
COMMUNITY INVOLVEMENT PLAN

Redwood Marine Terminal II
Samoa, California
BROWNFIELDS GRANT #BF-99T55301-0

Updated September 2018



U. S. Environmental Protection Agency
Region 9

Humboldt Bay Harbor, Recreation, and Conservation District
601 Startare Drive

Though this project has been funded, wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of EPA.

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Section 1.0 Community Involvement Plan Overview

1.1 Plan Overview

The U. S. Environmental Protection Agency's (EPA) Community Involvement Program is committed to promoting communication between citizens, the Agency, and the Humboldt Bay Harbor, Recreation, and Conservation District (District). Active public involvement is crucial to the success of this public project.

This Community Involvement Plan (CIP) is designed to:

1. Provide the public with timely, relevant information and education to improve participation and decision making
2. Build consensus and partnerships among community members, businesses, property owners, and developers
3. Prepare for sustainable site redevelopment by engaging/educating the community
4. Offer convenient mechanisms for public input on processes and outcomes

The District will utilize the community involvement activities outlined in this plan to ensure the community is informed and provided opportunities to be involved. In order to meet the needs of the community, the District has identified the following actions:

- Continue to make the public aware of the project, particularly stakeholders and community members who are encouraged to be involved in the project.
- Identify and discuss community needs to understand concerns and project vision.
- Establish a clear understanding throughout the community of the project outcome(s).
- Ensure that the community engagement has value and ensure all voices are heard.

This CIP addresses Redwood Marine Terminal II's relationship to the community and the District ([Section 2.0](#)), presents the District's community involvement program ([Section 3.0](#)), and provides a listing of resources available ([Appendices](#)). This document is meant to be a living document and will be updated or revised as necessary. The District drew upon several information sources to develop this plan, including interviews and site files. The District and EPA's Regional Office will oversee the implementation of the community involvement activities outlined in this Plan.

1.2 Target Community

History

This brownfield cleanup CIP focuses on the Redwood Marine Terminal II (former pulp mill site) located near the community of Samoa and the Fairhaven/Finntown communities in Humboldt County, California. Current infrastructure on the Samoa Peninsula is defined by the history of growth of the various uses and community areas located there. Infrastructure type, condition, and needs are distinguished between the Town of Samoa, industrial facilities and the Fairhaven/Finntown communities. Each of these areas has infrastructure that has evolved based upon initial establishment and growth history.

The Samoa Peninsula is located on a finger of sandy land (spit) that separates the Humboldt Bay from the Pacific Ocean. Humboldt Bay is a natural bay and a multi-basin, bar-built coastal lagoon located on the North Coast of California, entirely within Humboldt County. Located approximately 265 miles north of San Francisco, it is the second largest enclosed bay in California and the largest port between San Francisco and Coos Bay, Oregon. Before the 1800's the region was home to the Wiyot people. Within 20

years of white settlement the tribe's population had been reduced by 90% due to massacres, disease, and forced displacement. Industrial development on the bay occurred as settlers took advantage of the area for shipping and processing the area's bountiful natural resources. The lands on the bay shores were diked to create space for mills, piers, shipyards, railroads, tanneries, fuel depots, residential development and croplands to feed the area's swelling population. The resources that supported the growth of the communities that surround Humboldt Bay eventually dwindled, and facilities around the bay began to close. The subsequent decline of the resource-based industries has left behind a legacy of contaminated brownfield properties ringing the bay. The communities around the bay are working-class communities that have been hard hit by the negative repercussions of brownfields.

Demographics

The Town of Samoa, the industrial facilities (including RMT II), and the Fairhaven/Finntown communities constitute approximately 318 parcels totaling 2,021 acres (3.2 square miles) of unincorporated territory. Existing uses within the area include a mix of residential, commercial, industrial, coastal dependent industrial, parks, and public uses. Notable non-residential uses within the peninsula include the Samoa Cookhouse, the DG Fairhaven Biomass Power Plant, the Fairhaven Business Park, the Samoa Drag Strip, the Eureka Municipal Airport, Redwood Marine Terminal I, Redwood Marine Terminal II, and County recreational parks.

