



MEETING MINUTES

Restoration Advisory Board (RAB)

For the Former Naval Station Roosevelt Roads

Salón de Actos, Naguabo, Puerto Rico

Meeting No. 4 - June 14, 2007

Note: These minutes are a summary based on informal notes taken at the meeting. They are not intended as a verbatim transcript and may not have captured everything that was discussed. If comments or additional notes are provided by others who were present at the meeting, within 30 days of distribution of these minutes, those will be added as an attachment to these minutes.

I. CALL TO ORDER AND WELCOMING REMARKS

The meeting began at 6:25 p.m. with Mark Davidson (RAB Navy Co-Chair; Remedial Project Manager for Naval Activity Puerto Rico (NAPR) welcoming RAB members and visitors. Attachment 1 provides a copy of the attendance list.

II. TOPICS DISCUSSED AND PRESENTATIONS

IIa. Action Items - Mark Davidson discussed the status of the following action items, which were carried forward from the April 2007 RAB meeting.

Description	Discussion	Status
Revise the Covenant Deferral Request (CDR to clarify areas with no further action (NFA) status that should be zoned for NO residential land use (mistake in the section on Piñeros Island).	Mark Davidson stated that the Navy has decided to take Piñeros Island and Cabeza de Perro Island out of the CDR, which resolves this item. Antonio Colorado (Portal del Futuro, Local Reuse Authority [LRA]) added that Piñeros Island was part of the CDR, but was never intended for early transfer.	Closed
Confirm that there is no unexploded ordnance (UXO) present in the waters off Los Machos beach.	The Navy has reviewed the Environmental Condition of Property (ECP) study of the entire base to address this question. Preparing the ECP included reviewing records, examining aerial photographs, physical site inspections,	Closed

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Description	Discussion	Status
	<p>and interviewing past and current base employees.</p> <p>While the Navy did operate a small arms firing range on the peninsula of Punta Medio Mundo, the ECP did not indicate that the area had been used as an impact range for bombs or other munitions.</p> <p>Pedro Ruiz (NAPR) was asked if he knew of any history of UXO washing up on Los Machos beach; he answered that he did not. It was concluded that there was no evidence of UXO being disposed of in the waters off of Los Machos beach.</p> <p>Ramón Figueroa (RAB Community Co-Chair) asked whether Marine activities in the area 20 to 30 years ago had been investigated. Mark Davidson replied that there were no indications of Marine maneuvers on land at that time that would leave artifacts on or near the beach.</p>	
Evaluate environmental concerns of sunken barge in Puerca Bay.	At the last RAB meeting, John Henry identified a sunken barge in the channel going into the drydock area. Mark D. indicated that from an environmental standpoint the concern would be of fuel and/or oil leaking from the barge and impacting the water. The Navy sent a security patrol boat to the area to look for evidence of oil/fuel floating on the surface of the water, which would have indicated a leak from the barge. The team reported that that no leaking oil was seen. Mark Davidson pointed out that the sunken barge is now essentially acting as an artificial reef and does not present any environmental risk.	Closed
Advertise public notices on radio station WMDD 1480.	Susana Struve (CH2M HILL) asked community members if the announcements were heard on WMDD 1480. Ismael Velázquez (RAB member) said that they were. Lilyana Betancourt (community member) said that the meeting agenda should also be announced on the radio, so that the public can know what issues will be discussed, perhaps resulting in increased attendance.	Closed
RAB members provide comments on the CDR.	RAB community Co-Chair Ramón Figueroa requested, and the Navy granted, two extensions of the deadline for comments, to give RAB members more time to review the CDR. RAB members Jorge Fernández Porto, Lirio Marquez, and William Lourido submitted written comments on the CDR, along with several other members of the public. The Navy is preparing responses to comments.	Closed

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Description	Discussion	Status
RAB members prepare for discussion/development of Roosevelt Roads RAB charter.	The RAB community members have developed a proposed charter. Susana Struve said that the Navy will evaluate it and provide feedback to develop an operational document that works well for all parties and proposed a meeting or telephone conference to discuss the charter specifically.	Ongoing

Iib. New Meeting Agenda Items – Mark Davidson introduced new items to the agenda that had been requested by the RAB during prior email communication:

1. **Information on Changes in Land Reuse Plan:** David Criswell (Navy, Deputy BRAC Program Manager) stated that officially there have been no changes in reuse. He said that two changes are being considered now, which might affect the reuse that was originally laid out in the LRA Reuse Plan.
 - a) Location of the Army Reserve: The LRA Reuse Plan called for them to move to the Bundy (west) part of the base. The Army is evaluating an option to stay where they are, in the Moscript (east) part of the base, and to obtain an extra parcel there. It would be a much smaller footprint than the original Bundy parcel on the west side. A decision has not been made, and the Navy will update the public when it is made by the Army.
 - b) The LRA is looking at an additional parcel in the university area that is adjacent to the airport; however, the Navy has not received official notice of this. The result may be that there is a reduction of the science park parcel, which would be included in the additional area to be sold.

Discussion Points

- Antonio Colorado clarified that there is a use and zoning plan. There are some changes being considered, which restricts it somewhat; these changes are consistent with planned land use and thus do not require a change to the reuse plan. . He said that the LRA maintains the commitment that nothing will be impacted that was not going to be impacted originally. The development will be compatible with the natural ecology of the area.

He pointed out that two meetings have been held with community representatives, architects, and engineers to work on this plan. He therefore hopes that the zoning plan will be much more compatible with the community’s wishes/requirements. In addition, the proposed changes with the Army Reserve are positive because they will be reducing the parcels that they’ll be using, with the exception of the area designated for the Coast Guard. Mr. Colorado stated that he believes this area is important for the LRA’s goals, and it is an essential part of the planned downtown

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area. He announced that he will hold meetings with Coast Guard in Puerto Rico and Washington, D.C. to assess whether they would change their position on the parcel that was originally intended for sale.

They are going to have a meeting with community leaders to discuss the environmental issues specifically and the requirements or important things for the community, in order to work together to seek the best interests of the people.

