



Environment: Cleanup and Reuse at BRAC Sites

Mr. Vic Wieszek

Office of the Deputy Under Secretary of Defense
(Installations and Environment)

Office of Environmental Management

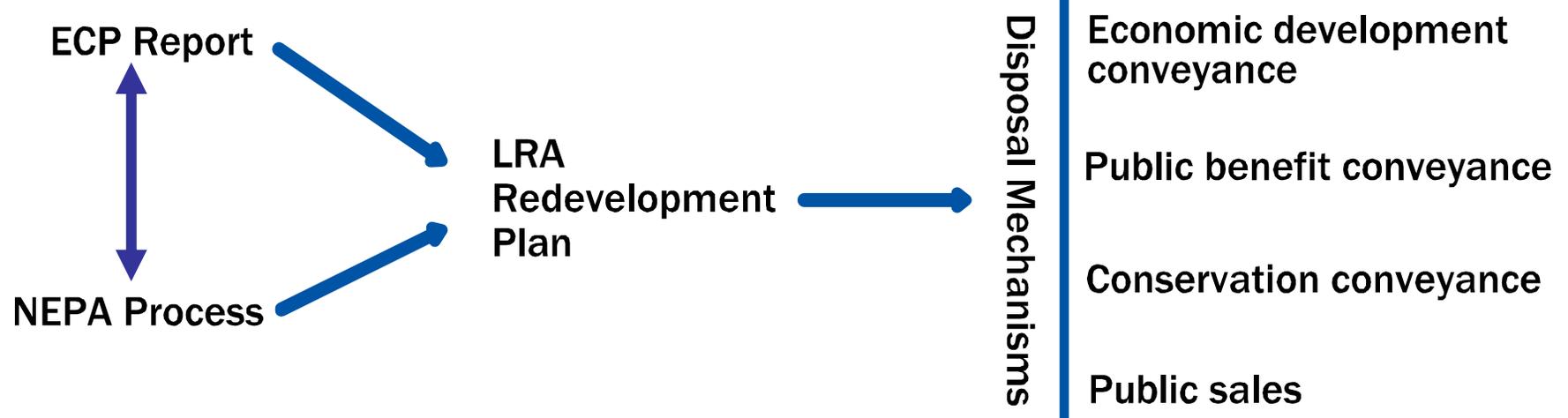
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Integrating Environmental Cleanup with Disposal

