

FINDING OF SUITABILITY TO TRANSFER

**WATER AND WASTEWATER TREATMENT PLANT PARCELS CONVEYANCE
(PARCELS 4, 6, 20 AND 57)**

**NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO**



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April 2011

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1.0 PURPOSE

This Finding of Suitability to Transfer (FOST) summarizes how the requirements and notifications for hazardous substances, petroleum products and other regulated material on the property have been satisfied, and documents my determination, as the responsible Department of Defense (DoD) component official, that portions of certain real property and associated improvements known as the Water and Wastewater Treatment Plant Parcels at Naval Activity Puerto Rico (NAPR), Ceiba, Puerto Rico are environmentally suitable for deed transfer. This decision is based primarily on my review of information contained in two of the documents listed in Exhibit A (References) – the *CERFA Identification of Uncontaminated Property, Former Naval Station Roosevelt Roads, Puerto Rico* (the CERFA Report; Navy, 2006b) and the *Phase I/II Environmental Condition of Property Report, Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico* (the ECP Report; Navy, 2005). Factors leading to this decision and other pertinent information related to property transfer requirements are stated below.

2.0 DESCRIPTION OF PROPERTY

NAPR was formerly known as Naval Station Roosevelt Roads (NSRR) until it ceased operation as an active Naval Station on March 31, 2004, at which point it was designated Naval Activity Puerto Rico. NAPR is located on the east coast of Puerto Rico adjacent to the municipality of Ceiba. As shown on the Vicinity Map (Exhibit B, Figure 1), the Water and Wastewater Treatment Plant Parcels conveyance is comprised of four non-contiguous areas on the installation upon which one water treatment plant (WTP) and three wastewater treatment plants (WWTPs) are located. Parcels 4 (Bundy WWTP), 6 (Capehart WWTP), 20 (WTP), and 57 (Forrestal WWTP) are shown on the aerial photographs in Exhibit C and on the survey maps included as Exhibit D. The combined acreage of the four parcels is 23.655 acres. The areas impacted by the sludge drying beds at each of the WWTPs will be “carved out” from the Water and Wastewater Treatment Plant Parcels conveyance due to ongoing Navy cleanup actions. These “carve-outs” occupy approximately 4.25 acres, thus reducing the total acreage covered by this FOST to approximately 19.4 acres (Subject Property).

The WTP (12.897 acres) is a surface water filtration plant with a treatment capacity of 4 million gallons per day (mgd).

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The Bundy WWTP (approximately 2.48 acres without drying beds) has a treatment capacity of 0.655 mgd. It receives sewage primarily from the Bundy housing area, officer quarters, enlisted personnel barracks, and military messes.

The Capehart WWTP (approximately 1.09 acres without drying beds) has a treatment capacity of 1.13 mgd. It receives sewage from the Capehart housing area and several other facilities including an elementary school, a high school, a television studio, and the Station Communication Center.

The Forrestal WWTP (approximately 2.94 acres without drying beds) has a treatment capacity of 1.01 mgd. It received the majority of the industrial wastewater generated at NSRR as well as domestic wastewater from enlisted personnel barracks and officer quarters. Only minimal discharges of industrial wastewater were received at the NSRR WWTPs. The industrial wastewater generated at NSRR was a combination of effluent from facilities such as the airfield and its support facilities, a 600-bed hospital, a veterinary clinic, vehicle maintenance garages, auto hobby shops, the Public Works Department, numerous storage facilities, three ship piers, weapons facilities, two pesticide control facilities, two schools and a marina.

As shown on the aerial photographs in Exhibit C, the Subject Property does not include the areas impacted by the WWTP sludge drying beds that have been designated Resource Conservation and Recovery Act (RCRA) Solid Waste Management Units (SWMUs) 27, 28, and 29 at the Capehart, Bundy and Forrestal WWTPs, respectively. These SWMUs were carved out of the conveyance because they have work remaining to be completed under the U.S. Environmental Protection Agency (USEPA) Administrative Order on Consent (Consent Order; EPA, 2007) that sets out the Navy's corrective action obligations under RCRA. These SWMUs cannot be included in the transfer of the Subject Property at this time because all necessary remedial actions have not been taken prior to transfer as required by Section 120(h)(3)(A)(ii)(I) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The Navy will prepare a separate Finding of Suitability to Lease for these SWMUs and execute a lease in furtherance of conveyance with the Commonwealth of Puerto Rico for the carve-out areas. Upon successful completion of all necessary remedial actions by the Navy, the leased property will be transferred to the Commonwealth.

Detailed descriptions of the treatment equipment and processes utilized at each treatment plant are provided in the ECP Report. Table 1 in Exhibit E of this FOST provides the facility number,

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former user, name or description, area and year of construction of each of the numbered buildings, structures and facilities on the Subject Property.

3.0 PAST USE AND PROPOSED REUSE

The WTP was constructed in the early 1940s, the Forrestal WWTP in 1963, the Bundy WWTP in 1969, and the Capehart WWTP in 1970. These parcels were undeveloped prior to construction of the treatment plants. The ECP Report states that most of the arable land on what is now NAPR was previously used for sugar cane cultivation and cattle grazing prior to acquisition by the Navy in the 1940s. No significant industrial facilities or environmental concerns were identified with respect to activities conducted on the former NSRR prior to Navy ownership.

The Navy established NAPR to serve as the caretaker of the real property associated with NSRR and to assist in the transfer of the property. Since the establishment of NAPR, all industrial and commercial operations on the Subject Property have ceased other than operation and maintenance of the utility systems, which have little potential for environmental contamination.

The proposed reuse is continued use as water and wastewater treatment plants. The Subject Property is expected to be transferred via negotiated sale to the Commonwealth of Puerto Rico (CBRE et al, 2004).

4.0 ENVIRONMENTAL FINDINGS

All available information concerning the past storage, release, or disposal of hazardous substances and/or petroleum products on NAPR, as collected through record searches, aerial photographs, personnel interviews, and on-site visual inspections, is contained in the ECP Report prepared by NAVFAC Atlantic. The following summarizes the findings as they relate to the Subject Property and the corresponding Condition of Property Classification assigned to the real property to be transferred.

A. Hazardous Substance Contamination

There are two RCRA SWMUs on the Subject Property – SWMUs 38 (Sanitary and Storm Sewer Systems) and 42 (WTP Filter Backwash Lagoons). SWMU 38 has been designated Corrective Action Complete without Controls and requires no further action. A RCRA Facility Investigation (RFI) was not required at SWMU 38 based on research, interviews and visual inspections. Under the Consent Order, this determination is contingent based upon the Navy fully addressing any

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releases that may have impacted the sanitary and/or storm sewer systems as part of the corrective action(s) for releases from SWMUs 4, 12, 13 and 14 and/or any other SWMU at the NAPR facility where releases may have impacted the sewer systems. SWMUs 4, 12, 13 and 14 are located wholly outside of the Subject Property. SWMU 42 has been designated Corrective Action Complete with Controls until the sediment in the lagoons is removed and disposed of properly when the plant ceases operation. While the WTP and lagoons are operational, either the Navy (pre-transfer) or the new property owner (post transfer) will perform annual inspections to ensure non-residential land use is maintained and lagoon sediments are not disturbed (Baker, 2008a).

Detailed descriptions of SWMUs 38 and 42 are provided in the ECP Report and SWMU 42 RFI report, while summary descriptions and their current status are provided in Table 2 (Exhibit E). The approximate locations of the SWMUs are shown on Figure 2 in Exhibit B.

The ECP Report documented seven operational aboveground storage tanks (ASTs) on the Subject Property. Three of these are 8,000-gallon methanol ASTs – one at each WWTP for enhancing the denitrification process. These ASTs are listed in Table 3 (Exhibit E) along with four diesel fuel ASTs that are discussed in Section 4.B. below. There are no known spills or releases associated with the ASTs or process chemical usage on the Subject Property.

B. Petroleum Contamination

The ECP Report did not identify any current or former underground storage tanks or oil/water separators associated with the Subject Property at the time of the ECP inspection in March 2005. The ECP Report documented four operational diesel fuel ASTs on the Subject Property – one at each treatment plant for emergency generator fuel supply. As shown in Table 3 (Exhibit E), the storage capacity of these ASTs ranges from 400 gallons to 1,000 gallons.

There are no known spills or releases associated with the ASTs or petroleum usage on the Subject Property.

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C. Condition of Property Classification

The ECP Report divided all property at NAPR into parcels, and classified them into one of the three following categories:

- **Category 1** – Areas where no known or documented releases, or disposal of hazardous substances or petroleum products or their derivatives has occurred, including no migration of these substances from adjacent areas.
- **Category 2** – Areas where the release, disposal, or migration, or some combination thereof, of hazardous substances, or petroleum products or their derivatives has occurred, but at concentrations that do not require a removal or remedial action, or all remedial actions necessary to protect human health and the environment have been taken.
- **Category 3** – Areas where a confirmed or suspected release, disposal, or migration, or some combination thereof, of hazardous substances, or petroleum products or their derivatives has occurred, but required investigation and/or response actions have not yet been initiated or are ongoing.

These categories are derived from the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Community Environmental Response Facilitation Act (CERFA) and the American Society for Testing and Materials (ASTM) Standard Practice for Conducting Environmental Baseline Surveys (ASTM Standard D 6008-96), which further incorporates ASTM D 5746-98 (2002) Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities.

In accordance with the property condition classification guidelines discussed above, the Subject Property is suitable for transfer because SWMUs 38 and 42 meet the definition of Category 2 – SWMU 38 because the SWMUs with releases that impacted the sanitary and storm sewer systems are not on or associated with the Subject Property, and SWMU 42 because it has been designated Corrective Action Complete with Controls.

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D. Other Environmental Aspects

1. Munitions and Explosives of Concern

According to the ECP Report, there are no small arms ranges, heavy (crew-served) weapon ranges, unexploded ordnance/impact areas, explosive ordnance disposal areas or open burning/open detonation activities on the Subject Property.

2. Asbestos-Containing Materials

According to the June 2005 *Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico* (Baker, 2005), asbestos-containing material (ACM) was identified in one of the 11 facilities inspected on the Subject Property, as summarized in Table 4 of Exhibit E. Friable, accessible and damaged (FAD) ACM was not identified on the Subject Property. Detailed information about the materials identified and sampled during the asbestos inspection, including summary tables, location drawings, photographs and laboratory reports, is included in the report.

It is likely that undiscovered ACM associated with underground utilities and miscellaneous building materials exists at NAPR. While this potential ACM does not currently pose a hazard to site users, future demolition and/or subsurface work performed by the transferee could result in FAD ACM hazards. Thus, the transferee will be required to use best management practices during any future renovation/demolition activities or underground utility work, and to comply with all applicable laws relating to ACM management in order to ensure future protection of human health and the environment. An ACM Hazard Disclosure and Acknowledgment Form (Exhibit F) will be provided to the transferee for execution at the time of transfer.

3. Lead-Based Paint

The NAPR facilities list (Exhibit E, Table 1) indicates many of the buildings, structures and facilities on the Subject Property were constructed prior to 1978, the year in which lead-based paint (LBP) was banned for consumer use. These facilities and any others built before 1978 are presumed to contain LBP. A LBP survey and risk assessment was completed at NAPR in 2005 for military family housing only, thus none of the facilities on the Subject Property were included in the survey. A Lead-Based Paint Hazard

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Disclosure and Acknowledgment Form (Exhibit G) will be provided to the transferee for execution at the time of transfer.

4. Polychlorinated Biphenyls

There are no records of PCBs having been stored, released or disposed of on the Subject Property. Only one polychlorinated biphenyl (PCB) containing transformer remains at NAPR. The transformer, located in Building 386, is not on the Subject Property. All other PCB-contaminated transformers and equipment were removed from the former NSRR prior to 1998. Due to the age of the majority of facilities and the size of the station, it is possible that PCB-contaminated fluorescent light ballasts and other minor PCB sources may be present on NAPR.

5. Radon

According to the U.S. Geological Survey Open-File Report 93-292-K, Preliminary Geologic Radon Potential Assessment of Puerto Rico (USGS, 1993), the Commonwealth of Puerto Rico exhibits generally low indoor radon levels, and a survey of radon concentrations of offices, housing units, schools and other buildings was conducted by the DoD between 1989 and 1992 on federal military reservations in Puerto Rico, including the former NSRR. Indoor radon levels ranged from 0.0 to 1.9 picoCuries/Liter (pCi/L), well below the current USEPA residential indoor radon screening action level of 4 pCi/L. The majority of the reservations, including NAPR, are situated on coastal plains, so the low indoor radon levels were not unexpected.

6. Threatened and Endangered Species

As shown on the individual sub-parcel maps in Exhibit H, breeding habitat and nesting/foraging palms for the endangered yellow-shouldered blackbird have been identified on Parcels 6 and 20 of the Subject Property. The Commonwealth of Puerto Rico has committed to zoning the property in a manner that will implement the planning, development, maintenance, mitigation and use requirements described on the parcel maps.