- Jorge Fernández Porto (RAB member) pointed out that the comment made about the community being informed about possible reuses of parcels on the base is from a workshop that was held on June 3 about the early transfer and potentially contaminated sites. They were informed that it was possible that this zone would be transformed into an urban center. He stated that this area has the highest density of dioxin contamination that has been detected. He is therefore concerned that this area is proposed as the urban center.
 - Antonio Colorado responded that this idea has nothing to do with the Navy. The idea of having the downtown in that area came from the LRA, local community leaders (i.e., Rogelio Figueroa), and the architectural/engineering consultants. Mr. Colorado said that they will make absolutely sure that the areas that are contaminated will be investigated and they will be assessed to see if they can be used for housing. If they are not suitable, no houses will be put there. They will be in continuous communication with the community, and if the community doesn't want it, it won't be done.
 - David Criswell reinforced that the public will be informed if there is any official change in reuse. When property is transferred, it is transferred with an intended reuse. That reuse cannot be changed without approval from the Navy and without following the proper procedure.
2. **Obtaining Technical Assistance for the RAB.** Mark Davidson said that one option that the Navy looked at is contracting Ivonne Santiago from the University of Puerto Rico-Mayagüez. He also suggested that the Puerto Rico Environmental Quality Board (EQB) could provide help, however on a limited basis (per document). The U.S. Environmental Protection Agency (EPA) has a Technical Assistance Grant (TAG) program, but unfortunately this is not applicable to Roosevelt Roads because it is not a National Priorities List (NPL) "Superfund" site. Technical Assistance for Public Participation (TAPP) is the Navy's equivalent to the TAG, and is a possible option. The drawback is that TAPP applies only for specific projects (documents), so each document would have to be identified first. The Navy could provide a list for the RAB members to view and choose from. However, the funds for the TAPP are derived from the entire cleanup budget, and wouldn't be available until next fiscal year. Another option is to use an environmental consultant from the LRA.

Discussion Points

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- Lirio Márquez (RAB member) asked if the RAB members can have an idea of what documents will be coming up soon. Mark said there is a handout that provides a list of the documents that will be produced soon (but these documents are not for public comment, however).
- Jorge Porto asked whether the RAB will have access to the documents in their draft form. Mark Davidson said that they will not, since documents that are still being reviewed and commented on by EPA and EQB aren't available for public review. Jorge pointed out that the Vieques RAB has access to the final draft documents; it's part of the charter in Vieques. Mark Davidson responded that the request would be considered if it becomes part of the charter for Roosevelt Roads.
- David Criswell and Susana clarified that there are two different kinds of documents produced in this process – decision documents that go out for public review and non-decision documents that don't. Jorge is asking this because he wants to be able to participate in the process of drafting the document, not at the end of it. What people are asking is that non-decision documents be made available in the drafting process. Susana said this issue can be addressed at the next meeting when the charter is discussed.
- Ismael Velásquez (RAB member) voiced concern that he has firsthand knowledge of places that are contaminated and no one has responded to him; these areas are not listed anywhere on materials that show the contaminated areas. He described Area 46C, where he said transformers were located in a pit that was supposed to contain leaking oil; but someone opened a containment drainage valve, and the oil leaked out and contaminated the ground with PCBs. He wants to know what will be done about that. He claims that Pedro Ruiz should know where this is. Mark Kimes (Baker Environmental, Inc.) identified the area in question on the aerial map. Mark Davidson said that the area will be looked into.

Iic. Extension of CDR Comment Period – Antonio Colorado (Portal del Futuro) said that the period for public comment on the CDR has officially ended. If the LRA and community are not satisfied with the document, the Governor will not sign it and the early transfer will not take place. He said that the government and Navy have to be in agreement.

Iid. Transfer of Los Machos Beach 3, Conservation and Hospital Parcels – Mark Davidson indicated that the Los Machos Beach Parcel 3 was transferred to the U.S. Department of the Interior (DOI) on April 24, 2007. DOI will then convey the Parcel to the Town of Ceiba. Mark said that the next two parcels that will be transferred are the Conservation Parcel and the Hospital Parcel. The Conservation Parcel will also be transferred to DOI, who will convey it to the Puerto Rico Conservation Trust. The Hospital Parcel will be transferred to the Department of Health and Human Services who will then convey it to the Servicios de Salud Episcopales, Inc., Hospital.

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EQB is now reviewing and commenting on the draft Finding of Suitability for Transfer documents for the Conservation Parcel and also for the Hospital Parcel. These parcels are clean.

Discussion Points

- Lirio Márquez asked about construction work in the large wetlands/mangrove area behind Punta Medio Mundo. Mark Davidson replied that it is a mitigation project to repair the damage to natural resources done by the Navy at the airport. There is a road there, with a small bridge/culvert no bigger than a pipe that is filled up with dirt and sediment. As a result, the mangroves are not getting a seawater flushing action. Part of the work being done there is to open up a channel. The goal is to enhance the flow of seawater, which will restore the mangroves.
- Pedro Ruiz (NAPR) said that a metal bridge will be built there. Two pipes have been removed that were impeding the flow of water. The channel is being widened by 60 feet to improve the flow. When the project is finished, it will be flooded to the level where it was in the 1940s (the normal level).
- In response to a question from Luis Velázquez (RAB member), Pedro Ruiz answered that there was never a spill in the mangrove area. He said that according to National Oceanic and Atmospheric Administration (NOAA), EQB, and Puerto Rico Department of Natural Resources (DNR), what is known as natural mitigation, where nature will revive the mangroves, should work well in that area. This process was approved by the federal agencies. Luis Velázquez added that some new mangroves should be planted because of the hurricane damage.
- Samuel Caraballo (RAB member) was concerned about the decision the Navy made regarding the solid waste dumps. The site inspection the RAB made at the base showed two dumps next to each other (85 cuerdas or more). Those landfills had been treated with some kind of sanitary fill. The other 35 cuerdas had no sanitary treatment. He saw tamarindo trees in that area. He saw that only parts were covered, and parts that he believes had asbestos weren't covered.
- Mark Davidson answered that one part of the landfill was operated under a permit and that a closure process was implemented. The clean fill is now in place, with low-permeability soil (like clay) placed there so that rainwater doesn't permeate the cap, but instead will flow away from the landfill. The other part of the landfill has been approved for closure, but the closure plan will be implemented by the new owner. The Navy is monitoring the groundwater in this area to make sure that there is no runoff. The monitoring is done semiannually. Once the cap is installed, methane gas levels will be monitored to ensure the protection of human health.

