



FORMER NAVAL STATION ROOSEVELT ROADS Restoration Advisory Board (RAB) Meeting Minutes

Club Cívico La Seyba, Ceiba, Puerto Rico
Meeting No. 19 - November 4, 2010

Note: This meeting summary is based on informal notes taken at the meeting. It is not intended as a verbatim transcript. Portions of some discussions may not have been captured. If comments or additional notes are provided within 30 days of distribution of these minutes, they will be added as an attachment to this summary.

I. Order of the Day and Welcome Comments

The meeting began at 6:30 p.m. Mark Davidson, Restoration Advisory Board (RAB) Navy Co-chair, welcomed the public and asked everyone to introduce themselves. Mark also thanked everyone who went on the site visit (See Attachment 1, Meeting Attendees.)

II. Action Items from Last Meeting

	Action Item	Lead	Status
1.	Let the Navy know about the interest in getting a Risk Assessment Workshop and propose a date	RAB members	Ongoing
2.	Discuss organizing a visit to the dead mangroves location with Wilmarie Rivera	Environmental Quality Board (EQB)	Ongoing
3.	Review the roof damage at Building 633, checking for asbestos	Navy	Completed - Planning is underway to select appropriate action (roof repair or removal).
4.	Update on the Economic Development Conveyance	Mark Davidson, Navy	Completed
5.	Provide (color-corrected) transfer maps in large format to the RAB.	Mark Kimes, Baker	NEW/Completed - See Attachment 2, Map of Transfer Parcels
6.	Investigate allegation that contaminated soil was removed from the Base by the Army	Wilmarie Rivera, Environmental Quality Board	NEW
7.	Obtain more information on where within the Navy to go with concerns about the health of former Base employees	Mark Davidson, David Criswell - Navy	NEW

III. What's New – Mark Davidson (Navy)

A Memorandum of Agreement was signed August 11, 2010, between the Navy and the Local Reuse Authority (LRA). This document delineates the roles and responsibilities of the Navy as well as the LRA in regards to the upcoming property transfer. It also establishes some basic milestones and projected dates for property transfer.

The first provision of the Memorandum of Agreement addresses the utilities. The agreement states that in 90 days (by November 10, 2010), the LRA and the Navy will negotiate a purchase agreement for the utilities on the Base, including setting the price for the three wastewater treatment plants, the drinking water treatment plant, and for the electrical distribution system, considering the fact that they are all 30 to 40 years old. As soon as it obtains the necessary permits, the LRA will take over operation of the water and wastewater treatment plants and the electrical system. It is anticipated that, within the next 6 months or so, the LRA will actually start operating those plants. The Memorandum of Agreement also stipulates that once the LRA starts operating these utilities, the LRA will provide utility services to the Navy and to the few tenants that are still on Base, such as the U.S. Army and Department of Homeland Security.

The second provision of the Memorandum of Agreement deals with the Economic Development Conveyance application. In May or June 2009, the LRA submitted an application outlining the property it wanted. Shortly after that, the LRA asked the Navy to delay processing its application because of the new Caribbean Riviera project, which will require modifications to the original application. In 120 days (by December 9, 2010), the LRA will submit a revised application, which will include the Science Park¹ property, the University¹ property, and the water and wastewater treatment plants. It will also include either a portion of Sale Parcel III or most likely, the entire Sale Parcel III.

In addition, the Maritime Port Property will be transferred to the LRA – probably as part of a Public Benefit Conveyance.

The Navy intends to sell Sale Parcels I and II sometime around April 2011.

Discussion points:

- Member of the public – Is the electrical system on the Base independent?

Mark Davidson (Navy) - No, the Navy gets the power from the Puerto Rico Electrical Authority (PREPA). The Navy pays for this service. The transformers and the power transmission lines on Base currently belong to the Navy, but the electricity is provided by PREPA.

- Luis Velázquez (RAB Member) – We have had four or five public hearings in Ceiba, at which various agencies and non-governmental entities presented different proposals for Base land use, but we have not heard anything about the LRA proposals you mentioned.

¹ These property names are from the 2007 land reuse concept.

Mark Davidson – I hear your concern. The Navy has suggested to Mr. Erwin Kiess, LRA director, that LRA needs to be more involved and more in touch with the community. Earlier today Erwin and his staff participated in the site visit to the Base.

- Marc Tallmadge (member of the public) – I know the water system can provide enough water for the base; under the new LRA proposal, will there be enough water to support its land development?

Mark Davidson - I don't really know the answer to that question.

Ramon Figueroa (RAB Co-chair) - Regarding the question, I have seen a feasibility study completed by the LRA, which took 2 years to prepare. It seems that LRA knows what it is doing and the number of people it can support, and it has all these requirements figured out.

Thuane Fielding (Navy) – I was about to say the same thing as Ramon. I know the LRA has already done feasibility studies; that particular utility will be transferred to the Commonwealth of Puerto Rico, which will supply water to the Base. All the parties are communicating and know what the limitations are.

Marc Tallmadge – What I am anticipating is the amount of development that needs to be planned for the future. Will the LRA have enough infrastructure to supply utilities to all the new development?

- Rafael Montes (RAB Member) – I have a comment related to Mr. Velázquez's line of thought. I know this continues to be a controversial topic. We have asked Mr. Kiess and the LRA's Board of Directors for their meeting minutes, which are public documents under the federal and state laws. He hasn't even responded to our letter requesting the information. If they are doing everything under the law, why all the secrets about the LRA development plans?

Luis Velázquez – I don't understand why Mr. Kiess does not participate in the RAB meetings to let us know what's going on with the LRA plans.

- Member of the public – I represent the Base employees at the "Unión de Tronquistas." You are talking about the water treatment plants and the power system distribution. What is going to happen with the (more or less) 20 employees when the use agreement is finalized and in effect?

Mark Davidson – I am not sure exactly who the LRA will contract to operate the wastewater treatment plant and the water plant.

Thuane Fielding - The Base Operations Services (BOS) contract explains about the possibility of the utilities being transferred to a different contract. It will be up to the LRA to select which company it will use, but the LRA is aware of the details from the scope of work that the Navy provided.

I don't want to have the RAB meetings to turn into an LRA meeting. The purpose of these RAB meetings is for you to get information about the environmental conditions of the property and fully understand what the Navy is doing, to try to ensure that we meet the requirements of the regulatory agencies and to ensure that the property is able to be reused in a manner that will hopefully stimulate the economic growth here in the area. What I will do as the Base Closure Manager is to again talk with Mr. Kiess. I will share with him your concerns and tell him that you would like to have a meeting with LRA representatives.

IV. Property Transfers – Mark Davidson (Navy)

(See Attachment 3, Presentations, for more details.)

