



BRAC Talk

Environmental Base Realignment and Closure News

Summer 1996

WELCOME READERS

Welcome to the first issue of BRAC Talk. This newsletter is part of an effort to improve communication and coordination across our organizational boundaries. Additionally, we want to share successes and lessons learned among our Department of the Navy BRAC Cleanup Teams (BCTs). To that end, and in collaboration with the Naval Facilities Engineering Service Center, we have developed this newsletter for the BRAC Environmental Program. This newsletter will contain brief articles developed by BRAC Environmental Coordinators, their EPA and state counterparts, and personnel supporting BRAC—with the goal of spreading the word about our program. It is important that we take advantage of this opportunity to share our successes and apply lessons learned. We hope this will help us accelerate our cleanup opportunities and support

property transfer and reuse.

The Navy has demonstrated superior performance by embracing the challenges of BRAC environmental cleanup. The willingness to make changes and the demonstration of personal commitment to the success of this program have been inspiring. As formidable as the tasks have been, the true challenge is still before us. While this may not be the beginning of the end, the end of the beginning is definitely over—we must now continue to move forward to program completion. As leaders, we must ensure responsible and timely decisions are made. Properties available for disposal under BRAC must be made environmentally ready for transfer and conversion to identified reuse. We must focus our team efforts on that goal.

With this in mind, I encourage you to share your success and lessons learned with us. This will allow us to take advantage of your experiences as you work to meet BRAC Environmental Program goals. Your support in providing information to this newsletter is one of the ways you can do this. If you have any comments or recommendations for future publications, please provide them to:
*Editor, BRAC Talk, NFESC 413/JP,
1100 23rd Avenue, Port Hueneme,
CA 93043-4370.*

We want to maximize the benefits of this newsletter and tailor it to your needs. Joe Graf, Executive Editor, NAVFACENGCOM, 41JG.

DEFENSE CLEANUP AWARD GOES TO NAS CECIL FIELD

By Rich Donoghue



Naval Air Station Cecil Field, the largest naval air station in northeast Florida, has won the top Department of Defense (DOD) award for environmental cleanup. This project is preparing the property for transfer back to the Jacksonville, Florida community.

Navy, Army, Marine Corps and Air Force environmental cleanup programs from across the nation were in the running for the top honors. The DOD award pitted the best of the best against each other. Award judging criteria considers program management, technical merit, orientation to military readiness, transferability, community interaction, and environmental cleanup. As the winner, Naval Air Station Cecil Field was presented an award on April 25th at the Pentagon.

“The key to the success of the Cecil Field cleanup program is its partnering initiative with the regulatory community, its cleanup contractors and with the local citizens affected by the base closure”, said Steve Wilson, the Navy’s representative on the station’s cleanup team. To speed cleanup, the Navy formed a formal partnering team with representatives from the Environmental Protection Agency, the state, the air station and its cleanup contractors.

“The partnership encourages and empowers team members to make

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cleanup decisions based on upfront input from all stakeholders. Monday morning quarterbacking and bureaucratic posturing prevalent in the old system are all but eliminated by the partnering team concept”, said Mike Deliz, the team representative from the Florida Department of Environmental Regulation. Monthly Restoration Advisory Board (RAB) meetings are held to obtain local community input on all proposed cleanup decisions. Diane Peterson, the RAB community co-chair, gives the team high marks for their efforts in bringing the community into the cleanup process. “Open and honest communication on all fronts is a cornerstone of the team’s success with the community”, said Peterson.

ABB Environmental Services, Inc. (ABB-ES), the team’s environmental investigation contractor and Bechtel Environmental, Inc. (BEI), the team’s remedial action contractor, played a very important role in the team’s success. “Our contractors are not only required to do what they’re told”, said Wilson, “as full team members, they are called on to come up with innovative ways to get the job done faster, better, cheaper”.

ABB-ES, for example, has cut the time normally required to perform a Remedial Investigation/Feasibility Study from 2-3 years down to 14-16 months. “ABB is constantly focused on doing only the amount of study required for BEI to start digging dirt”, said Rao Angara, ABB’s project manager assigned to the Cecil Field team.

