

Base Transfer and Redevelopment Support

Treasure Island Community Development, LLC, San Francisco, California



base realignment and closure
soil and groundwater management
compliance during development
environmental constraints to developer
long-term liability evaluation
multiple and mixed contaminants

On behalf of the Master Developer, Treasure Island Community Development, LLC (TICD), Terraphase provides third-party review of remediation efforts of the Former Naval Station Treasure Island and provides environmental compliance observation and documentation during construction activities. TICD is a joint venture including Lennar Urban and Wilson Meany Sullivan. Treasure Island is one of the largest development sites in the San Francisco Bay Area, including 8,000 new residential homes, mixed-use space for retail and commercial ventures, and over 300 acres of public parks and open space. The residential plan includes a diversity of homes from townhomes to mid-rise and high-rise towers.

Our work includes addressing land-transfer-related issues regarding existing soil, groundwater and sediment contamination, as well as reviewing US Navy clean-up plans and the adequacy of these plans for meeting our client’s redevelopment goals and schedule. We have assisted in the transfer of over 290 acres of land from the Navy to the City.

We also assisted our client in procuring environmental liability insurance to protect them from unknown contaminants and third party litigation.

Our staff developed a Soil and Groundwater Management Plan (formally accepted by regulators) used to comply with CEQA constraints, RWQCB and DTSC land-use restrictions and San Francisco Department of Public Health requirements. We currently provide:

- SWPPP QSD/QSP services
- SFDPH Article 22B compliance observation for fugitive dust emission
- Review of environmental quality of import soil