

DCN 4310  
Executive Correspondence

CITY OF CONCORD  
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CITY COUNCIL  
Laura M. Hoffmeister, Mayor  
Susan Bonilla, Vice Mayor  
Helen M. Allen  
Mark A. Peterson  
William Shinn  
  
Mary Rae Lehman, City Clerk  
Thomas Wentling, City Treasurer  
  
Lydia E. Du Borg, City Manager

July 7, 2005



2005 Defense Base Closure and Realignment Commission  
2521 Clark Street, Suite 600  
Arlington, VA 22202

07 08 2005

Members of the Defense Base Closure and Realignment Commission:

RE: Closure of Inland Portion of Naval Weapons Station, Seal Beach Detachment,  
Concord

The City of Concord, California has for years hoped for the closure of the Inland Portion of the Naval Weapons Station as the Navy phased out its activities there. We therefore strongly support the Department of Defense's (DoD's) recommendation to the Commission that the Inland Portion be closed under the BRAC '05 process.

Reuse of this key, smart-growth, infill site in the center of Contra Costa County will provide housing of all types and prices for our citizens as well as jobs adjacent to those houses. There is also sufficient acreage to provide for open space and parks.

The Weapons Station is a "high value" site and therefore its redevelopment will provide substantial revenues to the Department of the Navy and the DoD.

The City of Concord requests the Commission's concurrence with the DoD's recommendation to close the Naval Weapons Station.

Sincerely,

Laura M. Hoffmeister  
Mayor, City of Concord

Cc Senator Diane Feinstein  
Senator Barbara Boxer  
Representative George Miller  
Representative Ellen Tauscher

**City of Concord Statement  
To  
The Defense Base Realignment and Closure Commission  
Los Angeles  
July 14, 2005**

**RE: Proposed Closure of Inland Portion of Naval Weapons Station  
Seal Beach Detachment, Concord**

The Mayor and City Council of the City of Concord unanimously support the Department of Defense (DOD) recommendation that the Inland portion of Naval Weapons Station Seal Beach Detachment, Concord be closed as part of BRAC 05.

The Inland portion of the weapon station has been unused since 1999 and activity was phased down over the years leading up to the 1999 deactivation. The City of Concord has been working for several years to secure the redevelopment of the Concord Naval Weapons Station to provide housing, jobs, open space, community amenities and a positive tax base for the City. The City of Concord has been engaged in two major planning efforts that include the Naval Weapons Station. Finalized in October 2003,

the “Shaping our Future” project was a regional planning effort with the objective of developing a unified and community-based strategy to guide the growth and development of Contra Costa County. This project resulted in the recognition by all 19 governmental participants, as well as other stakeholders, that the Naval Weapons Station offered an unparalleled opportunity for an infill, smart growth, transit-oriented development in Central Contra Costa County. In March 2003, the City of Concord initiated a revision of its General Plan, which included the initial framework for the planned development of the Naval Weapons Station. The City’s Draft General Plan, which has been reviewed at Joint City Council/Planning Commission Study Sessions and hearings, endorsed a vision for the Inland portion of the Naval Weapons Station that called for development of a new mixed use community that is vital, livable, transit-supportive and sustainable. The General Plan development potential for the Inland portion of the Naval Weapons Station is for up to 13,000 housing units and 9,000 jobs.

On January 11, 2005, the City Council approved Resolution 05-9, which urged the Department of Defense to close the Naval Weapons station as a part of the 2005 Base Realignment and Closure (BRAC) process. This resolution was transmitted to Mr. Wayne Army, Principal Deputy Assistant of the Navy. (Attached)

Although the City had requested closure of the entire weapons station the Mayor and City Council understand that there are strategic military needs to retain the Tidal area and will continue to support the military's use of that facility.

The City of Concord is firmly convinced that the closure of the Inland portion of the Naval Weapons Station will not only bring badly needed jobs and housing to the citizens of the City of Concord, Contra Costa County, and the region but will also bring substantial revenue to the Department of Defense due to its high real estate value.

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Edward R. James, City Manager

January 13, 2005

Mr. Wayne Army  
Principal Deputy Assistant Secretary of the Navy  
(Installations and Environment)  
1000 Navy Pentagon  
Washington, D.C. 20350-1000

RE: Closure Request, Naval Weapons Station  
Seal Beach, Detachment Concord

Dear Mr. Army,

The Naval Weapons Station Seal Beach, Concord Detachment ("NWSC") is a 12,800 acre site located in north central California about 35 miles northeast of San Francisco. NWSC is comprised of two geographically separate units, the Inland Area (5,170 acres) ("Inland Area"), which is located entirely within the limits of the City of Concord and the Tidal Area (7,630 acres) ("Tidal Area"), which is located primarily within the City's sphere of influence in Contra Costa County. The Tidal Area is on the south shore of Suisun Bay about three miles north of the Inland Area.

Section 2914(b) of Public Law 101-510 provides, in part, that in making closure and realignment recommendations to the Base Realignment and Closure Commission in 2005, the Secretary of Defense will consider any notice received from a local governmental body "in the vicinity of a military installation" that the governmental body would support the closure or realignment of such installation. Pursuant to these statutory provisions, the City of Concord hereby notifies the Secretary of Defense that the City urges and strongly supports the closure of the Inland Area and the Tidal Area of the NWSC.

As further evidence of support for closure of the Inland Area and the Tidal Area of NWSC, the Mayor and City Council of the City of Concord unanimously approved the attached resolution urging the Department of the Navy, the Department of the Army and the Department of Defense to close the Concord Naval Weapons Station pursuant to the closure actions under the 2005 round of base

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closures. In this resolution, the City of Concord pledges to support this closure action and cooperate in expediting its transfer and reuse.