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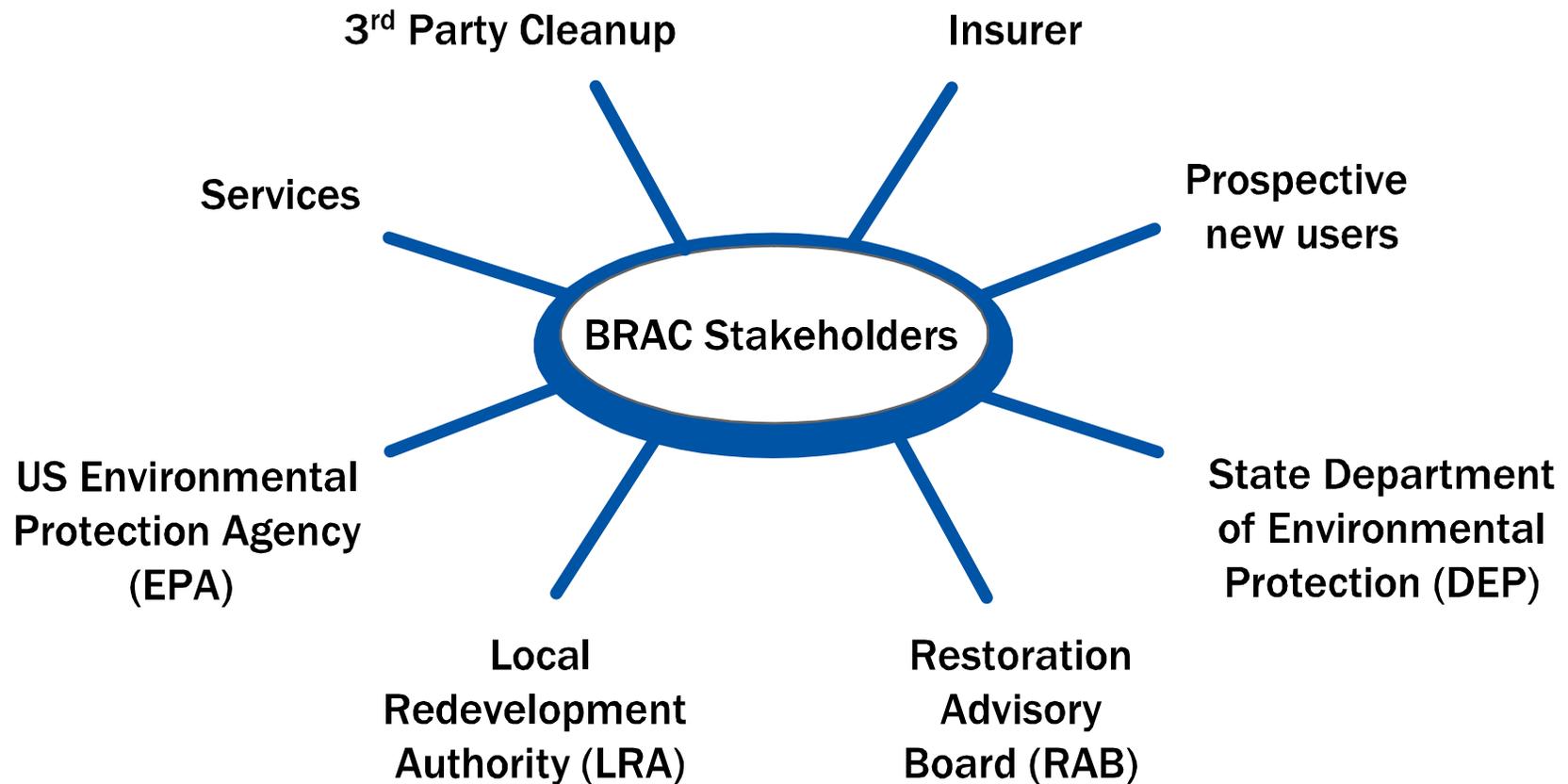
Environmental efforts are critical in an integrated approach to expeditiously dispose of real property





BRAC Stakeholders

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National Environmental Protection Act

