

**PHASE I
ENVIRONMENTAL DUE DILIGENCE AUDIT**

**US COAST GUARD POINT PINOS LIGHT STATION
PACIFIC GROVE, MONTEREY COUNTY, CALIFORNIA**



Prepared for:

US Coast Guard
MLC Pacific (sr)
Coast Guard Island, Building 54D
Alameda, California 94501

July 2002

Prepared by:



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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
POINT PINOS LIGHT STATION
PACIFIC GROVE
MONTEREY COUNTY, CALIFORNIA**

Contract No. DTCG-50-00-D-643PK7
Order No. 0007

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LIST OF ACRONYMS

Acronym	Full Phrase
AtoN	Aids to Navigation
ACM	asbestos-containing material
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
EDDA	Environmental Due Diligence Audit
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
FIA	Federal Insurance Administration
FEMA	Federal Emergency Management Association
LBP	lead-based paint
LUST	leaking underground storage tank
NOAA	National Oceanic and Atmospheric Administration
NPL	National Priority List
NRHP	National Register of Historic places
PCB	polychlorinated biphenyl
pCi/L	picocuries per liter
RCRA	Resource Conservation and Recovery Act
USCG	US Coast Guard
USFWS	US Fish and Wildlife Service
USGS	US Geological Survey
UST	underground storage tank

EXECUTIVE SUMMARY

In accordance with the terms and conditions of the Tetra Tech, Inc., contract number DTTCG-50-00-D-643PK7, authorized by the US Coast Guard, and the Tetra Tech proposal dated September 29, 2000, Tetra Tech conducted a phase I environmental due diligence audit (EDDA) at the Point Pinos Light Station in Pacific Grove, Monterey County, California. The purpose of this study was to evaluate past and existing environmental conditions at the site, including the storage, release, or disposal of hazardous substances on the parcels. In order to achieve this objective, Tetra Tech reviewed geologic maps, aerial photographs, and available regulatory agency records; conducted a site reconnaissance; and interviewed persons having knowledge of prior site uses or potential environmental impairments.

Improvements at the subject property include six buildings. There is also a portion of a golf course on the property on land the US Coast Guard has licensed to the City of Pacific Grove. The properties within a one-mile radius of the subject property primarily consist of residential, recreational and commercial development.

The subject property is not identified by California or the federal government as being evaluated for remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) or any other environmental legislation. Tetra Tech found no physical or documented evidence of underground storage tanks (UST) related to the subject property; likewise, no service stations or heavy industrial facilities are immediately adjacent to the subject properties.

Four sites within a one-mile radius of the subject property appear on regulatory databases (EDR 2001). One of the sites listed in the EDR report, the Pacific Grove High School, is listed in error and is not included in the off-site property evaluation. Based on the distance of the other three sites to the subject property and the nature of the listings, it is unlikely that the subject property has been affected by unauthorized releases of hazardous substances from these sites at this time. A review of the existing data indicates that tenant activities or activities occurring at adjacent sites have not adversely affected environmental

conditions at the subject property. Tetra Tech uncovered no apparent areas of significant environmental concern that would require remediation before the property is transferred. This information is discussed in greater detail in Section 4.

The EDR database listed Crespi Pond, which is on the northern portion of the property, as a wetland (EDR 2001). Existing environmental regulations protecting wetlands may restrict development projects or other activities that could impact this wetland.

SECTION 1

INTRODUCTION

In the following sections, we discuss the purpose, scope of services, limitations, and exceptions of this assessment and the information sources and methodology used in preparing this report.

1.1 PURPOSE

The purpose of an EDDA is to evaluate a particular property for contamination that might have arisen from past property uses and to assess whether any of these uses might have resulted in property contamination. The US Coast Guard requested this evaluation, which included an assessment of past and existing environmental conditions, including the storage, release, or disposal of hazardous substances, because it intends to report the Point Pinos property to the General Services Administration (GSA) as excess to US Coast Guards needs, retaining the two housing units and rights to operate and access its Aids to Navigation (AtoN).

1.2 SCOPE OF SERVICES

Tetra Tech conducted this phase I EDDA in accordance with the guidelines set forth by the Civilian Federal Agency Task Force (CFATF) (1998) *Guide on Evaluating Environmental Liability for Property Transfers*. Specifically, we conducted or oversaw the following services:

- Evaluation and description of past and existing activities at the site and adjacent sites, based on research and interviews.
- Site reconnaissance by a qualified environmental professional to evaluate conditions that may indicate an actual or potential release of hazardous substances. Representative photographs taken during the reconnaissance are in Appendix A.
- Review of topographic maps from 1968 and 1997 and aerial photographs from 1956, 1961, and 1981. The purpose of this review was to gain a

general understanding of prior uses of the site and surrounding area. Copies of the aerial photographs are in Appendix B.