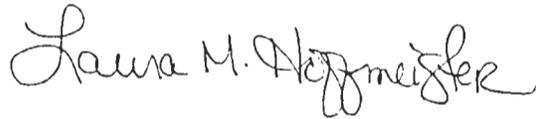
Support for the closure and reuse of NWSC is the result of a multi-year regional and local planning effort. Elected officials and citizenry of 19 cities have strongly endorsed the reuse of NWSC to provide for employment and housing. In the update of the City of Concord's General Plan, the Concord City Council has endorsed a framework for the reuse of the Inland area, which focuses on realizing its potential as a regional employment center, retail center and residential community with a mix of land uses and housing types and reuse of the Tidal area, which focuses on its reuse for port related and industrial uses. Overall, creating new jobs, housing and economic opportunities is central to the City's vision of NWSC's future.

We firmly believe that the closure of the Inland Area and the Tidal Area of NWSC will have tremendous benefits for the City of Concord and the Department of Defense. The closure and redevelopment of NWSC will provide badly needed housing and jobs to the citizens of the City of Concord, Contra Costa County, and the region. Furthermore, the robust nature of the real estate development market in northern California will bring revenue to the Department of Defense as it disposes of what are now fallow and deteriorating assets. In this regard, the City of Concord is aware of the new disposition concepts favored by the Department of Defense and fully prepared to cooperate with the Department in the closure and expedited transfer and reuse of the Concord Naval Weapons Station.

Please be advised further that while, as pointed out above, the City of Concord unequivocally supports the closure of both the Inland Area and the Tidal Area of NWSC, our first priority is closure of the Inland Area, as the Inland Area is entirely in the corporate limits of the City of Concord.

We would be pleased to meet with you at your earliest convenience to discuss the requested closure of the NWSC in more detail.

Sincerely,

A handwritten signature in black ink that reads "Laura M. Hoffmeister". The signature is written in a cursive, flowing style.

Laura M. Hoffmeister  
Mayor, City of Concord

1                   **BEFORE THE CITY COUNCIL OF THE CITY OF CONCORD**  
2                   **COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA**

3 **A Resolution Requesting that the U.S. Department of**  
4 **Defense Close the Inland and Tidal Areas of the**  
5 **Concord Naval Weapons Station**

Resolution No. 05-9

6           **WHEREAS**, the Concord Naval Weapons Station is a 12,800-acre site comprised of two  
7 geographically separate units, the Inland Area (5,170 acres) known as the Naval Weapons Station Seal  
8 Beach, Detachment Concord, and the Tidal Area (7,630 acres) now known as the Military Ocean  
9 Terminal Concord (Attachment I); and

10           **WHEREAS**, the Inland Area was historically used as a weapons storage and maintenance  
11 facility, and has been mothballed since 1999; and

12           **WHEREAS**, the Inland Area is within the municipal limits of the City of Concord, and the  
13 Military Ocean Terminal is primarily outside of the municipal limits of Concord, but within the City  
14 of Concord's Sphere of Influence and projected for annexation to the City of Concord; and

15           **WHEREAS**, the Military Ocean Terminal is currently being operated by the U.S. Army; and

16           **WHEREAS**, the limited mission being carried out at the Military Ocean Terminal could be  
17 consolidated at a more mission-compatible location in the State of California; and

18           **WHEREAS**, the continued underutilization of the Concord Naval Weapons Station will result  
19 in the further deterioration of this facility, making the ultimate reuse thereof more expensive and  
20 difficult to achieve in an expedited manner; and

21           **WHEREAS**, the City has supported Shaping Our Future, a multi-jurisdictional, long-range  
22 regional planning effort including all stakeholders, to plan for the civilian use of the Concord Naval  
23 Weapons Station; and

24           **WHEREAS**, the closure of the Concord Naval Weapons Station would enable the prompt  
25 reuse and redevelopment of this valuable asset, which reuse and redevelopment will benefit the  
26 citizens of the City of Concord, Contra Costa County, the State of California and the United States;  
27 and

28 //

1           **WHEREAS**, the City of Concord supports and is fully prepared to cooperate with the  
2 Department of the Navy, the Department of the Army and the Department of Defense in the closure  
3 and expedited transfer and reuse of the Concord Naval Weapons Station.

4           **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CONCORD DOES**  
5 **RESOLVE AS FOLLOWS:**

6           **Section 1.** The City of Concord hereby urges the Department of the Navy, the Department of  
7 the Army and the Department of the Defense to close the Concord Naval Weapons Station pursuant to  
8 the closure actions being undertaken under the 2005 round of base closures.

9           **Section 2.** The City of Concord pledges its full support to such a closure action and its full  
10 cooperation with the Department of the Navy, Department of the Army and the Department of  
11 Defense in expediting the transfer and productive reuse of the Concord Naval Weapons Station for the  
12 benefit of the citizens of the City of Concord, Contra Costa County, the State of California and the  
13 United States.

14           **Section 3.** This resolution shall become effective immediately upon its passage and adoption.

15           **PASSED AND ADOPTED** by the City Council of the City of Concord on January 11, 2005,  
16 by the following vote:

17 **AYES:**           Councilmembers - H. Allen, S. Bonilla, M. Peterson, W. Shinn, L. Hoffmeister

18 **NOES:**           Councilmembers - None

19 **ABSTAIN:**       Councilmembers - None

20 **ABSENT:**        Councilmembers - None

21 //

22 //

23 //

24 //

25 //

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27 //

28 //



11/17/2010