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- Jorge Fernández Porto (RAB member) wanted to know who will be the new owner of the landfills. Mark Davidson indicated that the two landfills are located within a sale parcel, and the new owner will not be determined until next year some time.
- Ismael Velazquez (RAB member) voiced concern about the area that has buried asbestos. He views this area as the most dangerous place in the landfill. This is an area that they want to develop. Ismael also said that thousands of crabs have been killed because the asbestos has been buried on top of the holes where they crawl out.
- Mark Davidson said again that the landfill will be capped by the new owner and that there is no exposure to humans because the asbestos is buried. When the landfill is capped, there will be land use restrictions and the cap must be maintained to protect against exposure. This is an approved process being used all across the U.S.
- Melvin Avila from APRODEC (community member) asked why the Navy is proposing to transfer the landfills instead of waiting to be sure that they can be cleaned up properly. She said that we can't trust the Puerto Rican government in regard to the commitment to clean or oversee the cleanup. The landfills should not be transferred yet; they should be cleaned up by the Navy, who created them.
- David Criswell replied that the early transfer is to get the property back to the community and private sector, and to get control of the cleanup into their hands. The new owners will have to be under contract with the Navy and must commit to clean up the property.
- Luis Velazquez (RAB member) said that in Puerto Rico there is a law to protect the crabs and Ceiba is the area where there is the largest crab population. The problem is that the Conservation Parcel is the area of the large crab population. If the area is sold, the crab habitat will be destroyed.

Iie. RAB Comments on the CDR – Jeff Meyers (Navy Environmental Coordinator for BRAC) spoke about the comments on the CDR received from the RAB members (please see Attachment 2 for details). Responses to all public comments will be attached to the final CDR that will be presented to the Governor. The CDR is the Navy's commitment to protect human health, from the time the CERCLA covenant is deferred until the time the cleanup is complete and the CERCLA covenant can be signed. Several areas will be restricted to non-residential use, which will be detailed in the deed for land that is transferred to the new owner.

After the CDR is signed, the investigations will continue. The early transfer cannot delay the cleanup process. The CDR does not relieve the Navy of its ultimate responsibility. If the new owner were to default in some fashion, the EPA will require that the Navy either force the new owner to comply with the contractual obligation or else the Navy itself will complete the cleanup.

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The Navy will continue to support the RAB, after most of the property is transferred, until munitions work on Piñeros Island and Cabeza de Perro Island is completed. The new owners will be required to issue public notices about cleanup decisions, new technology etc., and the community can request a public meeting.

Discussion Points

- Ramón Figueroa (RAB Community Co-Chair) asked about the status of Parcel 52, Tow Way Fuel Farm, and the landfills.
 - Mark Kimes (Baker Environmental) explained that **Parcel 52** is the area that is around the docks. The RAB asked for clarification of where the site is. Parcel 52 (also called Moscript and Public Works) contains the whole area of public works Building 31, as well as the supply warehouse that is in front of the building, the SEABEEs camp leading back to the drydock, and the drydock area itself. There are seven sites in that area. At four of the seven sites, corrective action is complete without land use controls, which means that the property is safe for any type of reuse. Two of the seven sites are complete with land use limited to non-residential. The last site in that area, a gas station that had underground storage tanks, is undergoing periodic monitoring. The land use controls in Parcel 52 are consistent with the approved reuse plan. Part of that area is designated as the science park, and the levels of contamination in that area are not a health threat to industrial workers.
 - **Tow Way Fuel Farm:** A corrective measures study (CMS) has been completed and has been approved by the EPA. Since the 1990s, there has been monthly monitoring and calibration, which will continue. The approved corrective measure will be conducted by the new land owner. The CMS included a human health risk assessment and ecological risk assessment, to ensure that the remedy will protect the environment and the people working on the site, now and in the future. The fuel farm parcel is listed for industrial use.
 - **Solid Waste Landfill (SWMU 3):** The Navy developed a closure plan that was approved by EPA and EQB. The landfill cap will be put in place by the new owner. Long-term monitoring began in the 1990s and continues on a semiannual basis. Methane gases will be monitored as part of the landfill closure. Two other landfills (SWMUs 1 and 2) are still under investigation.
- Jorge Porto asked how the Navy could propose the early transfer of a landfill that comes into contact with the ocean. It is subject to influence from the ocean currents and tides. The possibility of higher sea levels due to climate change is not being considered. Jorge said he was mentioning this because it is not just an issue of contamination levels, but with early transfer. Is that appropriate without cleanup? He also said that he still does not know what those seven sites at Parcel 52 are. In two of the places there is dioxin. He asked what science says that there is no risk

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with dioxin exposure. They are not natural contaminants. Land use restrictions preventing housing there is not enough.

Jeff Meyers answered that the cleanup process is ongoing and will not be delayed because of early transfer. The new owner will have to continue the process uninterrupted. There is a large area with a mangrove that buffers the landfill from the ocean. Toxicity tests are being conducted on soils and sediments there. The early part of the ecological risk assessment investigated the surface water and sediment of the mangrove areas. The investigations also considered the upland area above. They have a tremendous number of samples from those sites and they are being investigated thoroughly.

Jorge Porto asked whether all of those results would be known before the early transfer. Antonio Colorado (LRA) said that the results will be viewed together, and they will make sure the community is satisfied; if not, the CDR will not be signed.

Mark Davidson said that these sites have not entered the corrective measures study phase yet. It is still at the baseline ecological risk assessment stage.

Jorge Porto asked if the sites will be transferred before the study is completed.

David Criswell responded yes. The Navy will sit down with EPA and new owner to decide when the new owner should take over. The process doesn't change and is uninterrupted. The requirement is still the same. They just have to decide where the Navy stops performing the work and the new owners take over the work. The new owner (private sector or government) will be required to carry insurance to cover double the amount needed to complete the clean up. David reiterated the insurance discussion from the April RAB meeting.

- A former worker on the base talked about the landfill. He believes they were really careful in the work and the conditions cannot be that bad. Jorge said that the real contamination was begun in the 1930s and 40s. The former worker said that the Navy is being responsible for the contamination that they created.
- Naida Davila (community member) asked who is in a hurry to transfer land without having conducted the studies first. David Criswell responded that the Navy is interested in the early transfer, for two reasons: first, because it costs the Navy two million dollars per month to keep all those empty facilities in good condition; and second, to try to regenerate development and bring in jobs to the community. The cleanup has already been going on for 15 years and it will take about 10 more years to finish. The Navy would like to transfer early so that economic development can begin sooner.
- Lirio Márquez said that they have learned that Parcel 52 is now being considered for urban development. Although this is commercial, not residential, there will be

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people there using the terminal daily or several times a week. She is concerned about the use of that area.