- Properties transferred or remaining to be transferred under the Public Benefit Conveyance (PBC):
 - Airport Parcel: On February 2008, 1,600 acres were transferred to the Puerto Rico Port Authority. Five sites on this parcel are currently under investigation. The Navy is responsible for the cleanup of these sites and the Navy will continue with the cleanup. The Navy has access to the Airport sites to collect samples, monitor our wells, excavate soils, and whatever else we need to do to continue with the remediation of those sites. The sites will not be removed from the Consent Order² until the cleanup is completed.
 - In February 2008, 3,000 acres were transferred to the Department of Natural Resources (DNER).
 - In March 2009, 141 acres, the area called Los Machos Beach, were transferred to the town of Ceiba.
 - In May 2009, the Hospital and 30 acres were transferred to the Servicios de Salud Episcopale (Episcopal Health Services).

The Navy still has a few parcels that will be transferred by Public Benefit Conveyance—Piñeros Island and Cabeza de Perro. At Piñeros, we are still working on the investigation and removal of potential former munitions. Once that investigation is completed and we get closure concurrence from the regulatory agencies, Puerto Rico Environmental Quality Board (EQB) and the U.S. Environmental Protection Agency (EPA), the Navy will transfer those 340 acres to DNER. There's also about 5 acres, what we call Radar Hill, which we will transfer to the Port Authority for the airport use.

- Properties to be transferred under the Economic Development Conveyance (EDC):
 - The Science Park property (77 acres): There are three environmental sites that will be carved out of this property transfer. The Navy will retain ownership of these sites and the Navy will continue with the environmental remediation on those sites until EPA and EQB are satisfied that they are sufficiently cleaned. At that point the Navy will transfer those sites to the LRA.
 - The University property (169 acres): There are no environmental sites in this parcel.
 - The wastewater and water treatment plants: There are three sites associated with the wastewater treatment plants, one at each plant, which are the sludge drying beds. These sites will be carved out and the Navy will retain ownership, but the LRA can operate the plants.

² Cleanup agreement that was signed in 2006 by the Navy and EPA

- Sale Parcel III (961 acres): We don't know exactly, but it's almost certain that the LRA will ask for the entire 961 acres of Sale Parcel III. There are 19 environmental sites within Parcel III, which will be carved out and the Navy will continue with the cleanup. Once EPA and EQB concur that the cleanup is complete, these sites will be transferred to the Commonwealth.
- The Maritime Port Property (134 acres): This will go to the LRA under the Economic Development Conveyance, or possibly via a Public Benefit Conveyance. This parcel contains three environmental sites, which will be carved out while the Navy completes the investigation and cleanup.
- Federal agency to federal agency property transfers:
 - In September 2009, 54 acres referred to as Moscrip, were transferred to the U.S. Army. This parcel contains one environmental site and it is one of the few exceptions where the Navy is not doing the cleanup. We transferred the property "as is", including the environmental site, to the Army as part of the transfer agreement. The Army is doing the investigation and the cleanup and is working with EPA and EQB. However, the site is still technically under the Navy's Consent Order with EPA, so if something goes wrong, EPA can request that the Navy get involved again.
 - Five acres of the boat repair facility on the waterfront will be transferred to the Puerto Rico Army National Guard. There's one environmental site on the property, which will be included in the transfer. The Puerto Rico Army National Guard will be performing the investigation and cleanup. They will need to obtain an agreement, order, or similar permit from EPA to work on the site, because it will not fall under the Navy's Consent Order after the transfer.
 - The Department of Homeland Security is getting the parcel next to the Puerto Rico Army National Guard. The parcel covers only 2 acres and contains a boat ramp; there are no environmental sites.
 - Cabras Island is owned by the U.S. Coast Guard, which issued a lease agreement for the Navy to use the island. The Navy will clean up the one environmental site on the island and remove an underground storage tank and a couple of sheds.
- Sale Parcels:
 - The Navy intends to sell Sale Parcels I and II via an auction process. All the profits from the sale will go into the environmental cleanup of the sites.
 - Sale Parcel I consists of about 1,500 acres. On Parcel I, six houses have been designated to go to the homeless. There are 7 environmental sites within Parcel 1 which will be carved out of the transfer. Once cleanup has been completed, the sites will be transferred to the owner of Sale Parcel I.
 - Sale Parcel II is the housing area of the Base. It covers about 500 acres. There are no environmental sites associated with this parcel.

Discussion Points:

- Ismael Velázquez (RAB Member) – The first observation I have is for the RAB members. When we first began having meetings, we received the RAB Charter defining our role. It seems we have changed our purpose as a group, and now we are asking questions that are not related to what we are supposed to do here.

The second observation is for Mark Davidson. We can't read the maps; they are too small. We would like, if possible, a map big enough so we can see the details for the property boundaries.

Susana Struve (CH2M HILL) – We will provide a bigger map when we send the minutes for your review.

- Luis Velázquez (RAB member) – You said that one parcel was transferred to the Army and that they are doing the cleanup. What kind of cleanup?

Mark Davidson – The Army has the same requirements and follows the same process as the Navy. Army personnel will take soil samples, get them analyzed, issue a report, send it to EQB and EPA for comment; then, the Army resolves the agency comments before a final plan is approved. I know the Army has already submitted a Corrective Measures Study (CMS).

- Luis Velázquez (RAB member) – I want to know who approved or certified the movement of thousands of meters of contaminated material that was taken out of Roosevelt Roads? Where are these materials? Who received them?

Mark Davidson – We don't have any information about this. When contaminated soil is removed, whether by Baker, CH2M HILL, or the Army, there's a manifest document that goes along with the waste. The manifest is kept on the truck; the paperwork is filled out; and the landfill certifies the reception of materials. The manifest gets incorporated into the site document that is submitted to EQB and EPA. The agencies in charge of the removal follow specific requirements for tracking any materials taken out of the Base.

Luis Velázquez – I have photos showing that this process was not followed. A truck went out of the Base and I followed it; the trucks disposed contaminated material in a stream. This is an environmental suicide, because we don't know what kind of metals went into the stream.

Mark Davidson – The Army has not done any digging at their one environmental site (SWMU 73) yet, because they are still in the investigative stage. The Army just submitted the CMS and they are in the process of addressing regulatory comments, so all they have done is collect soil samples to be analyzed. If indeed those trucks came from the Army site, the material may be related to construction activities. I simply don't know. Perhaps EQB can look into this.

Ramon Figueroa (RAB Co-chair) – We have to be fair with this process. Luis, you are making very serious accusations. What evidence, if any, do you have beside those photos to claim that the dirt removed was contaminated? We need to find out more information before making any statements like that.

Wilmarie Rivera (EQB) – As Mark said, the Army has not done any soil removal; so far it has only collected samples. The Army is not even close to deciding what kind of remedial action will be done at the site. If you want to follow up with this issue, the procedure is for you to go EQB's offices and submit a complaint.

Ismael Velázquez- Somewhere you have failed in your oversight; I witnessed the soil removal. Let me explain this – when the removal began, they found that the soil was contaminated because it came from a landfill that the Base used. They removed up to 3 feet in depth and I know that the soil was contaminated. I did not see where they put it, but they removed hundreds and hundreds of feet of material.