In accordance with the Endangered Species Act, the Navy developed a Biological Assessment for the former NSRR in 2006 to assess the potential impact on any federally

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protected species from the disposal of NSRR. Given the protection measures addressed in detail in the *Biological Assessment for the Disposal of Naval Station Roosevelt Roads/Naval Activity Puerto Rico Final Report* (Navy, 2006a), the Navy has determined that the disposal of the former NSRR and transfer of the property to future owners is not likely to adversely affect federally-listed species and would not result in adverse modification of designated critical habitat within the project area. The U.S. Fish and Wildlife Service concurred with this determination in a letter dated April 7, 2006.

5.0 REQUIREMENTS APPLICABLE TO PROPERTY TRANSFER

A. NEPA Compliance

In accordance with National Environmental Policy Act (NEPA) requirements, an Environmental Assessment and Finding of No Significant Impact (FONSI) have been prepared and executed in connection with the planned disposal and reuse of NAPR. The FONSI was signed on April 10, 2007.

B. Hazardous Substance Notice

In accordance with Section 120(h)(3)(A)(i) of CERCLA, all deeds transferring federal property must provide notice as to those hazardous substances which it is known, based on a complete search of agency files, were stored for one year or more, released or disposed on the Subject Property in excess of those reportable quantities specified under 40 CFR 373 (Hazardous Substances Reporting Requirements for Selling or Transferring Federal Real Property), and all response actions taken to date to address any such releases or disposals. Hazardous materials use/storage and hazardous waste generation/management at the former NSRR are discussed in Section 5.2 of the ECP Report. The hazardous substances notice and response action summary for the Subject Property is attached to this FOST as Exhibit I.

C. CERCLA Covenants

The deed that conveys the Subject Property will contain the covenants provided for under CERCLA Section 120(h)(3)(A)(ii)(I) that all necessary remedial actions have been taken prior to transfer, and CERCLA Sections 120(h)(3)(A)(ii)(II) and 120(h)(4)(D)(i) that any response action or corrective action found to be necessary after the date of transfer shall be conducted by the United

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States. These covenants will not apply to any remedial action(s) required on the property to the extent that an act or omission of the transferee results in a new release of hazardous substances.

D. CERCLA Access Clause

In accordance with CERCLA Sections 120(h)(3)(A)(iii) and 120(h)(4)(D)(ii), the deed transferring the Subject Property shall contain a clause granting to the United States, its officers, agents, employees, contractors, and subcontractors the right to enter upon the transferred property in any case that remedial or corrective action is found to be necessary after the date of transfer. The right to enter to be set forth shall include the right to conduct annual physical inspections, tests, investigations, long term monitoring, 5-year reviews, and surveys, including, where necessary, drilling, test pitting, boring, and other similar activities. Such right shall also include the right to construct, operate, maintain, or undertake any other response or remedial action as required or necessary, including, but not limited to, monitoring wells, pumping wells, and treatment facilities. The United States retains the authority to enter to conduct investigations on adjacent parcels as well as the parcel subject to the transfer. These access rights are in addition to those granted to Federal, state, and local authorities under applicable environmental laws and regulations.

E. Land and Groundwater Restrictions

To prevent unacceptable risks to human health and the environment, the Navy will ensure the following land use control (LUC) is developed at SWMU 42 on the Subject Property:

- A restriction on disturbance of sediments within the filter backwash lagoons until the sediments within the lagoons are removed and disposed of properly when the plant ceases operation. (SWMU 42)

This LUC will be implemented through the Navy-USEPA Consent Order and the subsequent transfer deed. The transfer deed will either contain detailed LUC requirements (implementation, compliance, monitoring, enforcement, modification/termination, etc.) or reference other documents agreed to between the Navy and USEPA.

F. Environmental Compliance Agreements / Permits / Orders

On January 29, 2007, the Navy and USEPA voluntarily entered into a Consent Order that set out the Navy's corrective action obligations under RCRA and replaced the 1994 RCRA permit as the document memorializing these obligations concerning NAPR. Neither of the two RCRA SWMUs

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on the Subject Property have cleanup work remaining to be completed under the terms of the Consent Order. Detailed descriptions of both of these SWMUs are provided in the ECP Report, while summary descriptions and their current status are provided in Table 2 (Exhibit E).

The three WWTPs on the Subject Property have a minimal amount of flow moving through them since the operational closure of NSRR on March 31, 2004 and the transition of the facility into caretaker status. The wastewater plants operate under NPDES permit #PR0020010, however this permit expired on January 31, 2003. The permit is under Administrative Continuance.

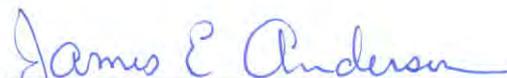
G. Notification to Regulatory Agencies / Public

In accordance with DoD guidance, USEPA Region 2 and Puerto Rico EQB have been advised of the proposed transfer of the Subject Property, and copies of the ECP Report, CERFA Report, and Draft FOST were provided to those agencies for review and comment. Navy responses to USEPA and EQB review comments on the draft version of this FOST are provided in Exhibit J (WILL BE INSERTED UPON REVIEW). The ECP Report was made available for public review upon finalization. Copies of all transfer documentation will be made available to USEPA and EQB representatives upon request after execution of the same.

6.0 SUITABILITY DETERMINATION

NOW THEREFORE, based on my review of the information contained in this FOST, the notices discussed herein, and the restrictions and covenants that will be contained in the deed, the Subject Property is suitable for transfer.

Date 4/11/11



JAMES E. ANDERSON
Director
BRAC Program Management Office Southeast
North Charleston, South Carolina

Exhibit A
References

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Baker, 2005. (Michael Baker Jr., Inc.) *Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico*. Moon Township, Pennsylvania. June 2005.

Baker, 2008a. (Michael Baker Jr., Inc.) *Revised Final Phase I RCRA Facility Investigation Report for SWMU 42, Naval Activity Puerto Rico, Ceiba, Puerto Rico*. Moon Township, Pennsylvania. January 2008.

CBRE et al, 2004. (CB Richard Ellis Consulting, Cooper Robertson & Partners, Moffatt & Nichol, Puerto Rico Management & Economic Consultants, Inc.) *Naval Station Roosevelt Roads Reuse Plan*. December 2004.

EPA, 2007. (U.S. Environmental Protection Agency) *RCRA § 7003 Administrative Order on Consent, In the Matter of United States, The Department of the Navy, Naval Activity Puerto Rico, formerly Naval Station Roosevelt Roads, Puerto Rico, EPA Docket No. RCRA-02-2007-7301*. January 2007.

GMI, 2005. (Geo-Marine, Inc.) *Draft Report, Parcel Map for the Disposal of Naval Activity Puerto Rico*. Hampton, Virginia. September 2005.

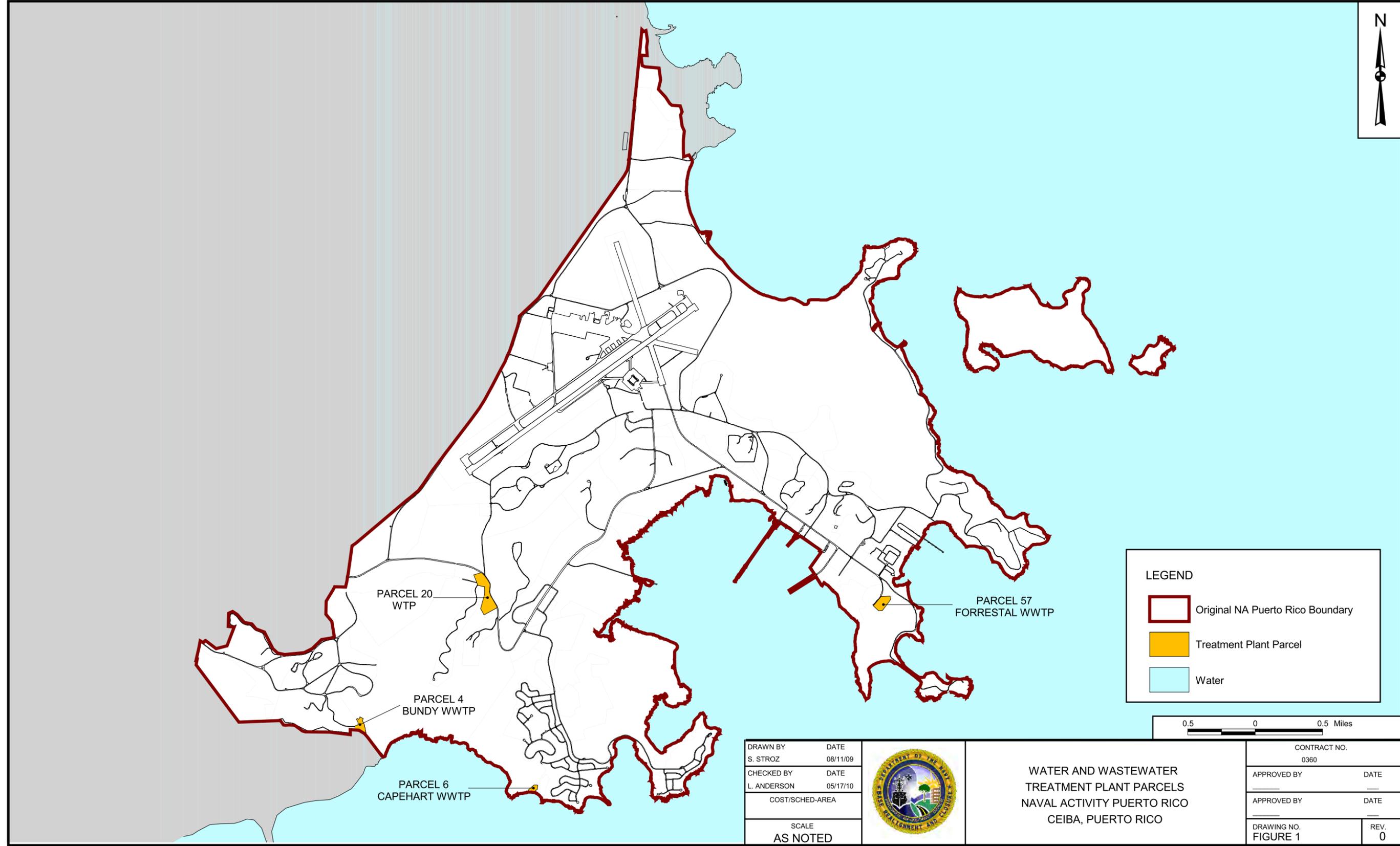
Navy, 2005. (Naval Facilities Engineering Command Atlantic) *Phase I/II Environmental Condition of Property Report, Former U.S. Naval Station Roosevelt Roads, Ceiba, Puerto Rico*. Norfolk, Virginia. July 15, 2005.

Navy, 2006a. (Naval Facilities Engineering Command Atlantic). *Biological Assessment for the Disposal of Naval Station Roosevelt Roads/Naval Activity Puerto Rico Final Report*. Norfolk, Virginia. January 2006.

Navy, 2006b. (Department of the Navy, Base Realignment and Closure Program Management Office Southeast) *CERFA Identification of Uncontaminated Property, Former Naval Station Roosevelt Roads, Puerto Rico*. North Charleston, South Carolina, April 27, 2006.

USGS, 1993. (U.S. Geological Survey) *Open File Report 93-292-K, Preliminary Geologic Radon Potential Assessment of Puerto Rico*. 1993.