Along with industrial and public lands, the Peninsula contains the three small distinct communities: Samoa, Fairhaven, and Finntown. Their total existing population within is estimated at 517, given the current housing stock of 182 residences and occupancy rates of 2.84 persons/household. Given the existing housing stock and projected buildable vacant lands, full residential build-out within the area would likely result in between 430 and 450 total households. Using an estimated household size of 2.84 persons, full build-out would be between 1,221 to 1,278 residents¹.

Currently the area receives fire-related services from the Samoa Peninsula Fire District, which has a station in both Fairhaven and Samoa. The District received more than ¾ support of the area's population in November 2017 to reorganize the fire district into a community services district with intent of providing additional municipal services including water, wastewater, parks and recreation, and tsunami preparedness.

Financial Need

The residents of the Samoa Census Designated Place (CDP) have a lower unemployment rate than the County, State and National rates. However, the residents of this community have a higher percentage of people living at or below the poverty level than the County, State and National rates. In the Samoa CDP, 98.8% percent of residents work outside of the area. Due to the decline in industry, there are very few jobs available on the Samoa peninsula.

In the past 150 years numerous industrial timber processing ventures have come and gone. The area was once home to world's largest redwood mill and several pulp mills. The last working pulp mill on the Samoa peninsula, which at time of closure was known as Evergreen Pulp, laid off 215 workers in October of 2008, the mill was permanently closed on September 28, 2010. The decline of the timber industry and subsequent mill closures have left a void in the areas employment structure. One of the primary aims of the site's clean-up is to facilitate port revitalization and infrastructure improvements to support freight movement, mariculture and other coastal dependent uses that will provide living wage jobs.

¹ Humboldt LAFCo Staff Report, May 15, 2017

Project Area Demographic Information

	Samoa CDP	Humboldt Co.	California	National
Unemployment ²	4.3%	11.3%	10.2%	8.2%
Poverty Rate ³	19%	17.7%	16.3%	15.1 %
Percent Minority ⁴	41.4%	23.2%	60.3%	36.3%
Median Household Income	\$56,607	\$40,089	\$60,883	\$49,445

Section 2.0 Project Description

2.1 Project Background

In 1964, the Georgia Pacific Company constructed a bleached Kraft pulp mill at the site. In 1972, mill interest was divested to Louisiana Pacific and in 1994 the mill was converted to a chlorine-free process. From 1994 to its closing in 2008, multiple owners, including LP and Evergreen Pulp operated the mill. Site features at that time included offices, pulp warehouses, a machine building, a sand blasting shop, petroleum products distribution and storage, a hazardous waste storage area, diesel aboveground storage tanks, a chemical storage tank farm, a water treatment plant, a “black liquor” processing area, a bleach plant, process chemical recovery boilers, and an electrical generation station. In 2009, Freshwater Tissue Company purchased the site and began equipment decommissioning, building demolition, and liquidating assets shortly after determining mill reopening was not feasible. In the period between 2011 and 2012, the Digester, ASTs, and Recovery Boilers 1 and 2, previously facilities integral to the Kraft pulp process at the former LP Pulp Mill were demolished by Freshwater Tissue Company. Three piles of demolition debris were created.

2.2 Project Initiation

Site Inspections and Cleanup Activities

Subsequent to the above-described demolition, multiple chemicals, metals, and organic compounds (such as dioxins) were identified in soil and groundwater samples collected during environmental assessments performed at RMT II. Laboratory analytical characterization of debris pile contents recorded the presence of diesel and motor oil, with motor oil concentrations reported at an order of magnitude greater than that reported for diesel. Neither constituent concentration exceeded industrial/commercial scenario concentrations. Metals recorded above method detection limits include cadmium (2.7 to 6.9 mg/kg), chromium (100 to 740 mg/kg), lead (29 to 33,000 mg/kg), nickel (72 to 490 mg/kg), and zinc (300 to 2,200 mg/kg), of these constituents, only lead concentrations exceeded industrial/commercial setting (320 mg/kg for the California Human Health Screening Level [CHHSLs], and 800 mg/kg EPA Regional Screening Level.

Debris materials, primarily comprising concrete, tile, brick, wood, metal, and fiberglass, ranged in particle size from boulder to fine sand/silt. The form of lead at the remediation area is interpreted as unlikely to be ingested by wildlife. Lead present in the remediation area is most likely to pose a threat from dust size particles. Conditions above grade are unlikely to cause lead dissolution.

