

Restoration Advisory Board (RAB) Meeting

Former Naval Station Roosevelt Roads
Ceiba, Puerto Rico

February 7, 2007



PORTAL
DEL FUTURO

Tonight's Agenda

Welcome

David Criswell, Navy
Deputy Base Closure Manager

Review of Action Items

Mark Davidson, Navy Co-Chair

RAB Administration

- RAB membership so far
- Electing a Community Co-Chair
- RAB Operating Procedures
- RAB members' discussion

Susana Struve, CH2M HILL
Facilitator

Final Navy-EPA cleanup agreement

- Public questions and comments

Tim Gordon, EPA
Remedial Project Manager

Status report - investigations and cleanup

- Public questions and comments

Mark Kimes,
Baker Environmental

Closing

Susana Struve



Action Items - last meeting

Action Item	Status
Investigate more ways to notify the public of meetings	<ul style="list-style-type: none">• Newspaper advertisements <i>El Vocero</i> 1/18 and <i>El Horizonte</i> 1/24• Radio Yunque 93 public service notice• Ceiba/Fajardo megaphone announcement• Expanded mailing list• Called RAB members• Asked each RAB member to bring a guest
Information about the decision to close the base and transfer land	<ul style="list-style-type: none">• Provided on the next few slides
Revise anticipated schedule	<ul style="list-style-type: none">• Handout tonight



Decision to close and transfer the base (Public Law 108-87, Sept. 2003)

- **SEC. 8132. (a) CLOSURE OF NAVAL STATION ROOSEVELT ROADS, PUERTO RICO.**
 - Notwithstanding any other provision of law, the Secretary of the Navy shall close Naval Station Roosevelt Roads, Puerto Rico, no later than 6 months after enactment of this Act.
- **SEC. 8132. (b) IMPLEMENTATION.**
 - The closure provided for in subsection (a), and subsequent disposal, shall be carried out in accordance with the procedures and authorities contained in the Defense Base Closure and Realignment Act of 1990 (title XXIX of Public Law 101–510; 10 U.S.C. 2687).



BRAC Process to close and transfer the base

- **Goal: 3 years**
- **Plan: Overlap Closure and Disposal**
 1. Move assets; cease operations; close the base
 2. Simultaneously with the above:
 - *Environmental Characterization (cleanup required): ECP*
 - *DOD Screening and Transfer (Guard, Reserves, Active)*
 - *Federal Agency Screening and Transfer (Fed-to-Fed)*
 - *Personal Property Screening*
 - *Homeless Screening*
 - *Local Reuse Authority (LRA) Identification/Plan*
 - *Disposal: All methods, but more reliance on market*



Types of BRAC transfers

(Defense Base Closure and Realignment Act of 1990)

- **Sale**

- Sealed bid, on-line auction, live auction
- Examples: Tustin, El Toro, and San Pedro, CA; Charleston, SC; Orlando, FL

- **Public Benefit Conveyance (PBC)**

- To Public Entity for conservation; parks; airports; hospitals; etc.
- No-Cost: “Free”; STRINGS ATTACHED

- **Economic Development Conveyance (EDC)**

- Minimal housing; job creation is the focus
- Discounted (often no-cost); STRINGS ATTACHED
- Negotiated
- Cost: Similar rules to No-Cost, but \$ return to the Government



Transferring Roosevelt Roads

- **Disposal began with Closure**
 - Closure in six months required
- **Fed-to-Fed**
 - “As is, where is”; receiving agency takes on cleanup
- **Environmental**
 - Characterized early & faster; sell with property
- **Homeless**
 - Realistic and coordinated
- **Reuse Plan**
 - Approved by HUD w/ Navy Concurrence 03/24/05



Transferring Roosevelt Roads

(continued)

- **Public Benefit Conveyances (PBC)**
 - Airport; hospital; NO schools; realistic
- **Economic Development Conveyances**
 - two small parcels at fair-market cost
- **PBC Conservation Transfers:**
 - 55% of property
- **Public Sales**
 - predominate in non-conservation properties



Cleanup and transfer authority

- **Environmental Cleanup via Public Sale:**
Public Law 101-510, Section 2905(e)
- **RCRA Section 7003 Administrative Order:**
Navy and EPA agreement
 - signed 29 January 2007



