

PARCEL I - BUNDY

SWMU #1 Former Army Cremator Disposal Site

SWMU 1 is an abandoned, unlined waste-pile/landfill on the edges of and into the mangrove swamps along the shoreline of the Ensenada Honda Bay. This site was the Station's main waste disposal site from the early 1940s to the early 1960s. Contaminants in surface water, sediment, and groundwater include metals (arsenic, chromium, thallium, and selenium), low-level pesticides, and low-level organics. LUCs currently include non-residential use restriction, groundwater use restriction, and a digging restriction. The Navy is expected to complete the Baseline Ecological Risk Assessment in May 2008. The new owner will be responsible for a CMS (corrective measures study).

SWMU #2 Langley Drive Disposal Area

This site is also an old, abandoned, unlined waste-pile, on the edges of the mangroves adjacent to Ensenada Honda Bay. This site was used from 1939 to 1959 to dispose of solid wastes, and possibly hazardous wastes. Contaminants in soil, surface water, and sediment include metals, pesticides, VOCs (volatile organic compounds), and SVOCs (semi volatile organic compounds).

Land Use Controls currently include a non-residential use restriction, a groundwater use restriction, and a digging restriction. The Navy is expected to complete the Baseline Ecological Risk Assessment in May of 2008. The next step for the new owner will be perform the Corrective Measures Study.

SWMU #54 Former NEX (Naval Exchange) Repair/Maintenance Shop (Building 1914)

SWMU 54 is a small, concrete block building used to perform maintenance on vehicles such as oil changes. Contaminants include TCE and petroleum constituents in groundwater. LUCs currently include non-residential use restriction and groundwater use restriction. The Navy has completed a CMS, which recommends Monitored Natural Attenuation for the TCE plume and a pilot test with ORC (oxygen release compound) for the benzene plume, followed by full-scale implementation (if pilot test is successful) or a re-evaluation of alternatives, if the pilot test is not successful. The new owner will be responsible for the CMI Work Plan.

SWMU #61 Former Bundy Area Maintenance Facilities

SWMU 61 was identified during the 2005 environmental condition of property investigation. It is located southwest of Building 1686 in the Bundy area of the base, and was used for facility and vehicle maintenance activities from the 1940s to the 1960s. Historic records reviews revealed areas of disturbed ground, storage tanks, drums, and staining in what appears to be a large

SWMU #62 Former Bundy Disposal Area

SWMU 62, identified during the 2005 ECP investigation, is located at the southeast end of the base in the Bundy area. This area has been identified as a disposal or fill area consisting of mounded gravel and charcoal, metal and building debris, and two empty 55-gallon drums.

Based upon the occurrence of one contaminant in soil (barium), the site may have been impacted by previous activities. LUCs currently include a non-residential use restriction and a digging restriction. The Navy is expected to complete the RFI Work Plan in December 2007. The new owner will implement the RFI.

SWMU 71 – Quarry Disposal Site

SWMU 71 was also identified during the 2005 Environmental Conditions Of Property (ECP) investigation. It is located at the Commissary parking lot and an open grassy field adjacent to the parking lot. During the ECP site inspection, remnants of the quarry area were observed; however, there was no evidence of disposal, stains, or stressed vegetation. Interviews confirmed both storage and disposal of drums containing a tar-like substance in the area, which were uncovered during construction of the Commissary parking lot. The full extent of the disposal area is unknown. A majority of the area is currently covered in secondary growth vegetation.

Surface soil, subsurface soil, and groundwater samples were collected to characterize the site. In general, analytes detected in the soil and groundwater are associated with fuel and de-greasing operations. Therefore, it is likely that previous activities have impacted this Site.

Land Use Controls (LUCs) currently include a non-residential use restriction, a groundwater use restriction, and a digging restriction. The Navy is expected to complete the RCRA Facility Investigation (RFI) Work Plan in December 2007. The new owner will implement the RFI workplan and prepare the RFI report.

AOC F – UST Monitored Natural Attenuation Sites

Until 2006, USTs were managed under the Puerto Rico EQB's Petroleum Program, when they were added to the RCRA Order. AOC F MNA sites in Sale Parcel I include sites 520, 731, 734, and 735. The USTs have been removed. LUCs currently include a groundwater use restriction. The Navy submitted the MNA Work Plan to EPA in June 2007. The new owner will continue MNA monitoring in accordance with this Work Plan.

Sites with Corrective Action Complete, WITHOUT land use controls (SWMUs 16, 26, 63).

Included in Parcel I are three sites which the EPA refers to as Corrective Action Complete, without controls. This means the sites have completed all environmental investigations and reporting; and have no encumbrances, or land use controls associated with the sites.

Sites within Parcel I that are Corrective Action Complete without controls include:

- SWMU 16 (waste explosives storage building 1666)
- SWMU 26, Abandoned Engine Oil Drums storage area. (the CAC w/out controls determination is currently pending EPA approval)
- SWMU 63 Former Pistol Range at the Bachelors Enlisted Quarters.

PARCEL II

There are no environmental sites within Parcel II, thus, there are no sites which the future owner will have to deal with.