² Data is from the Bureau of Labor Statistics and is available at www.bls.gov

³ Data is from the 2010 American Community Survey and is available at http://www.census.gov/newsroom/releases/archives/income_wealth/cb11-157.html

⁴ Defined as percent of the population reporting their race as something other than non-Hispanic White alone.

From 1997 to 2014, six studies were conducted that provide the majority of site characterization data. These studies include:

- 1997 Preliminary Site Investigation (LP, 1997)
- 2006 Site Characterization and Investigation Report (MFG, 2006)
- 2011 Conceptual Site Model (SHN, 2011)
- 2013 Updated Conceptual Site Model (SHN, 2013)
- 2013 Phase I Assessment (LACO, 2013)
- 2014 Phase II Assessment (LACO, 2014)
- 2014 Remedial Action Plan – Eastern Half (SHN, 2014)

Remediation activities prior to District ownership was limited, but between 1995 and 2003 soil near the above and underground storage tanks was removed to reduce the threat of groundwater contamination. As a first step, the District then worked with the U.S. Environmental Protection Agency (US EPA) and the County of Humboldt to initiate an emergency response action to coordinate the removal of approximately four million gallons of black liquor from the former Kraft pulp processing facility. Completed in late 2014, this step removed the most immediate site hazard and established the EPA as the lead agency for brownfield grant-related remediation. The North Coast Regional Water Quality Control Board has also been involved. A long-term plan for cleanup was also established by the District, identifying project goals and actions needed.

Brownfield Project Goals

The HBHRCD purchased the property with the vision of revitalizing the property's dock facility, fostering economic development, and protecting the environmental quality of Humboldt Bay.

Remove Environmental Hazard Risk to Bay

Threatened salmon and sturgeon species have critical habitat in Humboldt Bay. Additionally, Humboldt Bay is an essential fish habitat for species managed under the Pacific Coast Salmon, Pacific Groundfish, and Coastal Pelagic Fishery Management Plans; and is utilized by several species of both resident and transient marine mammals. The Bay is also an important habitat for shellfish including several species of crabs, oysters, and clams. These shellfish are particularly susceptible to contamination of water and sediment by hazardous substances. Hazardous substances on the RMT II site pose a risk to water quality due to storm water runoff. This project and the grant from the EPA provide funding to remove heavy metals and caustic chemicals from an area adjacent to Humboldt Bay. This project will remove that threat and allow safe access to the site for people.

Infrastructure Reuse/Sustainable Reuse

Plans for the cleanup of the site call for the recycling of materials contained in structures and the carefully monitored reuse materials on site for fill. This reuse and recycling of materials found on site will reduce the cost of the cleanup and its carbon footprint, diesel emissions, due to reduced transportation of materials.

Economic Benefits and Job Creation Potential

The potential outcomes and benefits of this cleanup are vast. Once the hazardous substances are addressed by this project's cleanup, the site will be safe for development and will attract investment from research and commercial ventures. The District prefers to hire local firms to conduct environmental cleanup activities. Many of the workers at these firms are trained locally at Humboldt State University. The District complies with the procurement procedures contained in 40 CFR 31.36 and attempts to cast a wide net when we procure contractors; however local firms do well in getting contracts because travel time to

our isolated area is a drag on the cost competitiveness of out-of-area proposers, and local knowledge is critical to successful project implementation.

Project to Date

The District acquired site control in 2013. Shortly after, the County of Humboldt Community Development Department administered EPA Brownfields grant funded a site wide Phase I Environmental Site Assessment. Phase I Environmental Site Assessment (ESA) results included recognition of at least 35 recognized environmental conditions (REC). Later in 2013, a select subgroup of RECs was evaluated and reported in a Limited Scope Phase II ESA. Subsequently, cleanup of many of the Phase I RECs were resolved by the District, and additional demolition of idle and/or inoperative infrastructure occurred. Recovery boilers 1 and 2, and the bleach-plant complex were demolished. In January 2014, a draft Analysis of Brownfields Cleanup Alternatives (ABCA) was prepared describing debris pile characterization efforts and presenting pile removal alternatives. Alternative #4 was identified as the recommended cleanup alternative; and included characterizing and segregating the debris pile materials based on hazard level and contamination type, with disposal of materials which have not been cleared for onsite reuse at an appropriately classified landfill. Between 2014 and 2016, the EPA Region 9 and District staff oversaw the successful removal of approximately 4 million gallons of black liquor from the site, which posed a material threat of a release to the environment.