- Evaluation of past treatment, recycling, or disposal of hazardous materials on the parcel. A summary of the federal, state, and local environmental records searched by Environmental Data Resources, Inc., (EDR) is in Appendix C.
- Review of literature pertaining to the site vicinity to gain a basic understanding of conditions at the site. Selected documents reviewed are listed in Appendix E (References).
- Evaluation of any potential sources of off-site contamination by conducting an environmental database search. The search distance for off-site contamination sources was conducted in accordance with American Society for Testing and Materials (ASTM) standards (2000). A copy of the environmental database report is in Appendix C.
- Preparation of this report presenting our preliminary findings, conclusions, and recommendations regarding any potential or existing environmental concerns or hazards.

1.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The conclusions and recommendations presented in this report are based on observations made at the site and on information that was reasonably ascertainable, as defined by ASTM E 1527-00 (ASTM 2000). The information presented is relevant to the dates of our site visit and should not be relied on to represent conditions at later dates. The opinions expressed herein are based on our experience with similar studies and information obtained during our effort. If additional information becomes available, we request the opportunity to review the information and to modify our opinions, if necessary.

According to the ASTM designation E 1527-00, ESAs that meet or exceed the standard are considered valid for 180 days or for a duration that exceeds 180 days, if the professional opinion is such that site conditions have not changed (ASTM 2000). This report was developed in accordance with the CFATF (1998) *Guide on Evaluating Environmental Liability for Property Transfers*, which conforms to the ASTM designation E 1527-00; hence this report has the same criteria for report validity.

We limited our observations to the surface area of the subject parcel and the contiguous sites. Subsurface exploration, soil and groundwater sampling, and analytical laboratory testing were not within the scope of this study. In addition, this limited study included a 50-year chain of title review. Information describing how the land was held from 1853 (when construction on the lighthouse began) to 1880 could not be located. According to available records, 25 acres were purchased through condemnation in 1880 and another 52 acres were purchased in 1901. Of that 77 acres, 2.23 acres were conveyed to the City of Pacific Grove in 1951 for their sewage treatment facility; 4.28 acres were conveyed to the Navy in 1997; 0.7 acres will be retained by the Coast Guard for

housing, and 69.8 acres will be reported as excess to the GSA. (USCG 2002). This report addresses environmental conditions on approximately 70 acres (the "subject property") but does not address environmental conditions on the two parcels that have been conveyed to the City of Pacific Grove and to the Navy.

Tetra Tech conducted the phase I EDDA at the subject property expressly and solely for the Coast Guard. Any reliance on the information, conclusions, or recommendations contained in this report for purposes other than the conveyance of the subject property shall be at the sole liability of the party undertaking such use. We have conducted our services using the degree of care and skill ordinarily exercised, under similar circumstances, by environmental sciences consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented in this report. Tetra Tech is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

Tetra Tech compiled this report based partially on information supplied to us from outside sources, other information that is in the public domain, and observations made at the property. The preliminary conclusions and recommendations herein are based solely on the information Tetra Tech obtained in compiling the report. Tetra Tech makes no warranty as to the accuracy of statements made by others that might be contained in the report, nor are any other warranties or guarantees, expressed or implied, included or intended by the report, except that it has been prepared in accordance with the current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing the same or similar services. This report is to be used by the party authorizing the audit for the transfer of the property audited. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature but shall be a representation of findings of fact from records examined.

This evaluation does not address the presence of the following conditions, unless specifically stated otherwise:

- Chemical compounds that occur naturally in the environment;
- Commonly used household cleaning products, building materials, and consumables that might be hazardous; and
- Contaminants or contaminant concentrations that are not currently a concern but that might be so under future regulatory standards.

1.4 INFORMATION SOURCES AND METHODOLOGY USED

This report was prepared in general accordance with the CFATF (1998) *Guide on Evaluating Environmental Liability for Property Transfers*. Information sources referenced in this report are listed in Appendix E.