The team conservatively estimates millions of dollars in cost-saving measures resulting from the contractor’s dedicated efforts toward fast track cleanup. “It is truly amazing to stand back and compare the field team’s success to that of a normal cleanup process”, says Wilson. “We are trying to sell the ‘success of partnering’ to the rest of DoD for one reason—it works: It works fantastically”, he said.

Rich Donoghue is the Navy’s Base Transition Coordinator for Naval Air Station Cecil Field, (904) 778-6951.

TRAINING OPPORTUNITY

Environmental Risk Communication and Public Dialogue

The Navy Environmental Health Center (NEHC), Norfolk, Virginia is offering the *Environmental Risk Communication and Public Dialogue Workshop*.

The schedule for the remainder of Fiscal Year 96 is as follows:

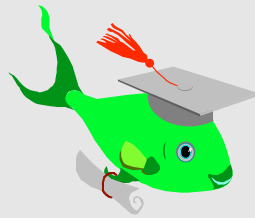
18-20 June	Seattle, WA
9-11 July	Charleston, SC
16-18 July	San Francisco, CA
5-7 August	Washington, DC
20-22 August	San Diego, CA

This training helps participants learn how to:

- Have open discussion on environmental restoration issues
- Establish confidence in communicating key messages
- Develop effective media and public meeting techniques
- Improve verbal and non-verbal communication skills
- Revitalize open dialogue with community stakeholders

The workshop is led by Dr. Vincent T. Covello, who has a worldwide reputation for teaching environmental risk communication. Dr. Covello has authored or edited over 25 books and has over 100 published articles on risk assessment, management, and communication. Additionally, he has chaired over 30 conferences on risk assessment and communication.

For assistance or information on this training, please call Carlton Davis, NEHC, at (804) 363-5542, DSN 864-5542. Deadline for registration is 30 days prior to the start of the workshop.



NFESC

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NAVY AND MARINE CORPS CLEANUP CONFERENCE A SUCCESS

Our 1996 Department of the Navy Site Cleanup Conference was held April 22-25 in Port Hueneme. The conference was hosted by the Naval Facilities Engineering Service Center and was held at the Civil Engineer Corps Officer's School.

The purpose of the conference was to promote information exchange and fast track cleanup of the Navy's past hazardous waste sites. Major areas covered included environmental cleanup policy at Installation Restoration Program and Base Realignment and Closure (BRAC) installations; Restoration Advisory Board policy; NORM implementation; the Navy's Environmental Leadership Program; the Naval Facilities Engineering Command's Tiger Team assist visits; and technical innovations in site cleanup. There were approximately 140 DON attendees, as well as presenters and representatives from the Department of Energy, the Air Force, the U.S. Geological Survey, the State of California and Mitre Corporation.

To promote information interchange, the conference included both plenary and breakout sessions. The first day of the conference included nine plenary sessions. The second and third days through the early afternoon consisted of two concurrent topical breakout sessions. During the afternoon of April 24th,

we reviewed the major topics and action items discussed during the preceding presentations. The last day of the conference was reserved for technical presentations on the following topics: thermal treatment; PCB treatment; minimal action alternatives; site characterization and groundwater modeling; groundwater treatment; composting; SCAPS; and bioremediation.

Many interesting presenters provided information and encouraged discussion of innovative cleanup methods. For example, Mr. Bernard Schafer, General Counsel of the Navy, Office of the Assistant General Counsel (Installations and Environment), encouraged Remedial Project Managers to exercise DON's cleanup authorities under CERCLA.

The conference facilities were excellent and helped promote an atmosphere conducive to information exchange. Kudos to Norma Wathen, Usha Linderman, Wanda Edwards, and Ernestine Rodriguez of the Naval Facilities Engineering Service Center, who provided administrative support for the conference.

For copies of slides or other information please contact Mr. Bill Judkins, NAVFACENGCOM 41BJ, (703) 325-2128 or DSN 221-2128, or Internet "wjudkins@hq.navy.mil".

Village of Glenview Successes and Lessons Learned

By Ralph Watkins

The Village of Glenview is the reuse authority for Naval Air Station Glenview. There are big plans to turn the former air base into a new town center. This center is to include residential, recreational, educational and leisure uses, stormwater control, light industry, retail shops, and new transportation arteries.

