

DECISION RECORD

Turn Point Light Station lead paint and asbestos flooring removal
OR-130-2014-CX-0003
Bureau of Land Management
San Juan Islands National Monument
P.O. Box 3
Lopez Island, WA 98261

Decision and Rationale

It is my decision to implement the Turn Point lead paint and asbestos flooring removal as described in the attached Categorical Exclusion (CX) (OR-130-2014-CX-0003) and shown on the attached map.

This action covers hazardous material mitigation to address problems identified in a 2012 Compliance Assessment Safety Health and Environment (CASHE) audit. The BLM proposes to remove lead based paint and asbestos containing materials, and address safety violations in the Fog Signal Building, on the railing along the walkway between the fog signal building and the keeper’s quarters, and in the Keeper’s Quarters. Additionally, the BLM will install fencing to reduce an identified fall hazard. As described in the attached Categorical Exclusion Documentation, it is not anticipated that the project actions will have significant effects.

/s/ Marcia deChadenedes

8/19/2014

Marcia deChadenedes
Monument Manager

Date

Administrative Review or Appeal Opportunities

This decision may be appealed to the Interior Board of Land Appeals, Office of the Secretary, in accordance with the regulations contained in 43 CFR, Part 4. To appeal you must file a notice of appeal at the BLM Wenatchee Field Office, 915 N. Walla Walla Ave., Wenatchee, Washington 98801, within 30 days from receipt of this decision. The appeal must be in writing and delivered in person, via the United States Postal Service mail system, or other common carrier, to the Wenatchee Field Office as noted above. The BLM does not accept appeals by facsimile or email. The appellant has the burden of showing that the decision appealed from is in error.

If you wish to file a petition pursuant to regulation 43 CFR 4.21 (58 FR 4939, January 19, 1993) for a stay of the effectiveness of this decision during the time that your appeal is being reviewed by the Board, the petition for a stay must accompany your notice of appeal. Except as otherwise provided by law or other pertinent regulation, a petition for a stay of decision pending appeal shall show sufficient justification based on the following standards: (a) The relative harm to the parties if the stay is granted or denied, (b) The likelihood of the appellant’s success on the merits,

(c) The likelihood of immediate and irreparable harm if the stay is not granted, and (d) Whether the public interest favors granting the stay.

Copies of the notice of appeal and petition for a stay must also be submitted to each party named in this decision and to the Interior Board of Land Appeals and to the Office of the Solicitor (see 43 CFR 4.413); Regional Solicitor, Pacific Northwest Region, U.S. Department of the Interior, 805 SW Broadway, Suite 600, Portland, OR 97205; at the same time the original documents are filed with this office.

Attachment: Categorical Exclusion Documentation

Categorical Exclusion Documentation

Department of the Interior
Bureau of Land Management, Spokane District
1103 North Fancher Road
Spokane Valley, WA 99212

A. Background

BLM Office: Spokane District

Lease/Serial/Case File No.:

NEPA Log Number: OR-130-2014-CX-0003

Proposed Action Title:

Turn Point Lighthouse Lead Paint and Asbestos Flooring Removal

Location of Proposed Action:

Turn Point Light Station, Stuart Island, San Juan Islands National Monument on BLM-administered lands in San Juan County, Washington State (see attached map).

Description of Proposed Action:

This CX covers hazardous material mitigation to address problems identified in a 2012 Compliance Assessment Safety Health and Environment (CASHE) audit. The BLM proposes to remove lead based paint and asbestos containing materials, and address safety violations in the Fog Signal Building, on the railing along the walkway between the fog signal building and the keeper's quarters, and in the Keeper's Quarters. Additionally, the BLM will install fencing to reduce an identified fall hazard.

In the Fog Signal Building, the BLM will remove lead-based paint from the cement floor in the center room (engine room) approximately 16' by 24' floor and south room, 12' x 14.5'. Also, the BLM will replace 21 pieces of diamond plate covering troughs in the cement floor with diamond plate of similar appearance and material. The total area of the diamond plate is 36- 3/4 square feet. The existing plates have holes and were identified as a tripping hazard. New plates will remediate this hazard.

