



Environmental Cleanup Program Former Naval Station Treasure Island Fact Sheet

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Volume 4

GENERAL HISTORY OF THE BASE

Former Naval Station Treasure Island (NAVSTA TI) is located in the San Francisco Bay (Bay), midway between San Francisco and Oakland, California. The Naval Station consists of two contiguous islands: Treasure Island (TI), which is about 403 acres, and Yerba Buena Island (YBI), which is about 147 acres. TI is a manmade island constructed of materials dredged from the Bay, and YBI is a natural island. TI was built in 1936 and 1937 and was used initially for the Golden Gate International Exposition in 1939. TI was leased to the U.S. Department of the Navy (Navy) in 1941, and the Navy gained title to TI in 1943.

The Navy operated the Naval Station for various activities including the Naval Technical Training Center; waterfront facilities; troop and family housing; personnel support; a Navy brig; and a Navy and Marine Corps museum. In

July 1993, the Base Realignment and Closure (BRAC) Commission recommended closure of Naval Station Treasure Island with relocation of the Naval Reserve Center and the Naval Technical Training Center.

Naval operations ceased on September 30, 1997. The BRAC Program Management Office assumes caretaker status until the property is transferred. A portion of TI was transferred to the U.S. Department of Labor for a Job Corps Center, and a portion of YBI was transferred to the U.S. Coast Guard for their continued operations. The Federal Highway Administration (FHWA) also transferred a portion of YBI to the State of California for the San Francisco-Oakland Bay Bridge. The Treasure Island Development Authority (TIDA) has operated the base since closure under agreement with the Navy, and leases portions of the Base for housing and other activities.



A View of Yerba Buena Island, the Eastern Span of the Bay Bridge, and Treasure Island



Cleanup Programs Former Naval Station Treasure Island

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A brief summary of environmental cleanup programs is presented below.

INSTALLATION RESTORATION PROGRAM OVERVIEW

The Department of Defense (DoD) developed the Installation Restoration (IR) Program in 1981 to comply with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and other federal and state environmental regulatory requirements. The IR Program is specific to military facilities and its purpose is twofold: (1) to identify, investigate, and clean up or control releases of hazardous substances, and (2) to reduce the risk to human health and the environment in a cost-effective manner.

NAVSTA TI's IR Program consists of two programs: the CERCLA Program and the Petroleum Program. Environmental investigations and cleanup began on NAVSTA TI in the mid-1980s and continues today. In 1992, the Navy entered into a Federal Facilities Site Remediation Agreement (FFSRA) with the State of California Environmental Protection Agency (Cal EPA). The FFSRA establishes the Navy's and the State's roles and responsibilities and sets a cleanup schedule for each IR site.

The initial facilitywide Preliminary Assessment/Site Investigation (PA/SI) was conducted in 1987 to identify areas on TI and YBI that required further investigation due to possible contamination in soil, sediment, and/or groundwater. The Navy has identified 33 IR sites on TI and YBI including a former fire training area, a landfill, a former dry cleaning facility, an old bunker area, fuel farms, and a service station (See site map on page 8). Contamination in these areas is largely the result of releases of petroleum products from fueling operation/storage areas, training, and storage/disposal of hazardous waste materials (See Site Descriptions Table for site descriptions, contaminants of potential concern, and current site status).

CERCLA PROGRAM

In response to environmental impacts that resulted from past hazardous waste handling and disposal practices, Congress directed the U.S. Environmental Protection Agency (EPA) to develop a program to manage and control past disposal sites. This program is outlined in the 1980 Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended by the 1986 Superfund Amendments and Reauthorization Act (SARA), and is commonly referred to as Superfund. These laws established a phased process for investigating and cleaning up hazardous waste disposal and spill sites nationwide.