RAB Administration

Former Naval Station Roosevelt Roads

February 2007

Susana Struve

CH2M HILL



Summary from last meeting

- **Purpose of a RAB: exchanging information**
 - Community learns about cleanup progress, discusses with the agencies
 - Agencies hear constructive community comments and suggestions about environmental cleanup activities
 - RAB meetings are always open to the public
- **Government agencies are legally responsible for making cleanup decisions**
- **Will give respectful consideration to the comments of RAB members**



RAB Membership guidelines

- **Usually about 20-25 community members**
 - 12 people have applied since November
- **Should reflect the different interests and concerns of the affected local community**
 - Local community = Ceiba, Naguabo and Fajardo
 - Long-time and new residents, businesses, fishing, farming, environmental, medical, educators, people who belong to groups, and people who don't...





RAB Membership (so far)

- **Local government officials and agencies**
 - 3 municipalities invited to send representatives
- **Local residents (Ceiba, Naguabo or Fajardo)**
 - *8 from Ceiba, 2 from Fajardo, none from Naguabo*
 - *1 lives in San Juan, but was advisor to Ceiba residents on reuse plan*
 - *1 lives in Washington, DC, but has knowledge relevant to environmental cleanup*
 - make an exception to “local” rule?
 - or could participate as invited guest



RAB Membership (so far)

- **Different backgrounds:**
 - Business owners/operators (3)
 - School Principal or Teachers (1)
 - University (1)
 - Youth (1)
 - Religious leaders (5)
 - Environmental group or interest (4)
 - Worked at or knowledge of Roosevelt Roads (6)
 - Retirees (3)
 - APRODEC members (3)





RAB members needed

- **Naguabo residents**
- **Fajardo residents**
- **Women**
- **Local school teachers**
- **Local government**
- **Local health care/knowledge**



Electing a Community Co-Chair

- **RABs have two Co-Chairs**
 - Navy Co-Chair is appointed
 - Community Co-Chair is elected by community members
- **We are still accepting new members**
 - Plan to elect Co-Chair at next meeting
- **Process**
 - Nomination by another community member
 - Only community members can vote
 - Voting can be “closed door” or in open RAB meeting



RAB Operating Procedures

- **2006 Department of Defense RAB Rule**
 - Activities that can be performed by a RAB
 - Establishing a RAB
 - Responsibilities of RAB members
 - Steps to adjourn or dissolve a RAB
- **Each RAB must develop its own mission and operating procedures, within the RAB Rule**
 - Mission: what do we plan to accomplish?
 - Operating procedures specific to each RAB
 - Documented in a RAB Charter and signed by RAB members
 - Sample charters for review and discussion at our next meeting



Issues to think about

- **How can this RAB be productive and efficient?**
 - Reviewing documents
 - Giving comments and responses
 - Resolving disputes
 - Informing the general community
- **Membership rules**
 - Members should attend each meeting or send an alternate
 - *What do we do if a member does not attend regularly?*
 - *What do we do if someone disrupts meetings?*
 - How will we choose new members if some leave?
 - How long will the Community Co-Chair serve?



Final Navy-EPA Cleanup Agreement

Former Naval Station Roosevelt Roads
February 2007

Tim Gordon
U.S. Environmental Protection Agency (EPA)



RCRA Consent Order (Agreement) Finalized

- **Signed by Navy and EPA**
 - effective as of January 29, 2007
- **EPA carefully considered and has now responded to comments from the public**
 - EPA held a 30-day public comment period from Sept. 12 to Oct. 12, 2006
 - EPA held a public meeting on September 27
 - *Navy, EQB and Local Reuse Authority participated*
- **To view Consent Order, comments and responses:**
 - Online at www.epa.gov/region02/waste/fsroosev.htm
 - EPA's and EQB's offices in Santurce and Rio Piedras
 - Ceiba public library



RCRA Consent Order (Agreement) Provides

- **Framework for transfer and cleanup**
 - Allows Navy to transfer clean parcels
 - Ensures that parcels with contamination will be remediated
 - *according to Federal and Commonwealth standards*
 - *to protect human health and the environment*



Summary of comments on the Draft RCRA agreement

- **Will contaminated soils be disposed of in Ceiba?**
 - The only permitted hazardous waste disposal facilities are on the US mainland
 - Non-hazardous soils may be disposed of in Puerto Rico, at authorized solid-waste disposal facilities
- **Schedule for the clean-up operations?**
 - Schedules will be part of EPA-approved work plans
- **Transferring parcels to Puerto Rico**
 - Cleanup under “Third Party” agreement if PR Government assumes responsibility; otherwise Navy responsible for cleanup