The BLM proposes to remove lead-based paint from a 160-foot-long railing between the Fog Signal Building and the Keeper's Quarters. After removing the lead-based paint, the railing will be repainted with an appropriate exterior paint of a historically correct hue.

The BLM proposes to remove asbestos tiling and mastic from the Fog Signal Building and the Keeper's Quarters. One side room of the Fog Signal Building, 12' x 14.5' has asbestos tile with a wooden subsurface. The Keeper's Quarters dining room, two upstairs bedrooms, hallway and bath have asbestos tile floors with a wooden subsurface. The downstairs area is approximately

120 square feet. Upstairs square footage is approximately 180 square feet. As the tile in the Keeper's Quarters and that in the Fog Signal Building are similar design and wear, it is likely that the mastic is also the same. The underlying wood substrate will be hand-scraped, a primer coat and finish coat paint will be applied to match the painted floors of adjacent rooms. Linoleum will be temporarily laid over the floors.

Finally, the BLM proposes to install a 16' -25' feet long and 4' foot high wooden fence to address a fall hazard which was likewise identified in the 2012 Compliance Assessment Safety Health and Environment (CASHE) audit. The proposed wooden fence is located to the east of the historic coal shed/ paint locker. (see attached map & drawing).

All work involving asbestos-containing or lead-based paint materials will be conducted by a contractor certified by the State of Washington in asbestos abatement and trained in lead-based paint handling as required by the Washington Department of Labor and Industries. Transportation and disposal will be conducted pursuant to applicable regulations governing material handling and disposal such as DOT and RCRA.

B. Land Use Plan Conformance

Land Use Plan Name: Spokane Resource Management Plan

Date Approved/Amended: Approved 1987/Amended 1992

Option 1 (conforms with LUP): The proposed action is in conformance with the applicable LUP because it is specifically provided for in the following LUP decision(s):

OR

(Option 2: not explicitly provided for in the LUP) The proposed action is in conformance with the applicable LUP, even though it is not specifically provided for, because it is clearly consistent with the following LUP decision(s) (*objectives, terms, and conditions*): Although there is no land use plan covering BLM lands in western Washington, similar lands in the San Juan Islands have been designated as an ACEC. Additionally, the project area has been proclaimed as a national monument. The proposed actions are consistent with both the prescriptions of the nearby ACECs, and preservation of the objects and values identified in the proclamation. Therefore, the action is consistent with all available guidance for the area.

C. Compliance with NEPA:

The proposed action is categorically excluded from further documentation under the National Environmental Policy Act (NEPA) in accordance with

National Historic Preservation Act of 1966, 16 USC 470, PL 89-665, as amended by PL. 96-515, Secion 243

CFR 46.210(f) Routine and continuing government business, including such things as supervision, administration, operations, maintenance, renovations, and replacement activities having limited context and intensity (e.g., limited size and magnitude or short-term effects).

This categorical exclusion is appropriate in this situation because there are no extraordinary circumstances potentially having effects that may significantly affect the environment. The

proposed action has been reviewed, and none of the extraordinary circumstances described in 43 CFR 46.215 apply, as shown in the following table:

