



United States Department of the Interior
BUREAU OF LAND MANAGEMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
PROPOSED REAL PROPERTY ACQUISITION

U.S. Coast Guard Trinidad Lighthouse
Trinidad, Humboldt County, California

Prepared February 26, 2014
by
Leonard B. Job, P.E., Civil Engineer

Bureau of Land Management Arcata Field Office
1695 Heindon Road
Arcata, CA 95521



1. Summary

This Phase I Environmental Site Assessment was conducted by and for the U.S. Department of the Interior, Bureau of Land Management (BLM) to determine if the subject property is suitable for transfer from the current landowner, U.S. Coast Guard (USCG) to the Bureau of Land Management. Based on the best available information, no recognized environmental concerns (REC) were identified at the Trinidad Lighthouse, hereinafter referred to as the "site". The lighthouse structure has a significant presence of lead-based paint (LBP). But, when intact, LBP does not represent an REC. When the lighthouse is significantly renovated, the need to address LBP will arise. The site assessment identified a former diesel tank that was removed in 1987 with only traces of residual diesel detected in soil. Minor amounts of other hazardous materials may have been used and stored in the former living quarters, which were demolished sometime around 2007, but this is a "de minimus" risk. There are no indications that there are any risks to human health, safety, or the environment posed by the site in its current condition. The parcel is suitable for acquisition by the BLM.

2. Introduction

2.1 Purpose

The purpose of this Phase I Environmental Site Assessment is to document environmental conditions at the real property situated in the County of Humboldt, State of California, described as follows:

Lot 6 of section 26, township 8 north, range 1 west, Humboldt Meridian, California. The parcel comprises approximately 13 acres. The headland on which the parcel sits is commonly referred to Trinidad Head (hereinafter the Head).

2.2 Detailed Scope-of-Services

The scope of services to be provided under this Phase I Environmental Site Assessment includes identification of the following environmental conditions:

1. Review available federal, state, and local agency files to evaluate the site with respect to environmental regulatory compliance, releases of hazardous substances including petroleum products, or other recognized environmental conditions.
2. Review available federal, state and local agency files to evaluate properties adjacent to the site with respect to environmental regulatory compliance, releases of hazardous substances including petroleum products, or other recognized environmental conditions.
3. Inspect the site to determine if there are recognized environmental conditions associated with the site or adjacent properties such as spills or leaks of hazardous substances including petroleum products.
4. Determine if physical or safety hazards are present at the site.
5. Recommend further actions, if any, which should be conducted prior to acquisition of the site by the BLM.

2.3 Significant Assumptions:

For the purpose of this report the following assumptions have been made:

1. The information in this report was derived from Environmental Data Resources' (EDR) assimilation of publicly available and readily ascertainable sources. Except where stated otherwise, no effort has been made to independently verify such information.

2.4 User Reliance

This report is intended solely for the use of the BLM and partner organizations and should not be considered an opinion regarding regulatory compliance of any past or present owner or operator of the site. No warranty or guarantee, whether expressed or implied, is made with respect to data reported or findings, observations, and conclusions in the report.

3. Site Description

3.1 Location and Description

The site is located immediately adjacent to the Pacific Ocean on the southwest extent of Trinidad Head and is bounded to the west, south, and east by the ocean, to the north by land owned and managed by the City of Trinidad for recreational use and wildlife habitat. Due to its outstanding natural character, further non-recreational development of the site is likely unfeasible.

3.2 Site and Vicinity General Characteristics

The general vicinity north and east of the site is primarily undeveloped rocky shrub land. USCG will retain ownership the fog horn located immediately southeast of the site. Trinidad Head is an igneous intrusive rock that appears to be relatively stable in comparison to more actively receding areas of the coast located north and south of the Head.

3.3 Current Use of the Property

The site is owned and managed by USCG which has operated the aid to navigation for 143 years. The Trinidad Head Lighthouse is on the National Register of Historic Places. It will continue to serve as a navigational beacon for the foreseeable future. USCG replaced the original navigation light in 2013 with a blinking LED. The site is currently not open to the public, except for occasional tours.

3.4 Descriptions of Structures, Roads, Other Improvements on the Site

The Coast Guard started construction in 1866 and first lit the light in 1871. The site formerly had quarters, a shop, a water tank, and other minor structures. There is one access road on-site totaling about 800 feet in length.