Close communication and cooperation with the Village of Glenview has resulted in some "win-win" situations. The BRAC Cleanup Team, Southern Division Naval Facilities Engineering Command, and Naval Air Station Glenview personnel were involved in this effort with the Village. The first "win-win" is described below:

The Village had to decide what to do with all the concrete in the runway which was not going to be part of the reuse scenario. They decided to do a small scale pilot project to see if the concrete could be recycled. Meanwhile, one of our major cleanup efforts involved removal of an abandoned 4,000 foot aviation fuel pipeline. Now here's where the "win-win" comes in—we asked that they use the site of our pipeline for their pilot project. The result is the Navy did not have to pay for concrete removal and the Village successfully accomplished its pilot project.

A second "win-win" opportunity resulted from another cooperative effort. The Village plans to create a man-made lake for stormwater retention. We will help them dispose of some of the soil by using it to backfill underground storage tank excavations. The "win-win" is free soil relocation for the village and free backfill for the Navy.

Ralph Watkins works at Southern Division, Naval Facilities Engineering Command and is the Navy's BRAC Base Environmental Coordinator for Naval Air Station Glenview, (803) 743-0689, DSN 563-0689.



HIGHLIGHTS




FAST-TRACK CLEANUP PROGRAM

In July 1993, the President announced his base closure community reinvestment program to help speed the economic recovery of communities affected by the Base Realignment and Closure (BRAC) program. Fast-Track Cleanup, part of the President's plan, outlined the approach to accelerate environmental cleanup at closing bases. He wants to quickly prepare property for community reuse, while ensuring that human health and the environment are protected.

Transfer of property owned by the federal government is regulated under environmental laws. These laws sometimes require lengthy investigations and complex solutions that take time to develop and implement. It's the pace of cleanup, conducted under structured regulatory programs, that was seen as the most significant problem impacting the property's return to productive use. Within five months, DOD, working with EPA and state regulators, took the initial steps to put the new program into action. In September 1993 they issued "DOD's

Guidance on Fast-Track Cleanup at Closing Installations".

Additional guidance was issued by EPA in their "Guidance for Implementing the Fast Track Cleanup Program at Closing or Realigning Military Bases". This publication is meant to compliment DOD's fast-track cleanup guidance, take advantage of the experience gained over the last two years, and provide guidance to EPA regional offices. EPA sent these to their regional offices on 16 February 1996. Additionally, it was forwarded to the engineering field divisions and engineering field activities with the request that copies be provided to all BRAC Environmental Coordinators. The goal is to provide guidance to BECs to help them activate the Fast-Track Cleanup Program and enhance their teaming efforts with their EPA counterparts.

For copies or additional information, please contact Mr. Joe Graf, NAVFACENGCOM 41JG, at (703) 325-6431, DSN 221-6431.

REUSE AND REMEDY ALTERNATIVES GUIDE

A fact sheet for evaluating reuse and cleanup remedy alternatives at BRAC installations has been developed. An interagency working group developed the fact sheet in response to a need voiced by the Defense Environmental Response Task Force (DERTF).

The process identified in the fact sheet is intended to assist BRAC Cleanup Teams (BCTs), Local Redevelopment Authorities (LRA), and Restoration Advisory Boards (RABs) in assessing alternatives for reuse and cleanup. Additionally, it is intended to help build consensus

among the various stakeholders, based on cost, time, and planned land use considerations. The guide provides a matrix that helps identify the effects that various remedy alternatives will have on a particular reuse alternative.

We encourage the BCT to continue their team efforts to fill in the matrix. This will allow the team to reach consensus on the suitability of the remedy to meet the intended reuse. BCTs and LRAs can also use the matrix to provide summary information to the community at closing installations. Additional documentation may be required to address issues and questions raised by the community.

The fact sheet has been distributed to the engineering field divisions and engineering field activities with BRAC installations within their geographic areas of responsibility.

For copies of the fact sheet or further information please contact Mr. Joe Graf, NAVFACENGCOM 41JG, at (703) 325-6431, or DSN 221-6431.

