

Phase I Environmental Site Assessment

1938 King Salmon Avenue and Assessor's Parcel Numbers
305-162-006, -008, and -011
Eureka, California



Prepared for:

Humboldt Bay Harbor, Recreation & Conservation District



December 2017

016240.100



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Reference: 016240.100

December 4, 2017

Mr. Alan Bobilot
Humboldt Bay Harbor, Recreation & Conservation District
601 Startare Drive
Eureka, CA 95501

Subject: Phase I Environmental Site Assessment for 1938 King Salmon Avenue and Assessor's Parcel Numbers 305-162-006, -008, and -011, Eureka, California

Dear Mr. Bobilot:

Enclosed is our Phase I environmental site assessment (ESA) for the subject property located at 1938 King Salmon Avenue, Eureka California and property identified by Assessor's parcel numbers 305-162-006, -008, and -011. As part of our detailed investigation of the subject property SHN Engineers & Geologists (SHN) has encountered evidence of past land use that may have generated or caused the release of a regulated or hazardous material, which was identified as a **recognized environmental condition (REC)**, as defined in ASTM-International Standard E1527-13.

SHN's research conducted for the subject property included reviews of historical maps, aerial photographs, agency records, and interviews. Based upon the Phase I ESA, it is SHN's opinion that characterization of potential lead impacts to soil in the vicinity of the pump house and aquarium site be performed.

If you have any comments or concerns, or if we can be of further assistance, please call John Wellik at 707-441-8855 or Roland Rueber at 707-845-5909.

Sincerely,

SHN Engineers & Geologists

John Wellik, PG
Geologist

Roland Rueber, PG
Project Geologist

JMW:RMR:lms

Enclosure: Phase I ESA

Reference: 016240.100

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Prepared for:

Humboldt Bay Harbor, Recreation & Conservation District

Prepared by:



Engineers & Geologists

812 W. Wabash Ave.

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December 2017

QA/QC:RMR___

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Abbreviations and Acronyms

2020 COR ACTION	facilities expected to need corrective action
AAI	all appropriate inquiries
APN	Assessor's parcel number
AST	above ground storage tank
ASTM	ASTM–International
AUL	activity and use limitation
CA FID UST	Facility Inventory Database contains active and inactive underground storage tank locations
Calsite	State Cal site
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System (Federal)
CFR	Code of Federal Regulations
CHRIMS	California Hazardous Material Incident Report System
CORRACTS	a list of handlers with RCRA Corrective Action Activity.
CUPA	Certified Unified Program Agencies
DTSC	California Department of Toxic Substances Control
EDR	Environmental Data Resources
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
ENVIROSTOR	for identifying sites with known or potential contamination, and sites where DTSC's environmental oversight or review has been requested or required
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	environmental site assessment
FEMA	Federal Emergency Management Agency
HAZNET	Facility and Manifest Data
HBHRCD	Humboldt Bay Harbor, Recreation & Conservation District
HBGS	Humboldt Bay Generating Station
HBPP	Humboldt Bay Power Plant
HCBPD	Humboldt County Building and Planning Department
HCDEH	Humboldt County Division of Environmental Health
HIST CORTESE	combination of LUST, Integrated Waste Board, and Department of Toxic Substances Control sites
HWT	Registered Hazardous Waste Transporter Database
ICIS	Integrated Compliance Information System
LUST	Leaking Underground Storage Tank
NPDES	National Pollution Discharge Elimination System
NPL	National Priorities List
NR	no reference
PADS	PCB Activity Database System
PCB	polychlorinated biphenyls
RAATS	RCRA Administrative Action Tracking System

Abbreviations and Acronyms, Continued

RCRA	Resource Conservation and Recovery Act
RCRA-LQG	Resource Conservation and Recovery Act Large Quantity Generator
RCRA-TSDF	Resource Conservation and Recovery Act Treatment Storage and Disposal Facilities
REC	recognized environmental condition
RWQCB	North Coast Regional Water Quality Control Board
SHN	SHN Engineers & Geologists
SLIC	Spills, Leaks, Investigation, and Cleanup
SWEEPS UST	Statewide Environmental Evaluation and Planning System
SWRCB	California State Water Resources Control Board
US AIRS	Aerometric Information Retrieval System Facility Subsystem
USC	United States Code
USGS	U.S. Geological Survey
VCP	Voluntary Cleanup Priority Listing
WDS	Waste Discharge System
WMUDS/SWAT	The Waste Management Unit Database System is used for program tracking and inventory of waste management units



1.0 Introduction

1.1 Purpose

In October 2017, SHN Engineers & Geologists (SHN) conducted a Phase I environmental site assessment (ESA) of a parcel located at 1938 King Salmon Avenue, Eureka, California, and properties identified by Assessor's parcel numbers (APNs) 305-162-006, -008 and -011 (cumulatively referred to as the subject property). The subject property is located in King Salmon, California, outside of the limits of the City of Eureka, Humboldt County, California (Figures 1 and 2). The purpose of conducting a Phase I ESA is to assess the property, largely based on current circumstances, with respect to the presence or absence in the environment, of regulated or hazardous materials, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), and Department of Toxic Substances Control (DTSC) Title 22 of the California Code of Regulations. This Phase I ESA was prepared in general accordance with ASTM–International (ASTM) Standard Practice E1527-13 for the Phase I ESA process.

Additionally, this Phase I ESA was conducted in conformance with the regulations and sections according to the U.S. Environmental Protection Agency (EPA) Final Rule pertaining to standards and practices for all appropriate inquiries (AAI), and addresses the latest landowner liability protections that have evolved as a result of the United States Congress's actions and the new EPA rule (that is, the addition of the contiguous property owner and bona fide prospective purchaser defenses related to liability under the CERCLA [or Superfund]). The AAI Rule requires the environmental professional to include an opinion regarding additional appropriate investigation, if any, to detect the presence of hazardous substances or petroleum products. This practice is intended to permit a user to satisfy one of the requirements to qualify for the

innocent landowner defense to CERCLA liability; that is, practices that constitute “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice,” as defined in 42 United States Code (USC) 9601 (35)(B).

This report has been prepared on behalf of, and for the exclusive use of, the Humboldt Bay Harbor, Recreation & Conservation District (HBHRCD), and its designated representatives. It is subject to, and issued in connection with, the agreement with SHN and the provisions thereof.

1.2 Involved Parties

Table 1 presents a list of involved parties.

Table 1. Involved Parties
1938 King Salmon Avenue and APNs 305-162-006, -008 and -011
Eureka California

Current Property Owner	
Name: Mr. Geoff Wills	Phone Number: 714-655-0763
Mailing Address:	60 East Ridge Lane, McKinleyville, CA 95519
Site Contact/Property Manager	
Name: Mr. Geoff Wills	Phone Number: 714-655-0763
Mailing Address:	60 East Ridge Lane, McKinleyville, CA 95519
Prospective Buyer	
Name: Humboldt Bay Harbor, Recreation & Conservation District	Phone Number: 707-443-0801
Mailing Address:	601 Startare Drive, Eureka, CA 95501

2.0 Scope of Work

In accordance with ASTM Standard E1527-13, SHN performed the following ESA services in preparation of this document:

- Conducted a field reconnaissance of the subject property to look for evidence of existing or potential soil and groundwater contamination, or other potential recognized environmental conditions (RECs).
- Provided color photographs of the subject property (Appendix 1).
- Conducted a visual survey of the property vicinity, to identify businesses or facilities that may use, produce, and/or store reportable quantities of hazardous materials or generate hazardous waste. These immediately adjoining property boundaries were inspected, looking for obvious signs of potential contaminant migration onto the subject property.
- Reviewed local and regional geological and groundwater conditions in the vicinity of the subject property. Identified existing or proposed municipal infrastructure for the property and vicinity, including potable water, wastewater, and stormwater provisions, as mandated by the ASTM guidelines.

- Examined aerial photographs of the property taken over a 76-year period; reviewed the available U.S. Geological Survey (USGS) topographic maps; reviewed the business directory; and requested Sanborn Fire Insurance maps to review (Appendix 2). Additionally, SHN reviewed the Assessor's parcel map; and other maps of interest (Appendices 3 and 4). SHN also reviewed other reasonably ascertainable standard sources for developing a continuous site history dating back to the first known development, as recommended by the ASTM guidelines.
- Using the ASTM-designated search radii, SHN reviewed publicly available federal, state, county, and other regulatory agency lists and databases (including Comprehensive Environmental Response Compensation and Liability Information System [CERCLIS], National Priorities List [NPL], and Calsites) for sites with known hazardous materials contamination and/or registered underground storage tanks (USTs) that are presently or were previously located on or near the subject property (Appendix 4).
- Reviewed and/or discussed selected regulatory agency files and records that are maintained at the Humboldt County Division of Environmental Health (HCDEH); the local Certified Unified Program Agency (CUPA); and at the Humboldt County Building and Planning Department (HCBPD) to evaluate whether the subject property or any of the immediately adjacent sites are likely to be potential hazardous materials threat to the subject property (Appendix 4).
- Reviewed and completed a land use questionnaire, and discussed a follow-up list of questions (supplied by SHN, Appendix 5). The user of this Phase I ESA is HBHRCD, and its representative completed a questionnaire regarding the comparison of the purchase price to the value of the property. Additionally, the owner completed a questionnaire (Appendix 5).
- Identified and commented on the existence and significance of potential data gaps and limiting conditions associated with the field reconnaissance.
- Commented on the potential for vapor intrusion, as required by ASTM E1527-13.

3.0 Site Overview

3.1 Location

The subject parcels are located at 1938 King Salmon Avenue, Eureka, California south, and outside of the limits, of the City of Eureka, in the County of Humboldt. The three parcels are identified by the Humboldt County Auditor as APNs 305-162-006 (1938 King Salmon Avenue), 305-162-008 and 305-162-011 (for which there is no associated physical address). The approximate elevation of the subject parcels is 10 feet above mean sea level, according to the Federal Emergency Management Agency (FEMA) flood insurance rate map. Topographic maps illustrate generally flat lying site topography, with minor surface elevation variances typical of tidal flat and salt marsh topography. Total topographic relief of the subject property is approximately 10 feet. The mean annual rainfall in the area is approximately 40 inches.

The various parcels are zoned by the HCBPD as Agricultural Exclusive (APN 305-162-006), Industrial Coastal Dependent and Commercial Recreation (APNs 305-162-008, and -011). The predominant land usage within a ½-mile radius is Industrial Coastal Dependent, commercial general, commercial recreation, natural resources, and low density residential.