Exhibit B
Vicinity Maps



LEGEND

- Original NA Puerto Rico Boundary
- Treatment Plant Parcel
- Water

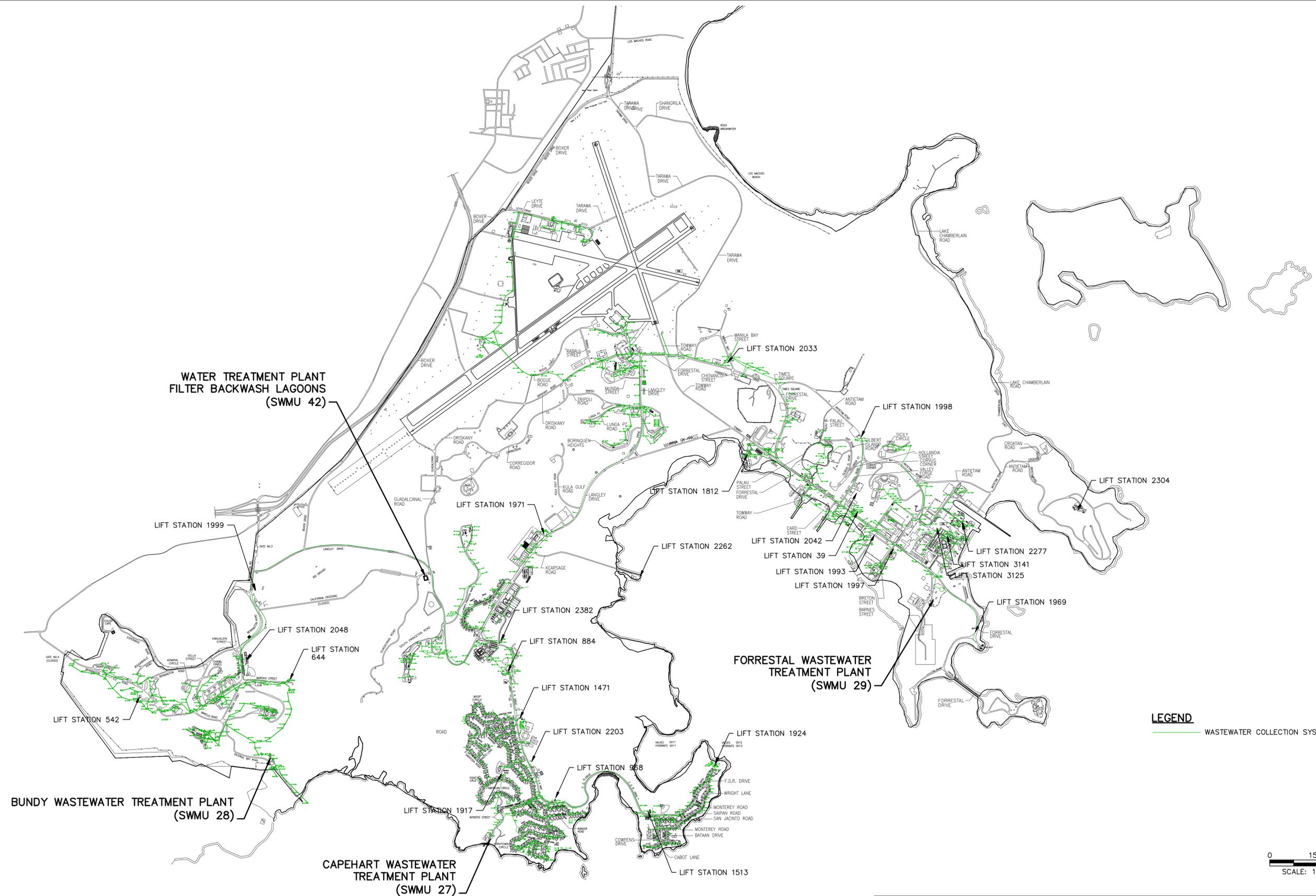


DRAWN BY	DATE
S. STROZ	08/11/09
CHECKED BY	DATE
L. ANDERSON	05/17/10
COST/SCHED-AREA	
SCALE	
AS NOTED	



**WATER AND WASTEWATER
 TREATMENT PLANT PARCELS
 NAVAL ACTIVITY PUERTO RICO
 CEIBA, PUERTO RICO**

CONTRACT NO.	
0360	
APPROVED BY	DATE
APPROVED BY	DATE
DRAWING NO.	REV.
FIGURE 1	0



LEGEND
 — WASTEWATER COLLECTION SYSTEM (SWMU 38)

0 1500 3000
 SCALE: 1" = 1500'

BUNDY WASTEWATER TREATMENT PLANT (SWMU 28)

CAPEHART WASTEWATER TREATMENT PLANT (SWMU 27)

WATER TREATMENT PLANT FILTER BACKWASH LAGOONS (SWMU 42)

FORRESTAL WASTEWATER TREATMENT PLANT (SWMU 29)

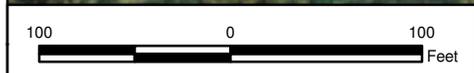
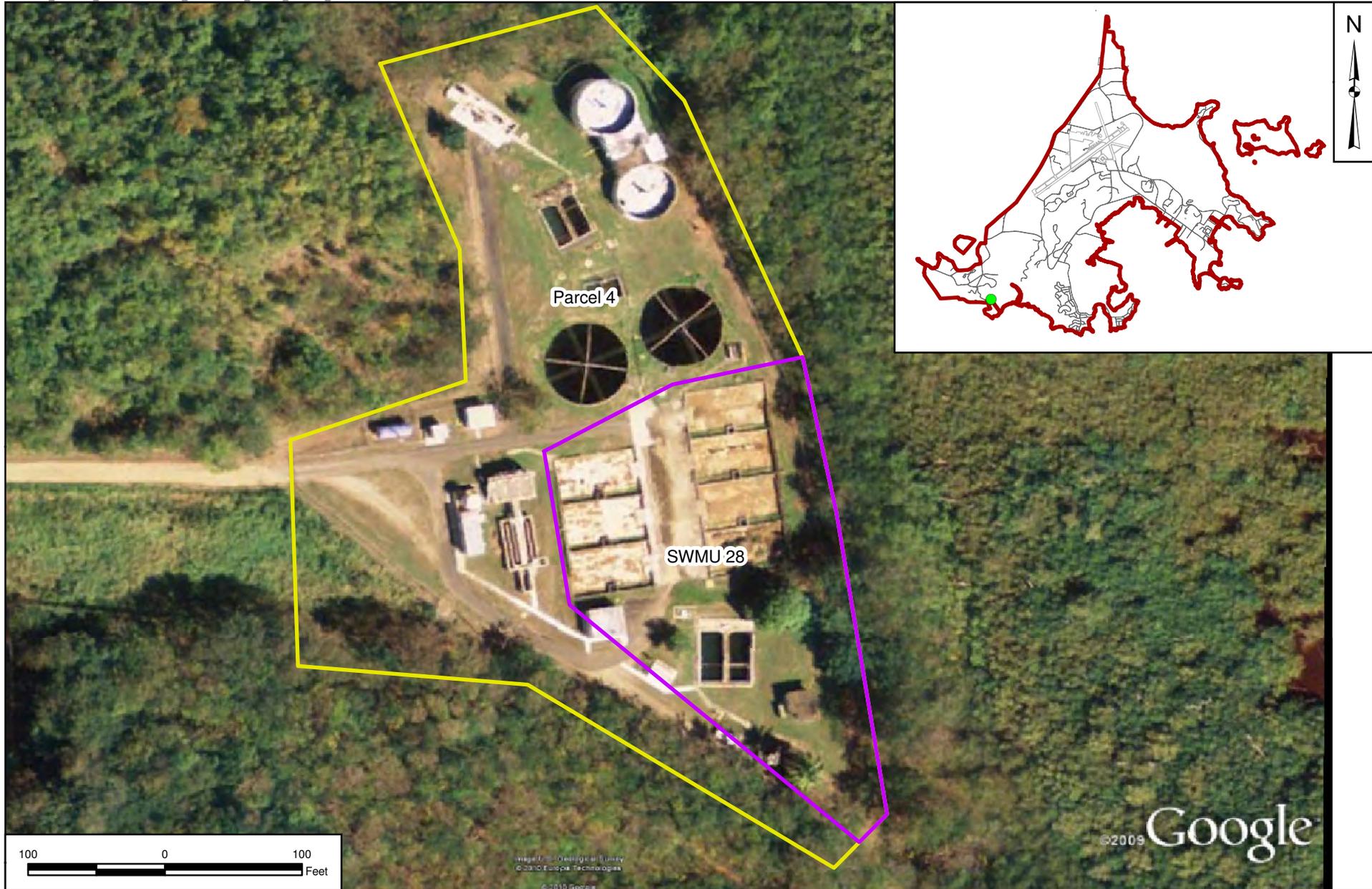
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BH	6/1/10
CHECKED BY	DATE
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REVISED BY	DATE
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SCALE	
1" = 1500'	



SOLID WASTE MANAGEMENT UNITS (SWMUs)
 ASSOCIATED WITH WATER & WASTEWATER
 TREATMENT PLANT PARCELS
 NAVAL ACTIVITY PUERTO RICO
 CEIBA, PUERTO RICO

CONTRACT NO. CTO 0043	
OWNER NO. ---	
APPROVED BY	DATE
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Exhibit C
Aerial Photographs