PARCEL III - FORRESTAL

SWMU 3 – Station Landfill

SWMU 3 is the former station landfill, no longer active, that was used since the early 1960s as a disposal site for solid wastes. There were two sections of the landfill: the old portion of the landfill, and the newer, RCRA permitted portion of the landfill. The RCRA permitted portion of the landfill ceased operation in 2006 and is currently being closed under RCRA. The new owner will implement the EPA-approved Closure Plan for the older section of the landfill (approximately 35 acres). The navy is currently sampling monitoring wells located around the perimeter of the landfills, monitoring for metals, VOCs, and SVOCs semi-annually. The new owner will be required to continue with the groundwater monitoring program, as well as conduct landfill gas monitoring (these requirements are currently being developed by the navy and EPA).

Land use controls for SWMU 3 prevent the site from being used for residential use, prevent the use of the site groundwater, and prohibit the disturbance of the cap or digging in the landfill. The new owner will be required to maintain these land use controls.

SWMU 9 – Tanks 212-217 Sludge Disposal Pits

SWMU 9 consists of three different areas (known as Area A, Area B, and Area C), where unlined earthen pits were dug and petroleum sludges buried after tank cleanings. These burial pits are near fuel tanks 212 through 217, located along Forrestal Drive. The tanks were installed in 1940, and were cleaned

approximately every five years, until 1978. Sampling of soils, groundwater and sediment identified the presence of metals, Semi-volatile organics and volatile organic compounds. A soil removal was performed at Area B in 2006. However, additional soil contamination was discovered during this removal action. In response to this newly discovered soil contamination, additional soil and sediment sampling, as well as groundwater sampling, was initiated at SWMU 9 - Area B. A Draft RCRA Facility Investigation (RFI) was submitted to EPA in August 2007 to address this additional sampling. The Navy will complete the SWMU 9 Area B RFI, including an ecological risk assessment, by June 2008. The new owner will be required to develop the Corrective Measures Study (CMS) based on the results of the Area B RFI and the findings of the risk assessment.

Land use controls for SWMU 9 prevent the site from being used for residential use, prevent the use of the site groundwater, and prohibit the disturbance of the soils and sediments. The new owner will be required to maintain these land use control.

SWMU 11 – Old Power Plant/Building 38

SWMU 11 consists of the interior of the Old Power Plant (Building 38). This SWMU includes a former concrete pad inside the building where transformer fluids containing PCBs were stored, resulting in extensive staining of the pad. There were also indications that transformer fluids were discarded by pouring them into subsurface cooling-water tunnels at the Power Plant. The tunnels emptied into a nearby bay. These tunnels have been cleaned and abandoned by filling them with low-density concrete. There is also FAD asbestos containing material (ACM) inside the old power plant.

Land use controls for the SWMU 11 power plant building currently prohibit interior access. The new owner will be required to maintain this interim land use control, and negotiate a final remedy with EPA.

SWMU 13 – Old Pest Control Shop/Building 258

SWMU 13 is the former Pest Control Shop Area. The former shop, building 258, has been demolished. Pesticides were reportedly dumped into the soil and into a drainage ditch behind the building. Investigations of soils, sediment, groundwater and surface water were initiated by the Navy. A soil removal was performed in the area of the ditch in 2006. However, residual contamination was discovered subsequent to the dig. The Navy is planning on removing this additional soil by June 2008.

Land use controls for SWMU 13 prevent the site from being used for residential use, and prevent the use of the site groundwater. The new owner will be required to maintain these land use controls.

SWMU 45 – PCB Spill Area/Old Power Plant

SWMU 45 consists of an area outside of Building 38, the old Power Plant (SWMU 11). At SWMU 45, transformer oils containing PCBs were routinely discarded directly onto the ground during transformer

maintenance. There are also two abandoned 50,000 gallon USTs associated with this SWMU. PCB contaminated soil was removed as part of an interim measure. Current land use controls for SWMU 45 prevent the site from being used for residential use, prevent the use of the site groundwater, and prohibit the disturbance of the soils. The Navy is expected to complete a CMS, including a Baseline Ecological Risk Assessment, in May 2008. Based on the preliminary results, it looks like SWMU 45 will become Corrective Action Complete without controls.

SWMU 57 – Facility No. 278 Petroleum/Oil/Lubricant (POL) Drum Storage Area

SWMU 57 is located at Facility No. 278, which is a rectangular concrete pad approximately 100' x 160' in size. This site was also identified during the 2005 Environmental Condition of Property (ECP) investigation. Historic record reviews indicated drum storage and staining on a concrete pad and surrounding soil; and that the facility was formerly used as a Petroleum drum storage facility from the 1950s to the 1990s. During the ECP Phase II sampling event, arsenic was detected in soil. To address this soil contamination, the Navy is preparing a Draft Phase I RCRA Facility Investigation Work Plan, which is scheduled for submission to the EPA by August 31, 2007.

The new owner will implement the RFI work plan and prepare the RFI report. Current land use controls for SWMU 45 prevent the site from being used for residential use, prevent the use of the site groundwater, and prohibit the disturbance of the soils. The new owner will be required to maintain these land use control.