SECTION 2

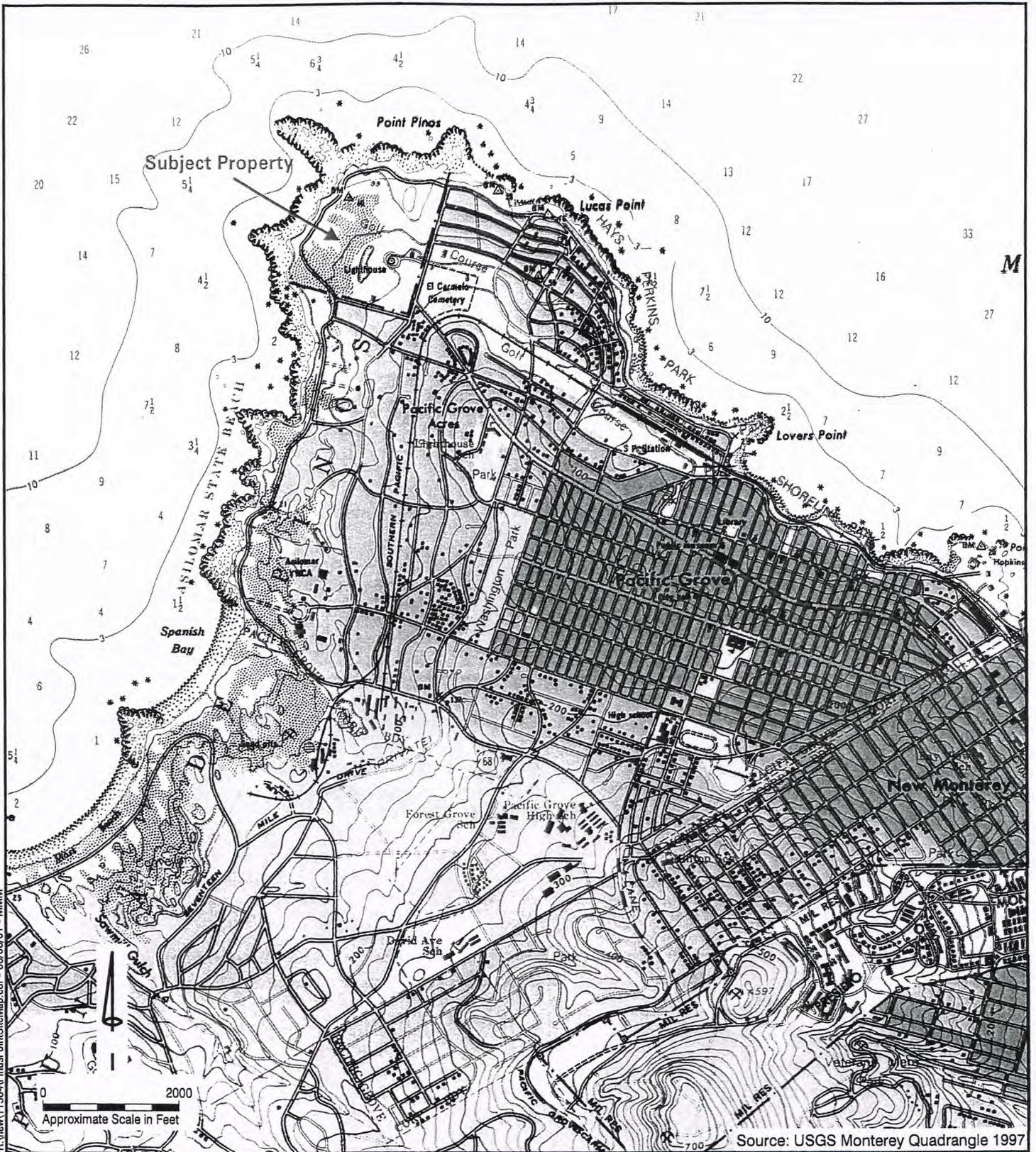
PROPERTY DESCRIPTION

Location of the subject property, vicinity characteristics, description of structures, roads, and other improvements, physical setting, and current uses of the subject property and adjacent sites are described below.

