

Military Base Revitalization

SUCCESS STORY, July 2006

Lennar Mare Island Ready for Reuse

Portions of Mare Island, the former U.S. Naval shipyard in Vallejo, will soon be home to a mixed-use master planned community, complete with residential homes, commercial buildings and recreational facilities. The transfer of land was made possible by a unique public/private partnership between the City of Vallejo, the U.S. Navy and California's Department of Toxic Substances Control (DTSC). DTSC is responsible for overseeing and certifying the cleanup of contaminants -- primarily lead, petroleum, and polychlorinated biphenyls (PCBs) -- that were caused by previous military activities on the base.



Before

Mare Island was in continuous use as U.S. Naval shipyard from 1854 through 1996. It is approximately 3.5 miles long and 1.25 miles wide, covering more than 5,600 acres. The Base closed in 1996, and in 2002, a 650 acre parcel requiring significant additional cleanup was transferred to the City of Vallejo and subsequently to master developer Lennar Mare Island to advance civilian use.

The transfer of contaminated property allows conversion of the former naval shipyard to civilian use while environmental cleanup work is being completed. This early transfer approach has helped speed redevelopment and reuse of the former shipyard, and stimulated economic revitalization in the Vallejo area.

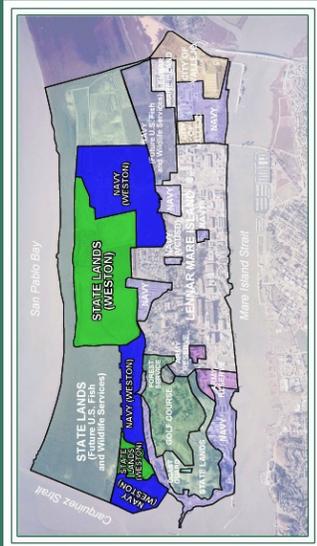
Lennar Mare Island assumed environmental cleanup responsibility for the 650-acre parcel, and initiated cleanup actions and development of the property. Lennar Mare Island's parcel is in the core housing, industrial and administrative section of the former Navy base. Included in the Lennar Mare Island Reuse Plan are 1,400 homes, roughly 7 million square feet of commercial and industrial space, and many recreational amenities. When fully developed, Lennar anticipates creation of approximately 10,000 jobs.

DTSC has already certified Investigation Areas A3, D1, and D2 that all environmental cleanup activities were completed. The total cost of the environmental cleanup on the EETP is estimated to be \$80 million.



More than 30 new homes are already built and occupied.

In addition to the transfer to Lennar, an additional parcel of approximately 2800 acres was transferred to the State of California, for continuing maritime or open space uses. Prior to Navy use, this parcel was submerged land, and was used extensively for placement of mud and sediment from dredging operations in Mare Island Strait.



Site Facts

Site Name:

Lennar Mare Island

Location:

Vallejo, Solano County

Site Size:

650 Acres

Historical Uses:

Former U.S. Naval Shipbuilding and Repair Facilities

Contaminants of Concern:

Soil and groundwater from base operations, leaking underground storage tanks

Redeveloped Use:

Commercial, residential, and recreational uses



State of California



Department of Toxic Substances Control