As of April 2018, remediation of soil and groundwater impacts, cleanup of the hazardous waste storage area, and demolition of a majority of the above ground storage tanks, diesel aboveground storage tanks, and a chemical storage tank farm, have occurred.

Currently, RMTII provides space available for businesses, including a mariculture operation and industrial operations. Active soil and groundwater impacts remediation, related to historical site operations is being performed under the purview of California’s North Coast Regional Water Quality Control Board (RWQCB). Chemical impacts to soil and groundwater addressed during ongoing site remediation efforts include treatment of chlorinated solvents.

Section 3.0 Community Involvement Activities

The District’s overall community involvement program goal is to promote two-way community and District communication and provide opportunities for community understanding and cleanup process buy-in. The District will implement community involvement activities described below.

3.1 Identifying Stakeholders and Community Support

Through the District’s clean-up process, several stakeholders and community supporters have been identified. The District will continue these longstanding partnerships at the local level in addition to working with state and federal agencies to ensure all relevant parties are well informed of the project activities and opportunities for participation. The following list highlights some of the key stakeholders:

California Redwood Company
Coast Seafoods
City of Eureka
Fairhaven and Samoa communities
Friends of the Dunes
Humboldt Baykeeper

Humboldt Bay Development Association
Humboldt Bay Fire
Humboldt Bay Municipal Water District (HBMWD)
Humboldt County Environmental Health and Planning Departments

Humboldt Harbor Working Group
 Humboldt Made
 Humboldt State University
 Humboldt Surfrider
 Humboldt Watershed Council
 National Oceanographic Agency’s National
 Marine Fisheries Service (NMFS)
 North Coast Regional Water Quality Control

Board (NCRWQCB)
 North Coast Environmental Center
 Peninsula Community Collaborative
 Samoa Pacific Group LLC
 Samoa Peninsula Community Services District
 (Samoa Fire District)
 Security National Corporation
 Wiyot Tribal Council

3.2 Past Community Involvement

The community has already been involved in the development of this project. The County of Humboldt held a well-attended scoping meeting on December 19th 2013 to discuss the intent of the application and the intended project if the funding is awarded. The Draft Analysis of Brownfield Cleanup Alternatives (ABCA) was presented and discussed at this workshop-style meeting. In addition, on January 5th, 2014, a notice of availability was published in the Eureka Times-Standard that solicited comment on the Draft ABCA and Draft Grant Proposal. On January 9, 2014 these documents were presented at a public hearing held at the Harbor District’s regularly scheduled commission meeting. The Commissioners and staff heard from the public about their concerns and had a chance to ask questions from staff to inform themselves about the proposed project. After the close of the public hearing, the Commission voted unanimously to support the application and authorize the Chief Executive Officer to execute the Cooperative Agreement with the EPA, submit fund requests, and sign contracts to carry out grant activities. To help further identify the communities’ needs and concerns the District has developed a Community Involvement Strategy as outlined below. All outreach will clearly reference EPA investments in the project during all project phases.

3.3 Community Outreach Activities

Table 1: Community Involvement Activities

Date	Event	Representatives/Attendees
September 2018	Fact Sheet development	General public
October 2018	Public meeting	Identified stakeholders & General Public
As Needed	Website review and enhancement	Staff
As Needed	Additional meetings with property owners, and developers	District Staff and Consultants, applicable meeting attendees

Public meeting(s) will be held at one or more of the following locations:

RMT II Meeting Room
 1 TCF Drive Samoa, CA

Peninsula Union Elementary School
 909 Vance Ave, Samoa CA 95564

Samoa Peninsula Fire District
 1982 Gass St Samoa, CA 95564

Humboldt Bay Harbor District Office
 601 Startare Drive, Eureka CA

Outreach Activities

Activity 1: Prepare and Distribute Site Fact Sheets

- Objective: To provide community members with current, accurate, easy-to-read, easy-to-understand information about RMT II.
- Method: Fact sheets will be mailed/emailed to all parties on site mailing list and will be available on the Harbor District website and local repositories. All sheets will contain language stating, “Though this project has been funded, wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of EPA.”
- Timing: District will prepare and distribute fact sheets, to be updated as needed until project completion.