Mark Kimes answered that the level of dioxins there were not considered a risk, based on evaluation tools developed by the ATSDR. Although there was not a requirement to put down the asphalt cap, based on the levels of dioxin, the Navy decided to do it as an extra protective measure. As a result, the potential risk from exposure to dioxin there is low.

Jorge Porto says there is no “safe” level of exposure to dioxins and furans. He thinks it is being treated very lightly. He asks that Navy not use ATSDR as a guide, because there have been very bad experiences in Puerto Rico with them.

Iif. Unexploded Ordnance Work on Piñeros Island - Mark Davidson described the Phase I RFI, which the Navy is performing to determine the need for further munitions response actions on the island (please see Attachment 2 for details). It is known that Special Forces trained there; it is heavily vegetated and difficult to maneuver through the terrain. The planned land use is for conservation and ecotourism. The bunker that was constructed there could potentially be used as an historical monument.

Based on this conceptual reuse, the focus of the RFI is on the areas that are currently being used or will be accessible to the public in the future, based on the reasonably anticipated reuse (boaters, land crabbers, and some eco-tourists using the beaches or visiting the bunker and nearby areas). The investigation focused on four beaches, two trails leading up to the bunker, the land-crabbing area on the western part of the island, and four areas that were identified as having possible underwater demolition. All of the field work had to be approved by agencies, to be protective of any endangered species and endangered plants, especially along the trail being cleared that leads up to the bunker.

Approximately 196 anomalies were found on the land, and approximately 217 anomalies were identified in the underwater demolition areas during the Phase I investigation. “Anomalies” are areas identified by a magnetometer as having some kind of metal located below the ground surface. These anomalies will be investigated during the next phase of work to determine if any of them are actually UXO.

Iig. Planning for the Next Meeting - Susana Struve discussed the agenda for the next meeting. She suggested that the next meeting be held in mid-August.

III. ADJOURNMENT

The meeting was adjourned at 10:45 PM.

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IV. ACTION ITEMS FOR THE NEXT RAB MEETING:

Description	Status <i>(update after the next meeting)</i>	Comments
Navy and RAB community members: Develop and sign the Roosevelt Roads RAB charter	Ongoing	Navy will review the draft and provide feedback before the next RAB meeting.
Navy: provide a list of upcoming documents for the RAB members to identify where they would like technical assistance.	New	
Navy: Provide information about Area 46C, where Ismael Velásquez believes that transformers contaminated the soil with PCBs.	Ongoing	

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ATTACHMENT 1 - Meeting Attendees

RAB Community Members in Attendance	RAB Community Members Absent
Ramón D. Figueroa, RAB Community Co-Chair	Rogelio Figueroa
Lirio Márquez	José J. Díaz
Luís A. Velázquez Rivera	Daniel González
Jorge Porto	John T. Henry
Samuel Caraballo-López	William Lourido
Myrna Maldonado	Debra McWhirter
Ismael Velázquez	Rafael Montes
Noraida Vázquez Arce	Ramón Ríos
Carlos Brown	Ángel L. de Jesús Matta
Jimmy Concepción Robles	Agustín Velázquez Santos

Community Members Visiting

Joseph Barretto	Melvin Avila
Antonio Garcia	Naida Dávila
Hiram Rivera Donato	Freddy de Jesús
Lilyana M. Betancourt	Flor Marina Vázquez
José A. Rivera	José Rosa
Danny Velázquez	Demetrio Saldaña
Rafael Feliciano	Gloria Fontánez

RAB Agency Representatives in Attendance

Mark Davidson, Navy Co-Chair	Remedial Project Manager for the former Naval Station Roosevelt Roads
David Criswell	BRAC Deputy Base Closure Manager, Navy Program Management Office Southeast
Luis Negrón	U.S. EPA (alternate for Timothy Gordon, Remedial Project Manager)
Wilmarie Rivera	Puerto Rico EQB (alternate for Yarissa Martínez, Remedial Project Manager)
Antonio Colorado	Portal del Futuro (LRA)

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RAB Agency Representatives Absent

Neida Pumarejo Cintrón Puerto Rico Conservation Trust

Other Agency Representatives Present

Pedro Ruiz Environmental Program Manager, Naval Activity Puerto Rico (NAPR)
Jeffrey Meyers BRAC Environmental Coordinator, Navy Program Management Office Southeast
Félix López U.S. Fish and Wildlife Service
Zolymer Luna U.S. EPA
Enid Villegas Puerto Rico EQB

Support Staff Present

Susana Struve CH2M HILL, Inc. (meeting facilitator, Navy contractor)
Mark Kimes Baker Environmental, Inc. (Navy Installation Restoration Program contractor)
Sara Vivas CH2M HILL, Inc. (meeting notes, Navy contractor)
Dan Schnepf Matrix Design Group (LRA contractor)

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ATTACHMENT 2 - Meeting Presentations

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Restoration Advisory Board (RAB) Meeting

Former Naval Station Roosevelt Roads
Naguabo, Puerto Rico

June 14, 2007



Tonight's Agenda

Welcome and Introductions

Mark Davidson, Navy Co-Chair

- Action Items and News

RAB comments on the Covenant Deferral Request

Jeff Meyers, Navy BRAC Environmental Coordinator

- Parcel 52
- Tow Way Fuel Farm
- Landfills

Break (7:10 – 7:20 pm)

Update on UXO work on Piñeros Island

Mark Davidson

Public comments and questions

RAB members and visitors

(Please wait until this time for issues not on the agenda.)

Planning next meeting and closing

Susana Struve



Action Items from last RAB meeting

Action Item	Status
Navy: Revise the CDR to clarify areas with NFA status that should be zoned for NO residential land use	
Navy: Confirm that there is no UXO present in the waters off Los Machos beach	
Navy: Evaluate environmental concerns of sunken barge in Puerca Bay	



Action Items (continued)

Action Item	Status
Navy: Advertise public notices on radio station WMDD 1480	Done (for CDR comment extensions and RAB meeting)
RAB members: Provide written comments on the Covenant Deferral Request (CDR)	Done (comment period extended twice)
RAB members: Prepare for development of Roosevelt Roads RAB charter	Ongoing
Other: Land Reuse Plan	
Other: Technical Assistance	