3.2 Adjoining Properties

North: A vacant commercial recreation-zoned parcel identified by APN 305-162-012 adjoins subject parcels 305-162-008 and 305-162-011 to the north; the western portion of APN 305-162-012 adjoining the subject parcels is occupied by a saltwater marsh. The coastal dependent parcel (APN 305-131-035) is the location of Pacific Gas & Electric's Humboldt Bay Power Plant (HBPP), an active nuclear decommissioning project, as well as Humboldt Bay Generating Station (HBGS), an active natural gas-powered electrical generating station, adjoins parcel 305-162-008 to the north. The portion of APN 305-131-035 adjoining the subject parcel is occupied by a saltwater marsh and slough. A narrow parcel (APN 305-131-003), zoned railroad, adjoins parcel 305-162-008 to the northeast; the railroad is currently inactive.

West: A vacant commercial recreation-zoned parcel (APN 305-162-012) adjoins subject parcels 305-162-006 and 305-162-011 to the west; the western portion of APN 305-162-012 adjoining the subject parcels is occupied by tidal flats.

South: The adjoining parcel to the south (APN 305-171-015) is zoned industrial coastal dependent and is the location of shipping docks. The site is an active leaking underground storage tank cleanup site (Humboldt Bay Forest Products, North Coast Regional Water Quality Control Board [RWQCB] case number 1THU743) that currently has several buildings, multiple vehicles, and equipment stored onsite, and multiple stockpiles and numerous debris piles, the contents of which are not determinable using the aerial imagery reviewed for this report. A narrow parcel (APN 305-171-009) adjoins subject parcel 305-162-006 to the southeast, and is zoned railroad.

East: The adjoining parcel to the east of subject parcels 305-162-006 and 305-162-008 (APN 305-162-002), is a long narrow parcel zoned railroad. Highway 101 south bound lanes are immediately adjacent to parcel 305-162-002.

SHN did not observe any evidence of contaminants or regulated materials migrating onto the surface of the subject parcels from any of the adjoining parcels.

3.3 Site Description

The subject parcels are irregularly shaped polygons (Appendix 3). The northeastern parcel (APN 305-162-008), adjoins King Salmon Avenue, has a parallelogram shape, and is roughly 2.3 acres in size. A gated one-lane asphalt-paved driveway is located along the northern extent of the parcel, and extends from King Salmon Avenue to the adjoining parcel to the south (APN 305-162-006); the driveway is built from imported fill of an unknown source, characterized by the environmental professional as sandy silt capped by an asphalt pavement layer; the pavement has a top coat of river run gravel that is several feet thick at locations. Several locations of the gravel-topped road exhibit evidence of recent erosion, assumed to be related to high tide inundation of the property. Deep scour holes and transported gravel deposited on the northwestern side of the driveway provide evidence of active erosional forces. The scour holes provided a window through which to observe fill material stratigraphy; of note, a trench backfilled with soft sandy silt material and gravel was observed along the northwestern side of the driveway, no pipes were observed, however, and the trench purpose is unknown. Photographs show four electrical power poles present on the subject property until recently; however, at the time of the site inspection on October 23, 2017, the power poles had been removed. The presence of transformers on the electrical poles is unknown and cannot be reliably determined from the

photographic evidence. The environmental professional recalls removal of the power poles during the second quarter of 2017, with observations made during commutes to an unrelated work site on an adjoining property. A water valve box was observed at the southeastern extent of parcel 305-162-008. The bulk of parcel 305-162-008 is a tidal flat which is typically submerged during high tide events. Debris, comprising household waste, random containers, car parts, and vinyl records, is observable floating on water at high tide, or protruding out of the soft sediments during low tide. The environmental professional has observed multiple abandoned vehicles parked on the driveway, on the King Salmon Avenue side of the gate, while commuting to an unrelated work site on an adjoining property. Most vehicles observed in this location were slowly dismantled and/or vandalized over time, and were eventually removed for disposal. Household garbage is periodically disposed in this area as well. Broken auto glass and reflector pieces, as well as staining consistent with automotive fluids, such as, oil, were observed on the King Salmon Avenue side of the driveway gate.

The southern parcel (APN 305-162-006)—1938 King Salmon Avenue—is a 10.8-acre trapezoid, and was the location of a majority of the former Ship Wreck aquarium. The bulk of the parcel is salt marsh/tidal flats. Fill from an unknown source was imported to build up the current surface upon which the aquarium was constructed. The driveway, parking lot, concrete foundations, and remnants of the former aquarium and pump house currently remain. A riprap-armored levy forms the western parcel boundary and separates parcel 305-162-006 from the adjoining tidal flats to the west. Newspaper articles reviewed during online historical searches and at the Humboldt County Library indicate that there was a gift shop and a diner at the subject property in addition to the aquarium and pump house. The environmental professional surmised that a septic system was likely present at the subject property, as no evidence of a connection to the municipal sewer system was observed. No evidence of a septic system was observed during the site reconnaissance.

The northern parcel (APN 305-162-011) is a 1.1-acre triangular parcel, and is bordered by parcel 305-162-006 on the south, and parcel 305-162-012 on the north. Similar to parcel 305-162-006, fill from an unknown source was imported to build up the current surface of 305-162-011. A portion of the aquarium and remnants of the former pump house occupy this parcel.

4.0 Site History and Operations

4.1 General Description

Based upon our review of the historical maps, aerial photographs, and the interviews, SHN has summarized that the subject property was undeveloped prior to construction of the Ship Wreck Aquarium circa 1961. Aerial imagery dated 1941 (EDR, 2017) provides evidence that levies along the eastern and southern boundaries of APN 305-162-006 were constructed prior to 1941; photographic evidence suggests that the property may have been used for grazing livestock prior to construction of the aquarium. Constructed in 1961, the aquarium opened in 1962 and was operational until approximately 1976, which was followed by a period of inactivity, continuing until present. According to anecdotal sources and interview responses, the aquarium structure was destroyed by fire before May 1989; photographic evidence indicates that the pump house burned down sometime between 1989 and 2003. Site history, including ownership and operations performed onsite, is detailed in Table 2.

Table 2. Site History
1938 King Salmon Avenue and APNs 305-162-008 and -011
Eureka, California

Date	Name and/or Operations	Site Owner
Pre-1941 to 1945	Levied Salt Marsh/Pasture	Westby
1945 to 2002	Shipwreck Aquarium and Museum, Incorporated/Idle	McWhorter
2002 to 2015	Idle	Woody Murphy
2015 to 2017	Idle	James Hoff
2017	Idle	Geoff Wills

4.2 Operations Using, Storing, or Disposing of Hazardous Substances

There are no historical records or imagery indicating the use storage or disposal of hazardous substances or petroleum products beyond *de minimus* quantities. The aquarium was operated on a seasonal basis, and marine life and salt water were returned to Humboldt Bay during non-operational periods. Because the aquarium used salt water from Humboldt Bay, it is assumed by the environmental professional that maintenance of water quality was achieved with minimal use of chemical compounds. There was no indication provided during the interview of Mr. Shannon McWhorter of the use, storage, or disposal of hazardous substances or petroleum products beyond *de minimus* quantities. No observations related to the use, storage, or disposal of hazardous substances or petroleum products beyond *de minimus* quantities were made during the site inspection.

5.0 Environmental Setting

5.1 Regional Physiographic

5.1.1 General Physiographic Setting

The subject parcels are located at 1938 King Salmon Avenue, Eureka, California, and within the County of Humboldt. The subject parcels are situated within Section 17, Township 4 North, Range 1 West (Humboldt Base & Meridian) of the USGS 7.5 Minute Fields Landing Quadrangle, and designated as APNs 305-162-006, -008, and -011, as presented on the parcel map included in Appendix 3.

5.1.2 Tectonic Setting

The subject property is located within a region of active tectonic deformation, with large scale features such as the Cascadia Subduction Zone, and Little Salmon Fault Zone, located within the immediate vicinity of the subject property. Local tectonic features are also present, with traces of the Bay Entrance Fault (inferred), and the Buhne Point Fault (mapped), as well as the Humboldt Hill Anticline located adjacent (Bay Entrance Fault, Humboldt Hill Anticline), or through the subject property (Buhne Point Fault). The subject property is located approximately 0.7 mile north of a mapped Alquit-Priolo Fault Zone and Seismic Hazard Zone, which include multiple inferred sections of the Little Salmon Fault Zone (Special Studies Zones Map, Fields Landing

Quadrangle, 1991, included in Appendix 3). Hazards associated with this subject property resulting from potential large scale seismic events on the noted features include surface rupture, liquefaction, and tsunami inundation.

5.2 Soil Conditions

Geology in the vicinity of the subject property was mapped as undeformed Holocene and late Pleistocene alluvial deposits (McLaughlin et al., 2000). According to the EDR report, the dominant upper soil component in the vicinity of the subject property is Ferndale, a Class B silt loam with moderate infiltration rates (Appendix 4).

5.3 Groundwater Conditions

5.3.1 General Groundwater Conditions

Due to the tidally influenced and salt water marsh nature of the subject property setting, and the location of the subject property relative to Humboldt Bay and tidal flats, groundwater is anticipated to be very shallow. Marsh sediments are likely to be continuously saturated except for perhaps at the lowest of low tides. The periods of non-saturation are likely to be very brief, because the tidal cycle is semi-diurnal (occurs twice daily). Hydrostatic forces (such as, capillary) and tidal inundation are anticipated to result in fill soils near the fill/native soil contact and those soils comprising the margins of the fill prism that contact tidal inundation, to have moist to saturated soil conditions.

There is no known historical groundwater elevation data for the subject property. Historical depth to groundwater data for the Humboldt Bay Forest Products site (RWQCB Case Number 1THU743), adjoining the subject property to the south, has been recorded between 3.70 and 8.04 feet below ground surface; due to setting similarity between the two parcels, a similar range of hydraulic head may be anticipated for the subject property. Tidal influence on the depth to groundwater is anticipated to occur beneath the subject property. Sumps observed during the site inspection were filled to nearly the ground surface, though no efforts to determine the source of the sump water (such as, precipitation, tidal inundation, or hydrologic connection to local groundwater) were made.

According to FEMA Flood Insurance Rate Map number 06023C1005G dated June 21, 2017 (Appendix 3), the entire subject property is zoned AE. Review of information on the fema.gov website notes that zone AE is defined as “...(a)reas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods.”

5.3.2 Sea Level Rise

Based upon subject property location, elevation, topography, field observations and levy condition, impacts from sea level rise, primarily limited to inundation and associated erosional effects, such as shoreline retreat and surface scour, are anticipated to continue, and known to currently, impact the subject property.

