707-441-8855

January 2009  
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Reference: 008109.650

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QA/QC: JJA\_\_\_\_

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## Acronyms and Abbreviations

dBa	decibel a-weighted
BMP	Best Management Practice
CFR	Code of Federal regulations
HCSD	Humboldt Community Services District
HVAC	Heating, Ventilating, and Air Conditioning
LOS	Level of Service
NCUAQMD	North Coast Unified Air Quality Management District
NPDES	National Pollutant Discharge Elimination System
SWPPP	Storm Water Pollution Prevention Plan

# 1. Complete Project Description

The proposed project will be a new 48,000-square foot Safeway grocery store, which will have permanent use and be owned and operated by Safeway, Inc. The store will employ approximately 80 to 95 persons, will be in operation 24 hours per day, seven days a week, and will operate as a typical Safeway. Safeway will increase its product offerings in this new store, by expanding the deli, bakery, produce, and floral departments, and by adding service meat and fish, a bank, pharmacy, and gourmet coffee. The store format will be similar to the Fortuna and McKinleyville stores. The truck loading dock will be lower than the building located on the north side and will be buffered from neighboring properties by a screened returnable's area and a perimeter parking lot wall.

# 2. Description of By-products that the Project will Generate and the Method of Disposal

By-products of this store include waste produced by the various departments including meat trimmings; expired fruits, vegetables, and other perishables; cullings from the produce and floral departments; bread and other waste from perishables in the bakery and dairy departments; and any other items of limited shelf life from the various other departments.

The meat trimmings are picked up by a vendor that makes new products (such as, soap and cosmetics). Expired fruits, vegetables, and cullings from the produce and floral departments go to Safeway's compost distribution center. Other perishable items go to homeless shelters and food banks.

Other by-products include plastic and paper bags, plastic containers and products, cardboard, glass, and metal. These items are sent to Safeway's recycling center in Tracy, California. All non-recyclable waste is disposed of in a self-contained trash compactor.

Safeway is considered an industry leader in the recycling of waste generated by its stores and has company policies that aim at recycling at least 80% of all waste throughout the store system. Most of Safeway's Northern California stores achieve an 85% to 90% recycling level. Waste and debris generated during construction will be recycled to the maximum extent practicable.

# 3. Description of Proposed Discharge the Project will Generate

## 3.1 Discharge to Air

At all times during construction, Safeway and its contractors will comply with Air Quality Regulation 1, Chapter IV to the satisfaction of the North Coast Unified Air Quality Management District (NCUAQMD). This will require, but may not be limited to:

- 1) covering open bodied trucks when used for transporting materials likely to give rise to airborne dust;
- 2) watering all visibly dry disturbed soil road surfaces, to minimize fugitive dust emissions; and

- 3) installing standard mufflers on all equipment and machinery used in the construction and operation of the proposed project, as required by the Motor Vehicle Code of California.

The project proposes the demolition and/or removal of structures. Due to the age of the structures to be demolished, it is possible that asbestos may be present. Prior to demolition a NCUAQMD notification of demolition or renovations subject to the National Emissions Standards for Hazardous Air Pollutant's (40 Code of Federal regulations [CFR] Part 61.145) will be obtained. As part of the requirements of the permit, asbestos will be tested by a certified professional. If asbestos is found in the structures, the permit application will provide a description of work practices and engineering controls to be used to prevent asbestos entering the atmosphere. The project will not expose sensitive receptors to substantial pollutant concentrations.

The proposed project does not include any construction techniques or other activities that will result in excess or permanent odors that could reasonably be considered objectionable by the general public. Some temporary odors associated with construction-related materials may be present at the project site during construction activities. Furthermore materials that may result in excess odors will be stored away from the general public.

Due to the proposed use, there are no significant discharges to the air. The only anticipated discharge would be from natural gas fired heaters and ovens, from cooling systems, and from vehicles.

### **3.2 Ground and Surface Water Discharge**

The proposed project includes construction of a stormwater treatment system that includes potential discharges to both groundwater and surface water. Under proposed conditions, runoff from the project site would be conveyed to the forested woodlands to the northeast, similar to the drainage pattern for existing conditions. The stormwater flows would be routed through a combined detention/infiltration swale with a weir-type flow-control outfall structure. The detention swale would include a 5-foot wide infiltration trench filled with clean gravel that would be excavated to the depth necessary to intercept the well-drained clean sand underlying the detention area. Stormwater routed through the swale would be detained and then infiltrated to groundwater or during large events, discharged to surface water through the weir-type flow-control outlet and rock-protected outfall. The weir outlet would ensure the swale provides detention while limiting the ponded depth in the swale to 12 inches or less.

The project proposes to design on-site planter areas (located adjacent to the parking areas) as biofiltration cells that would capture runoff from the site impervious surfaces and filter the runoff through a planting soil bed. Biofiltration swales would also be constructed between the parking rows to provide primary treatment of runoff from the driveway and parking areas, prior to discharge to the storm drain system. For the parking areas that do not drain to a biofiltration swale, catch basin inserts would be installed at various drainage inlet locations to provide media filtering for stormwater runoff.

For the project site, during construction, stormwater discharges associated with the proposed development will require compliance with the general permit for small construction activities (National Pollutant Discharge Elimination System [NPDES] Permit No. CAS000002, Order No. 99-

08-DWQ). Small construction activities are defined as clearing, grading, or excavating activities that result in land disturbance between 1 and 5 acres; or activities that result in soil disturbances of less than 1 acre, but are part of a larger common plan of development that encompasses 1 or more acres of soil disturbance.