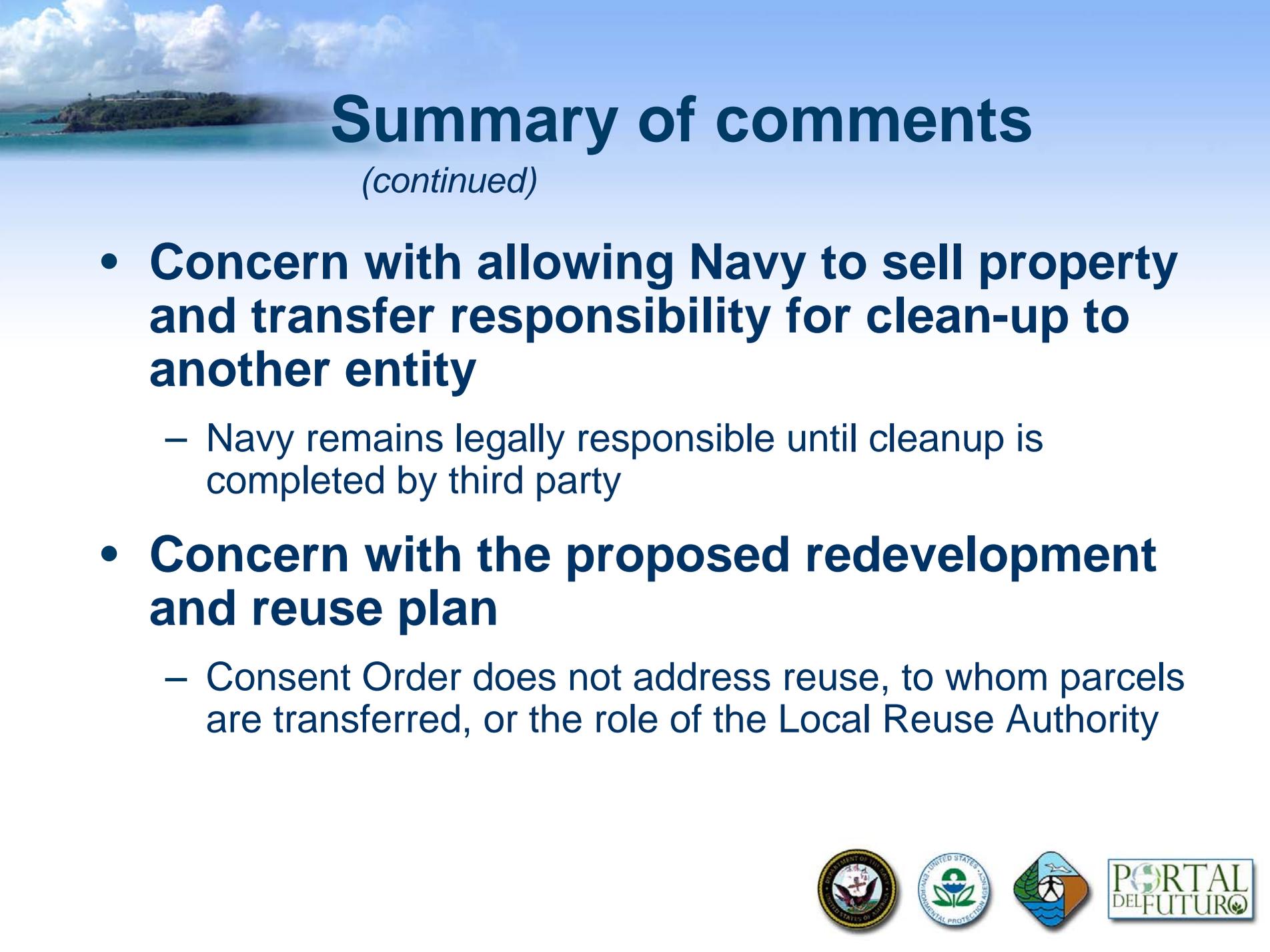


Summary of comments

(continued)

- **Administrative process if a “Third Party” transfers land to another party**
 - They would be included in terms applying to the “Third Party”
- **Contaminated sites on the “Future Residential Housing” parcel (website map)**
 - Website map was wrong; parcel marked as housing will go to Army





