

**STATE OF CALIFORNIA  
REGIONAL WATER QUALITY CONTROL BOARD  
SAN FRANCISCO BAY REGION**

MEETING DATE: December 11, 2019

ITEM: 5  
SUBJECT: **EXECUTIVE OFFICER'S REPORT**

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**Lennar Mare Island, LLC Sells Former Mare Island Shipyard Acreage to The Nimitz Group, LLC (Adriana Constantinescu)**

In November 2019, *The Nimitz Group LLC* (Nimitz) completed its purchase of 500 acres of land on Former Mare Island Shipyard (Mare Island) from developer Lennar Mare Island, L.L.C., (Lennar). The property includes 3.6 million square feet of leased commercial, light industrial, manufacturing and office space with additional unrestricted land and historical buildings appropriate for adaptive re-use. With this recent land acquisition, The Nimitz Group, a joint venture between local winemaker Dave Phinney and Tennessee billionaire Gaylon Lawrence, now owns more than 800 acres of Mare Island. The City of Vallejo and Nimitz Group hope in the years to come to create new mixed-use development on the island site.

Since 1999 [Lennar has worked with the City](#) of Vallejo to redevelop 677 acres of Mare Island. They constructed 350 single-family homes, and an additional 1,050 single-family and multi-family units and 7 million square feet of commercial space are approved for Nimitz to construct in the future.



Aerial Photograph Showing Southern and Central Portions of Mare Island

Mare Island was designated a U.S. Naval base and shipyard in 1854. Over the subsequent 142 years, Mare Island became the largest Naval base west of the Mississippi, producing more than 80 ships and submarines, and employing over 41,000 civilians at its peak, during World War II.

To date, the Regional Water Board, DTSC, and the U.S. EPA have overseen the successful cleanup of 854 pollution sites. About 30 sites are in the final phase of remedial action, which Lennar plans to complete by 2020.

**Shore Terminals LLC Selby Facility Fire Response (Elizabeth Wells)**

Regional Water Board staff were notified of a fire at the Shore Terminals LLC facility in Crockett, California, Tuesday afternoon, October 15, 2019. The Terminal is an aboveground petroleum storage facility owned by NuStar Energy LP. It is located between San Pablo Avenue and Highway 80, in the western portion of Crockett (Figure 1). Two ethanol tanks were involved in the fire (Figure 2). The fire was extinguished at about 10 pm Tuesday evening with a combination of water and firefighting foam, which contained per- and polyfluoroalkyl substances (PFAS). A brush fire near the tank fire was extinguished with airplane-delivered fire retardant that is unlikely to have contained PFAS chemicals.

Regional Water Board staff immediately contacted Terminal personnel to collect information on what materials were used to extinguish the fire, understand what actions NuStar took to prevent discharge of chemicals to the storm drain system (which discharges to San Pablo Bay, Figure 2), and determine what chemicals of concern could result in impact to surface and groundwater due to the fire and firefighting activities. NuStar responded to Regional Water Board staff inquiries, including signing a voluntary cost recovery agreement, and submitting a sampling plan for the firefighting waste liquid and work plan for investigation of soil and groundwater at the terminal.

Regional Water Board staff visited the site on Wednesday, October 23, 2019. Access to the Terminal and tank farm, where the fire occurred, was restricted by Contra Costa Fire District pending completion of its fire investigation. During the October 23, 2019, site inspection, Regional Water Board staff observed pneumatic plugs on the storm drain at two locations downstream of the Terminal that had prevented the discharge of firefighting materials into San Pablo Bay. In addition, Regional Water Board staff observed two sets of booms placed around the San Pablo Bay storm drain outfall and 52 large capacity tanks containing the firefighting waste liquid that was collected after the fire (Figure 2). In addition to the site inspection, staff requested soil and water sampling from the earthen secondary tank containment berms to evaluate whether PFAS had impacted the soils, which could leach to stormwater and subsequently flow to San Pablo Bay. The analytic results are pending.

Regional Water Board staff will conduct a second inspection of the Terminal and impacted tank farm area after Contra Costa Fire District releases the Terminal from restricted access. Based on actions taken by NuStar, Regional Water Board staff are satisfied with the actions being taken to protect human health and the environment and have found no evidence that any PFAS-laden firefighting water or petroleum products were discharged to San Pablo Bay.



Figure 1: Location of Shore Terminals Selby Facility



Figure 2: Location of aboveground storage tanks involved in fire and storm drain outfall at San Pablo Bay

**Enforcement Actions (Jessica Watkins and Brian Thompson)**

There were no proposed or settled enforcement actions since November's report.

**401 Water Quality Certification Applications Received (Abigail Smith)**

The table below lists those applications received for Clean Water Act section 401 water quality certification from October 8 through November 8, 2019. A check mark in the right-hand column indicates a project with work that may be in BCDC jurisdiction.

<b>Project Name</b>	<b>City/Location</b>	<b>County</b>	<b>May have BCDC Jurisdiction</b>
ACWD_ACFED Joint Lower Alameda Crk Fish Passage Improvs	Fremont	Alameda	
SR 84 Expressway Widening and SR 84_680 Interchange Improvs	Sunol		
SFPP LS_72 Pipeline Anomaly Dig Joint 7640	Martinez	Contra Costa	✓
Diablo Energy Storage	Pittsburg		✓
Paradise Drive	Belvedere	Marin	✓
RockRose Ranch Crk Bank Stabil	Nicasio		
Huichica Crk Bridge Rplc and Fish Passage	Napa	Napa	
Ocean Beach Geotech Invest	San Francisco	San Francisco	
Potrero Power Station Shoreline Improv	San Francisco		✓
2019 Bay Waters Boardwalk Maint	Foster City	San Mateo	✓
Orange Memorial Park Water Storm Water Capture	South San Francisco		
Old La Honda Rd Bridge Rplc	Woodside		
South Bay Yacht Club Dock Rplc	Alviso	Santa Clara	✓
Hale Crk Enhance Pilot	Mountain View		
Saratoga to Sanborn Trail	Saratoga		
Remington Drive Outfall Repair and Slope Stabil	Sunnyvale		
UPRR Emergency Culvert Rplc	Benicia	Solano	✓
P205 Alert Force Complex	Fairfield		