6.0 Results of the Investigation

6.1 Site Inspection Observations

SHN staff performed the ESA site visit on October 23, 2017; weather was sunny and warm, and the tide was high. Photographs of a portion of the inundated area of parcel -008, adjoining King Salmon Road, were taken on October 25, 2017, during low tide in order to document items below the water level observed on October 23, 2017. Due to the salt marsh/tidal flat nature of the bulk of the subject property, as well as very soft surface sediments in lower elevation portions of the subject property, physical inspections were conducted from the portions of the subject property containing the fill prism; it was the intent of the environmental professional to walk the armored levy bounding the western portion of the subject property, and the railroad right-of-way bordering the southern portion of the subject property, but homeless encampments were encountered upon accessing these locations, resulting in what was interpreted to be unsafe conditions for inspection. The subject property reconnaissance followed a meandering path through the portions of the subject parcels characterized by a stable surface. The visit consisted of visual inspection of the wetlands, former parking lot, pump house, and aquarium/museum site, noting potential sources or evidence of any hazardous materials releases; location and alignment of utilities; subject property drainage patterns; uses of adjoining parcels and the potential for contaminant migration from offsite sources; and any other pertinent or unusual information that would aid in the development of this ESA. Limiting conditions present during the site inspection include abundant vegetation obscuring observation of the ground surface, soil conditions, debris, homeless encampments, and high tide obscuring observations of submerged areas of the subject property. Photographs of the subject and adjoining parcels taken during the site inspection are included in Appendix 1, field notes compiled during the site inspection and a completed questionnaire are included as Appendix 5, and a Photograph Legend is presented as Figure 3.

During our site investigation, we observed conditions consistent with long abandoned structures destroyed by fire and damaged by vandalism. Building debris (wood, asphalt roofing, fiberglass corrugated roofing), appliances (washing machine, stove), discarded motor oil containers, aerosol cans (primarily spray paint cans), construction related fluid containers (such as, 1-gallon cement curing compounds), several tires, and clothing/shoes were observed at the northernmost portion of parcel -011.

There is one entrance to the subject parcels from King Salmon Avenue (Figure 2). The asphalt driveway, built on imported fill of an unknown source, has a river run gravel veneer from an unknown source that may be greater than 2 feet thick at multiple locations. A locked gate prohibits vehicle entry to the subject property. Periodically, vehicles will be abandoned on the King Salmon Avenue side of the gate; observations include vandalism and parting out of vehicles prior to removal. Broken automotive glass, broken tail light reflectors, automotive parts, and staining of the asphalt surface by automotive fluids was observed in addition to random household garbage (such as, empty food containers and clothing). The portion of parcel -008 south of the driveway, and extending to the adjoining railroad parcel to the south, is occupied by tidal flats; minor debris (such as, vinyl records, car parts, and household garbage) is present. Erosional features, including eroded gravel and scour holes presumed to be associated with tidal inundation, were observed approximately 350 feet southwest of King Salmon Avenue, and have resulted in the river run gravel overlying the asphalt driveway being eroded to the asphalt surface and deposited on the adjoining property to the north. Scour features also appear in the imported fill underlying the asphalt driveway, allowing for characterization of the fill soils as sandy silt/silty sand. An approximately 1-foot wide trench was observed

at the approximate property boundary along the northern side of the driveway; the trench was distinctive from the surrounding soils due to the trench backfill containing fine gravel and having a slightly different color. No piping was observed in the trench. Wooden 4-inch by 4-inch fence posts are present along the northern property boundary. The fill prism area expands in width/area approximately 580 feet southwest of King Salmon Avenue, forming a roughly 400-foot by 240-foot polygon that comprises the former parking lot, aquarium, and pump house footprints. A significant portion of the parking area south of the driveway appears to be regularly inundated by tidewater, as indicated by the presence of pickleweed and saturated soil. Multiple round 3-foot tall concrete planters were observed along the eastern and northern property boundaries. The planters are painted blue, and, based upon the timing of operation of the subject property until the mid-1970s and the vibrant color remaining on the planter boxes, the paint may have been lead based.

No stained soil, or stressed vegetation was observed during the site inspection. SHN did not observe any surface evidence (vent pipes, fill ports, dispenser islands, and so on) associated with underground storage tanks anywhere on the subject property; no aboveground tank features unassociated with water processing for the aquarium were observed. SHN did not observe any features consistent with the presence of a septic tank or leachfield, though no obvious connections to a municipal sewer system were observed either; the lack of features consistent with sewer lateral tie-ins to a municipal system on King Salmon Avenue suggests that a septic system was present onsite. Multiple conduits and pipes are present in the remaining concrete floors of both the aquarium structure, as well as the pump house; the function of the conduits/pipes was not readily discernible during the field inspection. Three debris and water-filled sumps were observed surrounding the pump house.

The remnants of the pump house comprise a 20-foot by 60-foot concrete floor and foundation with a sill plate. Seven aboveground concrete cells, approximately 6 feet tall, are present on the western and southern sides of the floor remnant. The cells are lined with fiberglass, and have drains. Debris and vegetation were observed in the cells. Multiple piping runs of unknown function extend from the floor surface, and have been cut off near the floor; others extend several feet above the ground surface. Asphalt roofing debris covers much of the concrete floor. Three approximately 4-foot diameter concrete sumps were observed around the pump house exterior; all had plumbing and were debris and water filled. The total depth of the sumps is unknown. The ground surface west of the pump house had a significant coating of what appeared to be roofing materials (tar, tar paper, and gravel), woody debris, blankets, and other miscellaneous household items. The area north of the pump house contained most of the garbage observed at the subject property, and the garbage was typically household in nature (food and product containers, clothing, shoes), demolition debris (such as, a collapsed structure with roofing, siding, hoses, and so on), appliances (a washing machine, stove), and automotive related debris (empty oil containers, tires). Many spray-paint aerosol cans were observed throughout the subject property, as were empty motor oil containers, but outside of the spray paint cans and empty motor oil containers, none of the observed containers had markings consistent with petroleum products or hazardous waste; none had a volume greater than 5 gallons.

The remnants of the Ship Wreck Aquarium comprise the concrete floor and perimeter foundation of the former ship structure, a concrete pool that was formerly occupied by performing seals, and an asphalt apron surrounding both; the paved aquarium area is oval in shape and is approximately 170 feet long by 90 feet wide. The gravel parking lot area is to the east of the aquarium. The rocky "bow" of the ship still stands, and contains minor household-type debris (ceramic shards, retail food containers, clothes, and shoes). A 10-inch

diameter valve box (water service?) was observed in the asphalt apron, the box was empty, and the bottom was not encountered when probed with a metal rod. Debris, comprising ceramic shards and miscellaneous household items, coats most of the concrete and asphalt of the former aquarium, and vandalism has resulted in paint being used to illustrate the concrete and asphalt surfaces. The concrete seal pool has a variety of household waste within it, and a hole was created in the center of the concrete bridge spanning the central portion of the pool, into which a large-diameter tractor tire was deposited.

SHN completed a “Site Assessment Questionnaire” following the site walk (Appendix 5).

6.2 Project Vicinity

6.2.1 Historical Use Information on Properties in Surrounding Area

According to the EDR report, the target property is not listed on any of the databases searched by EDR.

Multiple “mapped sites” were identified by EDR’s search of available “reasonably ascertainable” government records for sites situated within 1 mile of the subject property (Appendix 4). EDR identified 10 sites within a 1-mile radius of the subject property that are known or suspected to have stored and/or used regulated materials; and where toxic material releases could have occurred, including leaking underground storage tanks. Two known contaminated sites were not included in the EDR report. These include:

- Humboldt Bay Forest Products (case No. 1THU743-remediation)
- Former boat yard (case no. 1NHU978-inactive)

Seven sites listed within a one-quarter mile radius of the subject property are presented in Table 3.

**Table 3. Agency-Listed Sites Within a One-Quarter Mile Radius
1938 King Salmon Avenue and APNs 305-162-008 and -011
Eureka, California**

Site Name	Address	Miles	Direction	Elevation	Listing
Humboldt Bay Generating Station	1000 King Salmon Avenue, King Salmon	0.151	E	Higher	CUPA ¹ , AST ² ,
Wonder Bros Auto Body/Specialty Marble	5953 S. Broadway Street, Eureka	0.195	ENE	Higher	CUPA
South Bay Elementary	6077 Highway 101 South, Eureka	0.210	E	Higher	LUST ³
Humboldt CSD	6000 Broadway South, Eureka	0.225	ENE	Higher	LUST, HIST CORTESE ⁴ , SWEEPS UST ⁵ , CA FID UST ⁶ , CUPA

**Table 3. Agency-Listed Sites Within a One-Quarter Mile Radius
1938 King Salmon Avenue and APNs 305-162-008 and -011
Eureka, California**

Site Name	Address	Miles	Direction	Elevation	Listing
Humboldt Bay Power Plant	1000 King Salmon Avenue, King Salmon	0.225	NNE	Higher	CORRACTS ⁷ , RCRA-TSDF ⁸ , RCRA-LQG ⁹ , SWEEPS UST, CA FID UST, 2020 COR ACTION ¹⁰ , RAATS ¹¹ , PADS ¹² , ICIS ¹³ , US AIRS ¹⁴ , ENVIROSTOR ¹⁵ , SLIC ¹⁶ , AST, VCP ¹⁷ , CHMIRS ¹⁸ , CUPA, EMI ¹⁹ , ENF ²⁰ , HAZNET ²¹ , HWT ²² , NPDES ²³ , WDS ²⁴ , WMUDS/SWAT ²⁵
Johnny's Marina/King Salmon Resort	1821 Buhne Drive, King Salmon	0.241	NW	Lower	AST, SLIC, SWEEPS UST, HIST UST ²⁶ , CA FID UST, CUPA, CHMIRS
E-Z Landing Marina and RV Park	1875 Buhne Drive, King Salmon	0.247	WNW	Lower	LUST, SWEEPS UST, CA FID, HIST UST, CHMIRS, CUPA

1. CUPA: Certified Unified Program Agencies
2. AST: Aboveground Storage Tank
3. LUST: Leaking Underground Storage Tank
4. HIST CORTESE: combination of LUST, Integrated Waste Board and Department of Toxic Substances Control sites
5. SWEEPS UST: Statewide Environmental Evaluation and Planning System
6. CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations
7. CORRACTS: a list of handlers with Resource Conservation and Recovery Act (RCRA) Corrective Action Activity
8. RCRA-TSDF: Resource Conservation and Recovery Act Treatment Storage and Disposal Facilities
9. RCRA-LQG: Resource Conservation and Recovery Act Large Quantity Generator
10. 2020 COR ACTION: facilities expected to need corrective action
11. RAATS: RCRA Administrative Action Tracking System
12. PADS: PCB Activity Database System
13. ICIS: Integrated Compliance Information System
14. US AIRS: Aerometric Information Retrieval System Facility Subsystem
15. ENVIROSTOR: for identifying sites with known or potential contamination, and sites where DTSC's environmental oversight or review has been requested or required
16. SLIC: Spills, Leaks, Investigation and Cleanup
17. VCP: Voluntary Cleanup Priority Listing
18. CHRIMS: California Hazardous Material Incident Report System
19. EMI: Emissions Inventory Data
20. ENF: Enforcement Action Listing
21. HAZNET: Facility and Manifest Data
22. HWT: Registered Hazardous Waste Transporter Database
23. NPDES: NPDES Permits Listing
24. WDS: Waste Discharge System
25. WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units.