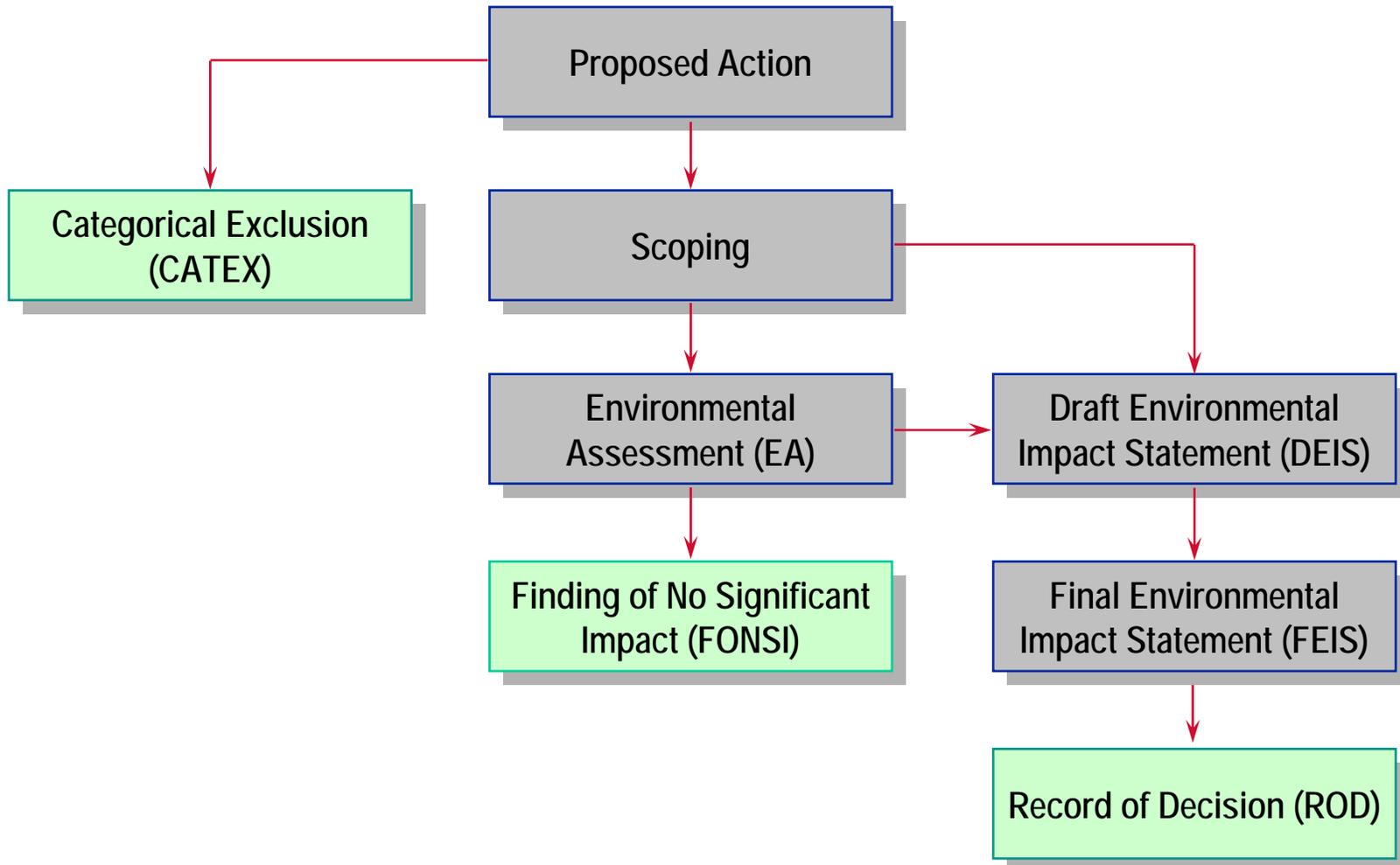
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- The National Environmental Policy Act (NEPA) process is intended to help Federal officials make environmentally informed decisions. It also encourages and incorporates public comment and participation into the decision making process.
- Regulations governing NEPA:
 - Council on Environmental Quality [40 CFR Parts 1500–1508]
 - DoD [32 CFR Part 214]
 - Service specific regulations and guidance
- Under NEPA, the Services must identify and consider the proposed BRAC action, reasonable alternatives, and their environmental impacts by conducting either
- For BRAC 2005, the Services may use one of the following:
 - Categorical Exclusion (CATEX)
 - Environmental Assessment (EA)
 - Environmental Impact Statement (EIS)



Pathways to NEPA Compliance

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Service Update

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- The Army and Navy have begun to execute their NEPA actions and Air Force will begin in October 2006
- The scope of the NEPA effort is as follows:
 - The Army will conduct NEPA analysis at over 20 major installations and 174 Reserve Guard units*
 - Navy plans to conduct NEPA analysis at over 100 installations
 - Air Force will conduct NEPA analysis at over X installations*

*In process of requesting specific information from Service personnel



Environmental Condition of Property Report

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- The Environmental Condition of Property (ECP) Report:
 - Shall assess, determine, and document the environmental condition of all transferable property
 - Will summarize historical, cultural, and environmental conditions and include references to publicly available and related reports, studies, and permits
 - Will be made publicly available and electronically accessible as soon as possible after report is finalized
- If needed, the Service will update the Report based upon new information including additional site characterization data