CERCLA requires that a remedial action or removal action process be implemented for each site. The site-specific process is selected by evaluating the advantages and disadvantages of each alternative and selecting the one that best protects human health and the environment in a cost-effective manner. The Navy has identified a total of 23 CERCLA sites on TI and YBI. Eight sites have been closed, two sites had interim removal actions conducted and these two sites, (Sites 12 and 30) are part of the remaining 15 CERCLA sites that are continuing through the remedial action process.

PETROLEUM PROGRAM

In addition to the CERCLA Program, the IR Program includes the investigation and remediation of sites with petroleum contamination from historic uses such as fueling stations, maintenance areas, and an auto hobby shop. Petroleum contamination at NAVSTA TI is primarily from fuel lines and underground storage tanks (USTs). The Petroleum Program has identified 9 petroleum sites along with numerous USTs and fuel lines throughout TI and YBI. The Petroleum Program has achieved closure at eight of the nine petroleum sites. The Navy is currently working with the Regional Water Quality Control Board to achieve closure at Site 25.



Environmental Cleanup Accomplishments Former Naval Station Treasure Island

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A brief summary of recent environmental investigations and cleanup activities conducted at several of the Installation Restoration sites is presented below.

Site 12 – Old Bunker Area (Treasure Island Housing Area)

In fall 2006 the Navy completed an Engineering Evaluation/Cost Analysis (EE/CA)* for portions of Site 12 known as the Solid Waste Disposal Areas. The EE/CA evaluated five alternatives for cleaning up those areas, presented in a fact sheet and at a public meeting. Following a 30-day public comment period the cleanup was presented in the Action Memorandum/Interim Removal Action Plan* dated February 15, 2007. Since March 2007, the Navy has been conducting a Non Time-Critical Removal Action (NTCRA) in Solid Waste Disposal Areas of Site 12. The NTCRA is planned to be completed by early 2008.

Polychlorinated Biphenyl Investigations at Halyburton Court, Site 12

In 2006 the Navy completed an investigation to evaluate indoor air at Halyburton Court. Polychlorinated biphenyls (PCB) may be present at the site and may be present inside some of the vacant buildings. Soil gas, indoor air, and surface wipe samples were collected and analyzed for PCBs to determine whether buildings were impacted. The results are presented in the Halyburton Court Indoor Air Evaluation Technical Memorandum*, issued July 2007. The Technical Memorandum concluded there is no significant source of PCBs present beneath the buildings of Halyburton Court. PCBs detected within the buildings are the result of particulate matter remaining in the buildings. Recommendations include collecting wipe samples from units without available indoor air data before reuse, and additional cleaning or tile removal of two units.

Sites 30 and 31 Proposed Plans

The Navy is preparing Proposed Plans* for Site 30, the Daycare Center, and Site 31, the Former South Storage Yard. The Proposed Plan documents explain several cleanup alternatives and present the Navy's preferred cleanup alternative for each site. For Site 30, the preferred alternative is to have institutional controls to prevent or require certain protocols for future excavations underneath the building. For Site 31, the preferred alternative is to excavate the debris areas in the playground. The Proposed Plans will be issued in fall 2007, beginning a 30-day public comment period which will include a public meeting. See the contact information on page 10 to receive the latest information, or fill out the coupon on the last page to be added to the community mailing list.

Site 24 Treatability Study

The Navy is continuing to conduct a treatability study to address petroleum and chlorinated solvent contamination in groundwater at Site 24, the Former Dry Cleaning Facility. The treatability study uses a process called in situ bioremediation (ISB) to reduce the plume of contamination. The treatment is working well, with levels reduced from 18,000 parts per billion to below 100 parts per billion in some areas. The ISB treatment will continue through at least the end of 2007. A combined Remedial Investigation and Focused Feasibility Study report is currently being prepared for the site.

**All reports mentioned can be found in the Information Repositories. Locations are listed on page 10.*



Environmental Cleanup Accomplishments (continued)

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The Petroleum Program

The Navy has addressed 98 percent of the petroleum contamination at TI and YBI and is currently addressing Site 25. The remaining areas will be completed once the San Francisco-Oakland Bay Bridge project allows access to the sites.