3.5 Current Uses of the Adjoining Properties

The site is bounded predominantly by undeveloped land, except for a communications site located on the highest portion of the Head. None of the adjacent property appears to have had any use that would affect environmental conditions at the site.

4. User Provided Information

4.1 Environmental Liens or Activity and Use Limitations

No environmental liens were noted for the site.

4.2 Specialized Knowledge

BLM and USCG have been discussing this transfer for several years and USCG has kept BLM apprised of the ongoing efforts. The quarter's buildings were demolished between 2007 and 2009. USCG demolished all of the structures except for the lighthouse, the water tank, and the fog horn building. Based on USCG documentation, the demolition work was conducted in accordance with all applicable statutes and regulations.

4.3 Owner, Property Manager, and Occupant Information

As noted above the site is owned and managed by USCG.

4.4 Reason for Performing Phase I Environmental Site Assessment

This Phase I ESA is to document the conditions on the site to determine if the property is suitable for relinquishment from USCG to BLM.

5. **Records Review**

5.1 The environmental record source was:

Environmental Data Resources, Inc. (EDR) report: EDR performed a search of the available records on February 7, 2014, to determine if the site or other properties in the immediate vicinity have been the location of hazardous materials releases, storage, treatment, or disposal. The subject site is not listed on any of the relevant databases. Due to the remote nature of the site, the ASTM minimum search radii were increased to two miles. The following federal and state environmental agency databases were searched for the subject property and other nearby sites:

Federal Environmental Databases

NPL – National Priority List and Proposed NPL Proposed National Priority List Sites

CERCLIS – Comprehensive Environmental Response, Compensation, and Liability Information System

CORRACTS – Corrective Action Report

RCRIS – Resource Conservation and Recovery Information System

ERNS – Emergency Response Notification System

HMIRS – Hazardous Materials Information Reporting System

MINES – Mines Master Index File

PADS – PCB Activity Database System

DOD – Department of Defense Sites

TRIS – Toxic Chemical Release Inventory System

TSCA – Toxic Substances Control Act

SSTS – Section 7 Tracking Systems

FTTS INSP – FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

State of California Environmental Databases

AWP – Annual Workplan Sites

Cal-Sites – Calsites Database

CHMIRS – California Hazardous Material Incident Report System

Cortese – "Cortese" Hazardous Waste & Substances Sites List

Notify 65 – Proposition 65 Records

Toxic Pits – Toxic Pits Cleanup Act Sites

FUDS – Formerly Used Defense Sites

SWF/LF – Solid Waste Information System

WMUDS/SWAT – Waste Management Unit Database

LUST – Leaking Underground Storage Tank Information System

UST – List of Underground Storage Tank Facilities

VCP – Voluntary Cleanup Program Properties

CA FID – UST Facility Inventory Database

HIST UST – Hazardous Substance Storage Container Database

AST – Aboveground Petroleum Storage Tank Facilities

CLEANERS – Cleaner Facilities

CA WDS – Waste Discharge System

DEED – List of Deed Restrictions

NFA – No Further Action Determination
EMI – Emissions Inventory Data
REF – Unconfirmed Properties Referred to Another Agency
SCH – School Property Evaluation Program
NFE – Properties Needing Further Evaluation
CA SLIC – Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
HAZNET – Hazardous Waste Information System

The site was listed in the EDR report as a historic underground storage tank site. A total of 13 “orphan” sites without accurate location data were listed on the EDR report. None of these appear to be proximate to the site.

5.2 Additional Environmental Record Sources

The Humboldt County Department of Environmental Health (HCDEH) had a file documenting the removal of a 120 gallon diesel fuel tank. The tank was removed in 1987 under the oversight of HCDEH. Two soil samples were collected and analyzed for total petroleum hydrocarbons (TPH) as diesel. One sample had a measured concentration of 13 mg/kg. This detection was below the 50 mg/kg threshold that would have triggered additional investigation or cleanup.

5.3 Physical Setting Source(s)

Information about the physical setting was provided by the EDR Report and U.S. Geological Survey topographic maps.

5.4 Historical Use Information on the Site

The site is undeveloped coastal land and, aside from the USCG facilities, and has no evidence of previous past uses that would create recognized environmental conditions.