Based upon the distance of sites listed in Table 3 from the subject property, the types of cases under which the sites are listed (which are indicative of potential chemical releases at the sites), and the presumed groundwater depth and groundwater gradient orientation, the sites listed in Table 3 are interpreted to be unlikely to have negatively impacted soil and groundwater conditions of the subject parcels with hazardous substances or petroleum hydrocarbons.

6.2.2 Sanborn Maps

EDR reported that the subject parcels are unmapped property, and that Sanborn Fire Insurance maps are not available for the subject parcels (Appendix 2).

6.2.3 Topographic Maps

SHN reviewed topographic maps with coverage of the subject property that were published in 1942/1944, 1958/1959, 1959, 1972, and 2012 (Table 4 and Appendix 2).

**Table 4. Historical Topographic Maps
1938 King Salmon Avenue and APNs 305-162-008 and -011
Eureka, California**

Year	USGS ¹ Quadrangle	Minute	Description
1942 and 1944	Eureka and Fortuna	15	The subject property is depicted as vacant. The railroad is depicted on the eastern parcel boundary, as are low laying marshlands; levies are depicted along the western boundary. Several presumed residential structures and Highway 101 are depicted along the eastern margin of the subject property. Fields Landing has been developed and is south of the subject property.
1958 and 1959	Fields Landing and Eureka	7.5	The subject property is depicted as vacant. King Salmon Avenue appears for the first time, aligned with the northeastern boundary of the subject property. Humboldt Bay Power Plant (HBPP) appears for the first time, with aboveground oil tanks and other structures present. The residential portion of King Salmon is depicted and residential development of Humboldt Hill and Fields Landing has occurred. The Hookton Channel dock on the adjoining parcel to the south, as well as access roads to the dock and a building, are depicted. The map depicts a tidal flat between the southern boundary of the subject property and the dock, which is consistent with historical aerial imagery from that time.
1959	Eureka and Fortuna	15	Features on this map are consistent with the description of features on the 1958/1959 Fields Landing and Eureka 7.5 minute quadrangle maps.
1972	Fields Landing and Eureka	7.5	Two structures are presented on the subject parcels for this edition of the map, and are presumed to be the aquarium and pump house. Two settling basins appear on parcels north of the subject property, and the addition of structures at the Humboldt Bay Power Plant is presented. Residential development in King Salmon and Humboldt Hill continues. Multi-lane Highway 101 has been constructed. Additional development has occurred on the dock property adjoining to the south of the subject parcels. Of note, topographic maps and aerial imagery deviate from one another at this time, as it appears that the topographic maps from 1972 to 2012 fail to account for emplacement of fill from an unknown source on the adjoining parcel to the south. Aerial imagery from 1972 clearly shows the former tidal embayment as being filled, and is actively being used as a log deck and curing/staging area.

**Table 4. Historical Topographic Maps
1938 King Salmon Avenue and APNs 305-162-008 and -011
Eureka, California**

Year	USGS ¹ Quadrangle	Minute	Description
2012	Fields Landing and Eureka	7.5	No structure is depicted on this version of the map; however, the driveway leading from King Salmon Avenue is apparent. All structures presented on previous versions of the map have been removed. Curiously, the filled tidal embayment noted on the 1972 map is still depicted as unfilled on this version of the map.
1. USGS: U.S. Geological Survey			

6.2.4 Business Directory

SHN reviewed the business directories for 1938 King Salmon Avenue, which were provided by EDR (Table 5 and Appendix 2).

**Table 5. Business Directories
1938 King Salmon Avenue and APNs 305-162-008 and -011
Eureka, California**

Years Listed	Occupant
1977, 1982, 1992, 1995, 1999, 2003, 2008, 2013	No listings for addresses

Pacific Gas & Electric’s Humboldt Bay Power Plant (HBPP), located on the adjoining parcel to the north, appears in the EDR Cole Information Services and Polk’s City Directory searches in 1977, 1982, and 2008. Other noted occupants of parcels in the immediate vicinity of the subject property, though not adjoining properties to the subject parcels, include residential, recreational, and eating establishments. All other listings for adjoining properties were for unknown occupants for the years for which records were searched. Research performed for this assessment recognized discontinuation of operation of the aquarium facility in 1976, providing reasoning for the address not being recognized in the business directory search for 1977.

6.2.5 Preliminary Title Report

A preliminary title report was prepared by Humboldt land and Title Company, and is dated November 3, 2017 (Appendix 3). A note reported for each parcel detailed “an undivided three-fourths interest in all petroleum, oil, gas, and other hydrocarbon products that may be in or under the same” were reserved by L.A. Westby and P.L Westby in deed recorded October 8, 1945. No environmental liens on the subject property were reported.

6.3 Results of Regulatory Agency Contacts

6.3.1 Humboldt County Division of Environmental Health (Local CUPA)

SHN contacted county personnel at the HCDEH on October 18, 2017 by email; the HCDEH is also the local CUPA responsible for regulating the County's hazardous materials storage, use, and spills; and permitting and cleanups regarding underground and aboveground fuel storage tanks. On October 17, 2017, Mr. Norm Crawford, an Environmental Health Technician with HCDEH, indicated by email that he was not aware of any files associated with the subject property regulated under the CUPA program (Appendix 3).

6.3.2 Humboldt County and City of Eureka Building and Planning Departments

SHN contacted the HCBPD on October 17, 2017, by email to review permitting history for the subject property. Ms. Delilah Moxon of the HCBPD indicated in an email dated October 18, 2017, that there was one permit on file for electrical service issued in 1989 (Appendix 3). A records review back to 1962 did not reveal any additional permit for the subject property under the surname McWhorter; the Humboldt County Building Department began keeping records of permits in 1962.

SHN contacted the City of Eureka Building Department by phone (707-441-4155) on November 3, 2017, to request a records search for permits issued before 1962. No permit or other information regarding the subject property or adjoining properties was reported (Appendix 3).

6.3.3 Humboldt Bay Fire

SHN contacted personnel at Humboldt Bay Fire on October 17, 2017 and November 2, 2017, by telephone (707-441-4000) to request a records search for the subject property and adjoining properties. As of the production of this report, no record was reported to the environmental professional. Anecdotal evidence and observations indicate multiple conflagrations at the site over time. Lack of reporting from Humboldt Bay Fire is considered a data gap by the environmental professional.

6.4 Results of Interviews/Site Records Review

6.4.1 Interviews

Mr. Geoff Wills, owner of the subject property (purchased during September 2017), reported he was not aware of any environmental cleanup lien or activity and use limitation (AUL) associated with the subject property; and indicated the property value is not being reduced due to environmental concerns associated with the subject property. To the best of his knowledge, there is no current environmental violation associated with the subject property (Appendix 5).

Mr. James Hoff, owner of the subject property until September 2017, reported he was not aware of any environmental cleanup lien or AUL associated with the subject property; and indicated the property value was not reduced due to environmental concerns associated with the subject property when it was sold in September 2017. To the best of his knowledge, there is no environmental violation associated with the subject property (Appendix 5).

A representative of HBHRCD (Mr. Alan Bobilot) reported, to the best of his knowledge, he was not aware of any environmental cleanup lien, AUL, commonly known or ascertainable information, past uses of the property, chemical spills or cleanups, or the degree of obviousness of the presence of contamination. There is no other specialized knowledge or experience that is material to RECs conveyed to him regarding the subject property (Appendix 5).

The environmental professional interviewed Mr. Shane McWhorter by telephone on October 24, 2017. Mr. McWhorter is one of the children of Ben and Billie McWhorter, the original developers of the Ship Wreck property. He was employed at the aquarium periodically during his youth. Mr. McWhorter stated he was not aware of any activities that may have led to releases of hazardous materials or petroleum products to the subject property. Mr. McWhorter identified the westernmost structure as a pump house, and noted the rock portion of the bow of the ship structure was used for storage, he could not recall if the subject property was serviced by a septic system. Mr. McWhorter noted multiple fires at the subject property following closure of the aquarium. He stated that Humboldt Bay Fire allowed the aquarium structure to be fully consumed by fire in early 1989, so that the fire department would no longer have to respond to the numerous fires reported at the inactive site. Mr. McWhorter believed his sisters, who inherited the property upon the passing of their mother, Billie McWhorter, in 1999, traded the property to Mr. Woody Murphy sometime around 2002.

The environmental professional interviewed Mr. Shannon McWhorter by telephone on November 3, 2017. Mr. McWhorter believed there to be a septic system on the subject property but could not recall the location of either the tank or leachfield. Mr. McWhorter confirmed the water source for the aquarium was Humboldt Bay, with a pump having been located on the Olson dock on the adjoining property to the south. Mr. McWhorter could not comment on the source of fill materials used to build up the site elevation, and was not aware of use of any hazardous chemicals for site operations. Mr. McWhorter was not aware of any above- or underground storage tanks being historically located on the subject property. Mr. McWhorter did note the presence of HBPP's fuel pipeline on the adjoining property to the north. Mr. McWhorter noted that Mr. Woody Murphy did not perform maintenance of the levies as recommended by his family, and the subsequent failure of the levies resulted in inundation of large portions of the subject property, providing evidence of timing of levy failure.

Both the potential buyer and owner indicated that they believe the purchase price of the subject property is not significantly less than the purchase price of comparable properties, due to environmental liens or other RECs.

6.4.2 Site Records Review

The results of the regulatory agency file reviews for the subject property are discussed in Section 6.4 of this report. There has been no reported violation or concerns with regard to hazardous materials storage or releases related to the subject property. The subject property does not appear in any regulatory file reviewed for this Phase I ESA.

6.5 Aerial Photographs

SHN reviewed aerial photos of the subject property taken during the past 76 years, including images accessed online from the Shuster Collection at Humboldt State University Library's Humboldt Room, Google Earth historical imagery, and images provided in the EDR-supplied Aerial Photo Decade Package (Table 6 and Appendix 2). Historical imagery reviewed on Google Earth, comprising 14 images dated between 2003 and 2016, was not materially different than EDR supplied images from the same time frame; therefore, the Google Earth images do not appear in the Table 6 review. No environmental issue related to subject property operations was observed during the review of these photographs.