The following is a brief overview of the Petroleum Program's cleanup activities:

- ✓ Over 13,000 linear feet of fuel distribution pipeline have been removed
- ✓ Over 750 linear feet of fuel distribution pipeline has been closed in place
- ✓ Over 50,000 tons of petroleum-contaminated soil have been excavated and replaced with clean fill
- ✓ 55 UST Closures for known, leaking and non-leaking tanks
- ✓ 11 UST Closures for suspected tanks (may have existed but were removed or previously abandoned)
- ✓ 16 UST Closures for previously-suspected tanks (once thought to have existed, but through research and investigation now believed to have never existed)
- ✓ 11 Fuel Pipeline Site Closures

Site Description Table

SITE DESCRIPTIONS CERCLA SITES	CONTAMINANTS OF POTENTIAL CONCERN	CURRENT SITE STATUS
<p>Site 1 Medical Clinic X-ray and photo processing laboratory was on site.</p>	Silver	Site Closed. March 20, 2002
<p>Site 2 Decontamination Training Area Area used for Navy radiation decontamination training from mid-50's to 1969.</p>	Radionuclides	Site Closed. NEA recommended in 1988 PA/SI report.
<p>Site 3 PCB Equipment Storage Area Area was used to store and repair transformers.</p>	PCBs	Site Closed. March 20, 2002
<p>Site 5 Old Boiler Plant Provided steam heat to non-residential buildings.</p>	Petroleum, Asbestos, VOCs, Mercury	Site Closed. CERCLA constituents merged into Site 24 and petroleum retained in the Petroleum Program by letter dated January 17, 2001.
<p>Site 6 Fire Training School Area used for Navy firefighting training for nearly 50 years.</p>	Dioxins, VOCs, SVOCs, and Petroleum Fuels	RI report is being prepared. Soil gas sampling planned for fall 2007. Continued groundwater monitoring.
<p>Site 7 Pesticide Storage Area Area was used to store pesticides, herbicides, and paint.</p>	Metals, pesticides, and herbicides	Site Closed. November 1, 2005
<p>Site 8 Army Point Sludge Disposal Area Area was used to dispose of sludge from the wastewater treatment plant for approximately 8 years.</p>	Metals and pesticides	RI report for Sites 8, 28, and 29 is being prepared.
<p>Site 9 Foundry</p>	Solvents, lead, and petroleum products	No Action ROD is being prepared.



Site Description Table (continued)