BRAC CLEANUP TEAM SEMINARS

The 1996 BRAC Cleanup Teams (BCTs) seminars, sponsored by the Naval Facilities Engineering Command and hosted by Southern Division and Southwest Division, respectively, are scheduled for the following dates and locations:

**East Coast:
9-11 July
Charleston, SC**

(continued on page 5)

**West Coast:
30 July-1 August
Newport Beach, CA**

The purpose of these seminars is to get the BCTs together to discuss the issues affecting environmental cleanup at BRAC-88, 91, 93, and 95 installations. The principal audience is BRAC Cleanup Team members. However, we welcome attendance by engineering field division and engineering field activity BRAC staff members, BRAC installation commanding officers, major claimants, and support staffs from upper echelon commands. The seminar is limited to 100 attendees at each location—with BCT members given first priority. We recommend that if you plan to attend you include these dates in your schedule now to prevent any conflicts. Registration forms and preliminary agendas have been distributed.

The final seminar agenda is still in development. We solicit your comments and ideas on speakers and topics—please send them to us as soon as possible. We are looking for volunteers, individuals and BCTs, to present case studies highlighting successes and lessons learned while carrying out BRAC Environmental Program goals. Engineering field divisions and engineering field activities are requested to help us locate individuals, teams and regulatory agency members who are willing to provide strong, meaningful presentations with a field perspective.

For additional information please contact Mr. Joe Graf, NAVFACENGCOM 41JG, or Mr. Rick Landers, NAVFACENGCOM 41RL, at (703) 325-8176 or DSN 221-8176. Contact for the East Coast seminar is Ms. Barbara Eller, SOUTHDIR, at (803) 820-5811, DSN 583-5811. West Coast seminar contact is Ms. Lucretia Holloway, SOUTHWESTDIV at (619) 532-2289, DSN 522-2289.

ACCELERATED CLEANUP AT MCAS TUSTIN

By Lee H. Saunders

A \$10.3 million project to accelerate the cleanup of fuel contaminated soil at Marine Corps Air Station (MCAS) Tustin started, in July 1995, with the gathering of soil for treatment.

Situated in Orange County, California, MCAS Tustin is seven miles north of MCAS El Toro which commuters on interstates 5 and 405 pass daily.

Southwest Division, Naval Facilities Engineering Command, San Diego, and MCAS Tustin are working to move the cleanup forward by using observation and testing to meet California Department of Toxic Substances Control, U.S. Environmental Protection Agency, and the Santa Ana Regional Water Quality Control Board requirements.

“Remedial Action Work plans have been reviewed and commented on by the MCAS Tustin Restoration Advisory Board (RAB) and state and federal regulatory agencies,” Lynn Hornecker, Southwest Division Remedial Project Manager for MCAS Tustin, said. “RAB and state and federal agency comments have been addressed.”

The technology used to clean the fuel contaminated soil will save taxpayers time and money. A ten acre fuel farm and 30 sites that once held underground storage tanks are the locations identified for cleaning.

“We are treating soil on site using an innovative technology called thermal desorption instead of moving it somewhere else to be treated,” Hornecker, said. “About 60,000 to 80,000 tons of soil will be treated using the thermal

desorption process. Thermal desorption is a demonstrated technology that will meet required cleanup levels.”

The thermal desorption process heats soil to a temperature that evaporates the fuel. The resulting gasses are cleaned to meet stringent South Coast Air Quality Management District Standards. The desorption unit used for this project can treat approximately 1,000 tons per week.

Shipping costs are being saved by treating the soil on site instead of shipping the soil to an off-base location for treatment, Hornecker said.

Extensive environmental studies normally precede environmental cleanup actions. Reducing the number of environmental studies saves time. Southwest Division and its Marine Corps and regulatory partners determined that sufficient information existed to combine testing and cleanup.

Starting the cleanup project will save taxpayers money in the long run. Delays caused by further environmental studies would yield no better information useful for cleanup. Additionally, delays would lead to greater costs in studies and cleanup in the future.

OHM Remediation Services of San Diego is the civilian contractor conducting the \$10.3 million cleanup. The cleanup project is scheduled for completion by the end of 1996.