**Table 6. Historical Aerial Photographs
1938 King Salmon Avenue and APNs 305-162-008 and -011
Eureka, California**

Year	Source	Scale	Description
1941	EDR	1"= 500'	Black and white image with fair resolution. The subject property and surrounding areas are undeveloped, or appear to be agricultural (such as, pastures) in nature. King Salmon, and the extent of Fields Landing visible in the image, are sand spit features. The subject parcel is protected by levies in good condition along the western and southern boundaries. Railroad tracks in good condition bound the eastern property boundary.
1948	Shuster	unknown	An oblique angle black and white aerial image of good resolution, the subject property and surrounding properties appear identical to the condition observed in the 1941 EDR image. Residential and industrial development of Fields Landing and Humboldt Hill are apparent.
1954	EDR	1"= 500'	Black and white image with fair resolution. The description of the subject property is consistent with the 1941 description. Development of surrounding parcels includes construction of home sites, a school, and roads on Humboldt Hill, King Salmon, and Fields Landing. King Salmon Avenue has been constructed. A road accessing the future site of Humboldt Bay Power Plant (HBPP) has been constructed, and agricultural development of the HBPP site on the adjoining parcel to the north has occurred.
1955	Shuster	unknown	Black and white image with good resolution. The subject property is unchanged from previous descriptions. The diesel powered portion of HBPP has been constructed, with aboveground storage tanks and smoke stacks visible. Additional residential development of King Salmon has occurred. Docks have been constructed at on the southern adjoining parcel. Fuel pipeline construction from HBPP to the Olson dock on the adjoining property to the south is underway.
1956	EDR	1"= 500'	Black and white image with fair resolution. The status of subject property and adjoining parcels is consistent with the 1955 description. Construction of a fuel pipeline from HBPP to the Olson dock on the adjoining property to the south has occurred.

**Table 6. Historical Aerial Photographs
1938 King Salmon Avenue and APNs 305-162-008 and -011
Eureka, California**

Year	Source	Scale	Description
1972	EDR	1"= 500'	Black and white image with fair resolution. Development of the Ship Wreck Aquarium and Museum has occurred, with construction of an access roadway from King Salmon Avenue to the aquarium location, and construction of the aquarium and parking lot. Visual evidence indicates that the southern levy has been breached and low laying areas of the subject property are periodically inundated by tide water. The area of imported fill covers an estimated 2.5 acres. Two ponds have been constructed approximately 400 feet north of the northern property boundary. Tidal flats east of the docks constructed on the adjoining parcel to the south have been filled to form a log deck/lumber curing and staging area. Additional development of HBPP has occurred, and Unit 3, the nuclear reactor unit, has been constructed. Highway 101 has been constructed opposite of the subject property of the railroad-zoned parcels.
1983	EDR	1"= 500'	Poor image resolution limits interpretation of the subject property condition. No substantial modification of the subject property or adjoining properties is readily visible.
1989	EDR	1"= 500'	False color image with poor resolution. The disturbed surface area of the subject property appears smaller, due to vegetation growth, implying that use of the property has diminished/ceased. King Salmon Avenue realignment at the HBPP intake canal has been completed. Adjoining properties appear relatively unchanged from the 1983 image.
2005	EDR	1"= 500'	The subject property and adjoining properties appear relatively unchanged from the 1989 image. Pacific Gas & Electric's Humboldt Bay Generating Station (HBGS) is under construction, and decommissioning of HBPP has started. Additional residential and commercial development has occurred locally.
2009	EDR	1"= 500'	The subject property and adjoining properties appear relatively unchanged from the 2005 image. Additional residential and commercial development has occurred locally.
2010	EDR	1"= 500'	The subject property appears unchanged from the 2009 EDR image. Construction and decommissioning activities at the HBPP/HBGS site adjoining the subject property to the north is ongoing.
2012	EDR	1"= 500'	The subject property appears unchanged from the 2010 EDR image.

6.6 Synopsis of Results of Previous Environmental Investigations

Using the ASTM Standard Practice E1527-13 recommended search radii, SHN reviewed the EDR database, which tracks sites with known hazardous materials and hazardous material releases (Appendix 4). EDR did not identify any potential or confirmed state or federal “Superfund” site located on or immediately adjacent to the subject property during its review of the EPA’s CERCLIS and NPL databases. The subject property does not appear on the EPA’s Emergency Response Notification System (ERNS) database, or contain any business or facility that is listed as a Resource Conservation and Recovery Act (RCRA) large quantity generator.

SHN reviewed databases regarding hazardous materials contamination that are maintained by the following agencies:

- EPA
- DTSC
- Office of Environmental Health Hazard Assessment
- RWQCB
- State Water Resources Control Board (SWRCB)
- California Integrated Waste Management Board
- California Division of Oil and Gas
- Corrective Action Report
- Resource Conservation and Recovery Information System

The subject property was not identified with regard to current or historical contamination in the EDR database or in the SWRCB GeoTracker database.

7.0 Discussion

This section summarizes the findings in this assessment and identifies recognized environmental conditions (RECs). An REC, as defined in ASTM Standard Practice E1527-13, means:

...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

A controlled REC is defined as an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (as evidenced by issuing a “no further action” letter), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. A controlled REC shall be listed as an REC; however, there is no controlled REC on the subject property. There is no offsite controlled REC associated with this property, based upon our review of the available information for the adjoining sites.

A historical REC is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable

regulatory authority, without subjecting the property to any required controls, such as, property use restrictions, activity and use limitations, institutional controls, and/or engineering controls. There is no historical REC associated with this property.

No potential or confirmed state or federal Superfund site is located on or immediately adjacent to the subject property. However, a few agency-listed sites that have experienced unauthorized hazardous materials releases are situated within ¼ mile of the subject property. To date, none of these agency-listed sites is known to have impacted the subject property from a hazardous materials perspective. As previously reported, the likelihood is low that any of these agency-listed sites has impacted the soil or groundwater beneath the subject property.

SHN's research conducted for the subject property included reviews of historical maps, aerial photographs, agency records, and interviews. This ESA revealed that the subject property was historically used as pasture land until 1962, as a commercial/recreational facility and the location of a salt water aquarium between approximately 1962 and 1976, and has remained idle since the aquarium shut down in 1976. Currently, the subject property is unoccupied, but remnants of the former aquarium foundation, pools, and support structure remain. Low laying portions of the subject property are regularly inundated by tidally influenced water. Lead paint is likely to have been used on the former aquarium and pump house structures and planter boxes located along the eastern and northern property boundary; the destruction of the buildings by fire may have allowed lead to be introduced into the soil around the former structures; the potential for shallow lead impacts to soil resulting from lead-based paint used on structures that burned is identified as a REC. Power poles that were present until 2017 may have held a transformer, and the wooden poles were likely impregnated with creosote for preservation; though no direct evidence was reviewed or found to indicate the presence of a power pole-mounted transformer or leaks resulting from a transformer. Due to the presence of fill soils from an unknown source, the fill soils may need to be characterized prior to site re-use.

We understand that the property may be restored to pre-development conditions. As such we would recommend that the tar and tar paper roof materials and concrete be tested for asbestos prior to removal, and that the garbage and other anthropogenic materials be removed and properly disposed of.

Due to a continuous history of vacancy, several decades of recreational use prior to remaining idle and vacant, no history of underground or aboveground storage tanks used for petroleum products, and the absence of any structure for occupation, vapor intrusion to indoor air is not a concern at this subject property.

8.0 Conclusions

SHN has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-13 for the subject property located at 1938 King Salmon Avenue, Eureka, California, and properties identified by APNs 305-162-008 and -011. Any exceptions to, or deletions from, this practice are described in Section 10 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for potential lead paint impacts to shallow soil.

9.0 Recommendations—Recognized Environmental Conditions

As part of our detailed investigation of the subject property, SHN encountered evidence of past land uses that may have generated or caused the release of regulated or hazardous materials; and identified **Recognized Environmental Conditions**, as defined in ASTM Standard E1527-13. The RECs identified are the potential presence of lead in soil in the vicinity of the burned structures. SHN recommends characterization of shallow soils for lead impacts in the immediate vicinity of the former aquarium and pump house structures.

We also recommend that the tar and tar paper roofing materials and concrete be tested for asbestos prior to removal, and that the garbage and other anthropogenic materials be removed and properly disposed of.

10.0 Limitations

Information contained in this ESA was obtained in part from EDR (Appendix 4). SHN derived the data in this report primarily from visual inspections, examination of records in the public domain, and interviews with selected individuals with information about the property.

Except as otherwise stated in this report, SHN has not attempted to verify the accuracy or completeness of any such information. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration at the property, analysis of the data, and re-evaluation of the findings, observations, and conclusions expressed in this report.

Because of the limitations stated above, the findings, observations, and conclusions expressed by SHN in this report are not, and should not be considered an opinion concerning the compliance of any past or present owner or operator of the property with any federal, state, or local laws or regulations. No warranty or guarantee, whether expressed or implied, is made with respect to the data reported or findings, observations, and conclusions expressed in this report. Such data, findings, observations, and conclusions are based solely on site conditions in existence at the time of the investigation, and are not representative of areas of the property that were not readily accessible or observable.

No ESA can wholly eliminate uncertainty regarding the potential for an REC in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, and this practice recognizes reasonable limits of time and cost.

The ASTM Standard E1527-13 guidance document states that one of the objectives of a Phase I ESA is to identify the subject property's usage back to when the property was first developed, or back to 1940 (whichever is earlier). SHN has satisfied this requirement through the review of historical documents and interviews of individuals familiar with use of the subject property. There was no significant data gap identified during the ESA process that prevented development of an uninterrupted history of the subject parcels, although some aerial photos were more than 10 years apart; for safety reasons, portions of the property were not accessed for visual observations:

- Aerial photos
- Safety
- Fire department records not provided

The preparation of this Phase I ESA did not deviate significantly from the guidelines presented in ASTM E1527-13.

11.0 References Cited

11.1 Published References

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McLaughlin, R.J.; Ellen, S.D.; Blake, M.C.; Jayko, A.S.; Irwin, W.P.; Aalto, K.R.; Carver, G.A.; Clarke, S.H., Jr.; Barnes, J.B.; Cecil, J.D.; Cyr, K.A. (2000). *Geology of the Cape Mendocino, Eureka, Garberville, Southwestern Part of the Hayfork 30 x 60 Minute Quadrangles and Adjacent Offshore Areas, Northern California, Miscellaneous Field Studies MF-2336, Scale 1:100,000*. NR:USGS.

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---. (NR). Eureka 15-minute Quadrangle. NR:USGS.

---. (NR). Fields Landing 7.5-minute Quadrangle. NR:USGS.