6. Site Reconnaissance

6.1 Methodology and Limiting Conditions

USCG Second Class Boatswains Mate Devin Schweikart, Ms. Lynda Roush, Arcata Field Office Manager, and Mr. L. Brad Job, P.E., a BLM-designated “Environmental Professional” with the Arcata Field Office conducted site reconnaissance on February 18, 2014. Reconnaissance consisted of inspection of the lighthouse, general vicinity, and the access route. The majority of the undeveloped portion of the site is inaccessible by foot.

6.2 General Site Settings

The site is located approximately 900 feet from a locked gate that controls access to the site. The vicinity is undeveloped rocky coastal headland with thick brush in the areas that are not exposed bedrock. No hazardous-material-related environmental concerns were observed during the site visit.

7. Interviews

7.1 Interview with Owner’s Representative

USCG Second Class Boatswains Mate Devin Schweikart was present on the site at the time of the visit. He was unaware of any significant environmental concerns associated with the site. BLM has been discussing transfer of this site with USCG for several years and over that interval, no REC concerns have arisen.

7.2 Interviews with Local Government Officials

Mr. Mark Verhey with the Humboldt County Department of Environmental Health (HCDEH) was contacted by phone on February 3, 2013. He was unaware of any hazardous material concerns on or adjacent to the site. Mr. Norm Crawford was subsequently contacted and did have a file documenting the removal of an underground storage tank. The discussion of the contents of the file is presented above.

7.3 Interviews with State Government Officials

On February 10, 2014, Ms. Evalyn Guess with the California Regional Water Quality Control Board, North Coast Region (RWQCB) was contacted by phone. They had no files or information on the site.

8. Additional Services/Non-Scope Considerations

There are no significant non-scope considerations.

9. Findings

- The site is undeveloped with the exception of the lighthouse, remnants of the wooden water tank, and a road that accesses the site.
- The former diesel fuel tank was “clean closed” by USCG in 1987.
- The site has no RECs and no further information is required. The conditions at the site have no potential to affect BLM’s intended future use of the site.

10. Opinion

The site is suitable for easement acquisition by the BLM.

11. Data Gaps

I am identifying the following data gaps (as defined in 40 CFR Part 312.10) in the information developed as part of the all appropriate inquiry that affects my ability as an environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances on, at, in, or to the subject property. I am also including comments regarding the significance of said data gaps on my ability as an environmental professional to provide an opinion as to whether the all appropriate inquiry has identified conditions indicative of releases and threatened releases:

There are no identifiable data gaps for this site.

12. Conclusions

This property is suitable for acquisition by the BLM. Lead-based paint is present on the lighthouse and proper controls must be properly managed when painted surfaces are disturbed or alterations are performed.

13. References

Environmental Data Resources, Inc. report dated November 22, 2013.

14. Signature and Qualification of Environmental Professional

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

LBJob 2/26/14
Leonard (Brad) Job, P.E. Date
California Registered Civil Engineer #C55699

