



# NWS Seal Beach Detachment Concord

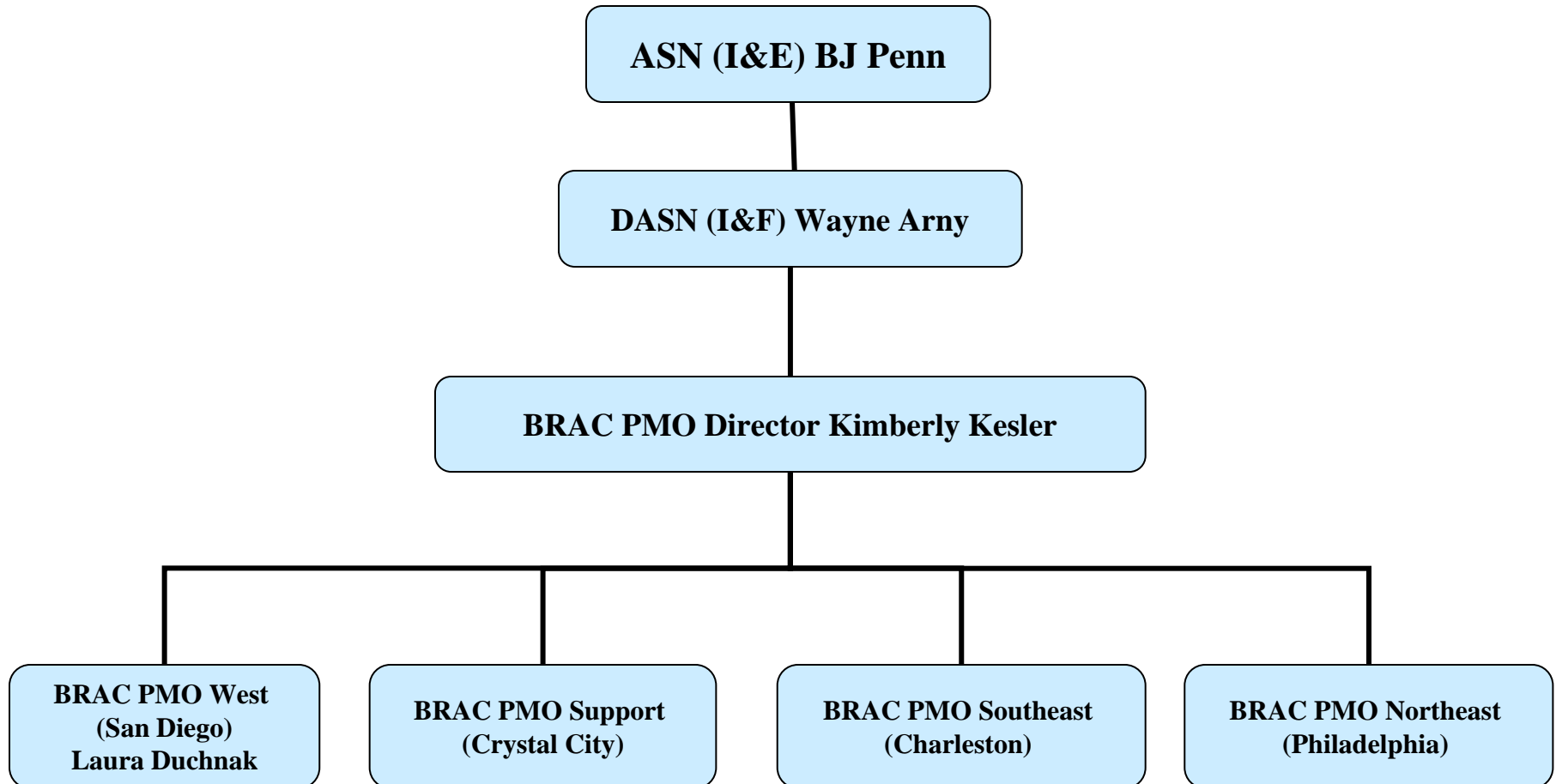


**Department of the Navy  
Base Realignment and Closure Program Management Office**

**Laura Duchnak  
October 10, 2006**