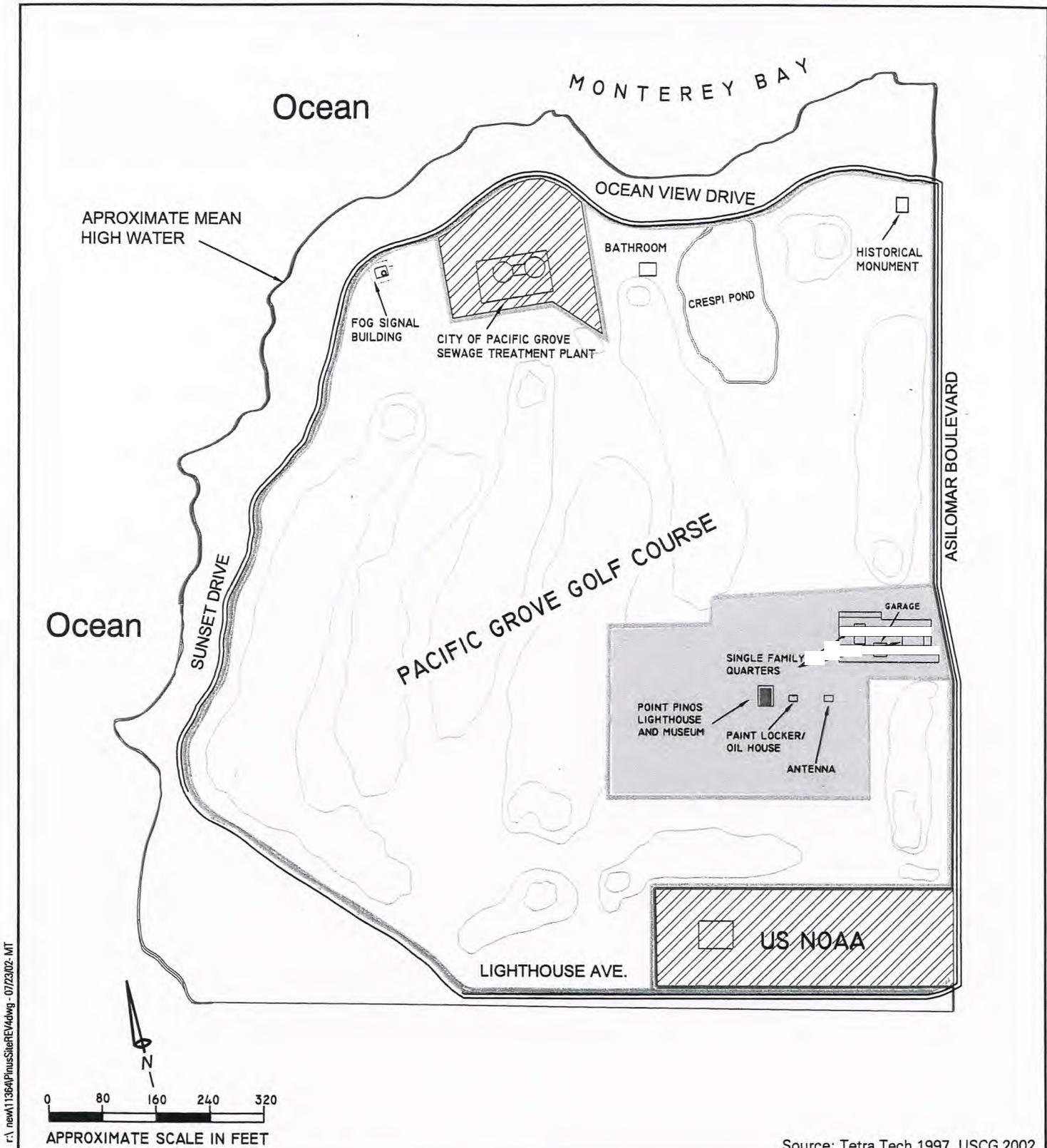
2.1 SUBJECT PROPERTY LOCATION AND DESCRIPTION

The Point Pinos Light Station is in Pacific Grove, Monterey County, California, on sand dunes overlooking Monterey Bay. The property extends easterly from the Pacific Ocean upslope to Asilomar Boulevard. Access roads are Ocean View Boulevard/Sunset Drive and Lighthouse Avenue and Asilomar Boulevard. The approximately 70-acre property includes Coast Guard land licensed to the City of Pacific Grove and contains the back nine holes of its 18-hole golf course, a light station of approximately five acres licensed to the City of Pacific Grove for museum use, and an easement to the City of Pacific Grove for the right-of-way for Ocean View Boulevard. A 2.23-acre parcel was deeded to the city for a sewage treatment facility, and a 4.28 acre parcel was conveyed to the Navy. Neither of these parcels is included in the subject property. (The Navy has subsequently conveyed its parcel to the National Oceanic and Atmospheric Administration [NOAA].) There are six Coast Guard buildings on the subject property: The lighthouse, a paint locker/oil house, two keeper's quarters, a two-bay garage, and a fog signal building.

The lighthouse and paint locker/oil house are listed on the National Register of Historic Places (NRHP) (USCG 1976). The fog signal building, two keeper's quarters, garage, and radio beacon have not been evaluated for NRHP listing. Point Pinos Light Station is also a registered California State Historic Landmark. Additionally, there are several prehistoric archaeological sites on the property (Edwards and Breschini 1977). The general location of the subject property is depicted in Figure 1, Site Location Map. A general layout of the subject property is provided in Figure 2.



Site Location Map
Point Pinos Light Station
 City of Pacific Grove, California



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Source: Tetra Tech 1997, USCG 2002

Legend	
	USCG Operations and Housing Area
	USCG easement to City of Pacific Grove
	Golf Course, back nine holes - USCG license to City of Pacific Grove Boundary
	Non USCG Property
	Property to be retained by USCG
	Boundary of USCG Property
	Roadway

Site Plan Point Pinos Light Station

Pacific Grove, California



Figure 2

2.2 SITE VICINITY CHARACTERISTICS

The property is fenced and bounded by residences and the Pacific Grove Municipal Golf Course to the north, El Carmelo Cemetery and residences to the east, residences to the south, and the Pacific Ocean to the west. The City of Pacific Grove owns 2.23 acres on the northwest side of the subject property where a sewage treatment facility is located. The properties in the general vicinity of the subject property consist primarily of residential, recreational and commercial development.