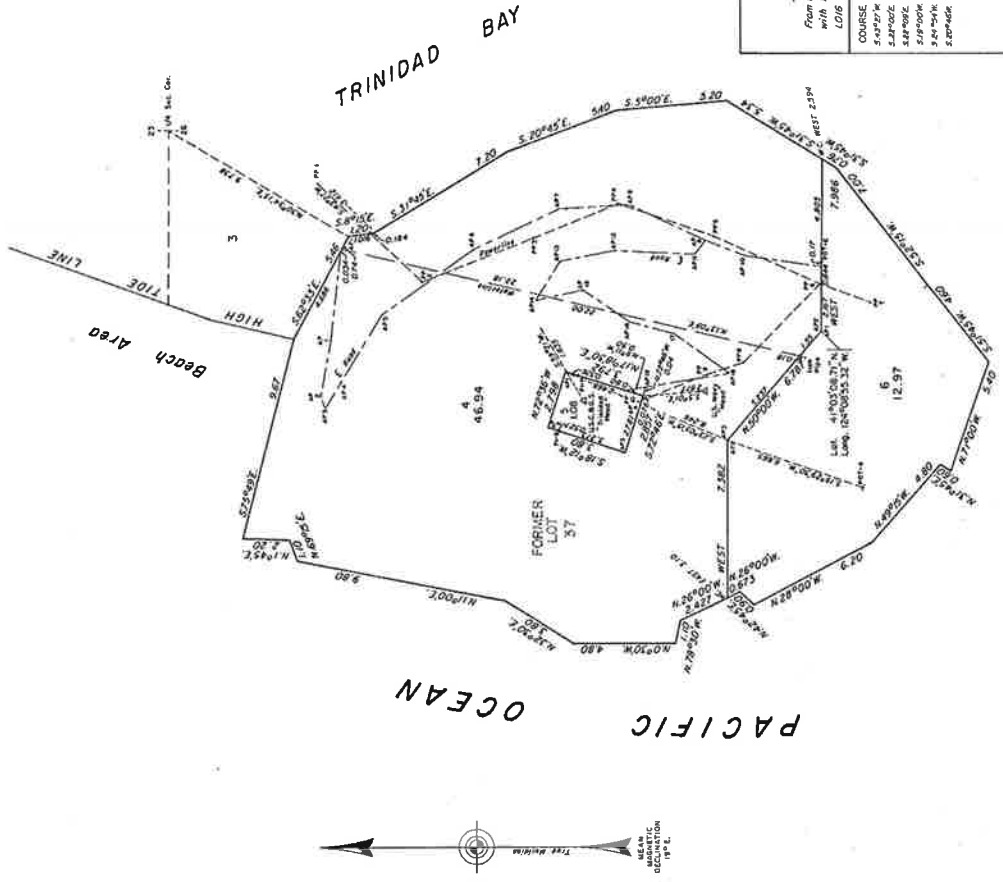


Appendices

- 1 Parcel Map
- 2 Site Vicinity Map
- 3 ASTM Questionnaire
- 4 Record Search Documentation – Environmental Data Resources Report

Appendix 1
Parcel Map

TOWNSHIP 8 NORTH, RANGE 1 WEST, OF THE HUMBOLDT MERIDIAN, CALIFORNIA .
 SURVEY OF LOTS 4, 5, AND 6 OF SECTION 26



TRAVERSE OF ACCESS ROADS IN LOT 4, SEC. 26	
From the intersection of the center line of the access road with the meander course of lot 4 at a point 46.2°33'N, 02.774 CH. DIST. from angle point NO.1, lot 4	
COURSE	CHAINS
N47°15'W	4.27
N78°15'W	2.84
S72°15'W	0.72
S30°15'E	1.41
S30°15'E	3.24
S30°15'E	2.80
S30°15'E	1.20
S30°15'E	3.27
S30°15'E	4.04
S30°15'E	2.02
S47°15'W	3.80
INTERSECT LINE BETWEEN LOTS 4 & 5 AT A POINT WEST, 0.17 CHS. DIST. FROM POINT BEGINNING AT ANGLE POINT NO.9 OF ACCESS ROAD	
N45°15'W	0.85
N45°15'W	3.77
N45°15'W	2.57
N45°15'W	2.80
S47°15'W	2.28
S30°15'W	2.13
S30°15'W	3.20
N37°15'W	3.85
N.O.B. OF FENCE IN ROAD	

TRAVERSE OF POWER LINE IN LOT 4, SEC. 26	
From the intersection of the center line of the power line with the meander course of lot 4 at a point 58°15'E, 1.016 CH. DIST. from angle point NO.1, lot 4	
COURSE	CHAINS
S47°15'W	1.88
S47°15'W	2.58
S47°15'W	4.75
S47°15'W	3.50
S47°15'W	0.09
S47°15'W	2.58
INTERSECT LINE BETWEEN LOTS 4 & 5 AT A POINT WEST, 1.04 CHS. DIST. FROM POINT BEGINNING AT ANGLE POINT NO.9 OF ACCESS ROAD	
S47°15'W	5.00
N47°15'W	1.79
N47°15'W	3.82
INTERSECT LINE 3-4, LOTS 4 & 5 AT A POINT 47°15'W, 0.078 CHS. DIST. FROM ANGLE POINT NO.4	
N47°15'W	3.40
POWER POLE NO.10	

A history of surveys is contained in the field notes.

This plat represents the meanders of the exterior boundaries of lots 4 and 6, and the survey of lots 4, 5, and 6 (former lot 37), of section 26, T. 8 N., R. 1 W., Humboldt Meridian, California.

Surveys were executed by Ronald L. McComick, Supervisory Cadastral Surveyor, beginning December 13, 1982, and completed March 11, 1983, pursuant to Special Instructions dated December 9, 1982, for Group No. 834, California.

UNITED STATES DEPARTMENT OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT
 Sacramento, California March 29, 1983

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

C. Claude W. Hanson

Acting Chief Cadastral Surveyor

Appendix 2
Site Vicinity Map