News

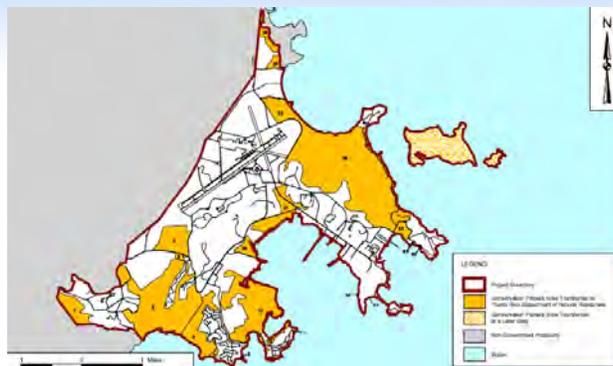
- **Public Comment Period on the Covenant Deferral Request (CDR) ended on June 10, 2007**
 - RAB comments received, being reviewed
 - Principal concerns to be discussed this evening
- **Los Machos Beach Parcel 3 transferred to Municipality of Ceiba on April 24, 2007**
- **Draft Finding of Suitability for Transfer (FOST) for Conservation Parcel submitted to EQB on May 11, 2007**
- **Draft FOST for Hospital Parcel submitted to EQB on May 14, 2007**



Los Machos 3 Parcel



Conservation Parcel



Hospital Parcel



RAB comments on the Covenant Deferral Request (CDR)

Jeff Meyers
Navy BRAC Environmental Coordinator

June 14, 2007



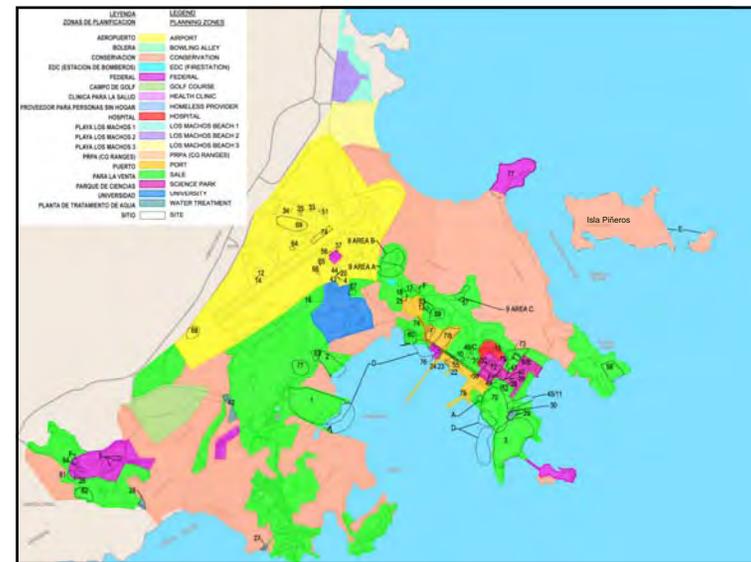
Overview

- **Public comment period began March 25, 2007**
 - Originally for 30 days
 - Deadline extended twice, at request of the RAB
 - For 45 more days (total of 2.5 months)
- **Several comments received from the public, including the RAB**



What happens next?

- **Respond to all public comments**
 - “Responsiveness Summary” attachment to CDR
- **CDR will be sent to Governor with request for covenant deferral**
 - With copies of all comments and responses
- **Covenant deferral allows Navy to legally transfer properties before cleanup is completed**
 - Early transfer is not allowed if contamination may put people or the environment at risk
 - *Land use controls will be used as needed to prevent exposure*



After covenant deferral

- **Investigations and cleanup will continue after transfer**
 - Allows redevelopment to begin while cleanup is completed
 - At some sites, Navy will either perform or pay for cleanup
 - At other sites, the new owners will do it
 - *Sites on parcels sold to private parties*
 - *Third parties must enter into legal agreement with EPA to complete the cleanup*
 - *Reduced price because cleanup is needed*



The CDR does NOT

- **Relieve Navy of the ultimate responsibility for cleanup**
 - EPA must accept the final response for each site in the RCRA § 7003 Administrative Order on Consent
 - Sale is not complete unless new owners sign agreement with EPA
 - If new owners do not complete cleanup, EPA can require Navy to do so
- **Make any final decisions about cleanup for any of the sites**
 - Public will continue to be involved in the cleanup decision-making process
 - *as required by law*



Main sites of concern to RAB

- **Parcel 52**
- **Tow Way Fuel Farm**
- **Landfills**
- **Piñeros Island**
 - Included with Isla Cabeza de Perro in Area of Concern (AOC) E
 - *Status report on Piñeros Island investigations later tonight*



Sites on Parcel 52

- **At 4 of 7 total sites, corrective action is complete without land use controls**
 - This means the property is safe for any type of reuse
- **At 2 sites, reuse is limited to non-residential activities**
 - Deed restrictions are legally enforceable
- **At 1 site, periodic monitoring is required**
 - Gas station is still being used for Public Works vehicles
 - Monitoring for gasoline and diesel fuel contamination from underground storage tanks
 - *Old tanks and contaminated soils were previously removed*



Parcel 52 (continued)

- **Consistent with the approved Reuse Plan**
 - Designates the area as a Science Park (non-residential land use)
 - Levels of contamination are not a threat to industrial or construction workers



Tow Way Fuel Farm

- **Corrective Measures Study (CMS) Final Report has been completed and approved by EPA**
 - Monthly gauging and removal of petroleum products from the groundwater continues
- **Implementation of the corrective measure will be conducted by new land owner**
 - CMS included a health risk assessment to ensure the remedy will protect people working on the site in future (industrial use)



Solid Waste Landfill

- **Navy has developed a landfill closure plan, approved by EPA and EQB**
 - 85 acre solid-waste landfill
 - SWMU 3 (Solid Waste Management Unit #3)
- **Landfill will be closed in accordance with EPA and EQB regulations**
- **A surface cap (clean soil cover) will be installed over the entire portion of the landfill**
 - Ensures that people will not be directly exposed to wastes, including asbestos



Solid Waste Landfill (continued)

- **Long-term monitoring will be conducted**
 - Groundwater quality, contents of gases that are vented
 - Ensures there are no unacceptable risks to human health or the environment after landfill is closed
- **Land use controls and deed restrictions will ensure proper long-term management**
- **Approved closure plan is available for public review**
 - Ceiba public library
 - EPA and EQB offices
 - Website administrative record