Mark Kimes (Baker Environmental) – Do you know if they were digging in the environmental site (which is the former Defense Reutilization and Marketing Office Metal Scrap Yard, SWMU 73)? That site is across the street from all the construction activities they are doing. Are you saying that they dug the site across the street from the current Army Reserve Center, which has been there for years and has a brick area, behind the fence where they segregated metal? Are you sure the material is not construction debris?

Ismael Velázquez – Yeah, that’s the area. They took the old material from underneath the new building.

Mark Kimes– So that’s from where you think they removed the soil. This is a new building that is not close to any site (or solid waste management unit [SWMU]), which means that the site is not where the contamination is. So, the question is: how do you know that it was contaminated soil?

Ismael Velázquez – There’s no landfill without contamination. When the construction started they noticed the contamination; it is your responsibility to find out what the Army did.

Mark Kimes – From all the Environmental Condition of Property assessments, interviews, and analysis of all historical aerial photos through the years, we know that this area was never identified as a landfill. How do you know that it was a landfill with actual waste?

Ismael Velázquez – When the landfill closed, there was no place to dispose of the waste. They started bringing some containers with what they collected during the week; before placing the waste into the containers, they used to throw them to the soil and then transferred the waste to the containers when they were available.

Mark Kimes – What you are describing is not a landfill. A landfill is when you have a cell and you dump your garbage in it and then place a cover on top of it. What you describe is totally different. It seems you are talking about an area where maybe they were staging [temporarily storing] the waste in order to dispose of it later. If you take a garbage bag from your house and set it on the ground before putting it into a garbage can, that doesn’t make it a landfill. There is no way to know if the soil there was contaminated without taking samples.

Wilmarie Rivera (EQB) - Luis, to submit a complaint you need to follow EQB’s process. I will try to check into this issue.

V. Statement of Basis – Mark Kimes (Baker Environmental)

Statements of Basis were written for various sites on the base; they describe the process that EPA uses under the Resource Conservation and Recovery Act (RCRA) to select the appropriate corrective measures for containing or cleaning a hazardous waste management facility. A Statement of Basis is developed following the investigation phase and contains the

recommendations on how to clean up a site and the best method to use in relation to the cost, feasibility, and implementation of a remedial action. Once there is an agreement between the Navy, EPA and EQB on a corrective measure, we then develop the Statement of Basis. The Navy has recently developed Statements of Basis for five sites at the Base:

- SMWU 13 - Former Pest Control Area. The investigations were completed in 1999; the CMS was completed in 2000. The design package on how we were going to clean the site was completed in 2001; the project plans for the remediation contractor were submitted in 2005; and the cleanup of the site was completed in 2009. The Draft Statement of Basis was submitted to EPA and EQB in August of this year.

SWMU 13 was the area on the Base where pesticides were mixed before being used throughout the Base. During the RCRA Facility Investigation (RFI), we identified pesticides and polycyclic aromatic hydrocarbons (PAHs) in the soil, and the CMS recommended excavation and disposal of the contaminated soils as the remedy. That removal action was successfully completed.

- SWMU 46 – Transformers Storage Pad. This site was used as a 90-day storage area for hazardous waste. When the Base was operational, it generated hazardous wastes that were accumulated in this area before being transported off Base to be disposed properly. The RFI identified polychlorinated biphenyls (PCBs) and PAHs at this site and recommended the same remedy as for SWMU 13.
- Area of Concern C – Located next to SWMU 46, this site followed the same timeline as SWMUs 13 and 46 for the investigation, the CMS, and the work plan. The same contaminants were found as at SWMU 46 - PCBs and PAHs in the surface soils. The CMS recommended excavation of the soil and offsite disposal.
- SWMU 53 – The Fire Ant Site – Former Malaria Control Shop. This site was used to store pesticides. The timeline on this site is a little different from the other ones. At SWMU 53, the whole process started with EPA coming on base in the early 1990s; after that the Navy signed a RCRA permit in 1994. This SWMU was added later on when the Navy notified EPA that there may have been a release at the site that may have caused contamination. The first sampling was conducted in 2001. The site was sampled; the RFI was completed the following year; the CMS began in 2003; the design package was completed in 2004; the corrective action was implemented in 2005; and the cleanup of the site was completed in 2008.
- SWMU 68 - Former Southern Fire Training Pit Area. SWMU 68 was a site that came about from the Environmental Condition of Property assessment that the Navy performed in 2004. The RFI was completed in 2008; the CMS was completed in 2009; the Draft Statement of Basis was submitted to the regulators in August 2009; and the design package was completed this year. We also submitted the project plans for the cleanup of the site this year; we are addressing regulatory comments before we can move forward and remove the contaminated soils from the site.

This site contains two small areas that have been identified with low levels of soil contamination. SWMU 68 is at the southwest end of the airfield, covering approximately 18 acres of mostly upland habitat. This is one of the sites identified through the aerial photo analysis that was conducted as part of the Environmental Condition of Property assessment. The RFI determined that limited surface soil contamination of selected metals existed at that

site. The CMS recommended the removal of those soils, amounting to about 555 cubic yards of contaminated soils to a depth of 2 feet, and outside disposal of the soils.

So you can see how getting to the Statement of Basis is a lengthy process – some of the initial steps started in the mid 1990s and there are a number of steps to be taken before the site can get closed out. These sites represent a good story – the contamination was identified, and we took care of it and cleaned the site following the RCRA process. The Statement of Basis is the end of the process, where we know our work has resulted in doing the right thing to protect human health and the environment.

Discussion Points:

- Member of the public – Before closing the Base, did you start the cleanup? There's one person here that is contaminated with heavy metals and I remember that the Navy paid indemnities to dozens of people on the Base because they were contaminated with heavy metals. My question is, can I request an analysis to find out if I am contaminated with heavy metals from all the years I've been working on the Base?

Mark Davidson – The Navy and Marine Corps Public Health Center has a section³ that focuses its attention on the health of former Navy workers; we had these discussions when we first started the RAB meetings. I will find out more information.

- Rafael Montes – I wanted to bring up an issue that Susana already addressed, that Mark Kimes will verify the conservation maps and sales parcels, because there's some green areas on the map that are marked for conservation, but in another map they are marked for sale. My question is about a conservation area that I think is a stand of mangroves in front of the Navy property that looks like it is for sale on the map. I am worried about the sale of parcels in the mangrove area when they should be transferred to the Conservation Trust.

Mark Davidson – In regards to the map, you are right. We jumped from color to color, from map to map, and I apologize – it's really hard to read the legend there, but you are definitely right. We will review, correct, and submit larger format maps to the RAB.

Talking about transferring mangroves, probably you are talking about the areas that we call SWMU 1 and SWMU 2. I believe that originally the reason why the mangroves are not part of the conservation parcel is because we have two SWMUs there, two sites that have to be remediated. Just because we transferred a parcel with mangroves, it doesn't give the new owner the right to develop in the mangrove area. The new owner still has to live by all the rules and regulations of the Army Corp of Engineers or the Commonwealth of Puerto Rico, so he/she just can't arbitrarily go there and start developing in a wetland or mangrove community.