Activity 2: Maintain Site Mailing List

- Objective: To facilitate the distribution of site-specific information to everyone who needs or wants to be kept informed about the site.
- Method: The District will create a mailing list that includes all residences adjacent to site, or those otherwise affected by site. Other recipients may also be solicited via fact sheets, public meetings, public availabilities, etc.
- Timing: The District will begin working on this mailing list immediately and will review/revise it periodically to keep it current.

Activity 3: Establish and Maintain Information Repository

- Objective: To provide a convenient location where residents can go to read and copy official documents and other pertinent information about the site and EPA activities.
- Method: The repository is a reference collection of site information containing the Administrative Record file with site-specific information, the CIP, and Brownfield Grant program information. This repository will be accessible to the physically challenged, will have copier facilities, and will be available to residents during normal business hours and at least some evening and/or weekend hours.
- Timing: The local information repositories is the Harbor District office, 601 Startare Dr, Eureka, CA 95501.
- The District will add new documents as they become available.

Activity 4: Provide Site Information on Internet

- Objective: To provide key resources for both general and specific information about Brownfield and hazardous waste issues.
- Method: A Site Status Summary for this site will be established at humboldt-bay.org on the existing Redwood Marine Terminal Two page.
- Links to EPA Information will be included on the page:
 - EPA Headquarters: <http://www.epa.gov>
 - EPA Region 9: <https://www.epa.gov/aboutepa/epa-region-9-pacific-southwest>
- Timing: Site Status Summaries are periodically updated.

Activity 5: Hold Public Meeting

- Objective: To update the community on site developments and address community questions, concerns, ideas and comments.
- Method: The District will schedule, prepare for, and attend all announced meetings. The District will provide at least two weeks’ notice of the scheduled meeting. The Regional Project Manager

and other appropriate EPA staff will be invited to attend and will be given at least ten days prior notice.

- Timing: The District will hold other public meetings as appropriate.

3.4 Community Involvement Activities Time Frame Summary

ACTIVITY	TIME FRAME
Maintain a mailing list for the Site	Ongoing
Establish and maintain Information Repositories	Established, update as needed
Provide Site information on the Internet	Currently available; update as needed
Provide Grant information	Ongoing
Establish and maintain the Administrative Record	Established, update as needed
Hold public meeting	As needed
Prepare a Responsiveness Summary	Following public meeting
Revise the Community Involvement Plan (CIP)	As needed

Appendix A List of Contacts

A.1 Federal Contacts

U.S. EPA, Region 9
Lead Brownfields Coordinator: Noemi Emeric-Ford
(213) 244-1821
emeric-ford.noemi@epa.gov

Northern California Lead, Project Officer: Eric Byous
(415) 972-3531
byous.eric@epa.gov

EPA Grants Specialist, EMD-6-1: Veronica Adams
Address: 75 Hawthorne Street, San Francisco, CA 94105
Tel: (415) 972-3677
E-mail: adams.veronica@epa.gov.

A.2 Local Government Contacts

Humboldt County Division of Environmental Health
100 H St Suite 100 Eureka, CA 95501
(707) 445-6215

Samoa Peninsula Fire District
1982 Gass St Samoa, CA 95564
(707) 443-9042

Humboldt County Sheriff Department
825 5th St Eureka, CA 95501
(707) 445-7251

Humboldt Bay Municipal Water District
828 7th St, Eureka, CA 95501
(707) 443-5018

Humboldt Bay Fire
533 C St Eureka, CA 95501
(707) 441-4000

North Coast Regional Water Quality Control Board
5550 Skylane Blvd. Suite A, Santa Rosa CA 95503
Craig.Hunt@waterboards.ca.gov
(707) 570-3767

National Oceanographic Agency's National Marine Fisheries Service, West Coast Region
1655 Heindon Road
Arcata, California 95521-4573
irma.lagomarsino@noaa.gov
(707) 825-5160

Humboldt State University
Dean of the Office of Research, Economic and Community Development
Humboldt State University
1 Harpst Street
Arcata CA 95521-8299
(707)826-5169