---. (NR). Fortuna 15-minute Quadrangle. NR:USGS.

11.2 Records of Personal Communications

Bobilot, Alan. (NR). Interview of HBHRCD representative.

Crawford, Norm. (October 17, 2017). Humboldt County Division of Environmental Health. Assisted with the file review of environmental health department records.

Hoff, James. (NR). Interview of previous property owner.

McWhorter, Shane. (October 25, 2017). Interview of child of former site owner/operator.

McWhorter, Shannon. (November 3, 2017). Interview of child of former site owner/operator.

Moxon, Delilah. (October 17, 2017). Planning and Building Department – County of Humboldt. Assisted with the file review of planning department records.

O’Hanan, Jourdan. (November 28, 2017). City of Eureka Building Department. Assisted with the file review of building department records.

Wills, Geoff. (NR). Interview of property owner.

12.0 Signatures of Environmental Professionals

John Wellik, PG
Professional Geologist

Date

Roland Rueber, PG
Environmental Services Principal

Date

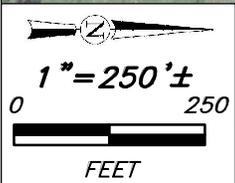
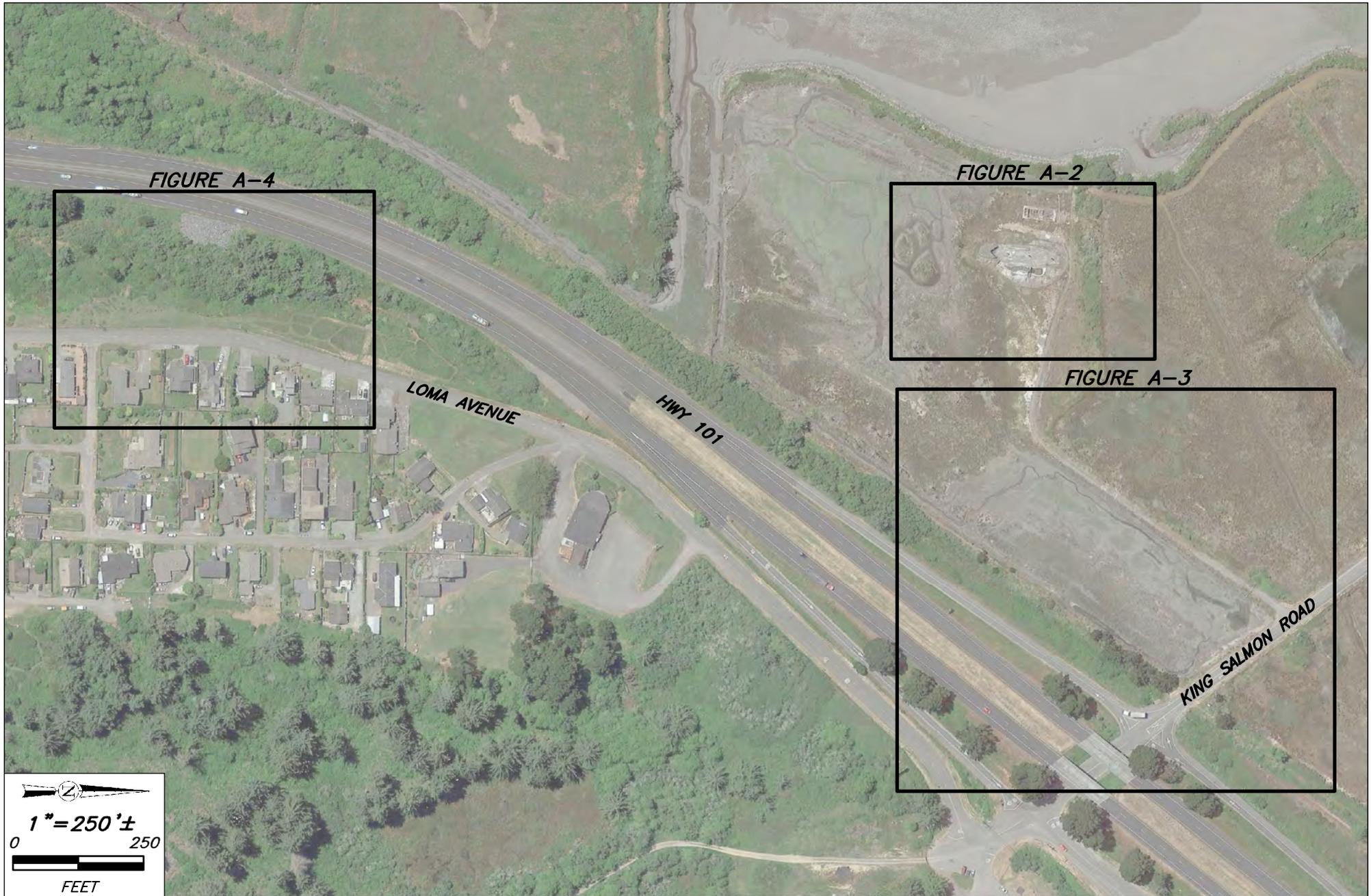
13.0 Statement of Qualifications of Environmental Professionals

SHN’s project team included John Wellik and Roland Rueber. John Wellik is a Professional Geologist in the State of California, and has a Master of Science Degree from Humboldt State University (2008). Additionally, Mr. Wellik has worked for SHN for more than 3 years, and has been conducting Phase I ESAs for more than 5 years.

Roland Rueber is a registered Professional Geologist in the State of California. He provided the quality assurance and quality control for this project.

We declare that, to the best of our professional knowledge and belief, we meet the definition of an Environmental Professional as defined in §312.10 of 40 Code of federal regulations (CFR) 312. We have the specific qualifications based on education, training, and experience to assess a property of this nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Color Photographs 1



**IMAGE SOURCE: GOOGLE EARTH,
DATED (5/26/2016)**

SH
Consulting Engineers
& Geologists, Inc.

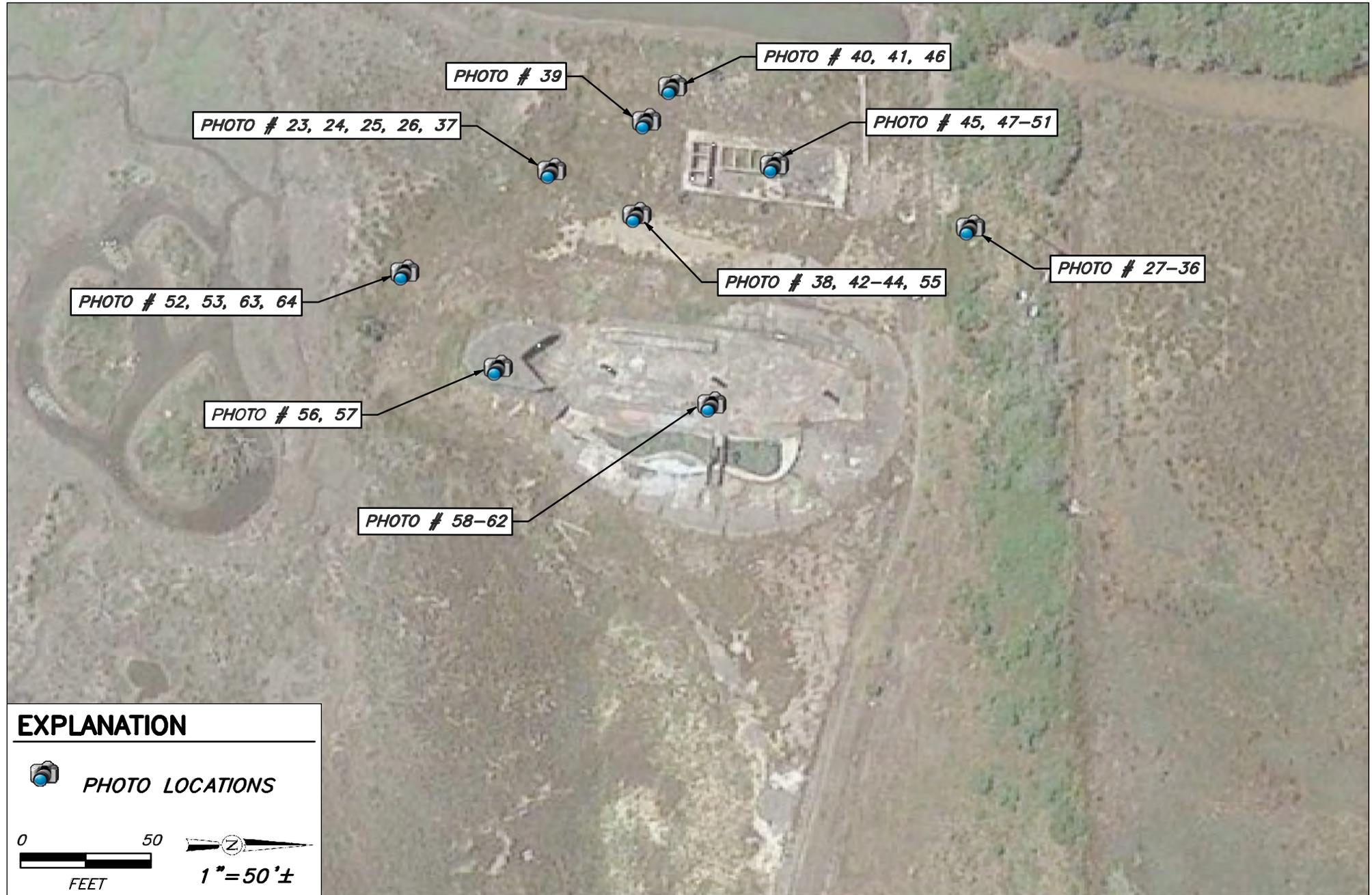
HBHRC
Ship Wreck Phase I
King Salmon, California

Site Overview Map
SHN 016240.100

November 2017

A1_OverviewMap

Figure A-1



EXPLANATION

 PHOTO LOCATIONS

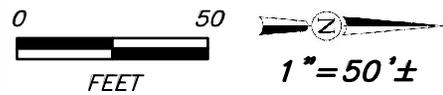


IMAGE SOURCE: GOOGLE EARTH,
DATED (5/26/2016)