Ramón Figueroa – That's why I said it was important to have the meeting minutes from the LRA. I am sure that many of the questions and doubts that we have can be clarified if the community has access to those minutes. As Mark said, buying the parcel doesn't give you the right to start building; you have to adhere to the zoning and regulations, and we all know how they work in Puerto Rico.

VI. CLOSURE

The next RAB meeting is scheduled for January 27, 2011.

³ the Industrial Hygiene Directorate of the Navy and Marine Corps Public Health Center

ATTACHMENT 1 - Meeting Attendees - November 4, 2010

RAB Community Members Present

Ramón D. Figueroa, Community Co-Chair

Luís A. Velázquez Rivera
Agustín Velázquez Santos
Rafael Montes
Ismael Velázquez
William Lourido
Michael Dalton

RAB Community Members Absent

Jorge Fernández Porto
Samuel Caraballo
Lirio Marquez D'Acunti
Debra McWhirter
Ramón M. Ríos

Community Members Visiting

Marc Tallmadge
Manuel Martinez
Jose Benitez
Silverio Rosario

RAB Agency Representatives

Mark Davidson, Navy Co-Chair, BRAC Environmental Coordinator	Navy - BRAC Program Management Office Southeast
Tim Gordon (absent)	EPA, Region 2
Wilmarie Rivera	EQB, Federal Facilities Coordinator
Gloria M. Toro Agrait (absent)	EQB, Hazardous Waste Permit Division
Santiago Oliver (representative)	Puerto Rico Conservation Trust
Neida Pumarejo Cintrón (absent)	

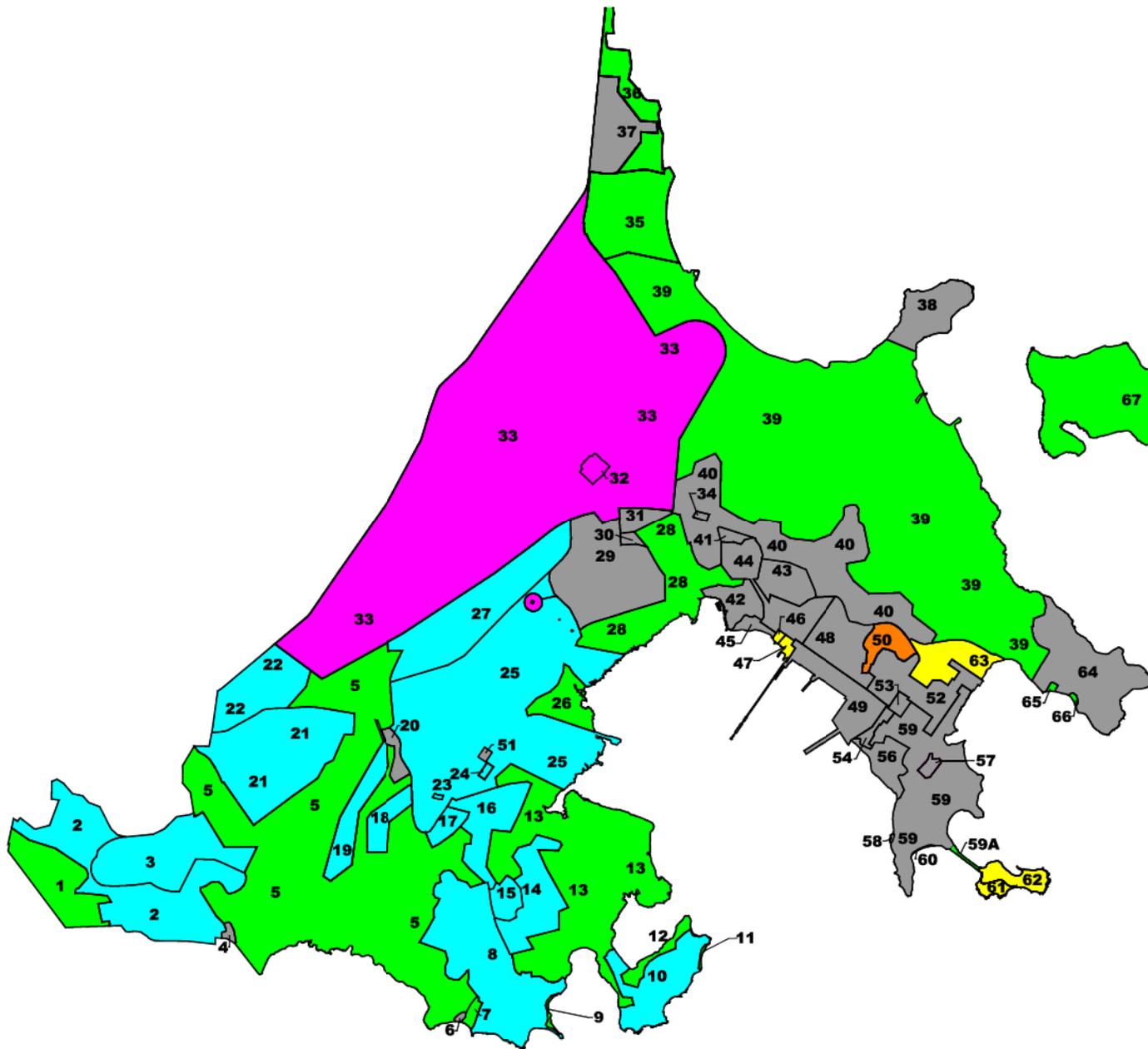
Other Agency Representatives

Erwin Kiess (absent)	Director, Local Reuse Authority (LRA)
Freddy de Jesús (absent)	LRA
Thuane Fielding	Naval Activity Puerto Rico
Commander Daniel Kalal	Naval Activity Puerto Rico

Support Staff

Susana Struve	CH2M HILL, Inc. (Navy contractor – meeting facilitator)
Pedro Ruiz	Naval Activity Puerto Rico
Mark Kimes	Baker Environmental, Inc. (Navy contractor – Installation Restoration Program)

ATTACHMENT 2 - Map of Transfer Parcels



LEGEND

- AIRPORT—PSC (32, 33)
- CONSERVATION—PSC A (1,5,7,9,11,12,13,26,28,36,39,58,60,65,66)
- CONSERVATION—PSC S (67, 68)
- HEALTH CLNIC—PSC (24)
- HOMELESS PROVIDER—PSC (23)
- HOSPITAL—PSC (50)
- COMMUNITY OF CEIBA—PSC (35)
- PORT—PSC (44, 49)
- EDC (4,6,20,29,34,51,52,57)
- DOD—ARMY (47,63)
- FEDERAL—CHS (18, 38, 46)
- SALE I (2,3,17,19,21,22,25,27)
- SALE II (8,10,14,15,16)
- SALE III (30,31,37,40,41,42,43,45,48,53,54,56,59,64)
- COAST GUARD (61, 62)
- PUERTO RICO SHORELINE