Other landfills

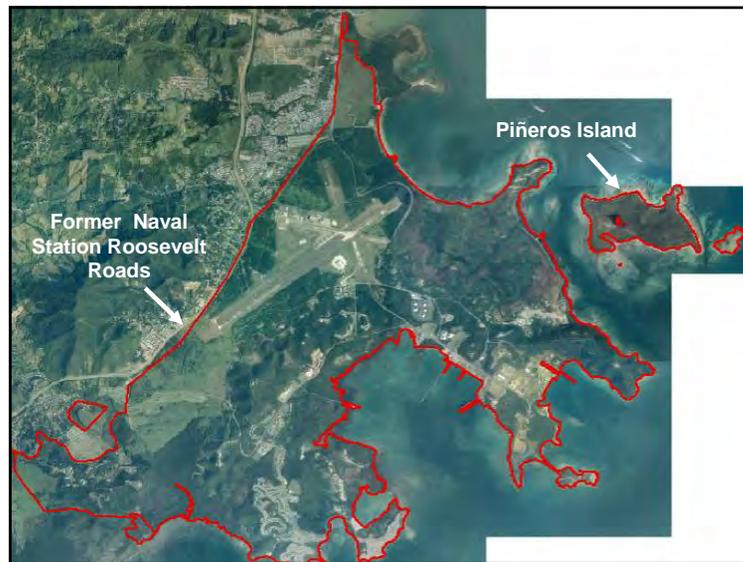
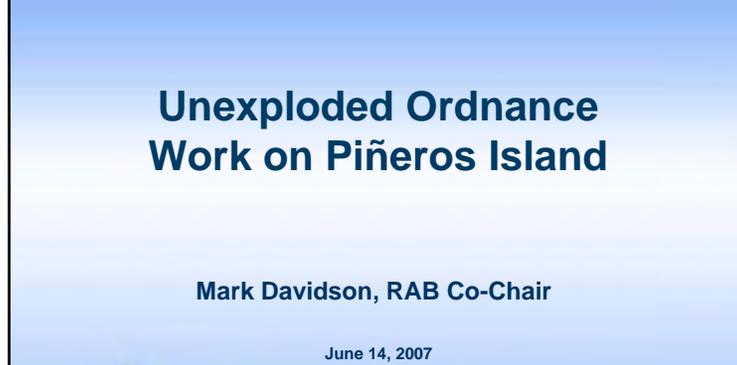
- **Army Cremator Disposal Site (SWMU 1)**
 - Baseline Ecological Risk Assessment is being conducted by the Navy
 - Human health risks will be addressed by a Corrective Measures Study (CMS)
- **Langley Drive Disposal Site (SWMU 2)**
 - Baseline Ecological Risk Assessment being conducted by the Navy
 - Human health risks will be addressed by CMS



Unexploded Ordnance Work on Piñeros Island

Mark Davidson, RAB Co-Chair

June 14, 2007



Background

- Located 0.5 miles east of Roosevelt Roads
- 310 acres
- Acquired in 1942 by United States
- British built a bunker, roads, gun emplacements during World War II



Investigation Objectives

- **Perform a Phase I RCRA Facilities Investigation (RFI)**
- **Generate field data to determine if further munitions response actions are required**
 - Phase I: Magnetometer investigation to identify and map locations of potential munitions
 - *Buried objects identified by magnetometer are called "anomalies"*
 - *Could be any kind of metal object*
 - Phase II: Investigate anomalies
 - *Excavate and inspect them*
 - *Are they munitions or other objects?*



Investigation Objectives (cont.)

- **Focus the investigation on:**
 - Areas potentially accessible to the public under anticipated future land uses
 - Areas currently used
 - *Trespassers (land crabbers)*
 - Any areas identified where munitions use was concentrated



Step 1: Record Search

- **Archival records search to determine:**
 - What types of military activities were conducted?
 - What types of munitions were used?
 - Where were munitions and explosives of concern (MEC) used?



Results of Records Search

- **Late 1950s: training Special Forces and Explosive Ordnance Disposal**
 - Unique tropical, maritime environment
 - 300 men per year
 - Beach landings
 - Sea to land gunfire
 - Small arms training
 - Survival techniques





Results of Records Search (cont.)

- Pyrotechnics
 - *Smoke grenades*
 - *Flares*
 - *Grenade simulators*
- Underwater demolition
 - *In four areas*
- Standard military detonations
 - *Claymore mines, plastic explosives*



Step 2: Identify Reuse

- **Conservation of natural resources**
- **Limited access**
- **Future Owner:**
 - Commonwealth of Puerto Rico
 - Will be managed by the Puerto Rico Conservation Trust



Step 3: Identify Receptors

- **Receptors are the people that could be at risk from munitions**
 - Based on anticipated land use
- **Receptors are expected to be:**
 - Boaters
 - Land crabbers
 - Limited eco-tourism





Step 4: Perform Fieldwork

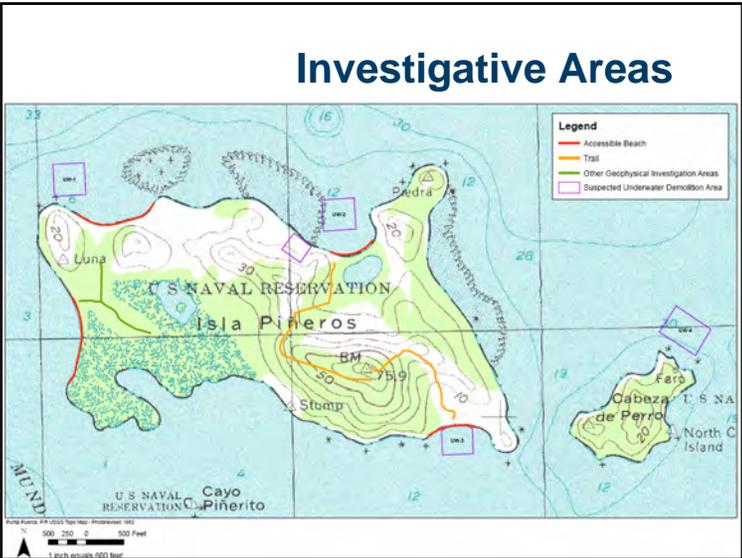
- **Visual survey to look for munitions**
- **Geophysics on land (magnetometer)**
 - Four beaches
 - Former trails
 - Land crabbing area
- **Underwater geophysics**
 - Four underwater demolition areas were identified
- **Soil sampling**
 - Test for munitions constituents



Fieldwork (cont.)