CX EXTRAORDINARY CIRCUMSTANCES DOCUMENTATION The proposed categorical exclusion action will:	YES	NO
(a) Have significant impacts on public health or safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Safe removal of the lead paint and asbestos-containing materials will reduce the opportunity for public contact with these materials. All work will be completed by qualified contractors, and public exposure will be managed during and after project construction to avoid contact with any materials. There is a high level of local interest in allowing volunteer groups to conduct restoration and rehabilitation efforts on this site. Removal of these materials will provide a safer environment that will allow these groups to do future work with a reduced risk of encountering hazardous materials.		
(b) Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation or refuge lands; wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (Executive Order 11990); floodplains (Executive Order 11988); national monuments; migratory birds; and other ecologically significant or critical areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Impacts will not be adverse because of the safety protocols established within the removal processes and the proposed actions and modifications to the historic property will be consistent with the Secretary of the Interior's Standards for Rehabilitation.		
(c) Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources [NEPA Section 102(2)(E)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Although no land use plan guides management of this area, the monument proclamation dictates that the area be managed to protect and preserve culturally important resources; this area is one of those and therefore no controversy or unresolved conflict involving the resources is present.		
(d) Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The proposed work is limited in scope and extent to removal of lead paint and asbestos-containing materials. While specific levels of these materials are not known, the work is limited to specific rooms and fixtures. Therefore no unknown or uncertain impacts are anticipated.		
(e) Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Removal of lead paint and asbestos containing materials is a common action the BLM takes in facilities nationwide. Use of qualified contractors to do so is also common and does not establish a precedent.		
(f) Have a direct relationship to other actions with individually insignificant but cumulatively significant environmental effects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This action does not have a direct relationship to other actions with individual insignificant but cumulative significant environmental effects. These projects will only need to be accomplished once, as is the case with similar period architecture restoration and rehabilitation.		
(g) Have significant impacts on properties listed, or eligible for listing, on the National Register of Historic Places as determined by either the bureau.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
This action does not have a significant impact to the Turn Point Light Station, a National Register Property. Consultation was conducted with the State Historic Preservation Officer, Samish Indian Nation, Lummi Nation, San Juan County Historical Society, and the Turn Point Light House Preservation Society on June 25, 2014. SHPO concurred with a determination of "No Adverse Effect" for the undertaking.		
(h) Have significant impacts on species listed, or proposed to be listed, on the List of Endangered or Threatened Species, or have significant impacts on designated Critical Habitat for these species.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
There is no designated Critical Habitat within the project area and the proposed activities will not change the amount or suitability of wildlife habitat in the project area. Therefore, no impacts to threatened, endangered or proposed species was identified for this project.		
(i) Violate a Federal law, or a State, local, or tribal law or requirement imposed for the protection of the environment.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
This action does not violate a Federal law, or a State, local, or tribal law or requirement imposed for the protection of the environment. This action halts negative environmental impacts by removing the hazardous materials from use and circulation.		
(j) Have a disproportionately high and adverse effect on low income or minority populations (Executive Order 12898).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
This action will benefit all visitors to the site by removing hazards and improving access to the resource. The visitation numbers or population is unlikely to change. It will not disproportionately effect any population.		
(k) Limit access to and ceremonial use of Indian sacred sites on Federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites (Executive Order 13007).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sacred sites are not known to occur in the project area. Additionally, this action does not limit access to and ceremonial use of Indian sacred sites on Federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites. Consultation was conducted with the State Historic Preservation Officer, Samish Indian Nation, Lummi Nation, San Juan County Historical Society, and the Turn Point Light House Preservation Society on June 25, 2014. SHPO concurred with a determination of "No Adverse Effect" for the undertaking.		
(l) Contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area or actions that may promote the introduction, growth, or expansion of the range of such species (Federal Noxious Weed Control Act and Executive Order 13112).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As there is no disturbance of soils and no substantive change to the external environment, this		

action has no effect on noxious weeds.

F: Signature

/s/ Marcia deChadenedes

8/19/2014

(Authorizing Official Signature)

(Date)

Name: Marcia deChadenedes

Title: Monument Manager

G. Contact Person

For additional information concerning this CX review, contact Nick Teague, Outdoor Recreation Planner, 360-468-3754.

Note: A separate decision document must be prepared for the action covered by the CX.

