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April 13, 2016

Johann M. Sasso
Project Manager
Annex Building, Fundacion Angel Ramos
2nd Floor, Suite 202
Franklin Delano Roosevelt Ave. #383
San Juan, PR 00918

Re: Maintenance of an Existing Dock on Great St. James and Placement of a Reverse Osmosis Intake Line Under the Dock – Response to Comments April 13, 2016

Dear Johann and Lisamarie,

A project (a large subdivision) was proposed by the previous owner of Great St. James, Christian Kjea, in 2006 which was being designed by William Karr, Architects. Jose Cedeno from your office came to the island to look at the salt ponds and to confirm the wetland delineation during the early planning stages. I also believe we participated in an interagency meeting for that project. The project was submitted to CZM and COE but never completed the project as Mr. Kjea decided not to pursue the project and no further work was done in regard to that development.

The new applicant also is not associated with the dock in Vessup Bay.

There are several existing residential cottages on the island and there has been work done on those in the recent past by the previous owner and when I saw the first damage to the seagrass along the shoreline while doing due diligence for the purchaser I assumed that that damage was probably associated with bringing supplies to work on the cottages.

The new owner Great St. Jim, LLC was told by Kjea's representative that all permits were in order. And the applicant does have a CZM permit in good standing on the dock in its current configuration.

The owner will be looking at finding a more suitable dock location, but for now this is the only access to the island and the residential structures. It is very apparent based on what was found during the recent surveys that large vessel activity has a tremendous impact on the shallow seagrass beds.

The applicant is asking to be allowed to replace the splintering boards on the dock and to place a small RO intake to service a 3000 gallon a day reverse osmosis plant so the existing cottages can have a potable water source. The discharge will be into a sump on the back beach near the tennis courts above the MHW mark where it will perk through the sand into the water.

The new owner is very aware that this dock is not suitable for large boats and that the bay is not suitable for barges.

We are unaware of any discussion or correspondence with the previous owner about removing the boats on the dock.

Great St. Jim, LLC would like to make the dock safe for continued access use to the island at this time and to install the RO intake line. The applicant is currently looking for a suitable dock site on the island that can be used for large boats and small barges to bring supplies and take garbage off the island. The new owner has found a considerable amount of garbage has been left on the island.

In order to construct a new dock, we must first complete the siting study and then begin the permitting process. This will take some time and the existing dock is the only access to the island and needs repair.

We look forward to your earliest advice on this situation. Please let us know how we should proceed. The new owner of Great St. James was unaware of this issue with the dock and would like to get this straightened out as quickly as possible.

Respectfully submitted,



Amy Claire Dempsey, [REDACTED]
President, Bioimpact, Inc.

Cc: Erika A. Kellerhals