- Conservation / Conservación
- Fed to Fed Transfer /
Transferencias a Agencias Federales
- Sale Parcels / Parcelas de Venta
- Commonwealth for Redevelopment / Para Desarrollo
- Airport / Aeropuerto
- Hospital / Hospital

ATTACHMENT 3 - Presentation

Restoration Advisory Board Meeting (RAB)

Former Naval Station Roosevelt Roads (NAPR)
Ceiba, Puerto Rico

Meeting # 19
November 4, 2010



Tonight's Topics

1. Memorandum of Agreement
2. Property Transfer Overview
3. Statement of Basis
4. Other questions/comments from the public



Memorandum of Agreement (MOA)

Mark Davidson
Navy - BRAC Program Management Office SE



Memorandum of Agreement

- Agreement between Navy and Local Reuse Authority (Portal Del Futuro)
- Signed August 11, 2010
- Purpose:
 - Delineate and document the roles and responsibilities of the Navy and the LRA regarding the transfer of property at Naval Activity Puerto Rico



MOA Provisions

1. Utilities

- Within 90 days (Nov 10, 2010), Local Reuse Authority will negotiate a Purchase Agreement with the Navy outlining the sale and transfer of the base utilities
 - Three waste water treatment plants and base-wide sanitary sewer system
 - One water treatment plant and base-wide water distribution system
 - Electrical distribution system, base-wide



MOA Provisions (continued)

1. Utilities (continued)

- Negotiated sale (at a nominal cost) of the utilities
- Local Reuse Authority (LRA) shall take ownership and operational responsibility of the utilities by:
 - Sep 30, 2010 or 10 days after issuance of required permits (whichever is later)
- LRA will provide utility services to the Navy and other tenants on base at reasonable rates



MOA Provisions (continued)

2. LRA shall submit within 120 days (Dec 9, 2010) a revised Economic Development Conveyance (EDC) application, to include:

- Property identified in the May 2009 EDC application (Science Park, University, Water & Wastewater Treatment Plants)
- Portion of Sale Parcel III required for NAPR development initiative (Caribbean Riviera)
- Maritime Port Property (may be conveyed to the LRA by a Public Benefit Conveyance)



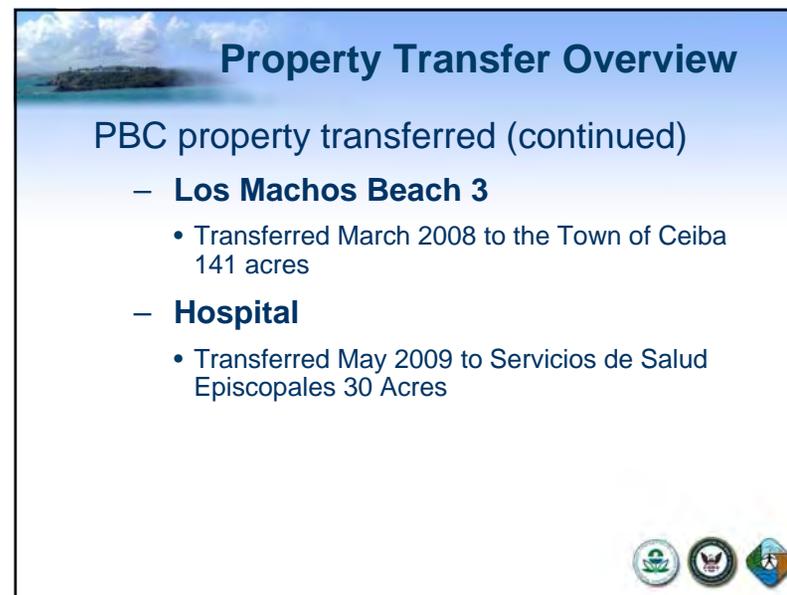
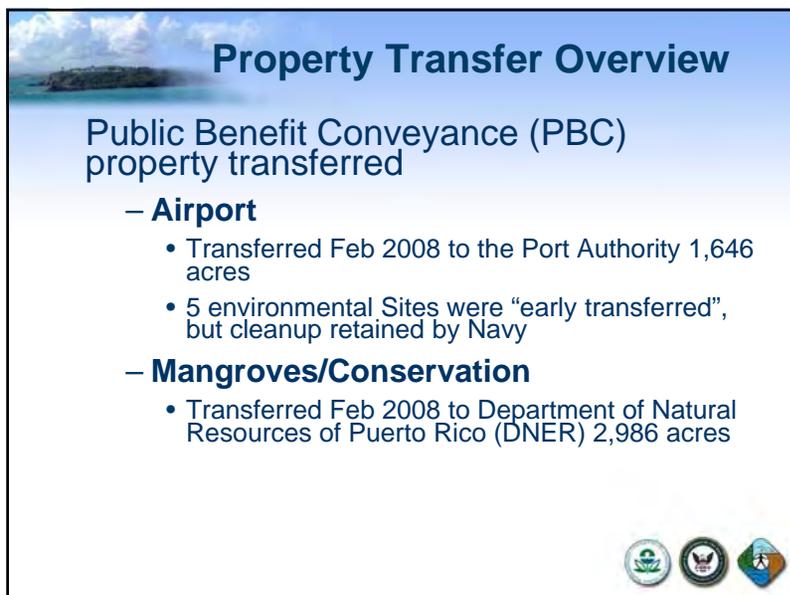
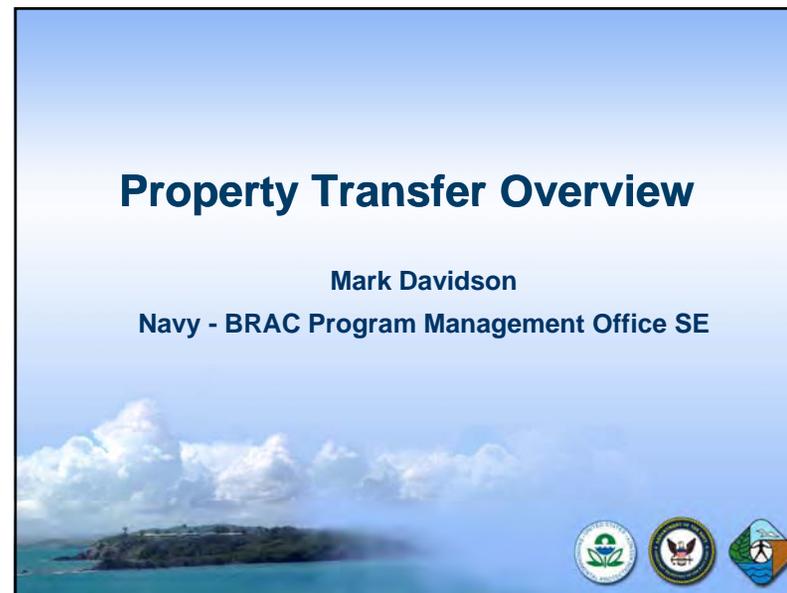
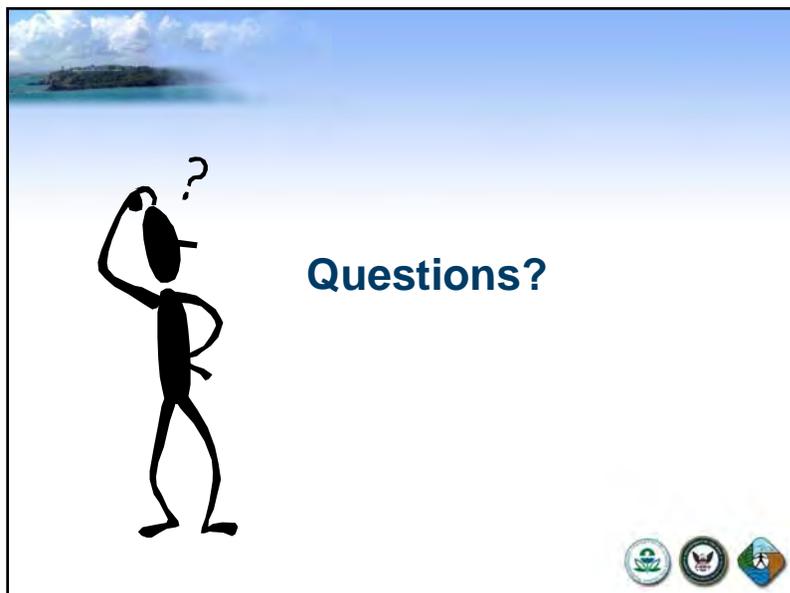
MOA Provisions (continued)