HBHRCD
Ship Wreck Phase I
King Salmon, California

Aquarium Site
Photo Locations
SHN 016240.100

November 2017

A2_AquariumSite

Figure A-2

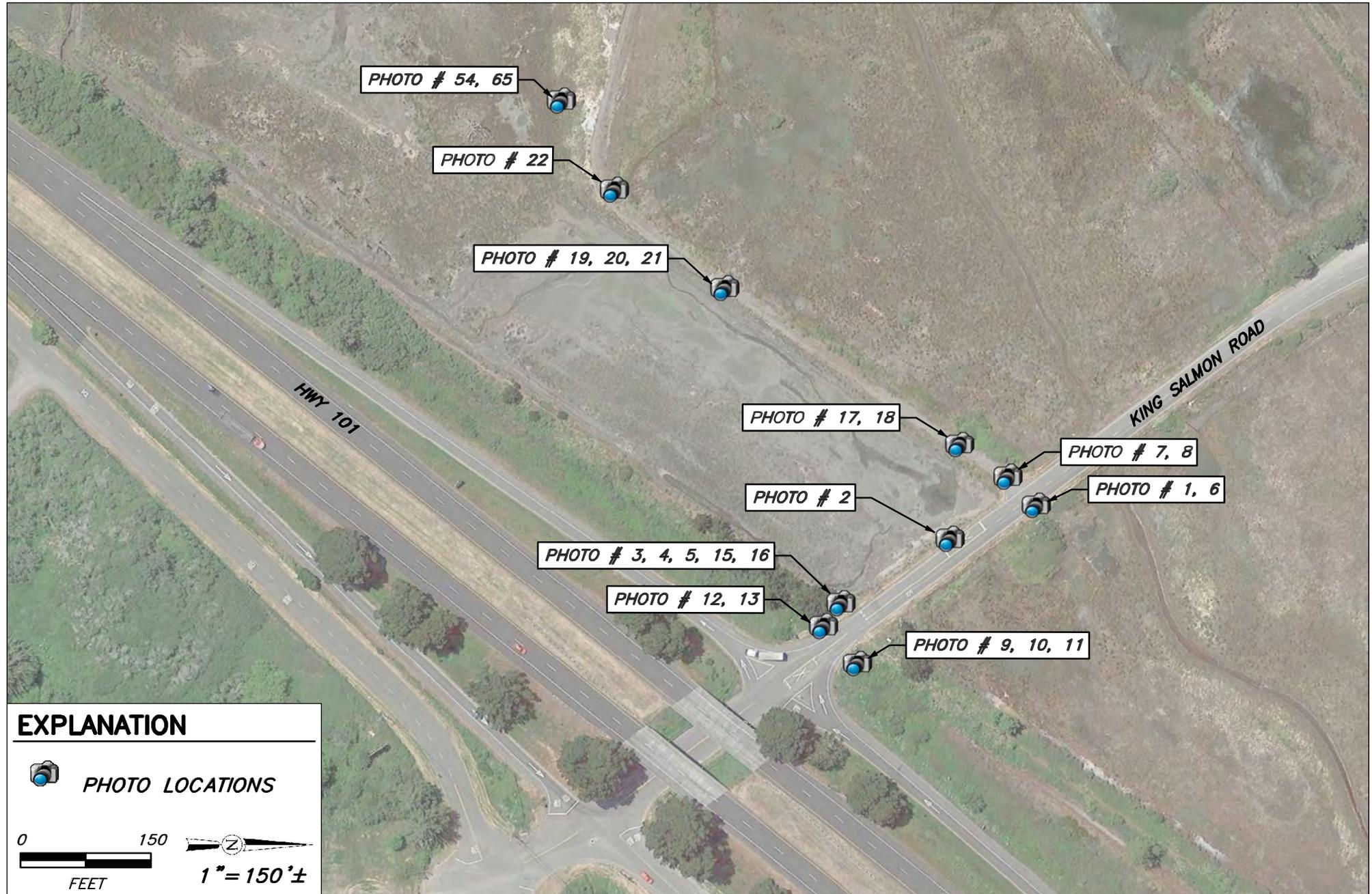


IMAGE SOURCE: GOOGLE EARTH,
DATED (5/26/2016)



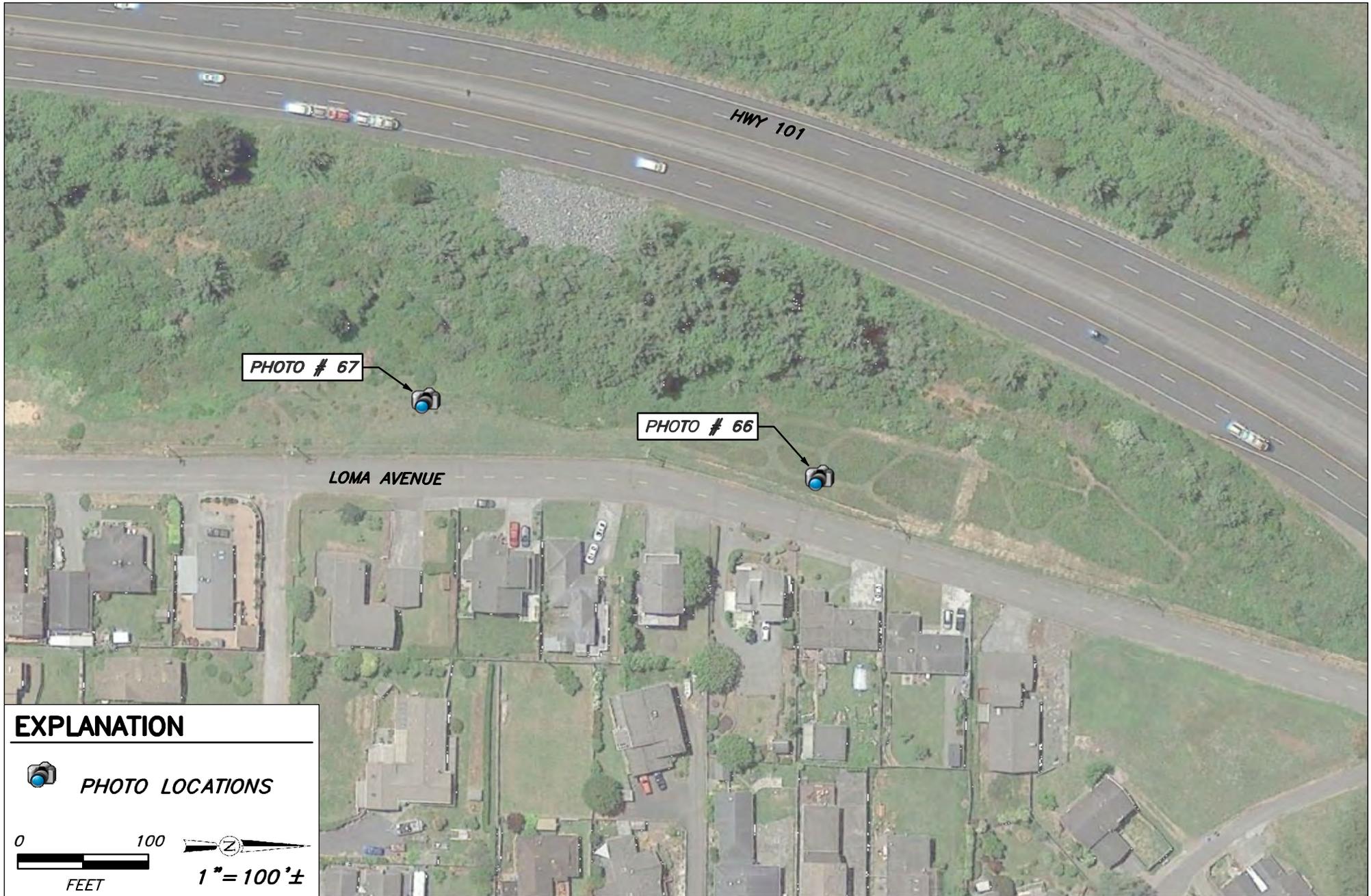
HBHRC
Ship Wreck Phase I
King Salmon, California

Driveway Site
Photo Locations
SHN 016240.100

November 2017

A3_DrivewaySite

Figure A-3



EXPLANATION

 PHOTO LOCATIONS

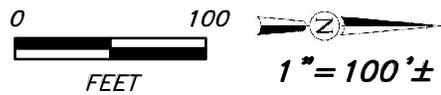


IMAGE SOURCE: GOOGLE EARTH,
DATED (5/26/2016)

SH
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& Geologists, Inc.

HBHRCD
Ship Wreck Phase I
King Salmon, California

Humboldt Hill Site
Photo Locations
SHN 016240.100

November 2017

A4_HumboldtHillSite

Figure A-4



Photograph No. 1:
Gated entrance to the subject property as viewed from the northeastern side of King Salmon Avenue. Image taken facing southwest. The lagoon of the subject property is visible on the left hand side of the image.



Photograph No. 2:
Tidal inundation of the lagoon located on the subject property. Image taken from King Salmon Avenue facing southwest.



Photograph No. 3:
Northeastern boundary of the subject property. Subject property is visible on the left hand side of image, and King Salmon Avenue is visible on the right hand side. Image taken facing north. Entrance driveway visible where vehicles are parked in the background.



Photograph No. 4:
Subject property lagoon, with floating debris, and adjoining parcel to the north visible in this image. The unincorporated community of King Salmon is visible in the far background.



Photograph No. 5:
The subject property as viewed from near the eastern property boundary. The lagoon is visible in the mid-ground, and the supports for the Ship Wreck masts are visible in the background.



Photograph No. 6:
The adjoining property to the north as viewed from the eastern side of King Salmon Avenue. The subject property driveway is visible on the left hand side of the image.



Photograph No. 7:

The adjoining parcel to the north; Humboldt Bay Generation Station is visible in the central portion of the image, and structures associated with Humboldt Bay Power Plant, an active diesel and nuclear power plant decommissioning project, are visible near the left hand margin of the image. Buhne Slough is visible north of King Salmon Avenue (in foreground).



Photograph No. 8:

Adjoining parcel to the east, serving as a railroad right of way, as viewed from the subject property driveway. Image taken facing east.



Photograph No. 9:

Adjoining parcel to the east, serving as a railroad right of way, as viewed from the western side of King Salmon Avenue. Image taken facing southeast.



Photograph No. 10:
A power meter and mostly empty relay box on the adjoining parcel to the east.



Photograph No. 11:
The adjoining parcel to the east, a railroad right of way, as viewed from the eastern side of King Salmon Avenue (in foreground). The subject property is visible near the right hand side of the image.



Photograph No. 12:
The adjoining parcel to the east, a railroad right of way. Pathways, abundant garbage, clothing, and suit cases were among features/items observed in this homeless encampment. The presence of this encampment and the uncertain nature of extent of the site, and number and condition of potential occupants, lead the environmental professional to determine the location not safe for entry.



Photograph No. 13:
Entrance to Highway 101 south bound. The onramp is located on the eastern side of the adjoining railroad parcel to the east.