Former Naval Station Treasure Island

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SITE DESCRIPTIONS CERCLA SITES	CONTAMINANTS OF POTENTIAL CONCERN	CURRENT SITE STATUS
<p>Site 10 Bus Painting Shop Shop used for bus painting, paint mixing, storage of pest control solutions.</p>	Pesticides and SVOCs	No Action ROD is being prepared.
<p>Site 11 YBI Landfill Area was used as a landfill for various debris.</p>	TPH, PAHs, VOCs, and metals	RI report is being prepared.
<p>Site 12 Old Bunker Area Area housed ammunition bunkers, former equipment storage areas, refuse areas and solid waste incineration areas; military housing construction and earthwork spread contaminants randomly in the subsurface across the site.</p>	PCBs, PAHs, dioxins, arsenic, lead, and debris	NTCRA is underway. Soil gas sampling planned for fall 2007.
<p>Site 13 Stormwater Outfalls/Offshore Sediments Stormwater system conveys water from surface and building drains to the Bay without treatment, and offshore sediments may be impacted from onshore sites.</p>	Metals, PAHs, PCBs, DDT, and TPH	Site Closed. No Action ROD signed April 7, 2005.
<p>Site 17 Tanks 103/104 Two 200,000-gallon aboveground storage tanks contained diesel.</p>	Petroleum, oil, and lubricants	Site Closed. CERCLA constituents merged into Site 24 and petroleum retained in the Petroleum Program by letter dated January 17, 2001.
<p>Site 18 Asbestos-Covered Piping at YBI Abandoned steam piping was exposed due to a landslide in the early 1980's.</p>	Asbestos	Site Closed. NFA recommended in PA/SI report.
<p>Site 21 Vessel Waste Oil Recovery Area Area was used as an oil/water separator facility and for aircraft maintenance.</p>	VOCs and TPH	Groundwater treatability study is in progress. Focused FS report is being prepared.
<p>Site 24 Dry Cleaning Facility Area was used as a laundry and dry cleaning facility for at least 35 years.</p>	Petroleum, oil, lubricants, and chlorinated solvents	Groundwater treatability study in progress. RI and Focused FS reports are being prepared.
<p>Site 27 Clipper Cove Skeet Range Skeet range was operated for 10 years from 1978 to 1987.</p>	Lead shot, lead, and PAHs	Additional sediment investigation is planned. FS report will be revised.
<p>Site 28 West Side On/Off Ramp Maintenance of ramps included use of lead based paint.</p>	Lead	RI report for Sites 8, 28, and 29 is being prepared.
<p>Site 29 East Side On/Off Ramp Maintenance of ramps included use of lead based paint.</p>	Lead	RI report for Sites 8, 28, and 29 is being prepared.
<p>Site 30 Daycare Center Area was undeveloped until 1985 when daycare facility was constructed. Burned debris was possibly used to backfill utility trenches.</p>	Dioxins, lead, and copper	Removal Action conducted in 2002/2003. PP is being prepared.



Site Description Table (continued)

Former Naval Station Treasure Island

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SITE DESCRIPTIONS CERCLA SITES (continued)	CONTAMINANTS OF POTENTIAL CONCERN	CURRENT SITE STATUS
<p>Site 31 Former South Storage Yard Area appears in aerial photos to have been used as a storage yard during the 1970's.</p>	<p>PCBs, PAHs, TPH, lead, copper, DDT, and dioxins</p>	<p>PP is being prepared.</p>
<p>Site 32 Former Training and Storage Area Area was used for hazardous materials storage area, for tear gas training area and storage, and contains a transformer pad.</p>	<p>PCBs, TPH, dioxins, and pesticides</p>	<p>RI report is being prepared.</p>
<p>Site 33 Water Line Replacement Area Area where debris was observed in water line trench during extensive historical repairs.</p>	<p>Dioxins, PCBs, and metals</p>	<p>RI report is being prepared.</p>
SITE DESCRIPTIONS PETROLEUM SITES	CONTAMINANTS OF POTENTIAL CONCERN	CURRENT SITE STATUS
<p>Site 4/19 Hydraulic Training School/Refuse Transfer Area Area housed 15 55-gallon drums of waste oil and fenced area used for the transfer, holding, and disposal of refuse for approximately 35 years..</p>	<p>Petroleum, oil, and lubricants</p>	<p>Site Closed. NFA concurrence received December 17, 2003.</p>
<p>Site 14/22 New Fuel Farm/Navy Exchange Service Station Area was the primary storage and distribution area for fuels for more than 50 years.</p>	<p>Petroleum, oil, lubricants, and VOCs</p>	<p>Site Closed. NFA concurrence received July 18, 2005.</p>
<p>Site 15 Old Fuel Farm Original fuel storage and distribution facility, much of which was moved to New Fuel Farm by 1945.</p>	<p>Petroleum, oil, and lubricants</p>	<p>Site Closed. NFA concurrence received September 2004.</p>
<p>Site 16 Clipper Cove Tank Farm Area stored aviation gasoline and automotive diesel for more than 20 years.</p>	<p>Petroleum, oil, and lubricants</p>	<p>Site Closed. NFA concurrence received June 2004.</p>
<p>Site 20 Auto Hobby Shop/Transportation Center Area has been used for steam cleaning and degreasing vehicles and for storage of hydraulic fluid and recycled oil.</p>	<p>Petroleum, oil, lubricants, and VOCs</p>	<p>Site Closed. NFA concurrence received June 2004.</p>
<p>Site 23 YBI Pipeline Break The pipeline carried oil from the fueling pier to storage tank 117 located on top of YBI.</p>	<p>Oil</p>	<p>Site Closed. NFA recommended in PA/SI Report.</p>