Compliance with the general permit during construction activities requires the following:

- developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) that specifies Best Management Practices (BMPs) for preventing pollutants from contacting with stormwater and controlling erosion during construction activities,
- eliminating or reducing non-stormwater discharges to storm sewer systems or other waters of the state, and
- conducting BMP inspections.

The monitoring and reporting requirements for the general permit also include sampling and analysis requirements for direct discharges of sediment to waters impaired due to sediment and for pollutants that are not visually detectable in runoff that could cause or contribute to an exceedance of water quality objectives.

#### **4. Description of Current Noise Levels and Potential Increases as a Result of Project Operation**

Current ambient noise levels at the proposed project site are primarily the result of local and distant traffic on area roadways and intermittent noise-generating events at existing commercial land uses. Noise levels typically range from about 45 to 52 decibel a-weighted (dBA).

The proposed project would introduce new sources of noise into the existing noise environment and intensify noise-generating events at the site. New noise sources typically associated with a grocery store would include rooftop heating, ventilating, air conditioning (HVAC) equipment, trash compactor, and truck deliveries to the site.

The noise level resulting from the operation of large Heating, Ventilating, and Air Conditioning (HVAC) units would be 67 dBA at the nearest residence assuming no shielding from the building structure or parapet wall. By implementing the following mitigation measures, noise impacts generated by the HVAC units would be reduced:

- the top of the constructed parapet wall along the main building would be maintained at a height of 5-feet above the roof elevation of the mechanical equipment;
- all rooftop equipment would be specified with the manufacturer's "low noise" option, if available;
- sound power level ratings of large HVAC units would not exceed 96 dBA; and
- a qualified acoustical consultant would review the final specifications of the proposed placement of mechanical equipment.

The trash compactor will be located near the loading dock, along the northern wall area, approximately 300 feet from the nearest noise-sensitive residential uses, and at least 40 feet from the project boundary. Operation of the trash compactor would be expected to generate noise levels less than 35 dBA at the nearest residential land uses, substantially below Humboldt County standards.

Noise generated in the loading dock area of the proposed project would be attributed to trucks entering and exiting the loading dock area, trucks idling in the area, and unloading of products. The loading dock is proposed at the northeast corner of the building, approximately 300 feet from the nearest residential land uses north and northwest of the project site. The highest noise levels would be generated when heavy trucks pull into or out of the loading area. Maximum noise levels generated by heavy trucks accessing the loading dock are expected to reach 55 to 58 dBA at the nearest residential land uses, which is below Humboldt County standards.

One of the highest noise levels generated by the project would result from use of heavy machinery during construction activities. Under the Humboldt County General Plan, general construction noise is considered acceptable because such noise, although loud and often annoying, is of limited duration and intensity. Limiting the hours of operation to normal work hours can mitigate the potential impacts resulting from increased noise during construction, by reducing potential impacts to residents in the vicinity who expect relative peace and quiet in the evenings and on weekends. Proposed mitigation will limit the hours of noise-producing construction to normal work week hours between 7:00 a.m. to 6:00 p.m., Monday through Friday.

## **5. Description of the Use of Public Facilities such as Roads, Water or Sewer Systems**

### **5.1 Access Roads**

The site proposed for development is bound by medical office buildings to the east, Harris Street to the south, Walgreens to the west, and green space and a single-family home to the north. Two access points are proposed, one to Harris Street and a possible shared access with Walgreens to Harrison Avenue. The main entrance will be on Harris Street across from Walford Avenue.

Intersection and capacity calculations were conducted with Traffix® software using the *Highway Capacity Manual, 2000 Edition* (TRB, 2000) methodologies for existing and future conditions. After full development of the site, the intersection at Harris Street and Harrison Avenue is anticipated to operate at Level of Service (LOS) B during the a.m. peak hour and at LOS C during the p.m. peak hour. The intersection of Harrison Avenue and Wood Street is anticipated to operate at LOS C during both the a.m. peak and p.m. peak hours. The intersection of Harris Street and Montgomery Street is anticipated to operate at LOS C during both the a.m. peak and p.m. peak hours. The main site access on Harris Street will operate at LOS F during the p.m. peak hour; thus requiring mitigation to the Humboldt County acceptable LOS C.

To mitigate the decrease in capacity, a variety of mitigation measures were reviewed and installing a four-phase permitted left signal is the proposed mitigation. With the proposed traffic signal, the intersections are anticipated to operate at an LOS "A" during both peak hours for the roadway. Proposed traffic volumes generated by the proposed project and the incorporation of a traffic signal at Walford Avenue and Harris Street will meet the County's acceptable capacity LOS standards.

The increase in the number of vehicle trips resulting from the project will not cause a significant increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (will not result in a substantial increase in the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections) above acceptable levels.

## 5.2 Water and Sewer Systems

The Humboldt Community Services District (HCSD) provides municipal water and wastewater services for the project site, and other developed areas in the Eureka area. The City and HCSD have a contract to convey wastewater through the City's collection system and share capacity at the Elk River Wastewater Treatment Plant. According to the Community Infrastructure and Services Technical Report (July 2008), HCSD has adequate water availability and sewer capacity. Therefore the project would not exceed wastewater requirements of the California Regional Water Quality Control Board, North coast Region. Nor would it require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and have insufficient water supplies available to serve the project from existing entitlements and resources (that is, no new or expanded entitlements are needed).

## 6.0 References Cited

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