- **Fieldwork approach reviewed and accepted by:**
 - U.S. Fish and Wildlife Service
 - National Marine Fisheries Service
 - *To be protective of sea turtles, turtle nests, manatees, corals, critical habitat*
 - In accordance with the Endangered Species Act
 - *To be protective of endangered plants*





Geophysical Mapping on Land

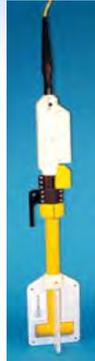
- **EM61-MK2 (magnetometer)**
 - 3,700 ft shoreline
 - 2,800 ft bunker trail
 - 1,600 ft of transects in land crabbing area





Underwater Geophysical Mapping

- Geometrics G-882 Marine Magnetometer (tow fish)
- Four acres per area
- Four areas investigated



Fieldwork Results

- Magnetometer work on land found:
 - 44 anomalies along the four beaches
 - 52 anomalies in the land crabbing area
 - 100 anomalies along the trail
- Underwater magnetometer work found:
 - 217 anomalies within the four areas



Fieldwork Results (continued)

- Visual survey
 - 7 munitions and explosives of concern (MEC) items were discovered on the surface
 - Smoke grenades
 - Flare
 - M583 Star projectiles
 - All of these 7 items were destroyed by detonation



M34 Smoke Grenade, Hand



**M69 (practice), M59/68 (Frag),
or M33/67 (Frag)**



M583 Star Projectile



M8 Smoke Grenade



Flare



Environmental Sampling

- 20 surface soil samples
- All samples analyzed for explosives residues (munitions constituents)
- Three samples also analyzed for other chemicals
 - Volatile and semivolatile organic compounds, pesticides, PCBs, and RCRA metals
 - In land crabbing areas, helicopter landing area
- All results were below EPA/EQB standards



Path Forward

- Investigate anomalies to determine what they are (intrusive work)
 - All of the anomalies identified on land
 - Some percentage of underwater anomalies
 - Explosive Safety Submission required first
 - *Explosives work must be approved by Naval Ordnance Safety and Security Activity (NOSSA)*



Path Forward (continued)

- Dispose of (detonate) any munitions discovered
- Prepare reports
 - Phase I RFI Report
 - After Action Report
- Based on results, BRAC Cleanup Team will come to consensus on any future work to be done



Phase II Schedule

- Explosive Safety Submission, Sept 2007
 - NOSSA review
- Field Work Plan, Sept 2007
 - U.S. Fish and Wildlife Service consultation
 - National Marine Fisheries Service consultation
- Fieldwork, January 2008 (?)
 - Delayed until after sea turtle nesting season



Transfer Information

- **Piñeros Island removed from the Covenant Deferral Request (CDR)**
 - In response to RAB comments
- **Piñeros is NOT part of the pending Conservation Parcel transfer**
- **Navy will retain Piñeros until completion of munitions response**
 - Responsible for security of the island until response is complete



These islands are still closed to the public

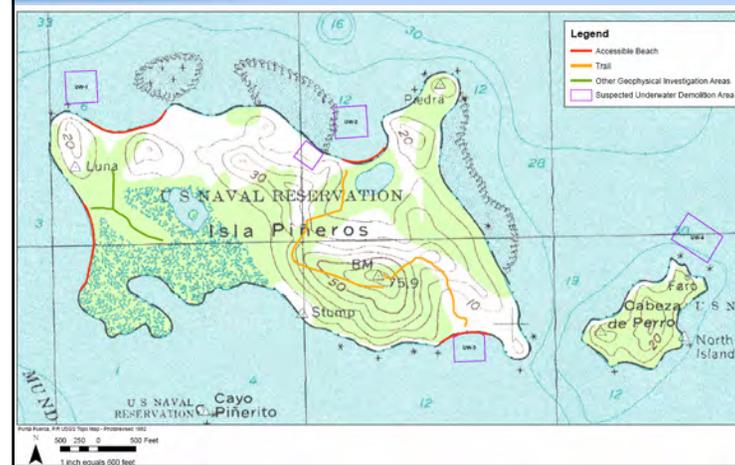


Trespassing is dangerous!

- ***For your own safety, please keep off these islands until the investigations and cleanup are completed***
- **RAB members can help by telling others**
 - Local residents
 - Fishermen
 - Tourists
 - Marina operators



Questions about UXO work?



Public Questions and Comments *(any relevant topic)*




Closing: Action Items

New Action Item	Person(s) Responsible



Closing: next RAB meeting

- **Next RAB meeting in mid-August**
 - Back to Club Cívico La Seyba, if available?
 - Please remember to call ahead, or send an alternate, if you cannot attend
- **Homework:**
- **Agenda suggestions for next time?**
- **Thank you for participating!**



Questions between meetings

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 North Charleston, SC 29405
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 Carr Estatal 8838, Sector El Cinco
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ATTACHMENT 3 - Meeting Handouts

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Status Report Recent Site Activities, Investigations, and Documents

RAB meeting handout

June 14, 2007



Documents Submitted to EPA for Review and Comment (March)

- **Final Phase I RCRA Facility Investigation (RFI) Report for Solid Waste Management Unit (SWMU) 14**
 - Fire Training Pit Area
- **Draft Phase I RFI Report for SWMU 42**
 - Water Treatment Plant Filter Backwash Lagoons
- **Draft Phase I RFI Report for SWMU 16**
 - Waste Explosives Storage Building (Building 1666)
- **Draft Phase I RFI Report for SWMU 68**
 - Former Southern Fire Training Pit Area
- **Draft Phase I RFI Report for SWMU 28**
 - Domestic Sewage Treatment Plant (Bundy Area) – Sludge Drying Beds



Documents Submitted to EPA for Review and Comment (April)

- **Draft Phase I RFI Report for SWMU 27**
 - Domestic Sewage Treatment Plant (Capehart Area) – Sludge Drying Beds
- **Draft Phase I RFI Report for SWMU 29**
 - Waste Water Treatment Plant (Industrial Area) – Sludge Drying Beds
- **Draft Phase I RFI Report for Area of Concern (AOC) A**
 - Torpedo Shop
- **Land Use Controls for SWMUs 11, 30, 31, 32, 37**
 - Old Power Plant, Former Incinerator Area, Waste Oil Collection Area, Storage Yard/Battery Collection Area, Waste Oil Storage Area



Documents Submitted to EPA for Review and Comment (April) (continued)

- **Semiannual Monitored Natural Attenuation Report for Sites 735 and 1995**
 - Where petroleum leaked/spilled from two underground and aboveground storage tanks



Documents Submitted to EPA for Review and Comment (May)

- **RCRA § 7003 Administrative Order on Consent Quarterly Progress Report for the Period February 1, 2007 – April 30, 2007**
- **Land Use Controls for Building 2009 (Defense Reutilization Marketing Office) – Concrete Slab**