Summary of comments

(continued)

- **Concern with allowing Navy to sell property and transfer responsibility for clean-up to another entity**
 - Navy remains legally responsible until cleanup is completed by third party
- **Concern with the proposed redevelopment and reuse plan**
 - Consent Order does not address reuse, to whom parcels are transferred, or the role of the Local Reuse Authority



Status Report Investigations and Cleanup

Former Naval Station Roosevelt Roads

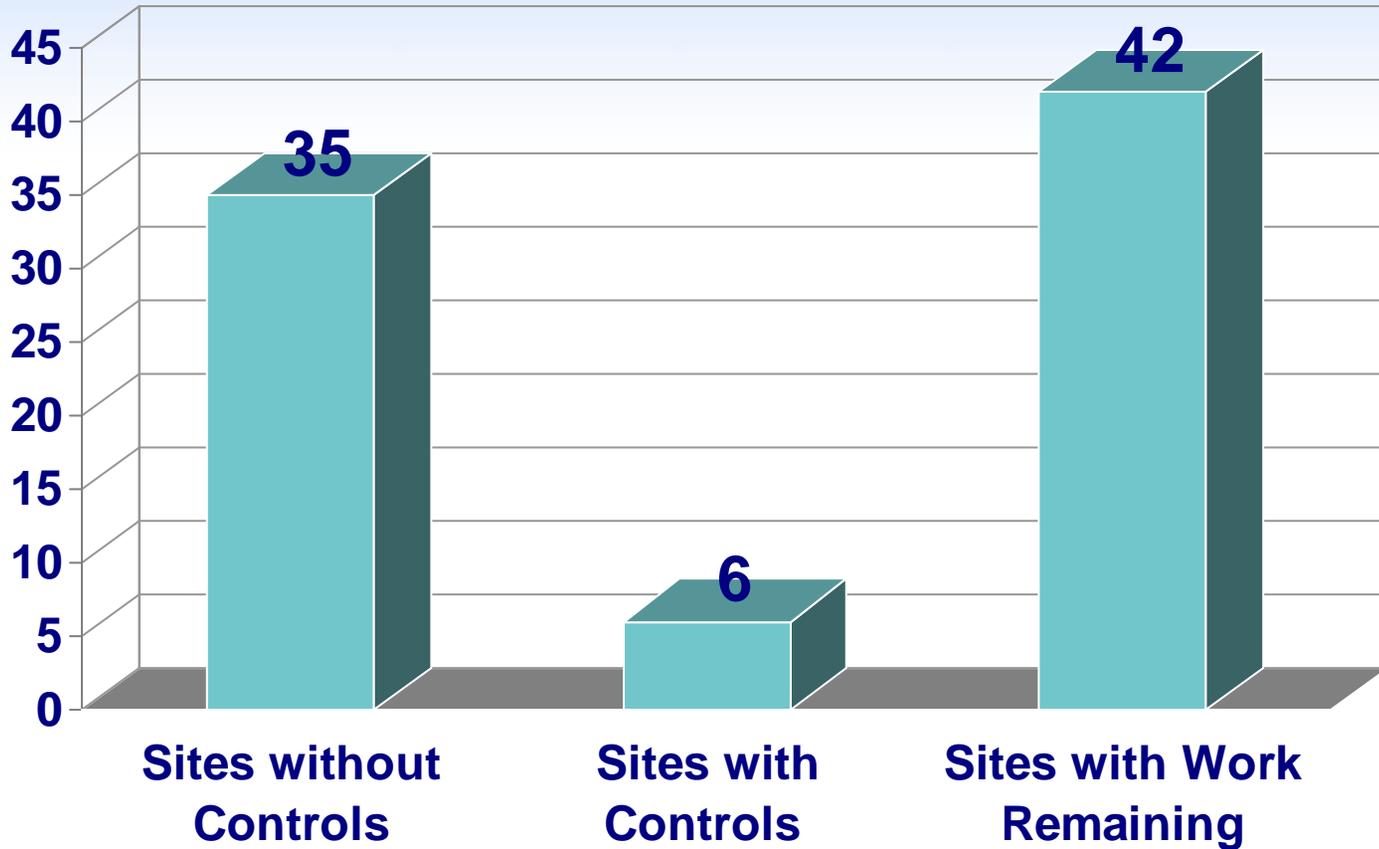
February 2007

Mark Kimes

Baker Environmental



Overview of Sites



Overview of sites

- **35 sites are suitable for transfer without land use controls**
 - any type of future land use
- **6 sites are suitable for transfer with controls**
 - future land use limited
 - *industrial but not housing or child care*
- **42 sites have work remaining**
 - 20 of these sites are currently being investigated or cleaned up by the Navy
 - can be transferred with contractual agreement for cleanup



Overview of sites, cont.