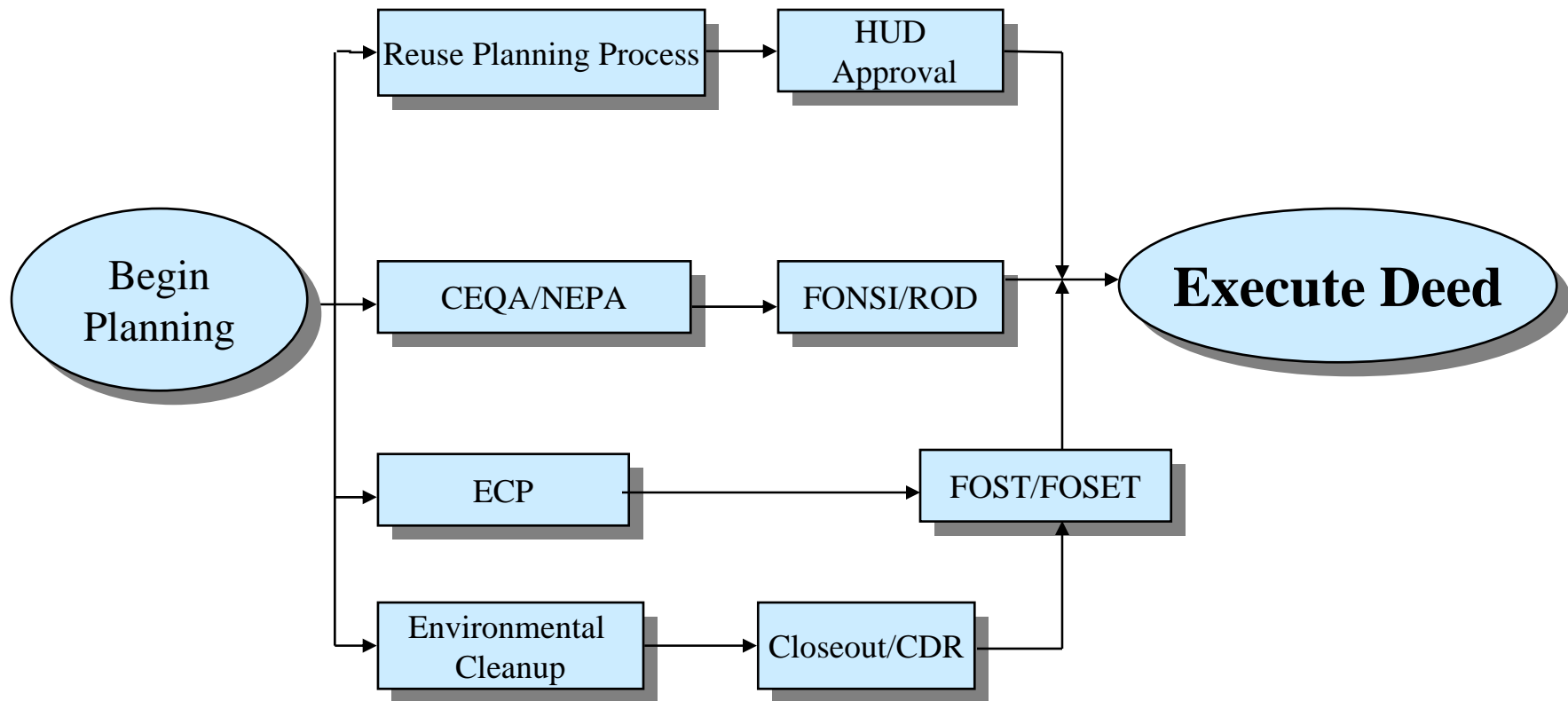


# BRAC Program Management Office





# General Process



CEQA/NEPA: California Environmental Quality Act/National Environmental Policy Act