Turn Point

STUART ISLAND, WA

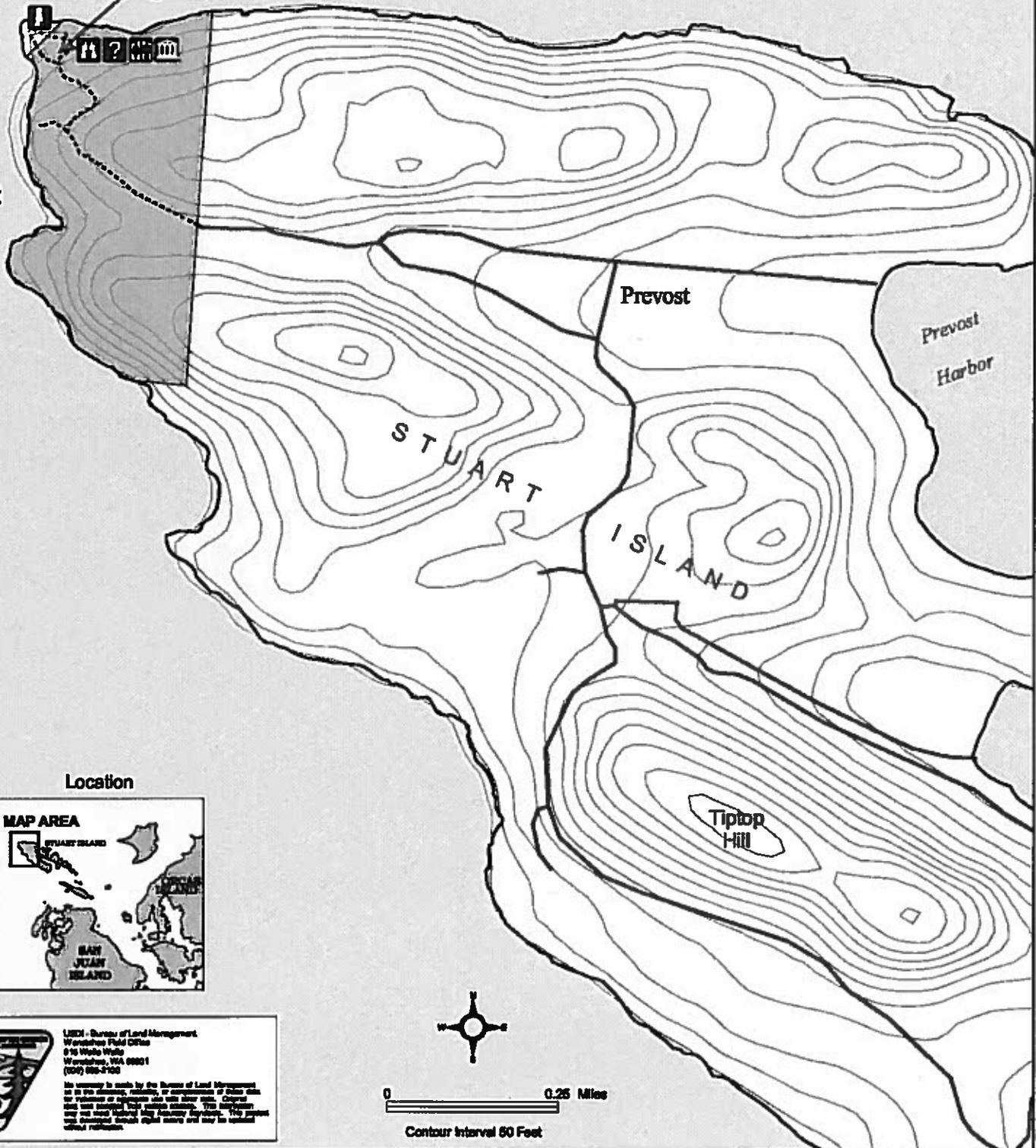
LEGEND

-  BLM Administered Land
-  Other
-  Trail
-  Road
-  Wildlife Viewing
-  Information
-  Restroom
-  Historic Site

Project area

Turn Point Lighthouse

Turn Point

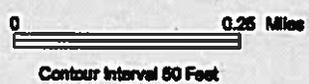


Location




USDI - Bureau of Land Management
 Washoe Field Office
 616 West Walk
 Washoe, WA 98901
 (509) 886-3100