- **Of the 42 with work remaining, 20 sites are currently being investigated or cleaned up by the Navy:**
 - 16 Solid Waste Management Units (SWMUs)
 - *Area where contaminants were released into the environment*
 - *SWMUs are 1, 2, 3, 9, 13, 14, 16, 18, 27, 28, 29, 42, 45, 46, 53, and 68*
 - 4 Areas of Concern (AOCs)
 - *Areas that might have contamination, based on previous use, but are not clearly linked to waste management activities*
 - *Areas that were under the EQB Underground Storage Tank program*
 - *AOCs are A, C, E, F*



Investigations: SWMUs 16, 27, 28, 29, 42, 68, and AOC A

- **November 2006 Phase I RCRA Facility Investigation (RFI) Investigation has been completed**
 - Data Validation still underway
 - *sampling data checked by an independent validator*
 - Development of Draft Phase I RFI Reports underway
 - Draft Reports due to EPA 60 days after Data Validation



Clean-up: SWMUs 9, 13, 46, 53, and AOC C

- **SWMU 9 and 13:**
 - Contaminated soil has been removed
 - Additional excavation required
 - Awaiting contract modification
- **SWMU 46, 53 and AOC C:**
 - Excavation is complete
 - All confirmation samples are clean
 - Awaiting backfill



Investigations: SWMU 14

- **RCRA Facility Investigation completed**
 - Draft RFI Report was submitted to EPA on 18 Dec 2006



Investigations: SWMUs 1, 2

- **Ecological Risk Assessment underway**
 - Baseline Ecological Risk Assessment (ERA) Work Plan submitted to EPA on 10 Jan 2007
 - Upon EPA approval, field work (sampling) will be scheduled and implemented
 - Baseline ERA Report to be developed following Field Investigation and submitted to EPA



Investigations: SWMU 45

- **Ecological Risk Assessment underway**
 - Baseline ERA Field Investigation is underway
 - Baseline ERA Report to be developed following Field Investigation and submitted to EPA



Investigations: SWMU 9

- **Additional investigation is needed**
 - Baseline ERA Report postponed due to finding of stained soils during soil removal action
 - Conduct investigation to address stained soil
 - Resume Baseline ERA Report after addressing stained soil investigation and report



Groundwater Monitoring: SWMU 3 (NAPR Solid Waste Landfill)

- **Semi-Annual Groundwater Monitoring Program is in place according to RCRA**
- **September 2006 Semi-Annual Groundwater Sampling completed**
 - Draft Semi-Annual Groundwater Monitoring Report for September 2006 submitted to the Navy for review
 - Draft Report to be submitted to EPA
- **March 2007 Groundwater Sampling Event to be scheduled**



Investigation/Closure: SWMU 18

- **Phase II closure report was submitted to EPA in September 2006**
 - Based on conclusions from the initial and Phase II closure activities, the Navy recommends a site-specific Risk Assessment
 - Perform Risk Assessment in accordance with the EPA approved Work Plan





Investigation: AOE E

- **Completed scan on land and in water for potential unexploded ordnance (UXO)**
- **Investigating areas identified during UXO scan**
- **Develop report upon completion of investigations**



Investigation/Monitoring: AOC F

- All petroleum sites under EQB's Underground Storage Tank (UST) program have been moved into the RCRA 7003 Order as "AOC F"
 - All these sites will be reevaluated to determine new long term strategy to address these sites
 - New Work Plan to be developed and implemented



Questions? Comments?



Closing: Action Items

Action Item	Person(s) Responsible



Closing: next RAB meeting

- **RAB meetings every other month**
 - Next meeting mid-late April
 - At Ceiba Multiple Use Center, if available
- **“Homework”:**
 - Read the RAB Rule
 - Review example charters
 - Come prepared with questions and suggestions for our RAB’s charter
 - Help recruit new members to fill the gaps
- **THANK YOU FOR VOLUNTEERING!**



Questions between meetings



Mr. David Criswell or Mr. Mark Davidson

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