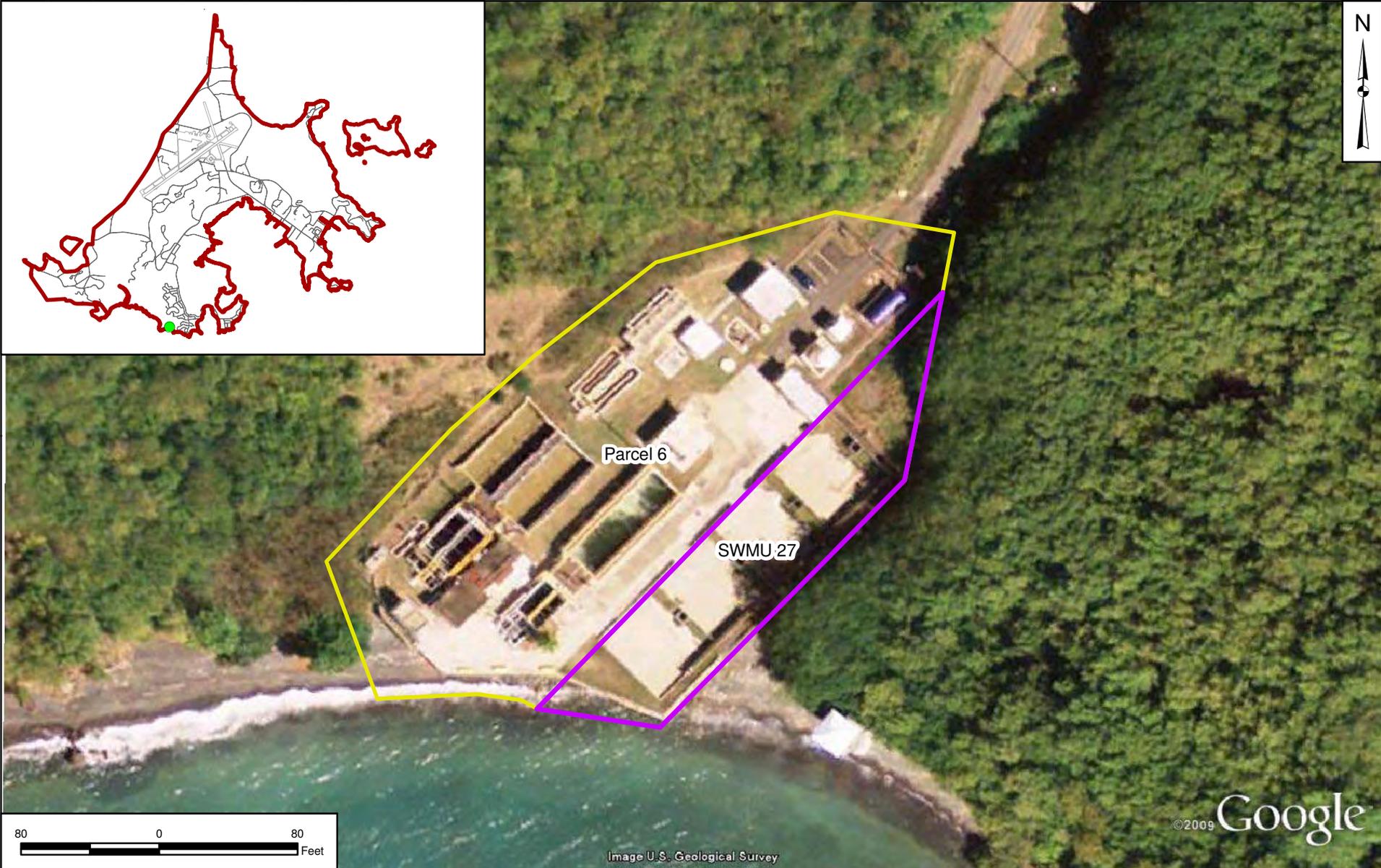


DRAWN BY	DATE
K. MOORE	9/2/10
CHECKED BY	DATE
L. ANDERSON	3/30/11
COST/SCHEDULE AREA	
SCALE AS NOTED	



PARCEL 4
BUNDY WASTEWATER TREATMENT PLANT
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO

CONTRACT NUMBER	
CTO 0043	
APPROVED BY	DATE
APPROVED BY	DATE
FIGURE NO.	REV
FIGURE C-2	0

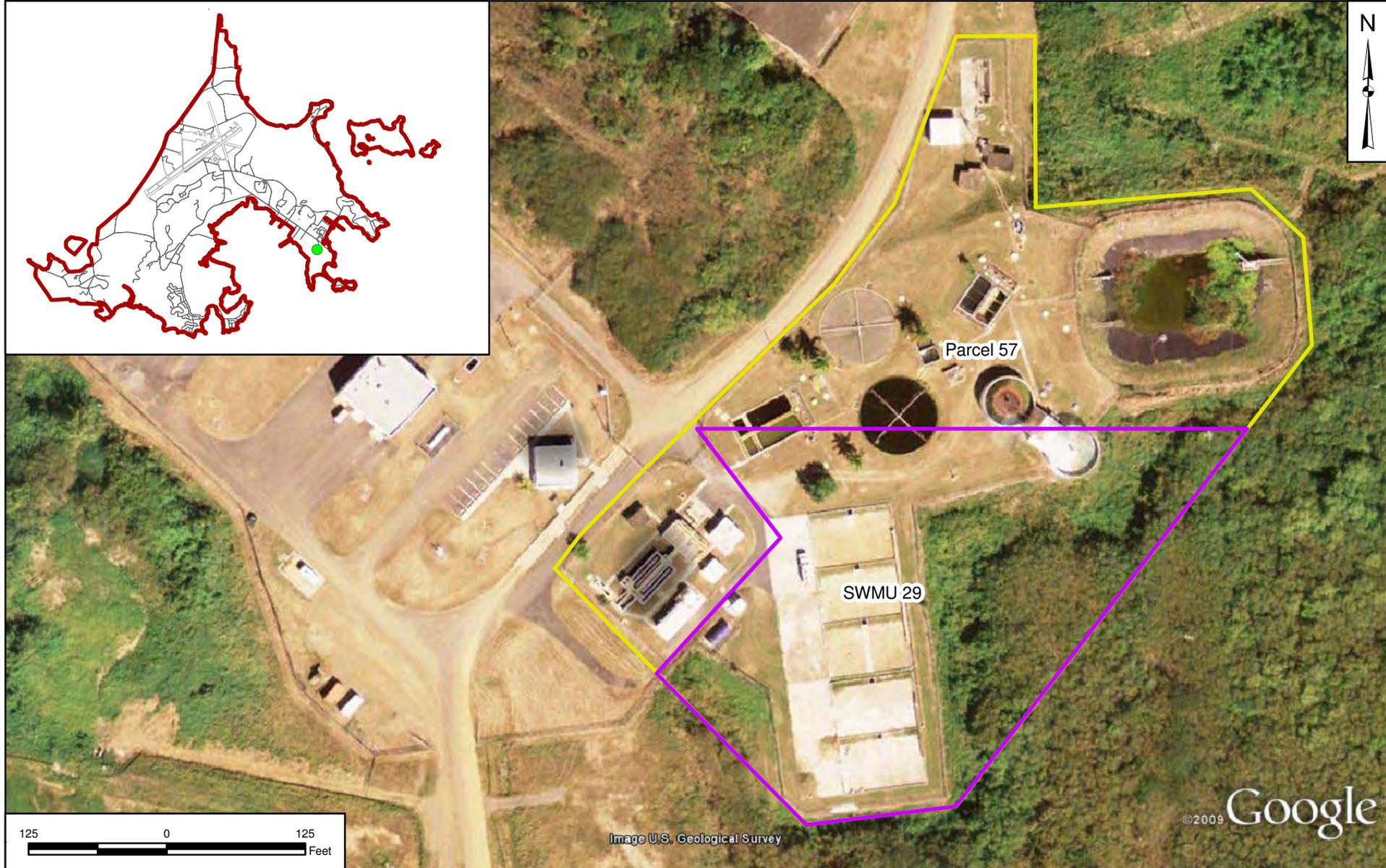


DRAWN BY	DATE
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CHECKED BY	DATE
L. ANDERSON	3/29/11
COST/SCHEDULE AREA	
SCALE AS NOTED	



PARCEL 6
CAPEHART WASTEWATER TREATMENT PLANT
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO

CONTRACT NUMBER CTO 0043	
APPROVED BY	DATE
APPROVED BY	DATE
FIGURE NO. FIGURE C-3	REV 0

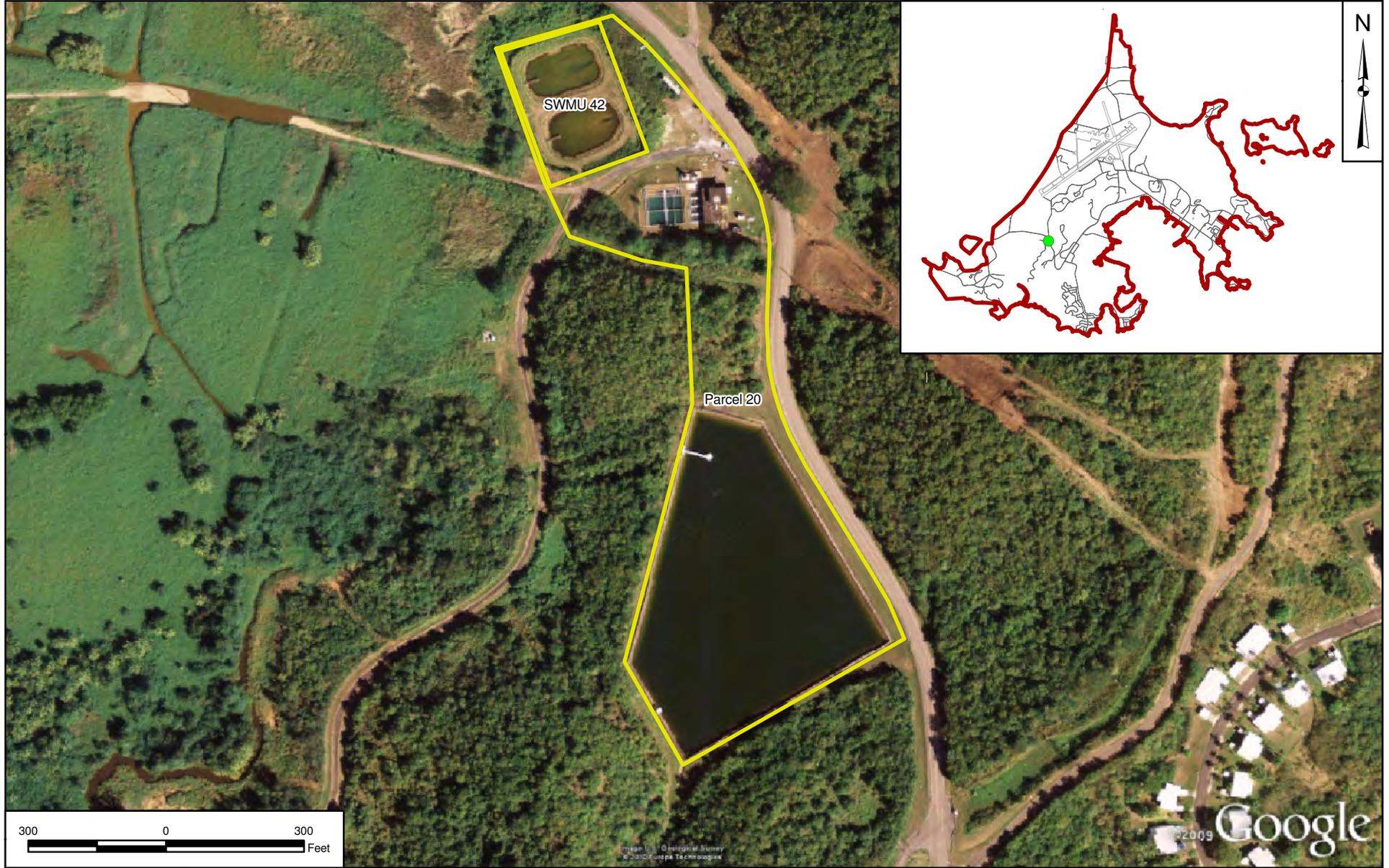


DRAWN BY	DATE
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CHECKED BY	DATE
L. ANDERSON	3/28/11
COST/SCHEDULE AREA	
SCALE AS NOTED	



PARCEL 57
FORRESTAL WASTEWATER TREATMENT PLANT
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO

CONTRACT NUMBER CTO 0043	
APPROVED BY	DATE
APPROVED BY	DATE
FIGURE NO. FIGURE C-4	REV 0



DRAWN BY	DATE
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CHECKED BY	DATE
C. KELLY	9/2/10
COST/SCHEDULE AREA	
SCALE AS NOTED	



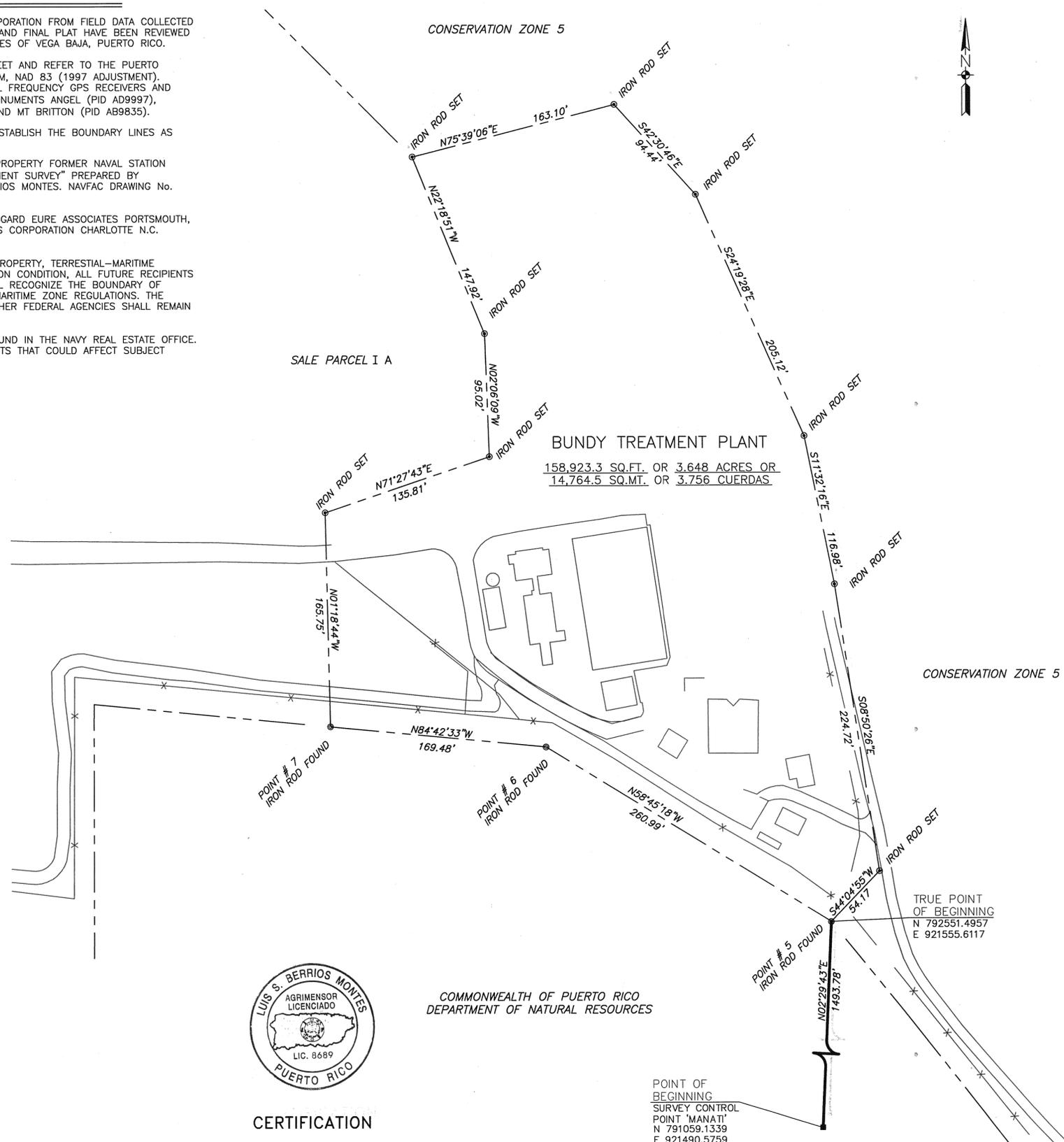
PARCEL 20
WATER TREATMENT PLANT
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO

CONTRACT NUMBER CTO 0043	
APPROVED BY	DATE
APPROVED BY	DATE
FIGURE NO. FIGURE C-1	REV 0

Exhibit D
Survey Maps

SURVEY NOTES:

- BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN APRIL 2007. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
- HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD9997), FAJARDO (PID AB9834), HUMACAO 2 (PID AB9846) AND MT BRITTON (PID AB9835).
- THE FOLLOWING PLATS AND DEEDS WERE USED TO ESTABLISH THE BOUNDARY LINES AS SHOWN ON THIS PLAT:
 - PLAT TITLED "UNITES STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS BOUNDARY REESTABLISHMENT SURVEY" PREPARED BY TRANSYSTEMS CORPORATION AND LUIS BERRIOS MONTES. NAVFAC DRAWING No. 4522929; DATED FEBRUARY 15, 2005.
- PLANIMETRIC DATA AND SHORELINE PROVIDED BY HOGGARD EURE ASSOCIATES PORTSMOUTH, VA. AERIAL SURVEY PERFORMED BY: AERO-DYNAMICS CORPORATION CHARLOTTE N.C. SURVEY FLOWN FEBRUARY 1998.
- DUE TO THE SPECIALIZED USAGE OF THE SUBJECT PROPERTY, TERRESTIAL-MARITIME REGULATIONS ARE INAPPLICABLE. AS A SINE QUA NON CONDITION, ALL FUTURE RECIPIENTS OF THIS SUBJECT PROPERTY BY SUBDIVISION, SHALL RECOGNIZE THE BOUNDARY OF THESE LANDS WITH REGARDS TO THE TERRESTIAL-MARITIME ZONE REGULATIONS. THE PUBLIC ACCESS TO PROPERTY TRANSFERRED TO OTHER FEDERAL AGENCIES SHALL REMAIN STATUS QUO.
- NOTE: THIS PLAT SHOWS EASEMENTS OF RECORD FOUND IN THE NAVY REAL ESTATE OFFICE. THIS PLAT MAY NOT SHOW ALL GRANTS OR EASEMENTS THAT COULD AFFECT SUBJECT PROPERTY.