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PROPOSAL

20130820-002

Turn Point Light Station
Paint Shed Safety Fence

Prepared for
United States Department of Interior
Bureau of Land Management

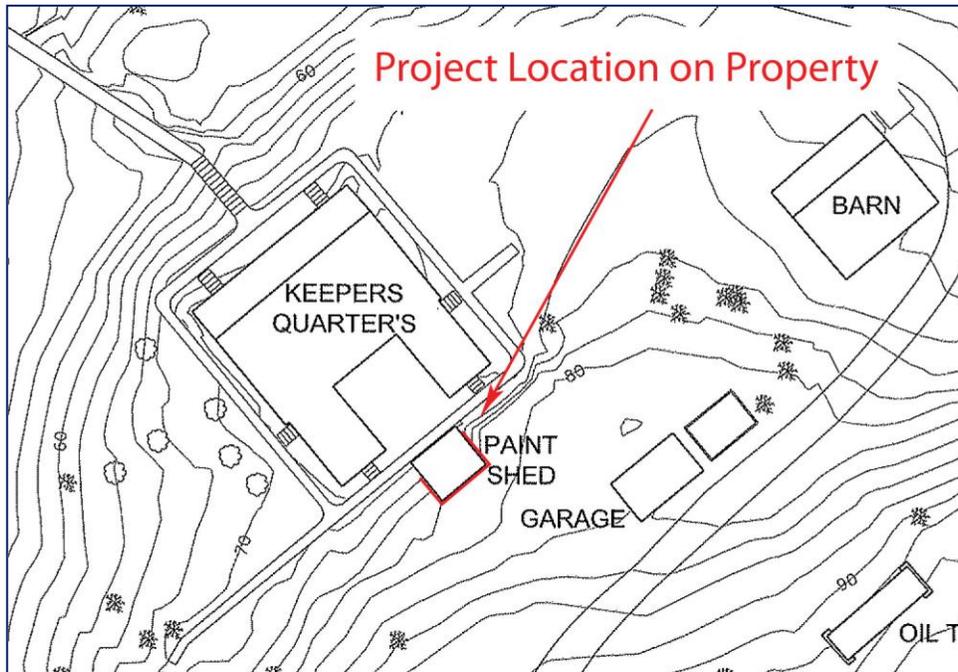
August 20, 2013

Duane Taylor
DBA: D-Construct
UBI# 603-238-786

Background:

This Proposal is for Sponsor requested services for the Paint Shed structure located on the Turn Point Light Station property, Stuart Island. The purpose of this project is to fabricate a safety fence around the most easily accessible perimeter of the Paint Shed. The fence design will provide sufficient access so as to not encumber routine maintenance services for the building and landscaping surrounding.

Project Location Map:



Scope of Work:

D-Construct will provide a comprehensive capability and render all services to successfully satisfy the needs of this project. D-Construct will select and furnish all specified materials and equipment and furnish those administrative, documentary and technical services necessary. D-Construct will request clarification from the Sponsor when encountering questions that are not answered by the Statement of Work.

Period of Performance:

The period of Performance shall be within 30 days from date of award.

All excavation work will be done by hand to avoid damage to historic foundation walls. Fence posts will be treated and rated for ground contact. They will be placed within 6" of the roof perimeter and be anchored in 24" of concrete extending 2" above grade and having 2" to 3" of sand/gravel beneath for drainage. This may not be possible for all post locations due to the presence of bedrock in the area. If bedrock is encountered before 24" depth is reached holes will be drilled into the bedrock, #4 rebar will be anchored in the holes, an 8" diameter concrete pier will then be poured to an elevation 2" above grade to which a Simpson Strong-Tie FPBB44 EZ Base will be anchored. All fasteners will be stainless. Posts will terminate at the elevation of the top rail.

All post/rail connections will be lap-jointed, epoxied and reinforced with stainless screws. Corner post/rail connections will be lapped and mitered. Exposed post end grain will be epoxy/glass sealed. Rails will be 4 X 4 cedar S4S rated a minimum of "C and better clear". Pickets will be S1S2E 5/4 X 3 X 44" cedar rated "C and better clear" and placed with the rough side facing out, away from the building. They will have a spear point top cut to 60° and 4 stainless screws will secure each to the rails. Posts and rails will be primed and painted after assembly but prior to picketing. Pickets will be 100% primed and painted prior to assembly.

Prime and paint all. Sponsor to inform of preferred paint manufacturer, product and color.