3. Navy agrees to forgo selling of Sale Parcel III

4. Property not included in the revised EDC application (Sale Parcels I and II) will be disposed of by the Navy

- via internet auction commencing approximately March 2011
- Navy will provide ingress/egress and utility easements to the LRA





Property Transfer Overview

PBC property to be transferred

– Piñeros and Cabeza de Perro Islands

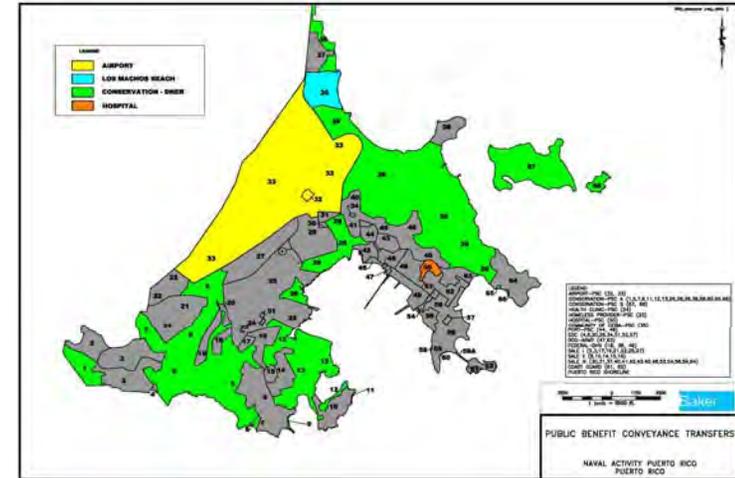
- Will transfer to DNER following cleanup 340 acres
- Munitions investigations/cleanup underway

– Radar Hill

- Will transfer to Port Authority in near future 5 acres



Public Benefit Conveyance Transfers



Property Transfer Overview

Economic Development Conveyance Property to be transferred to Local Reuse Authority

–Science Park

- 77 acres - 3 environmental sites to be carved-out and cleanup retained by the Navy

–University

- 169 acres - no environmental sites

–Water and wastewater treatment plants

- 23.6 acres - 3 environmental sites to be carved-out and cleanup retained by the Navy



Property Transfer Overview

EDC Property to be transferred to LRA (cont.)

– Sale Parcel III

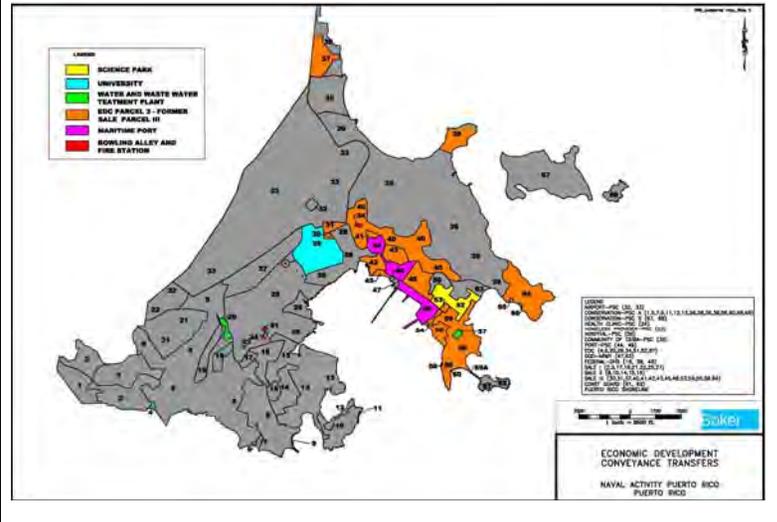
- 961 acres - 19 environmental sites to be carved-out and cleanup retained by the Navy

– Maritime Port Property

- 134 acres - 3 environmental sites to be carved-out and cleanup retained by the Navy
- May transfer as a Public Benefit Conveyance, but the LRA will be the owner



Economic Development Conveyance Transfers



Property Transfer Overview

Fed to Fed Transfers Completed

– Moscrip

- Transferred Sep 2009 to the Army Reserve 54 acres
- 1 environmental site, which was transferred to the Army in Sep 2009. Cleanup being conducted by the Army



Property Transfer Overview

Fed to Fed Transfers, upcoming

– Army National Guard

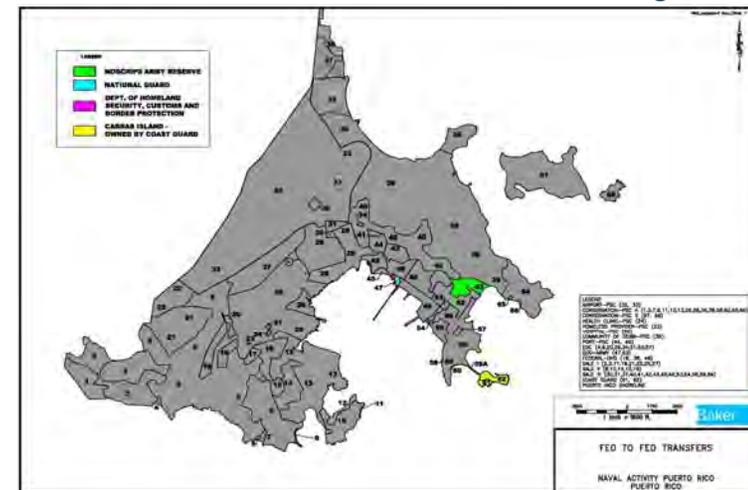
- 5 acres
- 1 environmental site to be included in the transfer. Cleanup to be accomplished by the National Guard