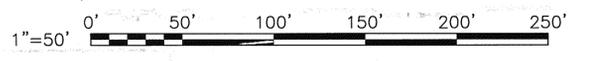
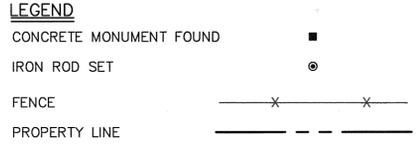
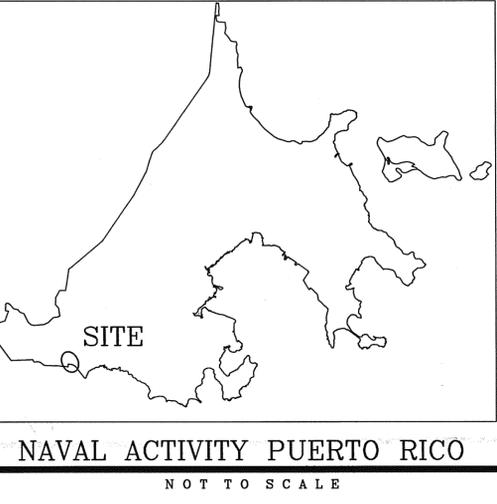
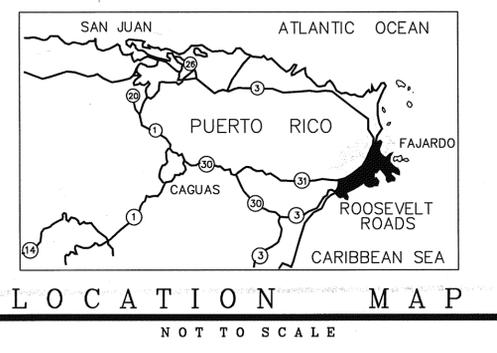


CERTIFICATION

I, LUIS BERRIOS MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FAITHFULLY WHAT I FOUND PHYSICALLY ON THE GROUND AND/OR BY THE INVESTIGATIONS THAT HAD BEEN MADE BY ME.

Date: 2/11/07
 LUIS BERRIOS MONTES
 Surveyor License No. 8689

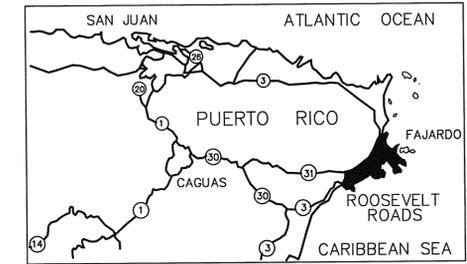
LUIS BERRIOS MONTES
 Agrimensor Lic. Num. 8689
 Deeper Num. 799-1255 Unidad 216-9995
 Tel. Oficina (787) 785-9342
 P. O. Box 4497 Vega Baja, P. R.



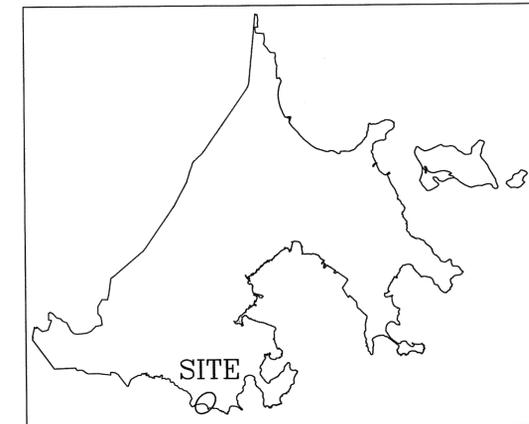
APPROVED	DATE	APPR.
ACTIVITY - SATISFACTORY TO		
DATE		
APPROVED		
FOR EFD FOR COMMANDER NAVFAC		
DATE		
A/E	EFD	
DESIGN		
DRAWN		
REVIEW		
OC		
CHEF ARCH/ ENGR.		
PROJECT MANAGER		
FIRE PROTECTION		
BRANCH MANAGER		
DESIGN DIRECTOR		
NAVAL FACILITIES ENGINEERING COMMAND		
ATLANTIC DIVISION		
NAVAL STATION		
CEIBA, PUERTO RICO		
UNITED STATES GOVERNMENT PROPERTY		
FORMER NAVAL STATION ROOSEVELT ROADS		
BUNDY TREATMENT PLANT		
CODE ID. NO. 80091	SIZE D	
SCALE: AS NOTED		
EFD NO.		
STA. PROJ. NO.		
SPEC. NO.		
CONSTR. CONTR. NO.		
N62470-02-D-7619		
NAVFAC DRAWING NO.		
SHEET 1 OF 1		

SURVEY NOTES:

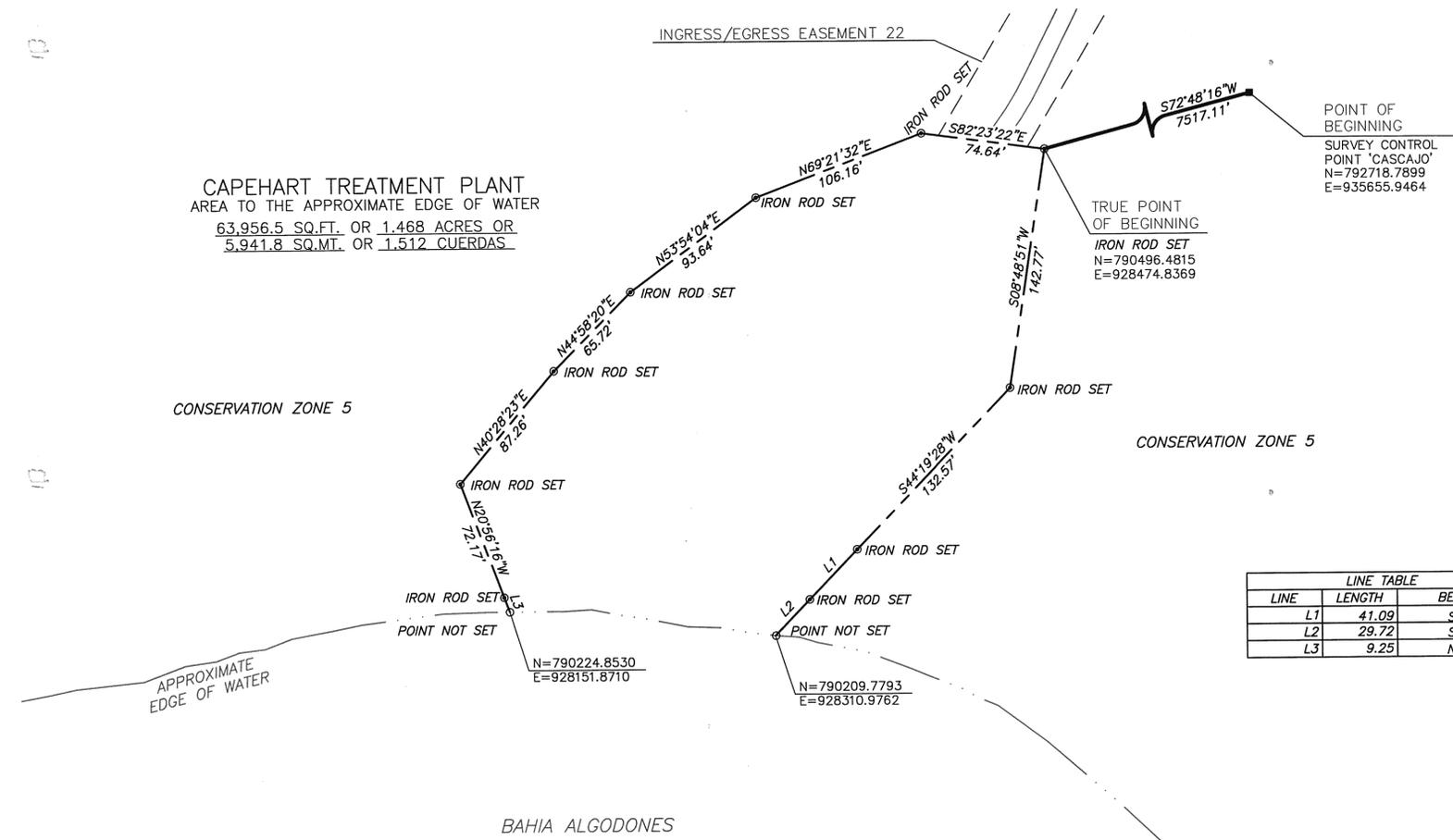
- BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN MAY 2007. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
- HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD9997), FAJARDO (PID AB9834), HUMACAO 2 (PID AB9846) AND MT BRITTON (PID AB9835).
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 - PLAT TITLED "UNITES STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS BOUNDARY REESTABLISHMENT SURVEY" PREPARED BY TRANSYSTEMS CORPORATION AND LUIS BERRIOS MONTES. NAVFAC DRAWING No. 4522929; DATED FEB 15, 2005.
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- NOTE: THIS PLAT SHOWS EASEMENTS OF RECORD FOUND IN THE NAVY REAL ESTATE OFFICE. THIS PLAT MAY NOT SHOW ALL GRANTS OR EASEMENTS THAT COULD AFFECT SUBJECT PROPERTY.



LOCATION MAP
NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO
NOT TO SCALE



CAPEHART TREATMENT PLANT
AREA TO THE APPROXIMATE EDGE OF WATER
63,956.5 SQ.FT. OR 1.468 ACRES OR
5,941.8 SQ.MT. OR 1.512 CUERDAS

LINE	LENGTH	BEARING
L1	41.09	S44°11'14"W
L2	29.72	S44°11'14"W
L3	9.25	N20°56'16"W



CERTIFICATION

I, LUIS BERRIOS MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FAITHFULLY WHAT I FOUND PHYSICALLY ON THE GROUND AND/OR BY THE INVESTIGATIONS THAT HAD BEEN MADE BY ME.

Date: 3/12/07

LUIS BERRIOS MONTES
Surveyor License No. 8689

LUIS BERRIOS MONTES
Agrimensur Lic. Num. 8689
Beeper Num. 759-1255 Unidad 218-9995
Tel. Oficina (787) 785-9342
P. O. Box 4497 Vega Baja, P. R.



LEGEND

- CONCRETE MONUMENT FOUND
- IRON ROD SET
- PROPERTY LINE
- EASEMENT LINE



	DATE
	DESCRIPTION
	SYM.