D-Construct

Stuart Island Turn Point Light Station
Paint Shed Safety Fence

STUART ISLAND, SAN JUAN COUNTY, WASHINGTON

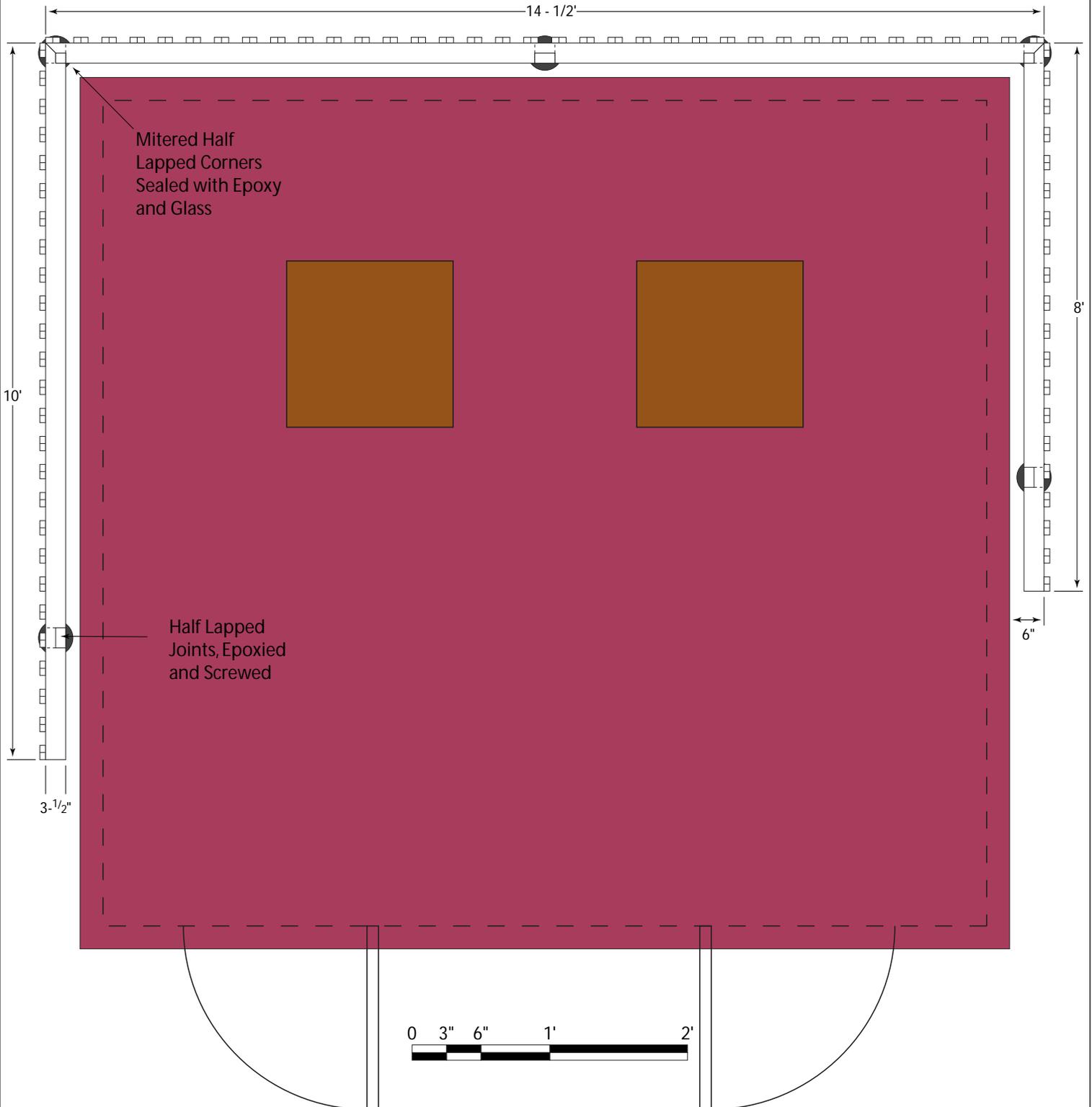
REV: 000

SHEET 1 OF 4

SCALE: 1" = 2'