– Department of Homeland Security (US Customs and Border Protection)

- 2 acres
- No environmental sites



Transfers to Federal Agencies



Property Transfer Overview

Sale Property to be auctioned by the Navy

–Sale Parcel 1

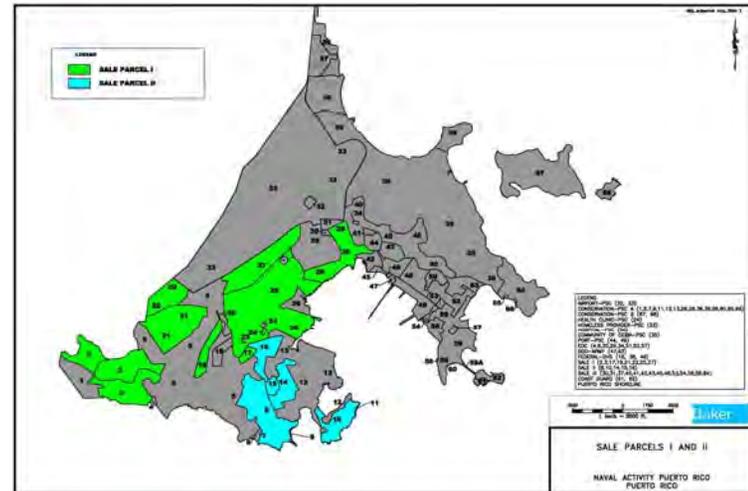
- 1,534 acres - 7 environmental sites to be carved-out and cleanup retained by the Navy
- 6 housing units, 1 acre, set aside for the homeless included

–Sale Parcel 2

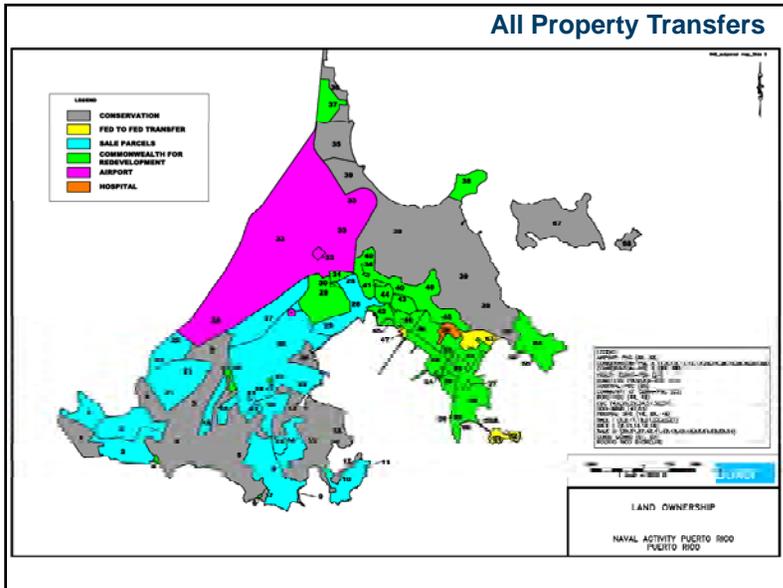
- 497 acres - No environmental sites



Sale Parcels 1 and 2



All Property Transfers



Questions?



Statement of Basis (SWMUs 13, 46, 53, and 68 and AOC C)

Mark Kimes
Baker Environmental



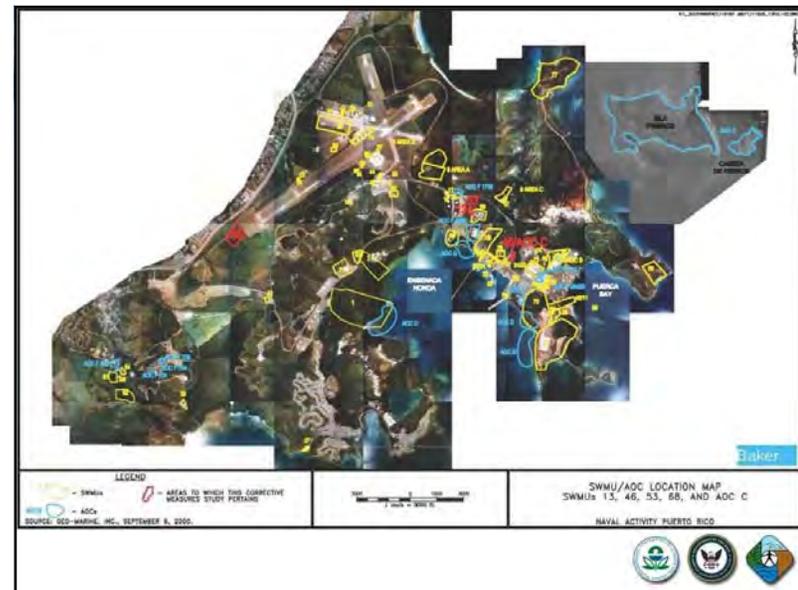
Statement of Basis

- The Statement of Basis documents describe the process EPA uses under RCRA to select measures for containing or cleaning up a hazardous waste management facility.
- The Statement of Basis is developed following the Investigation Phase and development/recommendation of the Corrective Measure for the site as part of the RCRA Process.”



Statement of Basis

- The Navy has recently developed Statement of Basis for 5 sites at NAPR
 - SWMU 13 – Bldg 258 – Former Pest Control Area
 - SWMU 46 – Transformer Storage Pad at Public Works Department
 - SWMU 53 – Building 64 – Former Malaria Control Shop
 - SWMU 68 – Former Southern Fire Training Area
 - AOC C – Transformer Storage Pads near Building 2042



Statement of Basis

- **SWMU 13 (Bldg 258 – Former Pest Control Area) – RCRA Process History**

- RCRA Facility Investigation (RFI) was completed for the site in 1999
- Corrective Measures Study (CMS) recommending the proposed remedy for the site was completed in 2000
- Corrective Measure Implementation (CMI) Design was completed in 2001
- CMI Project Plans were completed in 2005
- Clean up of the site was completed in 2009
- Draft Statement of Basis was submitted to EPA and EQB in August 2010



Statement of Basis

- **SWMU 13 – History of the Site**

- Pesticides for use on the base were mixed and pesticide application equipment was cleaned at this location. This area was not used for pesticide storage.
- The RFI determined that the drainage ditch adjacent to the site was contaminated with pesticides and poly-aromatic hydrocarbons (PAHs).
- The recommended remedy in the CMS was for excavation of contaminated soils with off-site disposal of the soils.
- The soils within the drainage ditch were excavated to remove the contaminated soils with off-site disposal of the contaminated soil.