Town Point Center
150 Bush Street, Suite 1000
Norfolk, Virginia USA 23510-1638
Phone 757-627-1112 Fax 757-627-1113
www.transystems.com

APPROVED	
ACTIVITY - SATISFACTORY TO	
DATE	
APPROVED	
FOR EFD FOR COMMANDER NAVFAC	
DATE	
A/E	EFD
DESIGN	
DRAWN	
REVIEW	
CC	
CHEF ARCH/ ENGR.	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	

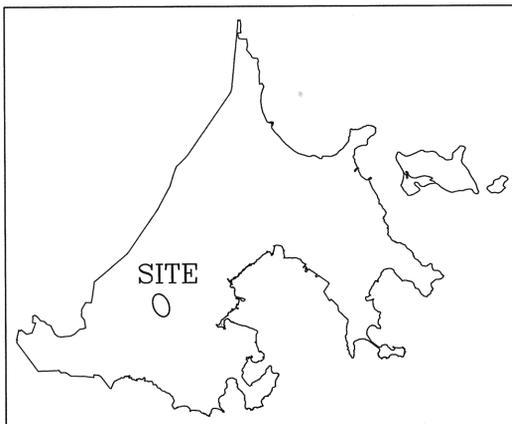
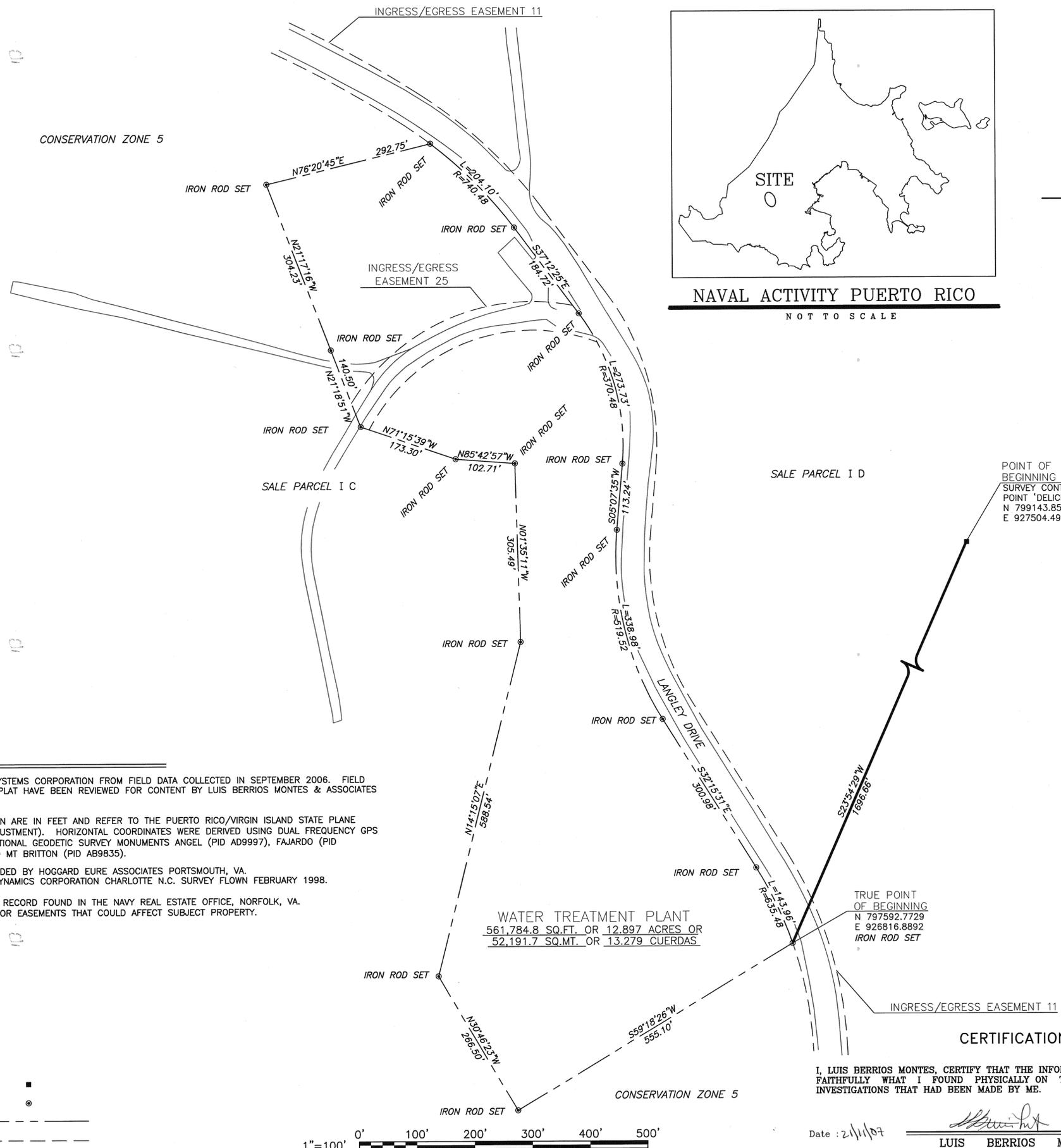
NAVAL FACILITIES ENGINEERING COMMAND
ATLANTIC DIVISION
NAVAL STATION
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
CAPEHART TREATMENT PLANT

CODE ID. NO. 80091	SIZE D
SCALE: AS NOTED	
EFD NO.	
STA. PROJ. NO.	
SPEC. NO.	
CONSTR. CONTR. NO.	
N62470-02-D-7619	
NAVFAC DRAWING NO.	
SHEET 1 OF 1	

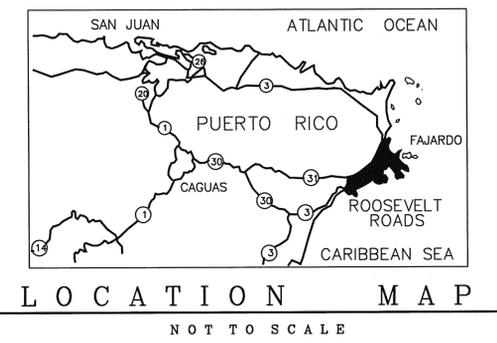
DRAWING REVISION MAY 2000



CONSERVATION ZONE 5



NAVAL ACTIVITY PUERTO RICO
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

- BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN SEPTEMBER 2006. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
- HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD9997), FAJARDO (PID AB9834), HUMACAO 2 (PID AB9846) AND MT BRITTON (PID AB9835).
- PLANIMETRIC DATA AND SHORELINE PROVIDED BY HOGGARD EURE ASSOCIATES PORTSMOUTH, VA. AERIAL SURVEY PERFORMED BY: AERO-DYNAMICS CORPORATION CHARLOTTE N.C. SURVEY FLOWN FEBRUARY 1998.
- NOTE: THIS PLAT SHOWS EASEMENTS OF RECORD FOUND IN THE NAVY REAL ESTATE OFFICE, NORFOLK, VA. THIS PLAT MAY NOT SHOW ALL GRANTS OR EASEMENTS THAT COULD AFFECT SUBJECT PROPERTY.

WATER TREATMENT PLANT
561,784.8 SQ.FT. OR 12.897 ACRES OR
52,191.7 SQ.MT. OR 13.279 CUERDAS

TRUE POINT OF BEGINNING
N 797592.7729
E 926816.8892
IRON ROD SET

CERTIFICATION

I, LUIS BERRIOS MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FAITHFULLY WHAT I FOUND PHYSICALLY ON THE GROUND AND/OR BY THE INVESTIGATIONS THAT HAD BEEN MADE BY ME.

Date: 2/11/07

[Signature]
LUIS BERRIOS MONTES
Surveyor License No. 8689



LUIS BERRIOS MONTES
Agrimensor Lic. Num. 8689
Tel. Oficina (787) 643-8698 / 855-1038 Fax (787) 807-6382
Urb. Hacienda La Arboleda 11 Calle Arboleda Vega Baja PR 00699-3500

LEGEND

- CONCRETE MONUMENT FOUND ■
- IRON ROD SET ●
- PROPERTY LINE ———
- EASEMENT LINE - - - - -



APPROVED	DATE	APPR.
ACTIVITY - SATISFACTORY TO		
DATE		
FOR EFD FOR COMMANDER NAVFAC		
DATE		
A/E	EFD	
DESIGN		
DRAWN		
REVIEW		
QC		
CHEF ARCH/ ENGR.		
PROJECT MANAGER		
FIRE PROTECTION		
BRANCH MANAGER		
DESIGN DIRECTOR		
NAVAL FACILITIES ENGINEERING COMMAND		
NORFOLK, VIRGINIA		
ATLANTIC DIVISION		
NAVAL STATION		
NAVAL ACTIVITY PUERTO RICO		
CEIBA, PUERTO RICO		
UNITED STATES GOVERNMENT PROPERTY		
FORMER NAVAL STATION ROOSEVELT ROADS		
WATER TREATMENT PLANT		
DEPARTMENT OF THE NAVY		
CODE ID. NO. 80091	SIZE D	
SCALE: AS NOTED		
EFD NO.		
STA. PROJ. NO.		
SPEC. NO.		
CONSTR. CONTR. NO.		
N62470-02-D-7619		
NAVFAC DRAWING NO.		
SHEET 1 OF 1		

Exhibit E

Tables

Table 1
Naval Activity Puerto Rico
WTP and WWTP Parcels FOST
Facilities List

Facility #	Former User	Name	Area	Unit	Yr Built
		CAPEHART WASTEWATER TREATMENT PLANT			
1691	PWD	SEWAGE TRTMT PLANT CAPEHART	-	-	1970
2039	PWD	CHEMICAL FEED BUILDING	-	-	1970
2230	PWD	OFFICE	-	-	1970
2399	PWD	MANATEE OBSV TWR/WALK	-	-	1996
		BUNDY WASTEWATER TREATMENT PLANT			
1757	PWD	SEWAGE TRTMT PLANT BUNDY	-	-	1969
1757A	PWD	BUNDY STP CHLORINATION ROOM	120	SF	1969
2021	PWD	GNR HSE BY BUNDY LS #24NDY	320	SF	1982
2673	PWD	PUMPING STATION	108	SF	-
2674	PWD	LATRINE FACILITY	49	SF	-
2675	PWD	FACILITY OFFICE	483	SF	-
2676	PWD	COMPRESSOR SHELTER	210	SF	-
		FORRESTAL WASTEWATER TREATMENT PLANT			
1758	PWD	CHLORINATION ROOM FORRESTAL	120	SF	1970
2019	PWD	GENERATOR HOUSE BY LS 1758	320	SF	1982
2075	PWD	LAGOON	1	MG	1983
		WATER TREATMENT PLANT			
87	PWD	RAW WATER RESERVOIR	46.1	MG	1943
88	PWD	FILTRATION PLANT	6261	SF	1944
88A	PWD	BACKFLUSH TNK WTR FLTRS	378	SF	-
158	PWD	DISCH PIT-FILTRATION PLANT (BLDG 88)	280	-	1943
2287	PWD	GENERATOR BLDG B#88	170	SF	1988
2481	PWD	GENERATOR SHELTER @B88	72	SF	-

List based on 2003 NAPR base map (Base map - PREnew 11-2003.pdf), July 2001 Building Utilization List, List of Buildings To Be Inspected For Asbestos from June 2005 Asbestos Inspection Report, and field verification by NAPR personnel.

- Information not available or unknown

FOST Finding of Suitability to Transfer
MG Million Gallon
PWD Public Works Department
WTP Water Treatment Plant
WWTP Wastewater Treatment Plant

**Table 2
Naval Activity Puerto Rico
WTP and WWTP Parcels FOST
Solid Waste Management Units Summary and Status**

Parcel	SWMU No.	Description	CERFA ^a	RCRA Status	Investigation and Remedial Action Summary and Status	Media Affected / Key Contaminants	Site Specific Land Use Controls	Current RCRA Phase	Remaining Work Required
Basewide	38	Sanitary and Storm Water Sewer Systems Below ground sanitary and storm sewer systems.	3	CAC w/out Controls	No Further Action determination from 1994 Part B Permit carried over to Consent Order. No knowledge or evidence of systematic and routine releases of hazardous wastes. An RFI was not required. The "CAC w/out Controls" shown for SWMU 38 is contingent, under the 2007 RCRA Consent Order between the Navy and EPA, on the Navy fully addressing any releases that may have impacted the sanitary and/or storm sewer water sewer systems (i.e., SWMU 38) as a release(s) from either SWMUs 4, 12, 13 and 14, and/or from any other SWMU at the NAPR facility, where releases have impacted the sanitary and/or storm water sewer systems.	NA	None	NA	None
EDC	42	Water Treatment Plant Filter Backwash Lagoons Two clay-lined lagoons used for disposal of sludge from the water purification plant. The sludge, consisting of river mud, aluminum sulfate, and lime, is periodically (approximately every 7 years) removed and disposed of at the base landfill. The water from the lagoons was originally discharged into the nearby creek, rerouted back to the reservoir in the late 1970s, then routed to the Bundy wastewater treatment plant between 1995 and 1996, due to the inability to meet the new trihalomethane rule. There is no indication of hazardous wastes being managed and no visual evidence of releases of hazardous wastes or constituents at this SWMU.	3	CAC with Controls	Previously identified as No Further Action in 1994 Permit. Consent Order required an RFI. Phase I RFI performed and Revised Final Phase I RFI Report approved by EPA.	Lined Lagoon Sediments - Copper, Acrolein; Soil - arsenic and vanadium	2 (Sediment in Lagoons)	NA	CAC w/ Controls until the sediment within the lagoons is removed and disposed of properly when the plant ceases operation
^a CERFA categories:									
1 - CERFA Clean - areas where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred,									
2 - All Actions Complete - areas where the release, disposal, or migration, or some combination thereof, of hazardous substances, or									
3 - Additional Action Required - Areas where a confirmed or suspected release, disposal, migration, or some combination thereof, of									
Land Use Controls									
1 - Non-Residential Use Only									
2 - Soil and/or Sediment: Access and/or Invasive Activity Restriction									
3 - Surface Water: Access and/or Use Restriction									
4 - Groundwater: Use and Well Installation Restriction									
Acronyms and Abbreviations									
CAC	Corrective Action Complete determination			RCRA	Resource Conservation and Recovery Act				
CERFA	Community Environmental Response Facilitation Act			RFI	RCRA Facility Investigation				
EDC	Economic Development Conveyance			SWMU	Solid Waste Management Unit				
EPA	Environmental Protection Agency			WTP	Water Treatment Plant				
NA				WWTP	Wastewater Treatment Plant				
Key Documents									
	Baker, 2008a. (Michael Baker Jr., Inc.) Revised Final Phase I RCRA Facility Investigation Report for SWMU 42, Naval Activity Puerto Rico, Ceiba, Puerto Rico. Moon Township, Pennsylvania. January.								
	EPA, 2007. (U.S. Environmental Protection Agency) RCRA § 7003 Administrative Order on Consent, In the Matter of United States, The Department of the Navy, Naval Activity Puerto Rico, formerly Naval Station Roosevelt Roads, Puerto Rico, EPA Docket No. RCRA-02-2007-7301. Janu								
	Navy, 2005. (Naval Facilities Engineering Command Atlantic) Phase I/II Environmental Condition of Property Report, Former U.S. Naval Station Roosevelt Roads, Ceiba, Puerto Rico. Norfolk, Virginia. July.								
	Navy, 2006b. (Department of the Navy, Base Realignment and Closure Program Management Office Southeast) CERFA Identification of Uncontaminated Property, Former Naval Station Roosevelt Roads, Puerto Rico. North Charleston, South Carolina, Apri								