DATE: 8/17/2013

PAINT SHED ROOF PLAN



D-Construct

Stuart Island Turn Point Light Station
Paint Shed Safety Fence

STUART ISLAND, SAN JUAN COUNTY, WASHINGTON

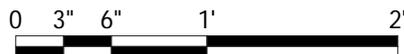
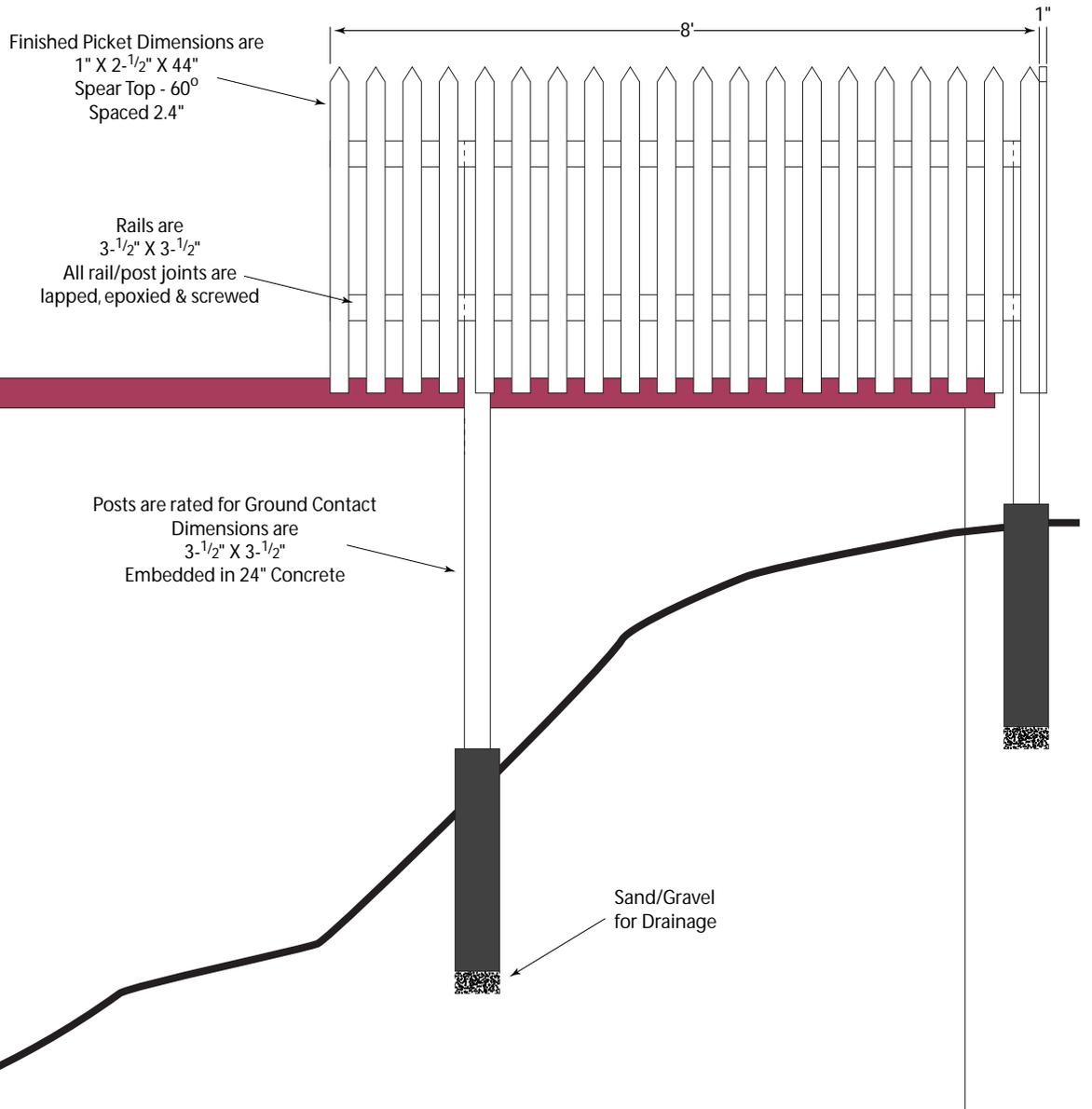
PAINT SHED
SOUTH ELEVATION

REV: 000

SHEET 2 OF 4

SCALE: 1" = 2'