Site Description Table

Former Naval Station Treasure Island

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SITE DESCRIPTIONS PETROLEUM SITES (continued)	CONTAMINANTS OF POTENTIAL CONCERN	CURRENT SITE STATUS
<p align="center">Site 25 Seaplane Maintenance Area Three areas used for storing and maintaining vehicles and seaplanes.</p>	<p align="center">Petroleum, oil, and lubricants</p>	<p align="center">Continued groundwater monitoring. Confirmation sampling for recent SVE removal is being planned.</p>
<p align="center">Pipeline Sites Inactive fuel lines.</p>	<p align="center">Petroleum</p>	<p align="center">NFA concurrence letter for selected pipeline sites received from Water Board. YF3 awaits completion of Caltrans activities.</p>
<p align="center">UST Sites Underground storage tanks. Formerly known as Site 26.</p>	<p align="center">Petroleum</p>	<p align="center">Various NFA concurrence and closure letters for selected USTs received from Water Board</p>

Notes:

CERCLA Comprehensive Environmental Response,
Compensation, and Liability Act
DDT dichlorodiphenyltrichloroethane
DTSC Department of Toxic Substances Control
FS Feasibility study
NFA No further action
NTCRA Non-Time-Critical Removal Action

PA Preliminary Assessment
PAH Polycyclic aromatic hydrocarbons
PCB Polychlorinated biphenyls
PP Proposed Plan
RI Remedial investigation
ROD Record of Decision

SI Site investigation
SVE Soil vapor extraction
SVOC Semivolatile organic compounds
TPH Total petroleum hydrocarbons
UST Underground storage tank
VOC Volatile organic compounds



Site Map

Former Naval Station Treasure Island

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Community Involvement

Former Naval Station Treasure Island

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The Navy believes it is important to make sure the local community has information about and input into the environmental program at NAVSTA TI. A brief summary of the Navy's community involvement activities is presented below.

RESTORATION ADVISORY BOARD

The NAVSTA TI Restoration Advisory Board (RAB) was created in July 1994. Originally NAVSTA TI had a technical review committee that consisted of the Navy and federal and state regulatory agencies. That technical review committee was converted to the RAB, and members of the community were invited to apply for membership. The RAB was established to allow community members of TI, YBI, and the larger San Francisco area to have input into the investigation and cleanup process. The RAB provides a forum that enables community members, the military, and regulatory agencies to work together to openly discuss and exchange information about the Navy's

environmental cleanup activities. RAB members meet every other month to review technical documents and discuss activities related to the IR Program. The RAB is an advisory body and RAB members do not make decisions about the cleanup process. However, the concerns and comments expressed through the RAB are carefully considered by the Navy and regulators and help to frame a sound cleanup approach. If you would like to become a RAB member or attend a RAB meeting, see the back of this page for details.

RAB FACTS:

Number of years the RAB has been running:

Over 12 years, beginning July 1994

Number of RAB meetings: 130 as of June 2007

MAILING LIST

The NAVSTA TI mailing list has over 1,100 names, including residents of TI and YBI, businesses on TI, elected officials, community groups, and media contacts.

NEWSLETTER

The Navy publishes a semiannual newsletter, the Island Times, to provide up-to-date information on investigation and cleanup activities at TI and YBI. Copies of the newsletter can be found on the Navy's NAVSTA TI website. The Navy has published twelve newsletters from summer 2001 through winter 2006.

