

Summary of Scenario Environmental Impacts

DON scenario, DON-0172

Action 1: Disestablish munitions storage function at Inland area of NAVWPNSTA Seal Beach CA Det Concord, shutting down all facilities in the Inland area.

Action 2: Realign base support functions necessary to support munitions loading function at the tidal area.

General Environmental Impacts

Environmental Resource Area	Naval Weapons Station Seal Beach Det Concord (Installation Realigned)
Air Quality	Installation is in Extreme Nonattainment for Ozone (1 hr). No Air Conformity determination required.
Cultural/Archeological/Tribal Resources	Has sites with high archeological potential identified, which restrict current construction and current operations. The installation has potential archeological restrictions to future construction. Potential impact on new MILCON.
Dredging	No impact.
Land Use Constraints/Sensitive Resource Areas	No impact.
Marine Mammals/Marine Resources/ Marine Sanctuaries	No impact.
Noise	No impact.
Threatened& Endangered Species/Critical Habitat	Reported that federally-listed TES are present, candidate species are not present, critical habitat is not present, and that Naval Weapons Station Seal Beach Det Concord, CA does not have a Biological Opinion. Potential impact on new MILCON.
Waste Management	Reduces waste disposals associated with lost assets.
Water Resources	Reduces water usage associated with lost assets.
Wetlands	25% wetland restricted acres on the military installation. Potential impact for new MILCON.

Impacts of Costs

Selection Criterion 8 Environmental Points	Naval Weapons Station Seal Beach Det Concord (Installation Realigned)
Environmental Restoration	DERA costs \$54.9 M thru FY 03; \$40.1 M CTC
Waste Management	None
Environmental Compliance	\$250K NEPA EA

NAVWPNSTA_SEAL_BEACH_CA_DET_CONCORD

Description: Details of real estate easements and agreements with other land owners such as BUREC (owns property that is within Inland Area) or with easement holders for utilities or industrial pipeline facilities may lead to some surprises about obligations of what would happen if Navy abandons/vacates the Inland Area and closes it and makes available for other users. Munitions Response Planning and actions are at relatively early stage of development so costs and expectations are unknown. Installation Restoration projects are for some Inland sites still at investigative stages so costs may be changing. Also, Navy may become embroiled in drawn out environmental review processes. Navy closure of most of the Inland Area (with exception of the existing Main Gate Area where Pass& ID, Security offices are currently located and where the new admin bldg and RR shop would be constructed) will likely place it in many discussions among open space advocates whom historically have appreciated the relatively light density of facilities at the base and growth advocates who are seeking both closure of Buchanon Airport in Concord and conversion of it to residential/commercial/light industrial and who are seeking the Navy base's inland area for similar plans. Open space advocates will probably emphasize the existence of tiger salamanders, potential existence of fairy shrimp, and other threatened or endangered species and will likely emphasize Navy's agreement with CA Fish & Game to provide space for a Tule Elk herd (Tule Elk are no longer threatened). New considerations/arguments will probably arise as to who is responsible for effects on traffic, loss of open space, etc.