CDR: Covenant Deferral Request

ECP: Environmental Condition of Property

FONSI/ROD: Finding of No Significant Impact/Record of Decision

FOSET: Finding of Suitability for Early Transfer

FOST: Finding of Suitability to Transfer

HUD: U.S. Department of Housing and Urban Development



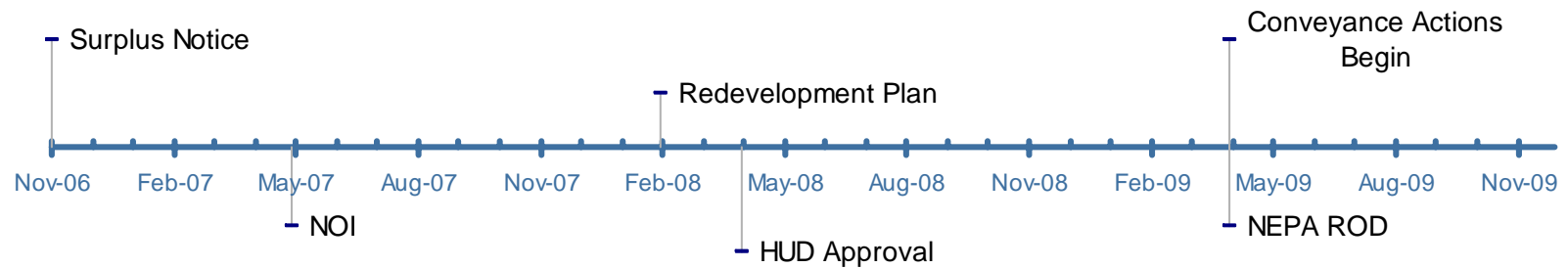
## BRAC Decision

### **Naval Weapons Station Seal Beach Detachment Concord, CA**

Close the Inland area of NWS Concord, except retain such property and facilities as are necessary to support operations in the Tidal area of NWS Concord. The Tidal area of NWS Concord, along with the retained portion of the Inland area, shall be transferred to the Army.



# Statutory Timeline



**Nov 2006**

**Final Determination of Surplus published**

**May 2007**

**LRA Deadline to receive Notices of Interest**

**Feb 2008**

**LRA Redevelopment Plan and application due**

**Apr 2008**

**HUD completes review of Redevelopment Plan and application**

**Apr 2009**

**National Environmental Policy Act documentation completed**

**2009+**

**Conveyance Actions**

\*Dates are subject to change



# Inland Administration Area





# Inland Area





# Conveyance Tools

## Real Property Disposal/Transfer

BRAC PMO will utilize available conveyance options, to achieve rapid disposal in consultation with the redevelopment authority. As the disposal agency, the Navy has the authority to select the methods of disposal.

- Public Benefit Conveyance: To a state, regional or local public entity, for one of several specific public purpose uses which are within the scope of certain Federal agencies. FMV up to 100% discount.
- Conservation Conveyance (10 U.S.C. 2694a): To a state, local, or nonprofit entity that exists primarily for the purposes of natural resource conservation purposes.
- Negotiated Sale: To a state or local government for public purposes that do not meet criteria for PBC. FMV.
- Economic Development Conveyance: To the LRA for the purpose of job generation. FMV.
- Public Sale: To any third party for uses in accordance with local planning and zoning. Implemented through a competitive public auction.
- Homeless Assistance Conveyance: For property to be used for transitional housing and support services for the homeless. No Cost.
- Transfer in Connection with Environmental Remediation (Public Law 101-510, Section 2905(e)): To an entity that will undertake the responsibility for all environmental actions on the property. FMV less the restoration cost.
- Exchanges for Military Construction (10 U.S.C. 2869): Exchange of real property for military construction. FMV.



# Environmental

## Environmental Compliance and Clean Up

- Cleanup priorities will be set and reviewed according to DoD and DON policy while adhering to applicable statutory and regulatory authorities
- BRAC PMO will manage the environmental programs at the Inland Area.
  - ✓ Acquired environmental program from Naval Facilities Engineering Command in November 2005.
  - ✓ Completed the Environmental Condition of Property report - May 25, 2006
    - Helps identify areas of concern and potential data gaps
  - ✓ FY07 environmental program is approximately \$4.5M
    - Developing cleanup strategies/schedules with regulatory agencies
    - Focusing on munitions response program
- The Naval Facilities Engineering Command manages the environmental programs at the Tidal Area.
- The U.S. Army and U.S. Coast Guard will assume environmental responsibilities at properties they acquire.