SWMU 59 – Former Vehicle Maintenance and Refueling Area

SWMU 59 is located on the east side of Forrestal Drive and includes Buildings 377, 2344, and 2345. The site had been used as a vehicle maintenance and refueling area from the 1940s to the 1980s, and contained drums, vehicle racks, stains, and fuel islands. The final disposition of the USTs is unknown. The site is now a level area mostly covered by pavement. Analytical results from the ECP investigation indicate the presence of contaminants associated with the site's use as a former vehicle maintenance and refueling area. The Navy is expected to complete the CMS Work Plan in December 2007. The new owner will implement this work plan. LUCs include non-residential use restriction, groundwater use restriction, and a no digging restriction.

SWMU 60 – Former Landfill at the Marina

SWMU 60 is located in the immediate area of the base marina. It was used as a landfill from approximately the 1940s to the 1960s. Piles of solid waste and scrap metal were noted in the aerial photograph reviews conducted during the Environmental Condition of Property investigation. The marina now covers most of the area. Surface soil, subsurface soil, groundwater, surface water, and sediment samples were collected. The primary contaminants detected in sediment, surface soil and subsurface soil samples are consistent with fuel and pesticide contamination. The Navy is expected to complete the RFI Work Plan in December 2007.

The new owner will implement the RFI work plan and prepare the RFI report. LUCs prevent residential use, groundwater use, and digging.

SWMU 67 – Former Gas Station

SWMU 60 is located in the immediate area of the base marina. It was used as a landfill from approximately the 1940s to the 1960s, with piles of solid waste and scrap metal noted in the aerial photo review. The marina now covers most of the area. Surface soil, subsurface soil, groundwater, surface water, and sediment samples were collected. The primary contaminants detected in sediment, surface soil and subsurface soil samples are consistent with fuel and pesticide contamination. The Navy is expected to complete the RFI Work Plan in December 2007. The new owner will implement the RFI. LUCs prevent residential use, groundwater use, and digging.

SWMU 70 – Disposal Area Northwest of Landfill

SWMU 70 is located southeast of Building 394 and northwest of the current base landfill, SWMU 3. It covers a large area of flat land consisting of open areas and areas covered by secondary growth vegetation. Aerial photography identified a disposal area with disturbed soil, debris, a cleared or graded area, and stressed vegetation with containers discarded in a vegetated area north of the main disposal area. During the site inspection and investigation, numerous piles of construction debris were observed, but no drums or evidence of stains or stressed vegetation. Surface soil, groundwater, surface water and sediment samples were collected to characterize the site. Analytes detected include metals and SVOCs in soil, sediments, and groundwater. The Navy will complete the RFI Work Plan in December 2007. The new owner will implement the RFI work plan and prepare the RFI report.

LUCs prevent residential use, groundwater use, and site digging.

SWMU 73 – DRMO Scrap Metal Recycling Yard

SWMU 73 was identified during the Environmental Condition of Property (ECP) investigation. This SWMU is the location of the Defense Reutilization and Marketing Office (DRMO) Scrap Metal Recycling Yard, located near the Camp Moscrip and Dry Dock area. The Scrap Yard has been operated by DRMO since the 1970s, and equipment and vehicle storage resulted in numerous small releases of petroleum, oil and lubricants (POL) throughout the usage period. Fuel and solvent-related contaminants have been detected in soil and groundwater.

The Navy is expected to finalize a CMS Work Plan for this SWMU by December 2007. The new owner will be implement this CMS workplan.

Land use controls prevent residential use, prevent the use of the site groundwater, and prohibit the disturbance of the soils. The new owner will be required to maintain these land use controls.

AOC D – Sediments

AOC D consists of the marine sediments in the bays adjacent to the station. Originally, it covered the sediments off of a number of different SWMUs. However, these sediment investigations are now being conducted with the individual sites. Thus, AOC D is identified by the EPA as Corrective Action Complete, without controls.

AOC F – Monitored Natural Attenuation Site 1738

As previously mentioned, AOC F consists of eight individual sites where underground storage tanks were removed. Only one of these former tank sites, Site 1738, is located in Parcel III. Following the removal of all USTs and subsequent investigations, all the former tank sites, including site 1738, were recommended for remedial action by monitored natural attenuation (MNA). The navy submitted an MNA workplan for all the AOC F sites in June of 2007. The navy should finalize this workplan by Dec 2007 and continue with MNA monitoring of this site until property transfer. The new owner will be required to continue with the MNA sampling and reporting.

Land use controls prohibit the use of the site groundwater. The new owner will be required to maintain this land use control as long as contamination is present in the groundwater.

CAC with Controls

Parcel III contains a number of sites that are listed as Corrective Action Complete (all environmental investigations and reporting are complete), but they have land use controls associated with them. These sites include SWMU 10, 25, 30, 39, 46, 53, AOC A, AOC C.

CAC without Controls

Sites within Parcel III that are corrective action complete (all environmental investigations and reporting are complete) and have no land use restrictions include:

SWMU 6, 17, 18, 40, 45, 49, 52, 58, AOC B