Statement of Basis

- **SWMU 46 (Transformer Storage Pad at Public Works Department) – RCRA Process History**

- RCRA Facility Investigation (RFI) was completed for the site in 1999
- Corrective Measures Study (CMS) recommending the proposed remedy for the site was completed in 2000
- Corrective Measure Implementation (CMI) Design was completed in 2001
- CMI Project Plans were completed in 2005
- Clean up of the site was completed in 2008
- Draft Statement of Basis was submitted to EPA and EQB in August 2010





Statement of Basis

- **SWMU 46 – History of the Site**
 - SWMU 46 consists of two concrete pads.
 - The pads were used as “under 90 day” hazardous waste storage/ accumulating facilities for base operations.
 - The RFI determined that the surface soils at the site were contaminated with PCBs and PAHs.
 - The recommended remedy in the CMS was for excavation of contaminated soils with off-site disposal of the soils.
 - The soils within the drainage ditch were excavated and disposed off-site

Statement of Basis

- **AOC C (Transformer Storage Pad near Building 2042) – RCRA Process History**
 - RCRA Facility Investigation (RFI) was completed for the site in 1999
 - Corrective Measures Study (CMS) recommending the proposed remedy for the site was completed in 2000
 - Corrective Measure Implementation (CMI) Design was completed in 2001
 - CMI Project Plans were completed in 2005
 - Clean up of the site was completed in 2008
 - Draft Statement of Basis was submitted to EPA and EQB in August 2010



Statement of Basis

- **AOC C – History of the Site**

- AOC C consists of three raised concrete pads with curbing.
- The pads were used to store transformers. Staining was observed on the pads during the RFI.
- The RFI determined that the surface soils in the vicinity of the pads were contaminated with PCBs and PAHs.
- The recommended remedy in the CMS was for excavation of contaminated soils with off-site disposal of the soils.
- The soils within the drainage ditch were excavated and disposed off-site



Statement of Basis

- **SWMU 53 (Building 64 – Former Malaria Control Shop) – RCRA Process History**

- Sampling and Analysis was completed in 2001
- RCRA Facility Investigation (RFI) was completed in 2002
- Corrective Measures Study (CMS) recommending the proposed remedy for the site was completed in 2003
- Corrective Measure Implementation (CMI) Design was completed in 2004
- CMI Project Plans were completed in 2005
- Clean up of the site was completed in 2008
- Draft Statement of Basis was submitted to EPA and EQB in August 2010



SWMU 53

Excavation Area



Statement of Basis

- **SWMU 53 – History of the Site**

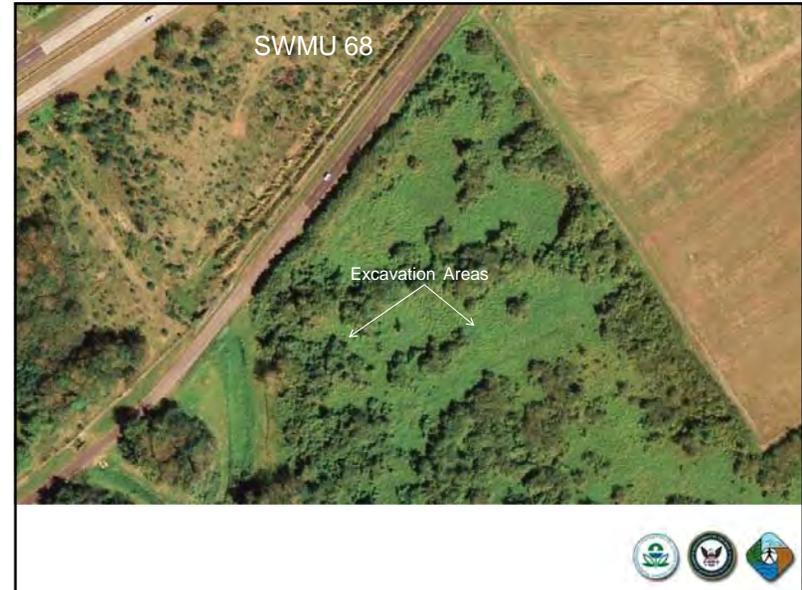
- SWMU 53 is the area of Bldg 64 which was built in 1942 and condemned in 1980.
- The building was used to store pesticides
- The RFI determined that the soils at the site were contaminated with pesticides and metals.
- The recommended remedy in the CMS was for excavation of contaminated soils with off-site disposal of the soils.
- The contaminated soils were excavated and disposed off-site.



Statement of Basis

- **SWMU 68 (Former Southern Fire Training Area) – RCRA Process History**

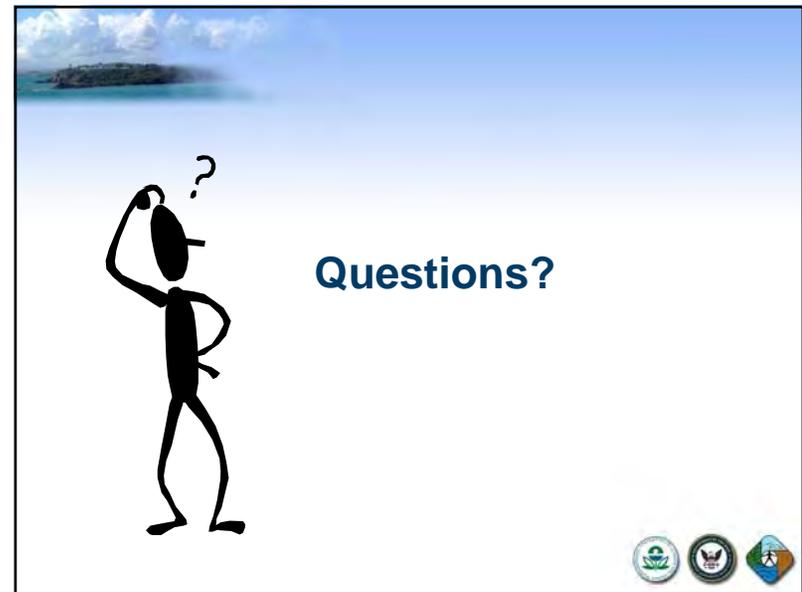
- RCRA Facility Investigation (RFI) was completed in 2008
- Corrective Measures Study (CMS) recommending the proposed remedy for the site was completed in 2009
- Draft Statement of Basis was submitted to EPA and EQB in August 2009
- Corrective Measure Implementation (CMI) Design was completed in 2010
- CMI Project Plans were completed in 2010
- Cleanup of the site will be initiated over the next few months



Statement of Basis

- **SWMU 68 (Former Southern Fire Training Area)**

- SWMU 68 is located at the southwest end of the Ofstie Airfield and covers approximately 18 acres of mostly upland habitat.
- The site was identified through an aerial photography analysis as part of the Environmental Condition of Property.
- The RFI determined that limited surface soil contamination of select metals existed at the site.
- The recommended remedy in the CMS was for excavation of approximately 555 cubic yards of contaminated soils to a depth of two feet with off-site disposal of the soils.



Closing: next RAB meeting

- **Next RAB meeting January 2011**
 - At Club Cívico La Seyba, if available
 - Please remember to call ahead, or send an alternate, if you cannot attend
- **Agenda suggestions for next time?**
 - Call Ramón Figueroa, RAB Community Co-Chair (787-235-1473)
- **Thank you for participating!**



Questions between meetings

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