2.3 CURRENT USE OF THE SUBJECT PROPERTY

The subject property supports USCG AtoN operations and provides housing for active duty Coast Guard personnel. The back nine holes of the Pacific Grove Municipal Golf Course surround the lighthouse on the north, south, and west sides. The lighthouse was constructed in 1854 and was placed in use on February 1, 1855. It was badly damaged during the earthquake of 1906 and subsequently was reinforced and the tower was rebuilt. Point Pinos is regarded as the oldest continuously operated lighthouse on the West Coast. Currently, the lighthouse retains its original third order Fresnel lens in the rebuilt tower and houses interpretive displays in the first level. The City of Pacific Grove offers public access and tours of the lighthouse through an agreement with the Pacific Grove Museum of Natural History. A general layout of the subject property is provided in Figure 2.

2.4 DESCRIPTION OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS

There are six buildings, a cistern, and a radio beacon on the Coast Guard's property. The 1854 lighthouse is a 1.5-story Cape Cod style dwelling with the conical tower integrated into the living quarters. It is constructed of stone, brick, and reinforced concrete. A cistern, designed to hold rain runoff from the roof, is in the center of the lighthouse basement. Nearby there is a small oil house constructed in 1899 and now used as a paint locker. The Coast Guard housing units are stucco-clad with peaked tile roofs. They were constructed in 1939 and 1959. The garage was constructed in 1907 and was moved to its current location when the housing units were constructed. The fog signal building was constructed from concrete in 1945 and is on the west side of the property. There is a 90-foot radio beacon a short distance east of the lighthouse. A coastal lookout and two storehouses were demolished in 1962 (USCG 2002).

The lighthouse serves as an active AtoN and has a small museum open for public tours. Active duty personnel occupy the Coast Guard housing. The fog signal building is no longer used. Other buildings/structures in the immediate vicinity include a former Navy building, now owned by the NOAA, and the City of Pacific Grove's sewage treatment facility. A small public restroom is between Crespi Pond and the sewage treatment facility (USCG 2002).

2.4.1 Roads and Access to Subject Property

Vehicle access to the subject property is available via Lighthouse Avenue, which enters the property from 17 Mile Drive and ends approximately 150 feet from the lighthouse. There is a road easement through the property to allow for coastal access. A general layout of the subject property is provided in Figure 2.

2.4.2 Potable Water

Potable water service for the subject property is provided by the Monterey Peninsula Water Management District. Water is transferred to the property via pipelines from the local municipal water agency.

2.4.3 Wastewater

Sewage and wastewater from the subject property is treated at the City of Pacific Grove sewage treatment facility located on the northwest side of the property.

2.5 PHYSICAL SETTING

The subject property is on the northernmost tip of the Monterey Peninsula, on sand dunes overlooking Monterey Bay. The approximately 70-acre property includes Coast Guard land licensed to the City of Pacific Grove and containing the back nine holes of its 18-hole golf course, a light station of approximately five acres licensed to the city for museum use, and an easement to the city for the right-of-way for Ocean View Boulevard. In addition, a 2.23-acre parcel has been deeded to the City of Pacific Grove for a sewage treatment facility, and a 4.28-acre parcel was conveyed to the Navy. (The Navy has conveyed its parcel to NOAA for use as a meteorological monitoring station.)

2.5.1 Climate

The climate is Mediterranean and generally marine, characterized by mild and even weather. The Pacific Ocean's cold waters and prevailing westerly and northwesterly winds have a strong influence on temperatures and typically produce summer fogs. The cool onshore breezes lessen the influence of hot inland temperatures. High temperatures seldom exceed 85 degrees Fahrenheit, and frosts and freezing temperatures are rare. Storms with extreme winds occasionally occur.

During winter, the ocean's relative warmth raises the temperatures of northwesterly air currents. The average winter temperature is 50 degrees Fahrenheit, with the coldest months being January and February, when the mean daily minimum temperature is 44 degrees Fahrenheit. The average summer temperature is 60 degrees Fahrenheit. During the warmest months of September and October, the mean daily minimum temperature is 68 degrees Fahrenheit.

Summers are dry and winters are relatively wet. The relative humidity in winter ranges from 80 to 90 percent at night to 60 to 70 percent in the afternoon. The heaviest rainfall is normally during December and January. Annual precipitation averages 18 inches.

