

SRE:1832  
26 June 1997

MEMORANDUM FOR CODE 00

From: Code 183  
Via: Code 24 *4/27*  
Code 09CF

Subj: FINDING OF SUITABILITY TO TRANSFER FORMER US NAVAL  
DRYDOCK AND REPAIR FACILITY SAN JUAN, PUERTO RICO

Ref: (a) DASN(I&E) Memo of 22 December 1993  
Encl: (1) Finding of Suitability to Transfer, Former US Naval  
Drydock and Repair Facility, San Juan, Puerto Rico  
(2) Environmental Baseline Survey (EBS), Former US Naval  
Drydock and Repair Facility, San Juan, Puerto Rico

1. The Former US Naval Drydock and Repair Facility is planned for disposal through the General Services Administration (GSA) and may be acquired by the Commonwealth of Puerto Rico Ports Authority.

2. In accordance with reference (a), enclosure (1) is forwarded for your concurrence and signature. We compiled the EBS, enclosure (2), in March 1997 to assess and document the environmental condition and determine the environmental suitability of the property for transfer to the Commonwealth of Puerto Rico. We concluded that upon the completion of the required PCB remediation, which has been approved by the Puerto Rico Environmental Quality Board, the property will be suitable for transfer.

3. Should you have any questions, Mr. Byron Brant is our point of contact for this matter and can be reached at 322-4786. Upon signature, please return enclosures (1) and (2) to Code 18.

*Byron C. Brant*

W. Douglas Lewis  
Head, Environmental Support Branch  
Code 183

Codes 09CF, 24, 1832

FINDING OF SUITABILITY TO TRANSFER  
FORMER US NAVY DRYDOCK AND REPAIR FACILITY  
SAN JUAN, PUERTO RICO

I. INTRODUCTION

The Former US Navy Drydock and Repair Facility (Drydock Facility) in San Juan, Puerto Rico, is located on real property owned by the United States, under the control of the Department of the Navy (DON). The Drydock Facility is presently leased by Perez Y Cia, a private contractor. In accordance with ASN(I&E) Memorandum of 22 December 1993, an Environmental Baseline Survey (EBS) has been conducted to assess, determine, and document information related to the storage, release, or disposal of hazardous substances or petroleum products on the Drydock Facility.

DON has initiated the process to excess the Drydock Facility, which will then be disposed of by the General Services Administration (GSA). Initial indications from GSA are that the Drydock Facility may be acquired by the Commonwealth of Puerto Rico for use by the Puerto Rico Ports Authority. No Federal or Commonwealth enforcement order or agreement governing environmental remediation requirements is in place for the Drydock Facility.

II. IDENTIFICATION OF REAL PROPERTY

The Drydock Facility comprises approximately 36 acres of land adjacent to the former US Naval Station in San Juan, Puerto Rico. Construction of the Drydock Facility started in 1939 and was completed in June 1940. In 1941, the Drydock Facility was expropriated by DON to provide a repair service facility for Naval ships during World War II. The Drydock Facility was deactivated in May 1947 and left inactive for three years. In June 1950, DON offered the Drydock Facility for lease. The Drydock Facility has been used as a commercial drydock since June 1950.

The Drydock Facility's main feature is a drydock (graving dock) that measures 650 feet long, 37 feet deep, and 83 feet wide. The Drydock Facility also has an outfitting pier (600 feet long X 60 feet wide), a tender pier (400 feet long X 40 feet wide), parking lots, and several buildings which provide storage areas, maintenance facilities, utilities, and office space.

III. ENVIRONMENTAL CONDITION

In August 1993, Perez Y Cia performed an environmental assessment of the Drydock Facility. The assessment included a limited sampling effort to identify potential

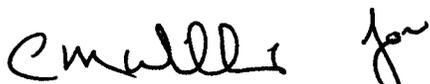
contamination. Subsequently, Perez Y Cia investigated the areas of concern identified by the assessment to determine remedial alternatives that would protect human health and the environment and support the transfer of the Drydock Facility. Of the six transformer pads which were investigated, five were found to have PCB contamination above regulatory levels. LANTDIV provided technical oversight and provided final approval of the selected remedial alternative.

In January 1997, a Remediation Plan to remove PCB contaminated material and to abandon five monitoring wells at the Drydock Facility was submitted to the Puerto Rico Environmental Quality Board (EQB) for comment and approval. EQB approved the plan in March 1997. Remediation is scheduled to be completed by the end of June 1997.

An EBS, summarizing the previous studies discussed above, was prepared to assess and document the environmental condition of the Drydock Facility. A copy of the EBS is attached.

#### IV. FINDING OF SUITABILITY TO TRANSFER

Based upon the findings set forth in the EBS, which was compiled after diligent inquiry, I find that the Drydock Facility is suitable for transfer in accordance with applicable laws, regulations, and DOD/Navy policy; contingent upon completion of the aforementioned PCB remediation efforts. Based on the goals of the Remediation Plan, no land use restrictions will be recommended to the General Services Administration or need to be included in the transfer documentation.

  
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M. W. Shelton, Rear Admiral, CEC, USN  
Commander, Atlantic Division,  
Naval Facilities Engineering Command

30 JUNE 97

Date