Lee H. Saunders is the Environmental Public Affairs Officer at Southwest Division, Naval Facilities Engineering Command, (619) 532-3100, DSN 522-3100.

BOX SCORE: BRAC ENVIRONMENTAL CLEANUP STATUS MARCH 1996

Navy BRAC Statistics, BRAC Round		I-III	IV				
• Approved closures/realignments		136	42				
• BRAC activities requiring disposal		67	31				
Acres available		85,464	99,387				
• Fast-Track Cleanup Program (No. of Activities)		38	14				
Acres available		78,906	89,259				
• BRAC Cleanup Teams (BCTs)		32	9				
Status of March 1996 Submittal:		No. Received					
• BCP asbtracts		33					
• BRAC cleanup plans (BCPs)		14					
• BCP close-out (for completed programs)		5					
• Business plans (optional this year)		12					
Metrics for Fast-Track Cleanup Program:							
• BCTs with turnover		10 (13 members)					
• Property statistics (acres)							
Total available for disposal		78,906					
Federal-to-federal transfer		4,450					
Transferred outside federal		535					
Leased		17,783					
• Reuse plans (as reported by BCTs)							
Final		19					
Draft or in progress		9					
No reuse plan		5					
Environmental Condition Of Property (ECP)							
• 33 BRAC bases, 78,906 acres are available for disposal							
• Percent average by installation, BRAC I, II, and III							
Category	1	2	3	4	5	6	7
'94	9	2	2	0	1	12	74
'95	30	4	7	2	3	10	44
'96	32	9	10	1	2	11	35
Category 1-4				34,630 acres			
<u>Environmentally encumbered</u>				<u>73 acres</u>			
Environmentally unencumbered				34,557 acres			

Best Performers:

- Naval Air Station Cecil Field
- Naval Air Station Moffett Field
- Naval Air Facility Midway Island
- Marine Corps Air Station Tustin

Installations with momentum:

- Naval Air Station Dallas
- Naval Air Station Glenview

Challenges:

Reuse. Lack of reuse driver makes hard decisions tougher.

Environmental Condition of Property: Too much Category 7, for too long.

BADCAT

Partnership Seeks Innovative Technologies To Speed Cleanup

A strong desire exists within the community to rapidly convert closing bases to private sector uses. Rapid conversion is desirable because it helps mitigate the economic impact incurred from loss of revenue, etc. In the San Francisco Bay region, the Bay Area Defense Conversion Action Team, or BADCAT, has been established. BADCAT was set up by the Bay Area Economic Forum, whose goal is to expedite the conversion process.

BADCAT has identified the environmental technologies industry as a target for development within the region. Additionally, BADCAT has initiated an "environmental technology project" to reach this goal. Project participants include the California Environmental Protection Agency, U.S. EPA, the Navy, specifically the Naval Facilities Engineering Service Center, Engineering Field Activity West and BRAC Base Transition coordinators, and private businesses.

BADCAT calls on the developers of innovative cleanup technologies to put the methods to work in the field. It is hoped that putting the methods to work in the field will bolster a "faster, better, cheaper cleanup process" for Defense Department sites. While successful demonstrations will not automatically result in a DOD cleanup contract, it can place technology developers in a superior status to compete for Navy and private sector contracts.

The idea is to develop the Bay Area as "a technology hub" for certain types of technologies. The demonstrations will be funded by the vendors, with local or state companies or firms willing to establish offices in the area receiving preference.

The project will allow DOD and technology providers the opportunity to demonstrate and evaluate technologies on "strategically selected" sites. When applied to sites with a high reuse priority this can yield a faster, better, cheaper cleanup process for expedited

property transfer and revenue generation. The BADCAT project will also benefit EPA by allowing the agency to monitor the demonstrations.

The project will aid in depicting a technology's limitations and highlighting areas needing additional work. It is also anticipated that the project will provide DOD with data on technology solutions to high priority contamination sites.

The plan calls for new environmental technologies that may improve the site characterization, remediation, and remedy validation methods used. Attention will be directed at proposals that address soil and sediment contamination, particularly inorganic materials and volatile and semi-volatile petroleum hydrocarbons. Remediation technologies that use in-situ processes and do not require disposal of the materials off-site are preferred.