WEBSITE

The Navy's NAVSTA TI website can be found at:

www.bracpmo.navy.mil/bracbases/california/treasure_island

The website contains information such as fact sheets; flyers and notices; newsletters; documents; information on the RAB including applications and meeting minutes, and a general history of the base.

COMMUNITY RELATIONS PLAN

The Navy maintains a Community Relations Plan for NAVSTA TI that outlines all public involvement regulatory requirements for the IR Program. The Community Relations Plan includes the following information:

- Describes the TI/YBI community as well as the San Francisco community,
- Highlights past community outreach conducted at NAVSTA TI,
- Identifies the current level of community interest or concern about environmental issues at NAVSTA TI, and
- Outlines planned public participation activities.

The Navy is currently updating the Community Relations Plan. This update will include new community interviews to be conducted in fall 2007, as well as updated program activities, contact information, and the status of environmental sites.



Community Participation Information

Former Naval Station Treasure Island

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If you would like more information on the Naval Station (NAVSTA) Treasure Island (TI) Installation Restoration (IR) Program or the Restoration Advisory Board (RAB), or if you would like to be added to our mailing list, please contact:

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PARTNERS IN THE CLEANUP

The Base Realignment and Closure (BRAC) Cleanup Team (BCT) is comprised of the Department of the Navy, U.S. Environmental Protection Agency (EPA), California EPA Department of Toxic Substances Control (DTSC), and the California EPA Regional Water Quality Control Board (Water Board). The primary goals of the BCT are to protect human health and the environment, coordinate environmental investigations, and expedite the environmental cleanup at NAVSTA TI.

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JOIN THE RESTORATION ADVISORY BOARD

The RAB is composed of members of the community who work with the Navy and regulatory agencies to provide input on the environmental restoration of former NAVSTA TI. The RAB provides a forum to give interested community members the opportunity to review progress, participate in a dialog with BCT members, and review and comment on documents prepared for the Environmental Cleanup Program. Meetings are held on alternate months to discuss the IR Program's progress. It is a great opportunity to find out what is going on and to have your voice heard. RAB meetings are held from 7:00 p.m. to 8:30 p.m. on the third Tuesday of every alternate month and are open to everyone. Stop by! For more information, see the website at:

www.bracpmo.navy.mil/bracbases/california/treasure_island

INFORMATION REPOSITORY AND ADMINISTRATIVE RECORD

Two local Information Repositories have been established to facilitate community access to key technical documents. The repositories contain program-related documents, including technical reports, fact sheets, newsletters, RAB meeting minutes, the 2006 Community Relations Plan, and an annotated index. The administrative record contains all information that has been or will be used to make cleanup decisions and includes comments by the public and regulatory agencies, as well as Navy responses. The documents are available for public review at the Information Repositories and the Navy Administrative Records Office located at:

Navy Southwest Detachment

410 Palm Avenue, Building 1, Room 161 Treasure Island, San Francisco, California
 Phone: (415) 743-4704
 Monday – Friday: 9:30 a.m. to 4:30 p.m.

San Francisco Public Library, Government Publications Section

100 Larkin Street, San Francisco, California
 (415) 557-4400 Call for hours

Ms. Diane Silva

CERCLA Administrative Records Coordinator
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 Naval Facilities Engineering Command, Southwest Division
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 Phone: (619) 532-3676
 Monday – Friday: 7:30 a.m. to 3:30 p.m.

NAVSTA TI MAILING COUPON

If you would like to be added to the TI/YBI mailing list and receive copies of future newsletters and fact sheets, please fill out the coupon below and mail it to:

James Sullivan
Navy BRAC Program Management Office West
410 Palm Avenue
Building 1, Room 161
Treasure Island, San Francisco, CA 94130-1806

Name _____

Address _____

City _____ State _____ Zip _____

E-mail Address _____

ADD MY NAME TO THE MAILING LIST **DELETE MY NAME FROM THE MAILING LIST**



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