2.5.2 Topography

The subject property's elevation is approximately 120 feet above mean sea level. The vicinity to the west slopes to the northeast and the vicinity immediately adjacent to the shoreline is relatively level. The lighthouse and surrounding buildings are on a peninsula. The ground surface within the one-mile vicinity of the subject property is relatively flat. The ground surface elevation in the vicinity of the subject property ranges

2.5.6 Endangered Species

The US Fish and Wildlife Service (USFWS) completed a survey of the entire Coast Guard property at Point Pinos in 1993 and confirmed the presence of the following sensitive plants on the property:

- Menzies wallflower (*Erysimum menziesii*);
- Tidestrom's lupine (*Lupinus tidestromii*);
- Beach layia (*Layia carnosae*); and
- Monterey spineflower (*Chlorizanthe pungens* var. *pungens*).

Menzies wallflower, Tidestrom's lupine, and beach layia are US-listed as endangered plants and Monterey spineflower is proposed for listing. Current threats include disturbances associated with human, deer, and dog use of the subject property. A copy of the report is provided in Appendix D.

2.5.7 Wetlands

Wetlands are defined as those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, and similar areas. In support of this definition, the US Fish and Wildlife Service (USFWS) maintains the National Wetlands Inventory, a geographical information system-based relational database of wetlands that have been mapped throughout the country.

A field assessment for wetlands is beyond the scope of this EDDA and is not required by CFATF (1998); however, a database review was conducted to determine the presence or absence of wetlands (EDR 2001). Based on this search, wetlands were identified on the property. The EDR and USFWS database listed Crespi Pond, which is located on the northern portion of the property, as a wetland (EDR 2001; USFWS 2002). There are provisions that prohibit development and pollution of areas designated as wetlands. No activities were observed that would potentially impact the wetland.

2.5.8 Flood Plan

The National Flood Insurance Act of 1968 required the Federal Insurance Administration (FIA) to identify all floodplain areas within the U.S., and establish flood-risk zones within those areas. Most of the known floodplains in the U.S. have been mapped by the FIA, which is a Directorate within the Federal Emergency Management Agency (FEMA). Floodplains are designated by the frequency of the flood that can be conveyed within them. For example, the 100-year floodplain is the land that is covered by a 100-year flood. A 100-year flood is the flood that has a one percent chance of occurring in any given year. An infinite number of 100-year floods can occur at any location each year. Likewise, the 500-year floodplain is the land covered by a 500-year flood. The 500-year flood has a 0.2 percent chance of occurring

SECTION 3

SUBJECT PROPERTY AND VICINITY HISTORICAL RECORDS REVIEW

Tetra Tech constructed the subject property history from a review of historical topographic maps and aerial photographs (EDR 2001a). Copies of the topographic maps and aerial photograph are in Appendix B. A discussion of the information obtained from these sources is provided below:

3.1 AERIAL PHOTOGRAPHS

Date	Scale	Source	Description
1956	1" = 833'	AERO	The subject property consists of a lighthouse, a small building adjacent to the lighthouse, two family dwellings and garage used by the Coast Guard, and a fog signal building. The sewage treatment plant is on the northwest side of the property. Crespi Pond is on the northern portion of the property. The surrounding area is primarily residential.
1961	1" = 666'	Mark Hurd	Use of subject property appears to be the same as represented in the aerial photograph dated 1956 except for the appearance of Golf Course development. The surrounding area is primarily residential.
1981	1" = 1,611'	Western State Aerial	Use of subject property appears to be the same as represented in the aerial photograph dated 1961. The area surrounding the lighthouse is primarily residential, recreational (golf course), and commercial (crematorium).

Tetra Tech researched historical data on occupation of the subject property and reviewed historical topographic maps (EDR 2001a) of the subject property vicinity and found that since modern development of the property, use has been limited to

SECTION 4

REGULATORY AGENCY RECORDS SEARCH

Tetra Tech reviewed federal, state of California, regional, and local records to evaluate whether the subject property or properties within the subject property vicinity have been identified as having significant unauthorized releases of hazardous substance or other events with potentially adverse environmental effects. EDR searched environmental databases for the subject property. EDR conducted its database search in accordance with current ASTM standards (2000), which conform to the regulatory review guidelines established in the CFTAF (1998) *Guide on Evaluating Environmental Liability for Property Transfers*. Table 4-1 summarizes the federal, state and local databases that were checked. A copy of the EDR database report, which describes each database searched, is in Appendix C.

Four sites within a one-mile radius of the subject property appear on regulatory databases (EDR 2001). One of the sites listed in the EDR report, the Pacific Grove High School, is listed in error and is not included in the off-site property evaluation. The three other sites mapped within a one-mile radius of the subject property as being listed in a federal, state, or local environmental databases (EDR 2001). One site is listed in the California Hazardous Material Incident Report System (CHMIRS), and two sites are listed in California's Notify 65. The EDR also lists a wetland on the subject property and a state drinking water source within a one-mile radius of the subject property.