Data from the project will be included in DOD's pool of demonstrated technologies for future use and will be available for use in California's certification program as well as other government or private sector cleanup efforts.

A benefit of participating in the project is that a successful demonstration will place a technology provider on the Navy's list of proven technologies. This will enhance the provider's position to compete for military contracts as well as private sector contracts.

The technology selection process for program participation was conducted in two parts. First, a board reviewed the preproposals. Some of the technology providers from the Phase I solicitation were asked to prepare a Phase II final proposal. The Phase II proposal requests contained demonstration site descriptions, final requirements and an invitation to attend a conference outlining the proposed technology and demonstration. Evaluations are in progress.

ONE STEP CLOSER-CLEANUP MILESTONE

By Lee H. Saunders

The scheduled turnover of Naval Training Center San Diego to the city of San Diego moved one step closer, recently, with the completion of the center's first environmental cleanup of a contaminated site.

In a March letter, the Department of Environmental Health for the County of San Diego acknowledged completion of the site investigation and remedial action used to cleanup the underground storage tank site. The letter stated that, based on available information, no further action related to the underground storage tank release was required.

"This is the first dirty site gone clean at Naval Training Center San Diego that has completed the cleanup process to the satisfaction of the regulatory community and is now ready for reuse," Thomas Macchiarella, Southwest Division Remedial Project Manager for compliance at the Naval Training Center, said.

The cleanup site contained a 60 gallon tank used for storing fuel for a generator at the center's medical clinic. The tank was removed from the site in April 1994. After removal of the tank, the site was visually inspected and soil samples were taken for analysis. The inspection and analysis determined that petroleum products had leaked from the tank into the ground.

The cleanup began in December 1994 with the contaminated soil removed and the excavated site filled with clean soil. "One hundred tons of soil was excavated and treated off-site using thermal desorption," Macchiarella said. "The 100 tons of treated soil was then used as fill at various construction projects located in the San Diego area." The thermal desorption process heats soil to a

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temperature that evaporates the oil by-products and recaptures them.

Twelve sites are going through the investigation and cleanup process. All sites will be completed by 1998. The Naval Training Center is scheduled for turnover to civilian control by 1999.

“This cleanup was very cost-efficient because we piggy-backed on other underground storage tank cleanup projects to lower the cost,” Macchiarella said. The cleanup was completed for approximately \$60,000.

OHM Remediation Services of San Diego is the civilian contractor that performed the cleanup. Southwest Division Naval Facilities Engineering Command coordinates the environmental cleanup program for Naval Training Center San Diego.

Lee H. Saunders is the Environmental Public Affairs Officer at Southwest Division, Naval Facilities Engineering Command, (619) 532-3100, DSN 522-3100.

THE PRESIDENT'S FIVE POINT PLAN
(Ref: OSD 1tr of 15 Jul 93, "Revitalizing Base Closure Communities)

**JOBS-CENTERED
PROPERTY DISPOSAL**

- Local Economic Redevelopment Comes First
- Legislation to Permit Public Benefit Conveyance of Land
- Interim Leases and Compressed Property Screening
- New Policy on Personal Property

FAST TRACK CLEAN-UP

- Use Common Sense Approach
- Team-Run Clean-Up Program
- Bottom-up Review to Speed up Clean-up
- Encourage Leases where Clean-up Not Complete
- Accelerate Clean-up through all Available Means

TRANSITION COORDINATORS

- Single Point of Contact to Cut "Red Tape"
- Act as Community Ombudsman Providing Ready Access to Decision Makers
- Speed Resolution of Issues

**EASY ACCESS TO TRANSITION
AND REDEVELOPMENT HELP**

- Revitalize Assistance Programs
- Target Federal Agency Assistance
- Cut "Red Tape"

**LARGER ECONOMIC
DEVELOPMENT GRANTS**

- Average \$1 Million over Five Years to Affected Areas
- Greatly Accelerated Approval
- Support Community Efforts to Plan or Coordinate and Implement Adjustments

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