DATE: 8/17/2013



D-Construct

Stuart Island Turn Point Light Station
Paint Shed Safety Fence

STUART ISLAND, SAN JUAN COUNTY, WASHINGTON

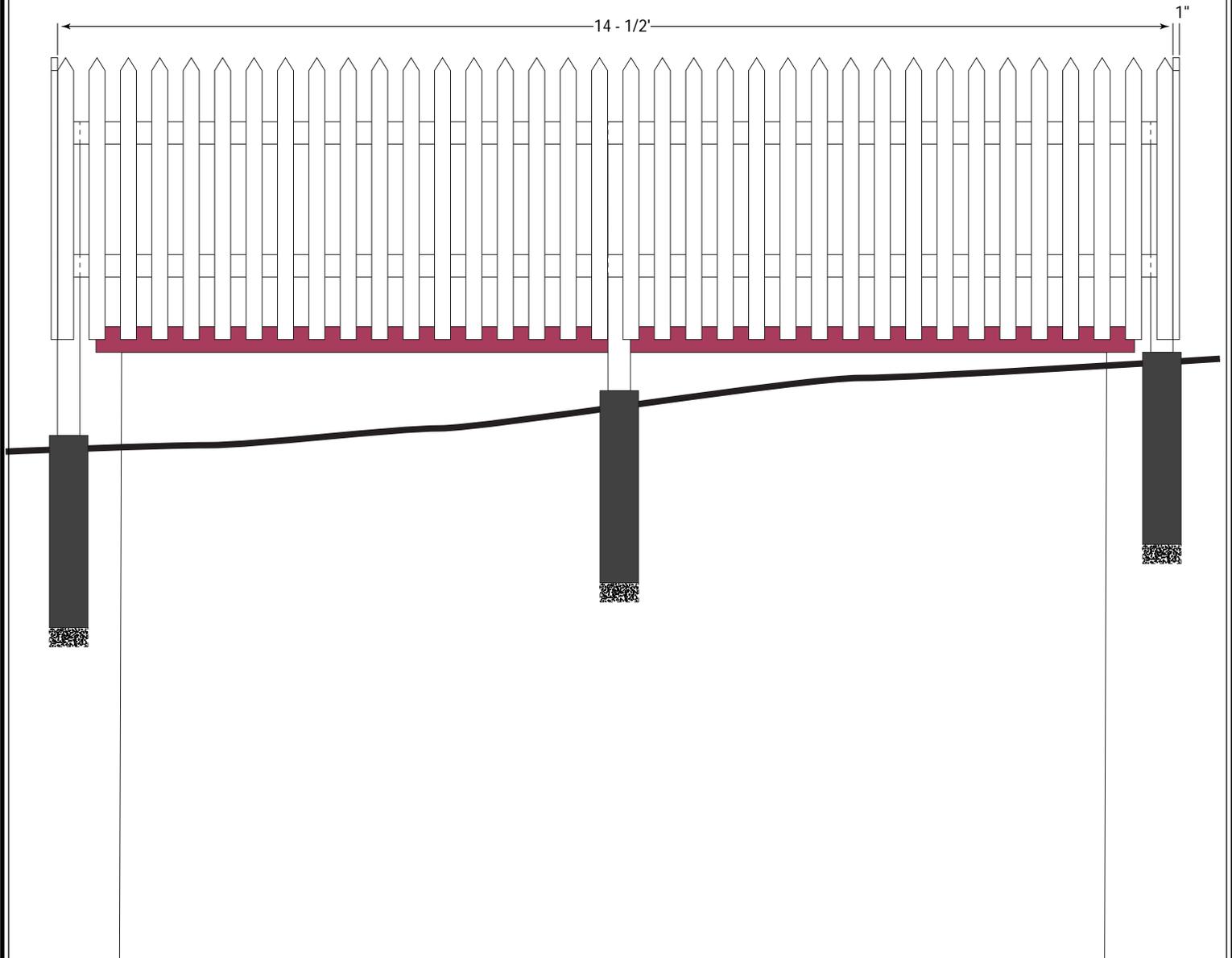
REV: 000

SHEET 3 OF 4

SCALE: 1" = 2'

DATE: 8/17/2013

PAINT SHED EAST ELEVATION



D-Construct

Stuart Island Turn Point Light Station
Paint Shed Safety Fence

STUART ISLAND, SAN JUAN COUNTY, WASHINGTON

PAINT SHED
NORTH ELEVATION

REV: 000

SHEET 4 OF 4

SCALE: 1" = 2'

DATE: 8/17/2013

