

RECOMMENDATION FOR CLOSURE

NAVAL WEAPONS STATION SEAL BEACH DETACHMENT, CONCORD, CALIFORNIA

Recommendation: Close the Inland area of Naval Weapons Station Seal Beach Detachment, Concord CA, except retain such property and facilities as are necessary to support operations in the Tidal area of Naval Weapons Station Seal Beach Detachment Concord. The Tidal area of Naval Weapons Station Seal Beach Detachment Concord, along with the retained portion of the Inland area, shall be transferred to the Army.

Justification: While Department of the Navy weapons stations have no excess capacity for loading and distribution of munitions, there is an excess of munitions storage capacity. Because of the departure of Fleet units from the San Francisco area in the 1990s, Naval Weapons Station Seal Beach Detachment Concord's Inland magazine field has been in a reduced operating status since 1999. At that time, the Inland area was retained in an effort to minimize risk should a future need develop to expand storage capacity. The Explosive Safety Quantity Distance arcs in the Inland area were available to allow safe, temporary holding of railcars with munitions destined for loading by the Army-managed Marine Ocean Terminal Concord (at the Tidal area) during high tempo operations. After consultation with Combatant Commanders, the Army Material Command and the Army component of the U.S. Transportation Command, the Department of the Navy has concluded this capability is no longer necessary. The Inland area is excess to Department of the Navy/DoD needs and is severable. The closure of the Inland area, therefore, will save money and have no impact on mission capability.

The City of Concord requested closure of both the Inland and Tidal portions of Naval Weapons Station Seal Beach Detachment Concord. Munitions loading requirements preclude closing the Tidal area but the Inland area is excess and may be closed. Because Tidal area operations are in support of the Army component of the U.S. Transportation Command, transfer of the property to the Army aligns the property holder with the property user.

Payback: The total estimated one-time cost to the Department of Defense to implement this recommendation is \$13.95 million. The net of all costs and savings to the Department during the implementation period is a savings of \$43.24 million. Annual recurring savings to the Department after implementation are \$16.39 million with a payback expected in one year. The net present value of the costs and savings to the Department over 20 years is a savings of \$199.72 million.

Economic Impact on Communities: This recommendation will not result in any job reductions (direct or indirect) over the 2006-2011 period in the Oakland-Fremont-Hayward, CA Metropolitan Division economic area. The aggregate economic impact of all recommended actions on this economic region of influence was considered and is at Appendix B of Volume I.

Community Infrastructure: A review of community attributes indicates no issues regarding the ability of the infrastructure of the communities to support missions, forces, and personnel.

There are no known community infrastructure impediments to implementation of all recommendations affecting the installations in this recommendation.

Environmental Impact: Naval Weapons Station Seal Beach Detachment Concord, CA is in Extreme Non-attainment for Ozone (1-Hour) but no Air Conformity Determination will be required. There are potential impacts for cultural, archeological, or tribal resources; threatened and endangered species or critical habitat; and wetlands that may impact new construction. No impacts are anticipated for dredging, land use constraints or sensitive resource areas; marine mammals, resources, or sanctuaries; noise; waste management or water resources. This recommendation indicates impacts of costs at the installation involved, which indicated \$250 thousand in costs for waste management and environmental compliance. These costs were included in the payback calculation. This recommendation does not otherwise impact the costs of environmental restoration, waste management, or environmental compliance activities. The aggregate environmental impact of all recommended BRAC actions affecting the installations in this recommendation has been reviewed. There are no known environmental impediments to implementation of this recommendation.