Wiyot Tribe
Environmental Director
Wiyot Tribe, 1000 Wiyot Drive, Loleta, California 95551
(707) 733-5055

A.3 State Officials

State Senator: Mike McGuire
1036 5th St., Suite D
Eureka, CA 95501
Phone: 707-445-6508
Fax: 707-445-6511

State Assembly Member: Jim Wood
1036 5th Street
Eureka, CA 95501
Tel: (707) 445-7014
Fax: (707) 445-6607

Governor Jerry Brown
c/o State Capitol, Suite 1173
Sacramento, CA 95814
Phone: (916) 445-2841 Fax: (916) 558-3160

California Department of Toxic Substances Control
Steven Becker
Sacramento Regional Office
8800 Cal Center Drive
Sacramento, California 95826
(916) 255-3586
Steven.Becker@dtsc.ca.gov

A.5 Environmental and Active Citizens Groups

Humboldt Baykeeper
217 E St Eureka, CA 95501
(707) 268-8897

Friends of the Dunes
PO Box 186 Arcata, CA 95518

Humboldt Watershed Council
PO Box 1301 Eureka, CA 95502

A.6 Stakeholders

Security National Corporation
323 5th St
Eureka, CA 95501

California Redwood Company
5151 Highway 101 North
Eureka, CA 95501
(707) 268-3071

A.4 Federal Elected Officials

U.S. Senate
Harris, Kamala D. - (D - CA)
112 Hart Senate Office Building Washington DC
20510
(202) 224-3553
Contact: www.harris.senate.gov/contact

Feinstein, Dianne - (D - CA)
331 Hart Senate Office Building Washington DC
20510
(202) 224-3841
Contact: www.feinstein.senate.gov/public/index.cfm/e-mail-me

U.S. House of Representatives
Jared Huffman
1406 Longworth House Office Building
Washington, DC 20515
Phone: (202) 225-5161
Fax: (202) 225-5163

North Coast Environmental Center
1465 G Street, Arcata, CA 95521

Humboldt Surfriders
1826 16th Street, Eureka, CA 95501
humboldtsurfrider@reninet.org
707-407-5266

Humboldt Made, Executive director
1385 8th Street, Suite 224, Arcata CA 95521
(707)388-3010

Samoa Pacific Group LLC
5251 Ericson Way
Arcata, CA 95521
(707) 822-9000

A.7 Media Contacts

KIEM-TV 3
5060 Broadway
Eureka, CA 95503
(707) 443-3933 phone
(707) 442-1459 fax
e-mail: kiem-tv@humboldt1.com
Website: <http://www.kiem-tv.com>

KHUM Radio
104.3-014.7 FM
Ferndale, CA
(707) 786-5104

KHSU Radio
90.5, 91.9, 89.9, 99.9, 88.7 FM

1 Harpst Street
Arcata, CA 95521
(707) 826-4807

Eureka Times Standard
930 6th St Eureka, Ca 95501
General contact (707) 441-0500
Staff writer Will Houston Harbor District (707)
441-0505

North Coast Journal
310 F St Eureka, CA 95501
Phone (707) 442-1400
Fax (707) 442-1401
Press releases:
newsroom@northcoastjournal.com

Appendix B Meeting and Repository Locations

Public meetings may be held at one or more of the following locations:

RMT II Meeting Room
1 TCF Drive Samoa, CA

Samoa Women's Club
115 Rideout Road Samoa, CA 95564

Samoa Peninsula Fire District
1982 Gass St Samoa, CA 95564

Peninsula Union Elementary School
909 Vance Ave, Samoa CA 95564

The Harbor District Office
601 Startare Drive, Eureka CA

The location of project documents and an administrative record will be made available to the public at the Humboldt Bay Harbor District office, during normal working hours, throughout the duration of the project. Project documents, communications with the public, and general public information will also be made available on the District's website.

Local Repositories:
Harbor District Office
601 Startare Dr,
Eureka, CA 95501
<http://humboldtbay.org/>

EPA Region 9 Repository:
U.S. EPA Pacific Southeast, Region 9
75 Hawthorne Street
San Francisco, CA, 94105
Library: (415) 947-4406
Hours Open to Public:
Monday-Thursday 9-12 and 1-4 PST

Appendix C Project Site Map