4.1 FEDERAL ENVIRONMENTAL RECORD SOURCES

There were no federal databases that had sites listed in close proximity to the subject property.

4.2 STATE ENVIRONMENTAL RECORD SOURCES

The state and local databases that had sites listed in close proximity to the subject property are summarized below.

4.2.1 CHMIRS

The CHMIRS contains information on reported hazardous materials incidents, i.e. accidental releases or spills. The source is the California Office of Emergency Services. There is one site listed on the database, located at 230 Grove Acre, which is approximately half a mile south-southeast of the subject property. The EDR report indicated that oil was released onto the ground at this site in 1988. The property has been closed, and no further investigations are noted in the EDR report. The incident occurred approximately 14 years ago. In addition, the site is three-quarters of a mile southeast of the subject property. Due to the length of time since the incident occurred and the distance of this site to the subject property, no off-site contamination concerns exist as a result of this site.

4.2.2 California Notify 65

Notify 65 contains facility notifications about any releases that could affect drinking water and thereby expose the public to a potential health risk. The data comes from the State Water Resource Control Board's Proposition 65 database. There are two sites listed within a mile radius of the subject property. One site is a quarter mile south-southeast, at 1186 Jewel Avenue, and the second site is half a mile east of the subject property, on Coral Sea Drive. No investigations have been recommended for the off-site properties, and none of these sites are in the immediate vicinity of the subject property. There are no known contamination issues relating to these sites that could have an adverse impact on the subject property.

4.3 MUNICIPAL AND LOCAL AUTHORITY

A summary of the municipal and local databases that had information relevant to the subject property is provided below.

4.3.1 State Drinking Water Sources

The California Department of Ecology maintains a database of state-owned wells and groundwater sources. There are wells within a one-mile radius of the subject property listed in this database. The United States Geological Survey maintains the Groundwater Site Inventory, a database of wells and groundwater sources. The one well listed is USGS Water Well ID #CA2701683, which is a mile southeast of the subject property (EDR 2001). There are no known contamination sources associated with the subject property that could potentially contaminate the above identified USGC water well.

4.3.2 Wetlands

EDR conducted a database review for wetlands. Based on this search, wetlands are located on the property. Crespi Pond, which is located on the northern portion of the property, is defined as a wetland. (EDR 2001). The integrity of areas designated as wetlands is protected by the US Fish and Wildlife Service. There are provisions that prohibit development and pollution of areas designated as wetlands. No activities were observed that would potentially impact the wetland.

SECTION 5

SUBJECT PROPERTY RECONNAISSANCE

5.1 SUBJECT PROPERTY INSPECTION OBSERVATIONS

On May 16, 2001, Tetra Tech engineer Bob Cotton conducted a visual reconnaissance of the subject property. During the inspection, Tetra Tech evaluated the environmental condition of the property for environmental contamination resulting from past or current uses of hazardous materials or wastes. All areas and related structures were accessible during the visual reconnaissance.

Areas of concern included the potential for presence of lead-based paint (LBP) and asbestos-containing material (ACM). Appendix A includes photographic documentation of the inspection.

5.1.1 General Setting

The property is approximately 77 acres, most which has been leased to the City of Pacific Grove to operate the Pacific Grove Municipal Golf Course. The subject property consists of a lighthouse, a paint shed, two residences used by the Coast Guard, a garage, and a fog signal building. A parking area for the lighthouse museum is to the east of the lighthouse. The subject property is fenced and bounded by residences and the Pacific Grove Municipal Golf Course to the north, El Carmelo Cemetery and residences to the east, residences to the south, and additional golf course property to the west. The City of Pacific Grove also leases 2.23 acres to the north of the subject property to house a sewage treatment facility. The use of the property has not changed significantly since development, i.e. to support the lighthouse activities and recreational development (golf course). (Leach 2001). The assessment included the approximately 70 acres (the "subject property") and did not include environmental conditions on the two parcels that have been conveyed to the City of Pacific Grove and to the Navy.

5.1.2 ACM

Due to the age of the structures, it is likely that ACM exists in the building materials. ACM has been confirmed at the lighthouse; samples taken at the lighthouse in 1996 tested positive for asbestos (USCG 1996). The survey consisted of extracted five

samples from the first and second levels of the lighthouse. The test results confirmed that ACM is in the construction materials that were sampled. The sample locations and results are provided in Appendix D. During the inspection, the ACM appeared to be in good condition, and there was no indication of friable asbestos. In addition, there was no indication of friable suspect ACM in other locations of the subject property.