Table 3
Naval Activity Puerto Rico
WTP and WWTP Parcels FOST
Aboveground Storage Tank List

Number	Type	Location (User)	Capacity	Material Stored
88	AST	WATER TREATMENT PLANT (PWD)	500	Diesel
1691	AST	CAPEHART WWTP (PWD)	1,000	Diesel
1691-M	AST	CAPEHART WWTP (PWD)	8,000	Methanol
1758	AST	FORRESTAL WWTP (PWD)	550	Diesel
1758-M	AST	FORRESTAL WWTP (PWD)	8,000	Methanol
2021	AST	BUNDY WWTP (PWD)	400	Diesel
2021-M	AST	BUNDY WWTP (PWD)	8,000	Methanol

AST Aboveground Storage Tank
 FOST Finding of Suitability To Transfer
 PWD Public Works Department
 WTP Water Treatment Plant
 WWTP Wastewater Treatment Plant

Table 4
Naval Activity Puerto Rico
WTP and WWTP Parcels FOST
Asbestos-Containing Material Inspection Results

Facility #	Name	ACM Identified	Comments
CAPEHART WASTEWATER TREATMENT PLANT			
1691	SEWAGE TRTMT PLANT CAPEHART	NI	
2039	CHEMICAL FEED BUILDING	NI	
2230	OFFICE	NI	
2399	MANATEE OBSV TWR/WALK	NI	
BUNDY WASTEWATER TREATMENT PLANT			
1757	TREATMENT PLANT	N	
1757A	BUNDY STP CHLORINATION ROOM	N	
2021	GNR HSE BY BUNDY LS #24NDY	N	
2673	PUMPING STATION	N	
2674	LATRINE FACILITY	N	
2675	TREATMENT FACILITY OFFICE	N	
2676	COMPRESSOR SHELTER	N	
FORRESTAL WASTEWATER TREATMENT PLANT			
1758	CHLORINATION ROOM FORRESTAL	NI	
2019	GENERATOR HOUSE BY LS 1758	N	
2075	1 MG LAGOON	NI	
WATER TREATMENT PLANT			
87	RAW WATER RESERVOIR	NI	
88	FILTRATION PLANT	Y	
88A	BACKFLUSH TNK WTR FLTRS	NI	
158	DISCH PIT-FILTRATION PLANT (BLDG 88)	NI	
2287	GENERATOR BLDG B#88	N	
2481	GENERATOR SHELTER @ B88	N	

Notes: Y = Yes
N = No
NI = Not Inspected
Hazard = friable, accessible and damaged (FAD) asbestos-containing material (ACM)
WTP = Water Treatment Plant
WWTP - Wastewater Treatment Plant

Source: Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico (Baker, June 2005)

Exhibit F

**Asbestos-Containing Materials Hazard Disclosure
and Acknowledgment Form**

**ASBESTOS-CONTAINING MATERIALS
HAZARD DISCLOSURE AND ACKNOWLEDGMENT FORM
(NON-RESIDENTIAL STRUCTURES)**

ASBESTOS WARNING STATEMENT

YOU ARE ADVISED THAT CERTAIN BUILDINGS WITHIN THE WATER AND WASTEWATER TREATMENT PLANT PARCELS AT NAVAL ACTIVITY PUERTO RICO (NAPR) HAVE ASBESTOS-CONTAINING MATERIALS. INDIVIDUALS (WORKERS) MAY SUFFER ADVERSE HEALTH EFFECTS AS A RESULT OF INHALATION EXPOSURE TO ASBESTOS. THESE ADVERSE HEALTH EFFECTS INCLUDE ASBESTOSIS (PULMONARY FIBROSIS) AND MESOTHELIOMAS (BENIGN OR MALIGNANT TUMORS). YOU ARE FURTHER ADVISED IT IS LIKELY THAT UNDISCOVERED ACM ASSOCIATED WITH UNDERGROUND UTILITIES AND MISCELLANEOUS BUILDING MATERIALS EXISTS AT NAPR.

ACKNOWLEDGMENT

I acknowledge that:

- (1) I have read and understand the above-stated Asbestos Warning Statement.
- (2) I have received from the Government the following document(s): *Phase I/II Environmental Condition of Property Report, Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico, the Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico, and the Finding of Suitability to Transfer, Water and Wastewater Treatment Plant Parcels, Naval Activity Puerto Rico, Ceiba, Puerto Rico* representing the best information available to the Government as to the presence of and condition of asbestos-containing-materials hazards in the buildings and underground utilities covered by this Transfer.
- (3) I understand that my failure to inspect or to become fully informed of the condition of all or any portion of the property offered will not constitute grounds for any claim or demand for adjustment or withdrawal of any bid or offer made after its opening or tender.
- (4) I understand that, upon execution of this Transfer, I shall assume full responsibility for preventing future asbestos exposure by properly managing and maintaining or, as required by applicable federal, State, or local laws or regulations, for abating any asbestos hazard that may pose a risk to human health.

Transferee (or duly authorized agent)

Date

Exhibit G

**Lead-Based Paint Hazard Disclosure
and Acknowledgment Form**

**LEAD-BASED PAINT HAZARD
DISCLOSURE AND ACKNOWLEDGMENT FORM
(NON-RESIDENTIAL STRUCTURES)**

LEAD WARNING STATEMENT

YOU ARE ADVISED THAT STRUCTURES CONSTRUCTED PRIOR TO 1978 MAY PRESENT EXPOSURE TO LEAD FROM LEAD-BASED PAINT THAT MAY PLACE YOUNG CHILDREN AT RISK OF DEVELOPING LEAD POISONING. LEAD POISONING IN YOUNG CHILDREN MAY PRODUCE PERMANENT NEUROLOGICAL DAMAGE. YOU ARE FURTHER ADVISED THAT LEAD POISONING ALSO POSES A PARTICULAR RISK TO PREGNANT WOMEN. WORKERS MAY ALSO SUFFER ADVERSE HEALTH EFFECTS FROM LEAD DUST AND FUME EXPOSURE

ACKNOWLEDGMENT

I acknowledge that:

- (1) I have read and understand the above stated Lead Warning Statement;
- (2) I have received from the Federal Government the following document(s): *Phase I/II Environmental Condition of Property Report, Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico* and the *Finding of Suitability to Transfer, Water and Wastewater Treatment Plant Parcels, Naval Activity Puerto Rico, Ceiba, Puerto Rico* representing the best information available to the Government as to the presence of Lead-Based Paint and Lead-Based Paint hazards for the buildings covered by this Transfer;
- (3) I understand that my failure to inspect, or to become fully informed as to the condition of all or any portion of the property offered will not constitute grounds for any claim or demand for adjustment or withdrawal of any bid or offer made after its opening or tender; and
- (4) I understand that upon execution of this Transfer, I shall assume full responsibility for preventing future lead exposure by properly managing and maintaining or, as required by applicable Federal, state, or local laws or regulations, for abating any lead-based paint hazard that may pose a risk to human health.

Transferee (or duly authorized agent)

Date

Exhibit H

Threatened and Endangered Species Conservation Measures

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 4

Common Name—Water Treatment

Conveyance—EDC

Neighboring Parcel(s)—2, 5

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- No development is allowed in Parcel 5 and 7 (Conservation).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.





THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 6

Common Name—Water Treatment

Conveyance—EDC

Neighboring Parcel(s)—5, 7, 8

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- No development is allowed in Parcel 5 and 7 (Conservation).
- All development related activities (new construction, ground clearing, demolition/remodeling) adjacent to conservation parcels (1, 5) should occur between September 1 and March 15 (non-breeding season) or be restricted to an area 50 m from the parcel boundary from March 15-August 30 (breeding season).
- Notify the U.S. Fish and Wildlife Service (USFWS) if a yellow-shouldered blackbird nest is found anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Development Planning	Save as many existing on site palms and trees as possible in new development plans.
New Construction/Clearing	If undeveloped yellow-shouldered blackbird habitat is proposed for clearing consult with USFWS a minimum of one year prior to planned project initiation.
Demolition/Remodeling	Schedule activity from September 1 through March 14 or conduct outdoor survey of building(s) (ledges, etc.) and nearby trees (within 50 m of the building) for yellow-shouldered blackbird nests prior to start date if the development activity is scheduled to occur between March 15 and August 30. Consult with USFWS if a yellow-shouldered blackbird nest is found.
Grounds Maintenance	No trimming or cutting of palms and trees between March 15 and August 30 except in an emergency (i.e., downed trees and palms from storms).
Building Maintenance	Check for yellow-shouldered blackbird nests prior to any outdoor building maintenance activities between March 15 and August 30. Determine identity of any bird nest found. Notify and consult with USFWS if a yellow-shouldered blackbird nest is found.
General Operations	Before moving parked outdoor equipment (e.g., carts, vehicles) check for yellow-shouldered blackbird nests (March 15-August 30). Notify USFWS if a yellow-shouldered blackbird nest is located.
Property Sale/Lease	Notify buyer/lessee of all mitigation requirements (see above) and include mitigation with all legal documents.

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.





THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 20

Common Name—Water Treatment
Conveyance—EDC
Neighboring Parcel(s)—5, 19, 25

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- No development is allowed in Parcel 1 and 5 (Conservation).
- All development related activities (new construction, ground clearing, demolition/remodeling) adjacent to conservation parcels (5) should occur between September 1 and March 15 (non-breeding season) or be restricted to an area 50 m from the parcel boundary from March 15-August 30 (breeding season).
- Notify USFWS if a yellow-shouldered blackbird nest is found anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Development Planning	Save as many existing on site palms and trees as possible in new development plans.
New Construction/Clearing	If undeveloped yellow-shouldered blackbird habitat is proposed for clearing consult with USFWS a minimum of one year prior to planned project initiation.
Demolition/Remodeling	Schedule activity from September 1 through March 14 or conduct outdoor survey of building(s) (ledges, etc.) and nearby trees (within 50 m of the building) for yellow-shouldered blackbird nests prior to start date if the development activity is scheduled to occur between March 15 and August 30. Consult with USFWS if a yellow-shouldered blackbird nest is found.
Grounds Maintenance	No trimming or cutting of palms and trees between March 15 and August 30 except in an emergency (i.e., downed trees and palms from storms).
General Operations	Before moving parked outdoor equipment (e.g., carts, vehicles) check for yellow-shouldered blackbird nests (March 15-August 30). Notify USFWS if a yellow-shouldered blackbird nest is located.
Property Sale/Lease	Notify buyer/lessee of all mitigation requirements (see above) and include mitigation with all legal documents.

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.

