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March 24, 2016

Ms. Valerie Barone
CITY MANAGER
City of Concord
1950 Parkside Dr.
Concord, CA 94519

RE: Recommendation for Lennar Concord, LLC, With Respect To Redevelopment of The Former Concord Naval Weapon Station

Dear Ms. Barone:

TRC Solutions, Inc. (TRC) is pleased to present this letter of recommendation for Lennar Concord, LLC, a Lennar Urban Company (Lennar), in support of their redevelopment proposal submitted to the City of Concord, Local Reuse Authority (LRA) for the redevelopment of the initial phase of the former Concord Naval Weapon Station (NWS) located within the City of Concord and Contra Costa County, California.

TRC is a highly-reputed and well-established national multidisciplinary engineering and consulting firm with significant experience and capabilities in the fields of environmental management, infrastructure, power delivery systems and pipeline engineering in California. With over 160 technical staff in 6 offices located in northern California, TRC provides services to private and governmental clients, and has achieved high client satisfaction by delivering solutions to meet client and project goals in a timely and cost effective manner. TRC has two offices located in Contra Costa County, California: one in Concord (primary location with more than 40 staff) and one in San Ramon (with more than 30 staff).

Several of TRC's senior staff members have been working closely with Lennar and project stakeholders over the past decade at two of Lennar's key Base Realignment and Closure (BRAC) projects located within the San Francisco Bay Area: the Former Hunters Point Shipyard (HPS) and the Former Treasure Island Naval Air Station (TI). As one of TRC's key clients, Lennar has developed a long term relationship with TRC at these two BRAC sites as well as other sites in California.

At HPS, TRC provides as-needed engineering support, radiological consulting, and as-needed environmental services to CP Development, LP, a Lennar subsidiary created for the redevelopment of the HPS and the Former Candlestick Point site (over 700 acres of mixed use redevelopment) in San Francisco, California. At TI (over 450 acres of mixed use redevelopment), TRC provides as-needed environmental services related to hazardous material evaluation and field oversight during abatement to Treasure Island Community Development, A Lennar and Wilson Meany Joint Venture (TICD). From early 2000 to present, TRC staff have provided these services to Lennar at both the HPS and TI sites, in close coordination with the City and County of San Francisco (City), US Environmental Protection Agency, California Department of Toxic Substances Control, Regional Water Quality Control Board, Bay Area Air Quality Management District, various City Departments (Agencies) and the property owner, the US Department of Navy (Navy.) We have observed Lennar's management team's devotion and commitment to consistently meeting obligations with the City, Navy, Agencies, public and state stakeholders in a professional manner with full resources and funds committed to achieve project goals and milestones. Lennar has consistently addressed the complex and occasionally conflicting needs of project stakeholders through creative and innovative solutions that address the needs of today without compromising the long term goals of these projects.

In TRC's opinion, Lennar's ability to fully understand community sensitivities (such as environmental justice issues and local hiring), regulatory concerns (such as naturally occurring asbestos in soils), land owner concerns (such as risk management issues related to Superfund remedies placed by the Navy), and the contractual obligations undertaken through development and disposition agreements (DDA) at both of the aforementioned BRAC sites have been the key reasons to date that these sites are in the actual construction phase now. The units being constructed and sold now are key to meeting the much-needed San Francisco real estate demands and needs for the betterment of our economic success in those local areas. Lennar understands that the site risk management duties transfer to them through the DDA by the City and the Navy at both sites, and have created integrated engineering solutions that will provide for the longevity of the redevelopment, while also meeting their obligations within the agreed time schedules and other contractual obligations with stakeholder acceptance. With the well-established financial capabilities of Lennar, it is our opinion that they are well on their way to complete these two key BRAC projects as promised to stakeholders, and TRC is pleased to be part of the Lennar team for this continued success.

Having been an integral part of Lennar's redevelopment efforts historically and currently, TRC strongly believes that the Lennar team can deliver the obligations and commitments made to the City of Concord in their proposal to redevelop the Concord NWS as another world class project, as they have successfully done at HPS, TI and other sites within California and the US.

Please contact Dharme Rathnayake at (925) 688-2465 or drathnayake@trcsolutions.com or Stacy Sabol at (415) 644-3001 or ssabol@trcsolutions.com if we can be of further assistance regarding this matter.

Very truly yours,

TRC Solutions, Inc.



Dharme Rathnayake, Ph.D., PE
Principal Engineer



Stacy Sabol
Vice President, CA Business Unit Leader