5.1.3 LBP

Due to the age of the structures, it is likely that LBP may have been used during construction and in touchups. There was no evidence of paint chips on the ground at the subject property. In-place management can be used to prevent deterioration over time for those surfaces likely to contain LBP, followed by replacement as necessary. Major renovation and unit demolition would require that LBP be encapsulated or removed in accordance with Housing and Urban Development (HUD) and occupational safety and health association (OSHA) guidelines, including contractor training, notification requirements, use of personal protective equipment, and approved disposal methods.

5.1.4 PCBs

Tetra Tech observed no equipment potentially containing PCBs and no large transformers at or adjacent to any of the buildings. There was no information available indicating the presence of equipment containing PCBs.

5.1.5 USTs

Tetra Tech observed no USTs at or immediately adjacent to any of the buildings, and no regulatory agencies reported any UST installation or removal records for the subject property.

5.1.6 ASTs

Tetra Tech observed no ASTs at or immediately adjacent to any of the buildings, and no regulatory agencies reported any AST installation or removal records for the subject property.

5.1.7 Hazardous Chemicals and Physical Dangers

Tetra Tech observed no hazardous chemicals or physical dangers at or immediately adjacent to the subject property except for the herbicides and pesticides used for maintaining the Pacific Grove Municipal Golf Course. There was no indication of improper use or storage of these substances.

5.1.8 Stormwater

Stormwater from the subject property flows over land from higher areas of the subject property and eventually flows into the Pacific Ocean.

5.1.9 Air Emissions

Tetra Tech noted no chemical odors, smokestacks, vent pipes, or blowers on the subject property or in the immediate vicinity.

5.1.10 Other Environmental Issues

Other than the presence of ACM in the lighthouse (USCG 1996), potential for LBP and presence of a wetland (Crespi Pond) on the northern portion of the property, this phase I EDDA uncovered no apparent areas of significant environmental concern that might require rectification before the property is transferred.

5.2 PREVIOUS REPORTS

The ACM report discussed in Section 5.1.2 (USCG 1996) is the only previous environmental assessment report available for the subject property at this time.

SECTION 6

CONCLUSIONS

Based on a review of background data, regulatory agency records, aerial photographs, and observations made during the reconnaissance of the subject property, Tetra Tech makes the following conclusions and recommendations (the scope of this study did not include subsurface exploration, sampling, or analytical laboratory testing).

6.1 CONCLUSIONS

- The subject property is not identified by the state of California or federal government for remedial action under CERCLA or any other environmental regulations.
- There are no physical or documented evidence of USTs or ASTs on or adjacent to the subject property.
- Four sites within a one-mile radius of the subject property appear on regulatory databases (EDR 2001). One of the sites listed in the EDR report, the Pacific Grove High School, is listed in error and is not included in the off-site property evaluation. Based on the distance of the other three sites to the subject property and the nature of the listings, it is unlikely that the subject property has been affected by unauthorized releases of hazardous substances from these sites at this time. There are no known contamination issues relating to these sites that could have an adverse impact on the subject property. Additional information is provided below:
 - The California Office of Emergency Services, located at 230 Grove Acre, is approximately half a mile south-southeast of the subject property. The site is listed on the CHMIRS database, which contains information on reported hazardous materials incidents, i.e., accidental releases or spills. The EDR report indicated that oil was released onto the ground at this site in 1988. The property has not been in violation status according to the EDR report and the incident occurred approximately 14 years ago.

- Two sites are listed on the California Notify 65, which contains facility notification about any releases that could affect drinking water and thereby expose the public to a potential health risk. One site is a quarter mile south-southeast, at 1186 Jewel Avenue, and the second site is half a mile east of the subject property, on Coral Sea Drive. No violations were reported for either of the sites.
- Samples taken at the Point Pinos Lighthouse in 1996 tested positive for ACM (USCG 1996). During the inspection of the subject property, the ACM was in good condition; there was no indication of friable ACM. There is also a possibility of ACM in other structures due to their age. All suspect ACM at the subject property was in good condition; there was no indication of friable suspect ACM.
- Due to the age of the structures, it is likely that LBP may have been used during construction and in touchups. There was no evidence of paint chips on the ground at the property. In-place management can be used to prevent deterioration over time for those surfaces likely to contain LBP, followed by replacement as necessary. Major renovation and unit demolition would require that LBP be encapsulated or removed in accordance with HUD and OSHA guidelines, including contractor training, notification requirements, use of personal protective equipment, and approved disposal methods.
- The EDR database listed Crespi Pond, which is on the northern portion of the property, as a wetland (EDR 2001). Development and pollution of areas designated as wetlands are prohibited. Current property activities do not appear to be impacting the wetland.

Tetra Tech has no additional recommendations for further study at the subject property at this time.