Photograph No. 14:
The subject property lagoon at low tide. Vinyl records, a disk brake rotor and a tub, as well as organic matter, are visible in the image. Image taken from the subject property driveway facing south.



Photograph No. 15:
An underground pipeline marker and box located at the eastern corner of the subject property. Image taken facing west.



Photograph No. 16:
A water valve box located near the pipeline marker in Photograph No. 15.



Photograph No. 17:
Broken auto glass, random debris, and fluid staining assumed to have resulted from abandoned and vandalized vehicles at the gated driveway for the subject property. Image taken facing northeast.



Photograph No. 18:
An example of abandoned items near the locked gate for the driveway accessing the subject property. Image taken facing northeast.



Photograph No. 19:
River run gravel fill (unknown origin), the asphalt driveway, imported sandy silt/silty sand fill (unknown origin), and erosional scour along the northern side of the subject property driveway.



Photograph No. 20:
River run gravel fill (unknown origin), the asphalt driveway, imported sandy silt/silty sand fill (unknown origin), and erosional scour along the northern side of the subject property driveway. The adjoining parcels to the north, including HBPP, are visible in the background. Erosion is interpreted to be associated with tidal inundation of the subject property. Image taken facing north-northeast.



Photograph No. 21:
The scour feature exposed a trench cut into the imported fill underlying the asphalt driveway. Vertical cuts in the fill, and trench backfill with slightly different color and particle size distribution differentiate the trench from the surrounding fill prism. No pipes or other features anticipated to be contained in a trench were observed. The depth of the trench is unknown.



Photograph No. 22:
Northern boundary of the subject property; imported fill and the subject property are visible in the central and left hand side of the image. Painted concrete planters were observed near the northern property boundary, suspected lead based paint colors the planters. Image taken facing north.



Photograph No. 23:
The levy that comprises the subject property western boundary. Tidal flats are present on the opposite side of the levy. A homeless encampment was encountered on the levy. Image taken facing northwest.



Photograph No. 24:
Tidally influenced lagoon of the subject property. The western property boundary levy is visible on the right hand side of the image. The adjoining property to the south is in the far background. Image taken facing south.



Photograph No. 25:
Tidally influenced lagoon of the subject property. Humboldt Hill is in the background. Highway 101 is obscured by trees. Image taken facing south.



Photograph No. 26:
Northern boundary of the northern parcel as viewed from the northwestern corner of the northern parcel. Adjoining parcel to the northeast is visible in background. Light colored feature in the central portion of the image is a garbage pile; homeless encampments interfered with inspection of the property. Image taken facing east.



Photograph No. 27:
Spray paint cans and other debris in vegetation near the northern property boundary.



Photograph No. 28:
One of several concrete curing containers
discarded in vegetation near the northern
property boundary.



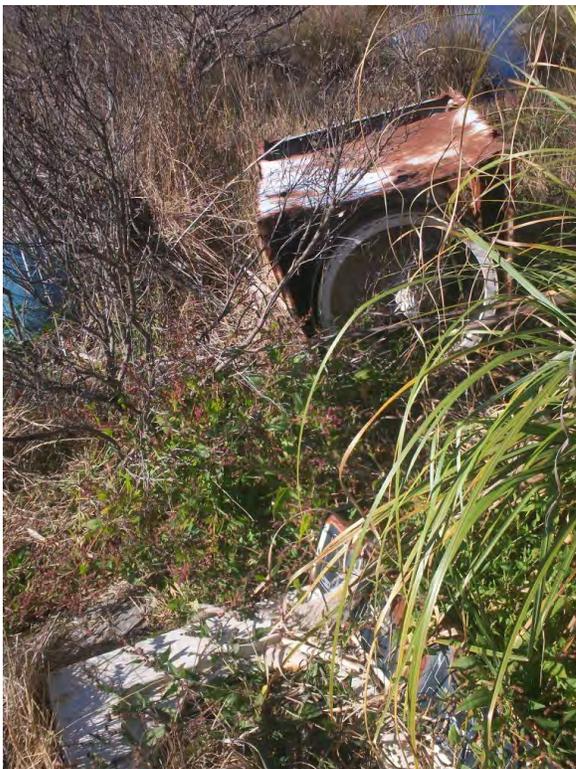
Photograph No. 29:
Random debris in vegetation, including a shoe, a
tire, and wood. Location is near the northern
property boundary.



Photograph No. 30:
Discarded appliances and a planter box near the
northern property boundary.



Photograph No. 31:
A discarded stove at the northern property boundary.



Photograph No. 32:
A discarded washing machine at the northern property boundary.



Photograph No. 33:
Empty oil containers and other random garbage
near the northern property boundary.



Photograph No. 34:
Construction debris (asphalt roofing shingles,
wood) near the northern property boundary.



Photograph No. 35:
Corrugated fiberglass panels at the northern
property boundary.



Photograph No. 36:

A hoses and random garbage at the northern property boundary, adjoining parcel to the north visible in background. Image taken facing north.



Photograph No. 37:

Remnant of the pump house as viewed from the south. Fiberglass lined concrete cells, a foundation, and a concrete floor remain. A portion of the western levy is visible in the background.



Photograph No. 38:

Several of the concrete cells of the pump house as viewed from the southeast corner of the structure. Black coloration of the concrete floor is remains of the structures tar and gravel roof.



Photograph No. 39:
Several of the concrete cells of the pump house as viewed from the southwest corner of the structure. An electrical conduit riser (?) is visible in the lower left hand portion of the image.



Photograph No. 40:
Debris and water filled sump located between the pump house and a submerged portion of the site adjacent to the armored levy. Pipes that appear in Photograph 41 connect the water body to the sump.



Photograph No. 41:
Pipes extending into water from the sump in Photograph 40. A portion of the western levy is visible in the upper right hand corner of the image.



Photograph No. 42:
A water and debris filled sump located off of the southeastern corner of the pump house.



Photograph No. 43:
A third sump located off of the eastern side of the pump house. Conduits/piping is visible emanating from the floor in the midground and background of the image. Black coloration of the concrete floor is from tar and gravel roofing of the structure.



Photograph No. 44:
The sump that appears in Photograph 43.



Photograph No. 45:
A floor drain amongst roofing materials from the former pump house structure.



Photograph No. 46:
Carpet (in vegetation in the background) and tar and gravel roofing of the former pump house on the ground surface west of the pump house.



Photograph No. 47:
Carpet debris and a tar bucket observed on the ground near the pump house.



Photograph No. 48:
The pump house concrete cells as viewed facing east.



Photograph No. 49:
Garbage and drains visible in one of the pump house concrete cells.



Photograph No. 50:
Vegetation growing inside one of the concrete cells of the pump house.



Photograph No. 51:
Garbage inside one of the concrete cells of the pump house.



Photograph No. 52:
The pump house and Ship Wreck structure
“rock.” Image taken facing northwest.



Photograph No. 53:
The exterior of the “rock” located at the bow of
the Ship Wreck structure. Interviews with
children of the former owner indicate that this
was a storage area. Image taken facing north.



Photograph No. 54:
Remnants of the former Ship Wreck structure,
with the former parking area in the foreground.
Image taken facing west.



Photograph No. 55:
Mast supports and concrete foundation for the former Ship Wreck structure. Image taken facing northeast.



Photograph No. 56:
Inside view of the "rock" at the ship bow. Garbage and vandalism are apparent.



Photograph No. 57:
Ship Wreck mast supports, concrete floor, foundation, vandalism, and ceramic shards are visible in this image.



Photograph No. 58:

A drain for an unknown purpose. A restaurant and public toilets were features present in the structure. Paint and broken ceramic shards are visible.



Photograph No. 59:

A valve box. Probing of the box found no bottom down to approximately 2.5 feet below ground surface. Garbage and vandalism are apparent.



Photograph No. 60:
A portion of the seal pool on the eastern side of the former Ship Wreck structure. Garbage, a tractor tire and vandalism are apparent. Image taken facing north.



Photograph No. 61:
The seal pool bridge. The central portion of the bridge has been demolished and filled with a tractor tire.



Photograph No. 62:

The former parking area as viewed from the remnants of the Ship Wreck structure. Image taken facing east. Concrete and garbage visible in the lower left hand corner of the image.



Photograph No. 63:

A fence and concrete container in a flooded portion of the central part of the subject property. Image taken facing east.



Photograph No. 64:

Garbage located on the adjoining parcel to the east, interpreted as related to the homeless encampment observed on the parcel.



Photograph No. 65:
The gravel fill prism above the asphalt driveway. Pickleweed in foreground occupies the former parking area and provides evidence of frequent sea water inundation. Adjoining property to the north is visible in the background. Image taken facing north.



Photograph No. 66:
The subject property and adjoining properties as viewed from Humboldt Hill. Image taken facing north.



Photograph No. 67:
The Humboldt Bay Forest Products site that adjoins the subject property to the south as viewed from Humboldt Hill. Image taken facing west.

**Aerial Photographs,
Topographic Maps,
Business Directories,
and Sanborn Map
Review**

2



Ship Wreck
King Salmon Avenue
Eureka, CA 95503

Inquiry Number: 5031338.9
August 28, 2017

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Site Name:

Ship Wreck
 King Salmon Avenue
 Eureka, CA 95503
 EDR Inquiry # 5031338.9

Client Name:

SHN Consulting Engineers
 812 West Wabash Avenue
 Eureka, CA 95501
 Contact: Diana Ward



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:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
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
1989	1"=500'	Acquisition Date: April 28, 1989	USGS/DOQQ
1983	1"=500'	Flight Date: July 03, 1983	USGS
1972	1"=500'	Flight Date: January 01, 1972	USGS
1956	1"=500'	Flight Date: January 01, 1956	USGS
1954	1"=500'	Flight Date: July 21, 1954	USGS
1941	1"=500'	Flight Date: November 23, 1941	USDA

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INQUIRY #: 5031338.9

YEAR: 2012

— = 500'





INQUIRY # 5031338.9

YEAR: 2010

— = 500'





INQUIRY # 5031338.9

YEAR: 2009

— = 500'





INQUIRY #: 5031338.9

YEAR: 2005

— = 500'





INQUIRY #: 5031338.9

YEAR: 1989

— = 500'





INQUIRY #: 5031338.9

YEAR: 1983

— = 500'





INQUIRY # 5031338.9

YEAR: 1972

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



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YEAR: 1956

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 5031338.9

YEAR: 1954

— = 500'





INQUIRY #: 5031338.9

YEAR: 1941

— = 500'



Shipwreck

Eureka, California





CardCow.com



0691 EASTMAN TOPOGRAPHIC SAFETY



6

**Assessor's Parcel Map,
Other Maps, and File
Review**

3

**Environmental Data
Resources (EDR), and
GeoTracker Review**

4

Questionnaires **5**