Parcel Index 20

Common Name: Water Treatment
Conveyance: EDC
Neighboring Parcel(s): 5, 19, 25

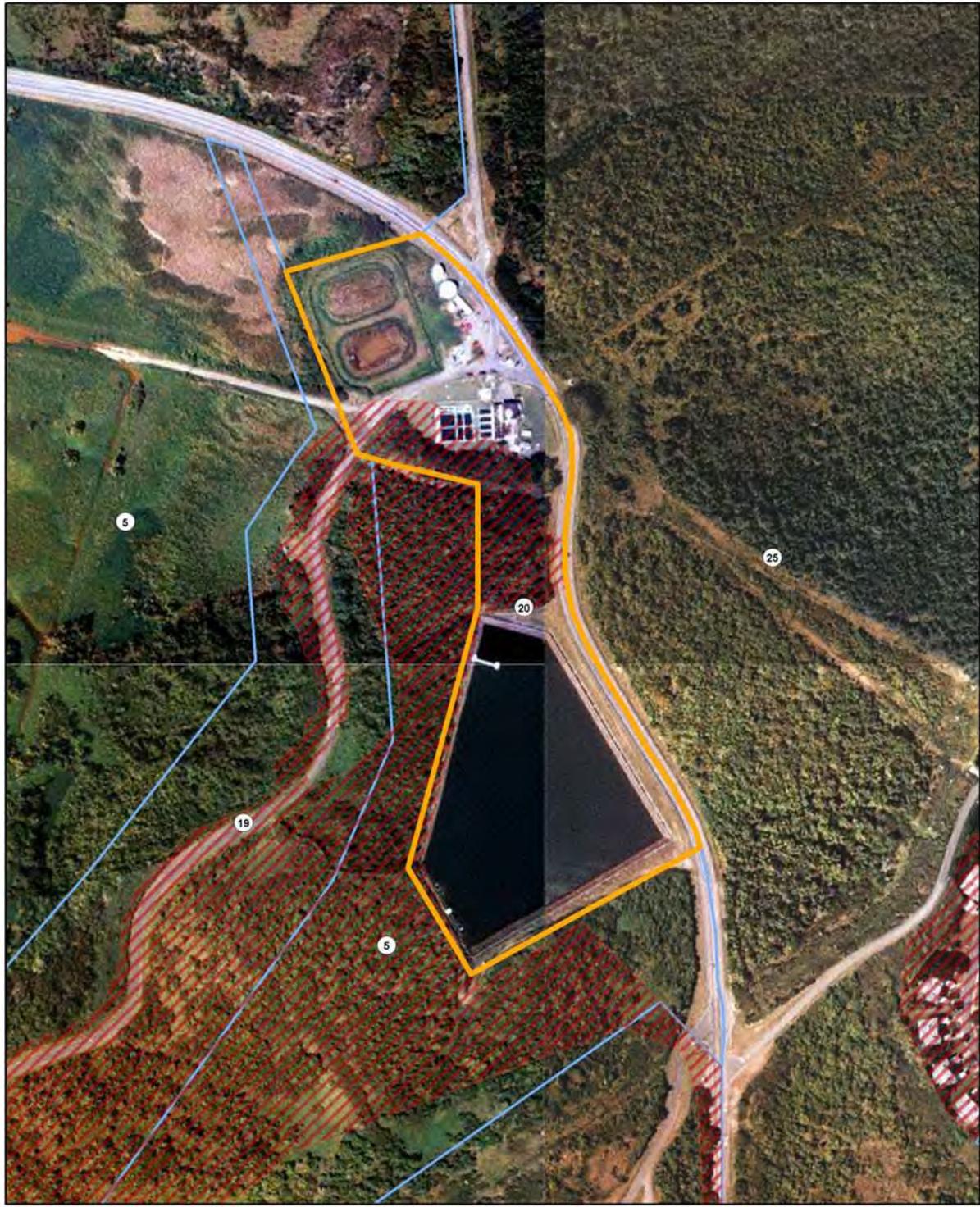
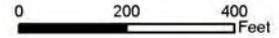
Legend

- Parcel
- Neighboring Parcel Boundaries
- Yellow-shouldered Blackbird
- Nesting/Foraging Palms
- Breeding Habitat

August 18, 2005



1 inch equals 311 Feet



Parcel Index 20

Common Name: Water Treatment
Conveyance: EDC
Neighboring Parcel(s): 5, 19, 25

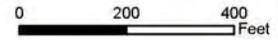
Legend

- Parcel
- Neighboring Parcel Boundaries
- Cleanup Status
 - Complete with Land Use Controls
 - Complete
 - Cleanup Remaining

August 18, 2005



1 inch equals 311 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 57

**Common Name—Water Treatment
Conveyance—EPC
Neighboring Parcel(s)—59**

GENERAL REQUIREMENTS

- No Requirements

Activity	Conservation Measures
NA	NA

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.

Parcel Index 57

Common Name: *Water Treatment*
Conveyance: EDC
Neighboring Parcel(s): 59

Legend

-  Parcel
-  Neighboring Parcel Boundaries
- Yellow-shouldered Blackbird**
-  Nesting/Foraging Palms
-  Breeding Habitat

August 18, 2005



1 inch equals 133 Feet



Parcel Index 57

Common Name: Water Treatment
Conveyance: EDC
Neighboring Parcel(s): 59

Legend

- Parcel
- Neighboring Parcel Boundaries
- Cleanup Status
 - Complete with Land Use Controls
 - Complete
 - Cleanup Remaining

August 18, 2005



1 inch equals 133 Feet



Exhibit I

CERCLA Hazardous Substance Notice and Response Action Summary

**Naval Activity Puerto Rico
WTP and WWTP Parcels FOST
CERCLA Hazardous Substance Notice/Response Action Summary
Page 1 of 1**

The table below identifies those hazardous substances that it is known, based upon a complete search of agency files, were stored for one year or more in quantities greater than or equal to 1,000 kg (or greater than or equal to 1 kg if designated an acutely hazardous waste under 40 CFR Part 261.30) and/or were released or disposed of on the property to be transferred in quantities greater than or equal to their respective reportable quantities under 40 CFR 302.4. **The information in this notice is required under the authority of regulations promulgated under Section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA" or "Superfund"), 42 U.S.C. Section 9620(h).**

Bldg or Facility ID	Description	Substance Name	CAS Registry Number	40 CFR 302.4 Regulatory Synonyms	RCRA Hazardous Waste No.	Quantity Stored	Date of Storage	Quantity Released	Date of Release	Response Actions Taken
1691	Capehart Area WWTP	Methanol	67561	Methyl Alcohol	F003, U154	8,000 gallons	1970s to 2010	None Known to be Released	None Known to be Released	---
		Sodium Hydroxide	1310732	---	Not Assigned	Unknown	1970s to 2010	None Known to be Released	None Known to be Released	---
1757	Bundy Area WWTP	Methanol	67561	Methyl Alcohol	F003, U154	8,000 gallons	1970s to 2010	None Known to be Released	None Known to be Released	---
		Sodium Hydroxide	1310732	---	Not Assigned	Unknown	1970s to 2010	None Known to be Released	None Known to be Released	---
1758	Forrestal Area WWTP	Methanol	67561	Methyl Alcohol	F003, U154	8,000 gallons	1970s to 2010	None Known to be Released	None Known to be Released	---
		Sodium Hydroxide	1310732	---	Not Assigned	Unknown	1970s to 2010	None Known to be Released	None Known to be Released	---
88	Water Treatment Plant	Chlorine	7782505	---	Not Assigned	4,000 pounds	1940s to 2010	None Known to be Released	None Known to be Released	---
		Sodium Hydroxide	1310732	---	Not Assigned	8,000 gallons	1940s to 2010	None Known to be Released	None Known to be Released	---

Exhibit J
Responses to Comments



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

JAN 13 2011

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Mark E. Davidson
US Navy
BRAC PMO SE
4130 Faber Place Drive
Suite 202
North Charleston, SC 29405

Re: Naval Activity Puerto Rico (NAPR), formerly Naval Station Roosevelt Roads,
EPA I.D. Number PRD2170027203, Draft Finding of Suitability to Transfer (FOST)
Water and Wastewater Treatment Plant Parcels and the Draft Finding of Suitability to
Lease (FOSL) Carve-Outs Within the Water and Wastewater Treatment Plant Parcels

Dear Mr. Davidson:

This letter is addressed to you as the Navy's designated project coordinator pursuant to the January 29, 2007 RCRA Administrative Order on Consent ("the Consent Order") between the United States Environmental Protection Agency (EPA) and the U.S. Navy (the Navy).

EPA has completed its review of the Draft Finding of Suitability to Transfer (FOST) Water and Wastewater Treatment Plant Parcels and the Draft Finding of Suitability to Lease (FOSL) Carve-Outs Within the Water and Wastewater Treatment Plant Parcels, both of which were transmitted to the Puerto Rico Environmental Quality Board (EQB) and EPA on behalf of the Navy, by Lawson Anderson's (of Tetra Tech NUS Inc.) letter of December 17, 2010.

EPA has no comments on the Draft FOSL, and one comment on the Draft FOST. Sections 4.0 A and B of the Draft FOST should be revised to clarify that there are a total of seven aboveground storage tanks (ASTs) on the subject property; three of which are discussed in Section 4.0 A (Hazardous Substance Contamination) and four of which are discussed in Section 4.0 B (Petroleum Contamination).

Please revise the Draft FOST to acceptably address the above comments. When completed, please submit two copies of the final FOST and FOSL to EPA's RCRA Programs Branch in New York, and one copy to Mr. Carl Soderberg of EPA's Caribbean Environmental Protection Division in San Juan, PR. If you have any questions, please telephone me at (212) 637- 4167.

Sincerely yours,



Timothy R. Gordon
Project Coordinator
Resource Conservation and Special Projects Section
RCRA Programs Branch

cc: Ms. Wilmarie Rivera, P.R. Environmental Quality Board
Mr. David Criswell, U.S. Navy, BRAC
Mr. Lawson Anderson, Tetra Tech NUS Inc.

Navy Responses to U.S. Environmental Protection Agency, Region 2 Review Comments

Draft Finding of Suitability to Transfer (FOST), Water and Wastewater Treatment Plant Parcels and Draft Finding of Suitability to Lease (FOSL), Carve-Outs Within the Water and Wastewater Treatment Plant Parcels, Naval Activity Puerto Rico

EPA has no comments on the Draft FOSL, and one comment on the Draft FOST. Sections 4.0 A and B of the Draft FOST should be revised to clarify that there are a total of seven aboveground storage tanks (ASTs) on the subject property: three of which are discussed in Section 4.0 A (Hazardous Substance Contamination) and four of which are discussed in Section 4.0 B (Petroleum Contamination).

Navy Response:

The last paragraph in Section 4.0.A. has been revised to read as follows:

“The ECP Report documented seven operational aboveground storage tanks (ASTs) on the Subject Property. Three of these are 8,000-gallon methanol ASTs – one at each WWTP for enhancing the denitrification process. These ASTs are listed in Table 3 (Exhibit E) along with four diesel fuel ASTs that are discussed in Section 4.B. below. There are no known spills or releases associated with the ASTs or process chemical usage on the Subject Property.”



COMMONWEALTH OF PUERTO RICO
Office of the Governor
Environmental Quality Board



ENVIRONMENTAL EMERGENCIES RESPONSE AREA

January 28, 2011

Mr. Mark E. Davidson
U.S. Navy
BRAC PMO SE
4130Faber Place Driver, Suite 202
North Charleston, SC 29405

RE: Technical Review of the Draft Finding of Suitability to Transfer (FOST), Water and Wastewater Treatment Plant Parcels Conveyance (Parcels 4, 6, 20 and 57), Naval Activity Puerto Rico (NAPR)

Dear Mr. Davison:

The Puerto Rico Environmental Quality Board (PREQB) has completed its review of the Draft Finding of Suitability to Transfer (FOST), Water and Wastewater Treatment Plant Parcels Conveyance (Parcels 4, 6, 20 and 57), Naval Activity Puerto Rico, Ceiba, Puerto Rico, dated December 2010. Our comments are provided in the attachment.

If you have any additional questions or comments, please contact me at (787) 767-8181, extension 6129.

Cordially,

Wilmarie Rivera
Federal Facilities Coordinator
Environmental Emergencies Response Area

cc: Gloria M. Toro Agrait, EQB Hazardous Waste Permits Division

**Technical Review of Draft Finding of Suitability to Transfer, Water and
Wastewater Treatment Plant Parcels Conveyance, (Parcels 4, 6, 20 and 57),
Naval Activity Puerto Rico, dated December 10, 2010**

I. PAGE-SPECIFIC COMMENTS

1. Page 3, Section 3.0, paragraph 2: This paragraph states "...Since the establishment of NAPR, all industrial and commercial operations on the Subject Property with a *significant* potential for environmental contamination have ceased..." Please clarify what is meant by "*significant* potential," as it seems that there are operations that have the potential for environmental contamination although at levels that are not significant. Additional clarification is requested to define what is considered a significant potential for environmental contamination.

Navy Responses to Puerto Rico Environmental Quality Control Board Review Comments

Draft Finding of Suitability to Transfer Water and Wastewater Treatment Plant Parcels Conveyance, (Parcels 4, 6, 20 and 57) Naval Activity Puerto Rico dated December 10, 2010

I. PAGE-SPECIFIC COMMENTS

1. Page 3, Section 3.0, paragraph 2: This paragraph states " ... Since the establishment of NAPR, all industrial and commercial operations on the Subject Property with a *significant* potential for environmental contamination have ceased ... " Please clarify what is meant by "*significant* potential," as it seems that there are operations that have the potential for environmental contamination although at levels that are not significant. Additional clarification is requested to define what is considered a significant potential for environmental contamination.

Navy Response:

The paragraph has been reworded to state the following:

"The Navy established NAPR to serve as the caretaker of the real property associated with NSRR and to assist in the transfer of the property. Since the establishment of NAPR, all industrial and commercial operations on the Subject Property have ceased other than operation and maintenance of the utility systems, which have little potential for environmental contamination."