Recent Field Activities

- **March 2007: Semiannual Groundwater Sampling at Base Landfill**
 - Lab data is being validated by independent 3rd Party
 - Report activities to begin after receipt of validated data
- **March 2007: Phase I RFI Investigation at SWMU 9**
 - Tanks 212-217 Sludge Burial Pits
 - *Area B Tank 214 Area was being investigated*
 - Lab data is being validated by independent 3rd Party
 - Report activities to begin after receipt of validated data



Recent Field Activities (continued)

- **April 2007: Baseline Ecological Risk Assessment Field Investigation at SWMU 1**
 - Former Army Cremator Disposal Site
 - *Lab data is being validated by independent 3rd Party*
 - *Toxicity testing of soils is still underway*
 - *Lab analysis of samples from Tox Lab yet to be conducted*
 - *Data validation of Tox Lab samples to be conducted following analysis*
 - *Report activities to begin after receipt of all validated data*



Recent Field Activities (continued)

- **May 2007: Baseline Ecological Risk Assessment Field Investigation at SWMU 2**
 - Langley Drive Disposal Area
 - *Lab analysis is underway*
 - *Toxicity testing of soils and sediment is still underway*
 - *Lab analysis of samples from Tox Lab yet to be conducted*
 - *Data validation of all lab samples to be conducted following analysis*
 - *Report activities to begin after receipt of all validated data*

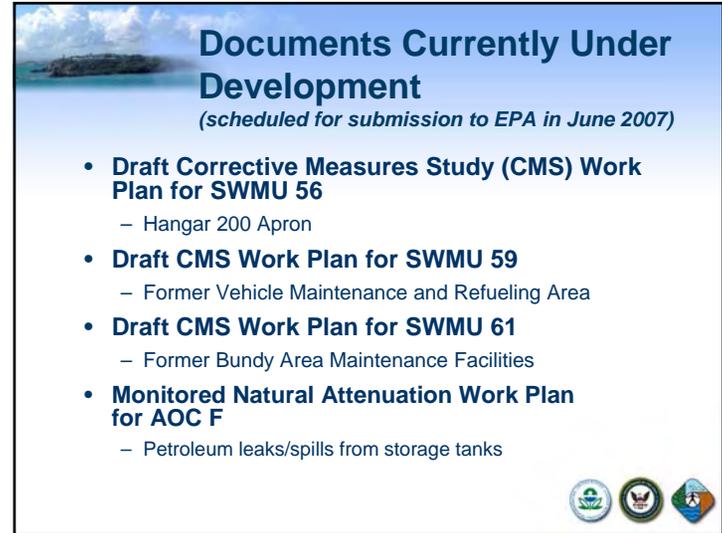




Documents Currently Under Development

(scheduled for submission to EPA in June 2007)

- **Draft Phase I RFI Work Plan for SWMU 57**
 - Petroleum, Oils & Lubricants (POL) Drum Storage Area
- **Draft Phase I RFI Work Plans for SWMU 60**
 - Former Landfill at the Marina
- **Draft Phase I RFI Work Plan for SWMU 62**
 - Former Bundy Disposal Area
- **Draft Phase I RFI Work Plan for SWMU 67**
 - Former Gas Station
- **Draft Phase I RFI Work Plan for SWMU 70**
 - Disposal Area Northwest of Landfill

Documents Currently Under Development

(scheduled for submission to EPA in June 2007)

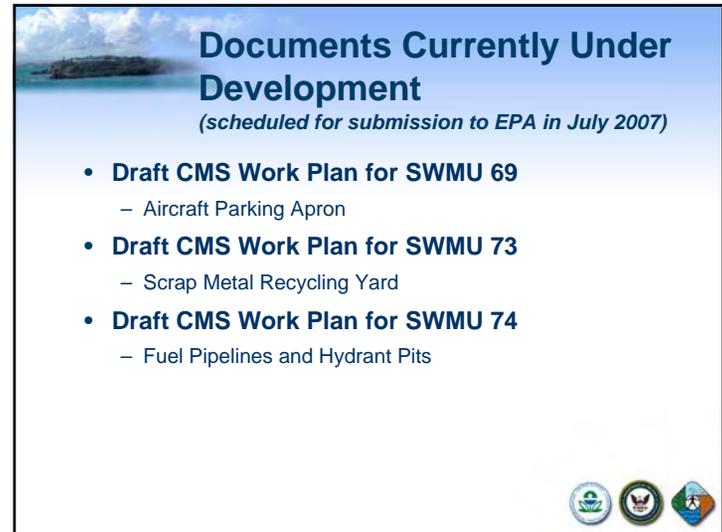
- **Draft Corrective Measures Study (CMS) Work Plan for SWMU 56**
 - Hangar 200 Apron
- **Draft CMS Work Plan for SWMU 59**
 - Former Vehicle Maintenance and Refueling Area
- **Draft CMS Work Plan for SWMU 61**
 - Former Bundy Area Maintenance Facilities
- **Monitored Natural Attenuation Work Plan for AOC F**
 - Petroleum leaks/spills from storage tanks




Documents Currently Under Development

(scheduled for submission to EPA in July 2007)

- **Draft Phase I RFI Work Plan for SWMU 71**
 - Quarry Disposal Site
- **Draft Phase I RFI Work Plan for SWMU 75**
 - Building 803, pump house for the former emergency fire deluge system
- **Draft Phase I RFI Work Plan for SWMU 76**
 - Building 2300, U.S. Army Reserve Boat Maintenance Facility

Documents Currently Under Development

(scheduled for submission to EPA in July 2007)

- **Draft CMS Work Plan for SWMU 69**
 - Aircraft Parking Apron
- **Draft CMS Work Plan for SWMU 73**
 - Scrap Metal Recycling Yard
- **Draft CMS Work Plan for SWMU 74**
 - Fuel Pipelines and Hydrant Pits





Documents Currently Under Development

(scheduled for submission to EPA in July 2007)

- **No Further Action Document for SWMUs 16 and 42 and AOC C**

- Waste Explosives Storage Bldg (Building 1666)
- Water Treatment Plant Filter Backwash Lagoons
- Transformer Storage Pads (Building 2042)

- **Draft Phase II RFI Work Plan for SWMU 14**

- Fire Training Pit Area

- **Draft Phase II RFI Work Plan for SWMUs 27, 28, 29**

- Domestic Sewage and Industrial Area Wastewater Treatment Plants – Sludge Drying Beds