Purpose of the ECP Report

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- The ECP Report will be used primarily to:
 - Provide the Service with information it may use to make disposal decisions regarding the property
 - Provide the public with information relative to the environmental condition of the property
 - Assist in community planning for the reuse of BRAC property
 - Assist Federal agencies during the property screening process
 - Provide information for prospective buyers
 - Assist prospective new owners in meeting the requirements under the EPA's "All Appropriate Inquiry" regulations

Office of the Deputy Under Secretary of Defense
Installations and Environment, Office of Environmental Management
Environmental Fact Sheet
BRAC 05

Environmental Condition of Property Report

What is the Environmental Condition of Property Report?
The Environmental Condition of Property (ECP) Report is the document used to assess, determine, and document the environmental condition of all transferable property at BRAC 2005 closing installations. This publicly-available document provides a baseline assessment of environmental conditions to assist the parties involved in reuse decision-making. The report shall rely on existing information and if necessary, new information readily available to provide an accurate summary of the environmental condition of the property.

Who Prepares the ECP Report and How is it Used?
The ECP Report is prepared by the Military Department with real property accountability for the installation, and is intended to be used by the Military Department, regulatory agencies, state and local governments, prospective purchasers, and others involved in the property redevelopment process. Some of the ECP Report's key uses are to:

- Provide the Military Department with information it may use to make disposal decisions regarding the property.
- Provide the public with information relative to the environmental condition of the property.
- Assist in community planning for the reuse of BRAC property.

- Assist Federal agencies during the property screening process.
- Provide information for prospective buyers.
- Assist prospective new owners in meeting the requirements under the Environmental Protection Agency's (EPA) "All Appropriate Inquiry" regulations.
- Provide information about completed remedial and corrective actions at the property.
- Assist in determining appropriate responsibilities, asset valuation, and liabilities with other parties to a transaction.

What Does the ECP Report Include?
An ECP Report may be prepared for the entire installation or a single parcel. The ECP Report summarizes the historical, cultural, and environmental conditions at the property and includes references to publicly available and related reports, studies, and permits, as available. The scope of the ECP Report depends upon a number of factors including the current type of property use, the extent (or lack) of contamination, the current status of any remedial or corrective actions being taken at the property, and the presence of protected species or cultural assets. Figure 1 highlights the typical ECP Report categories. Additional environmental considerations may be included as necessary.

Appendix B of Department of Defense's (DoD's) Base Reuse and Redevelopment Manual (BRRM) lists the major environmental requirements and typical documentation that can be provided as part of the ECP

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Service Update

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- The Services are currently completing the first phase of the ECP Report (Data Collection and Summarization) for all installations with transferable property
 - Navy and Air Force will complete the first phase of their Reports by May 2006
 - Army will complete the first phase of their Reports no later than January 2007
- The Services will address data gaps as needed during the second phase of the ECP Report process
- The Services plan to post the Reports when they are final on the web



Environmental & Reuse Planning

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- DoD will use the Local Redevelopment Plan to help inform the final remedial decision
- The LRA will consider existing environmental conditions when forming a realistic reuse plan
- Environmental planning requires:
 - Adequate local knowledge and resources to understand and apply environmental information from the base
 - Adequate existing site characterization for reuse planning purposes
 - Identification of opportunities or challenges presented by the environmental conditions of the property
 - Identification of property uses suitable for the various environmental conditions of each parcel
 - Look for opportunities to link future property use to any remaining remedial activities required



Public Participation in Cleanup/Reuse

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- The integration of cleanup and reuse is an iterative process which should involve routine, frequent communication
- It is important to develop a close working relationship between all the stakeholders in the planning process. For example, DoD should:
 - Ensure that stakeholders develop a clear understanding of environmental conditions at the installation
 - Ensure that local knowledge and experience on environmental issues is integrated into the reuse planning process
- Stakeholders should:
 - Participate in the cleanup and reuse process
 - Be a meaningful party to environmental cleanup decisions as they affect reuse planning



Questions?