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

MEETING DATE: September 10, 2025

ITEM: 4

Executive Officer's Report

Executive Officer's Report September 5, 2025

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PCBs Cleanup and Residential Development, Redwood City (David Elias and David Tanouye)

Following is an update on the polychlorinated biphenyls (PCBs) cleanup site located at 505 East Bayshore Road in Redwood City (Site). We previously provided an update on this sediment cleanup project in the October 2024 Executive Officer's Report. The Site is a metals recycling facility owned by Alan Steel and Supply Company (Alan Steel) located on the Bay Trail shoreline and immediately adjacent to Smith Slough and Bair Island Ecological Reserve and State Marine Park (see Figure 1). Sares Regis Group (Sares Regis), a San Mateo based real estate development firm is partnering with Alan Steel to convert the property into a residential condominium housing complex.

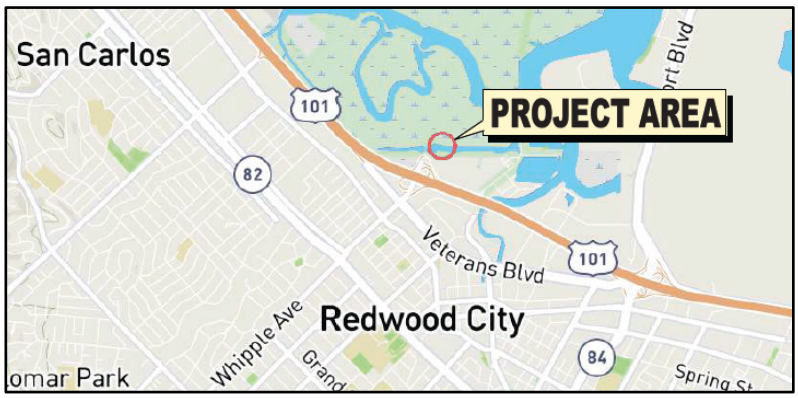

Figure 1: Alan Steel Project Location

Site Background and Contamination Discovery

The Site has operated as a metals recycling and supply business since 1963. Environmental investigations starting in 1998 showed the presence of PCBs in the Site's fill material. Subsequent sampling around Site stormwater drainage led to the discovery of PCB contamination in sediment in an adjacent tidally-influenced ditch (Offsite Ditch) (see Figure 2). We partnered with the United States Environmental Protection Agency (USEPA) to oversee the investigation and cleanup of the PCBs, which falls under federal regulation through the Toxic Substances Control Act (TSCA). In coordination with USEPA, Regional Water Board staff provided conditional concurrence with a 2024 cleanup plan addressing the PCB-impacted soil and sediment.

Figure 2: Offsite Ditch Prior to Remediation

Permitting and Regulatory Coordination

The approved remedial activities required permitting from multiple agencies: the United States Army Corps of Engineers, Regional Water Board, USEPA, National Oceanic and Atmospheric Administration Fisheries, and San Francisco Bay Conservation and Development Commission. The comprehensive and integrated permitting process required 18 months to complete. Under TSCA, USEPA provides federal oversight including setting cleanup levels, while we complement this role by evaluating water quality impacts and providing additional regulatory oversight through independent review to ensure site-specific considerations meet state water quality standards. This partnership allows both agencies to implement federal and state environmental protections to provide thorough and coordinated remediation efforts.

Expanded Scope

Pursuant to the Regional Water Board's conditional approval of the remediation plan, step-out sampling was conducted, which identified an additional area of PCB contamination in Smith Slough, located downstream of a culvert from the Offsite Ditch (see Figure 3). The additional PCB-impacted area comprised just about 50 cubic yards, but presented significant access challenges due to the adjacent levee, Bay Trail, and Pacific Gas and Electric Company (PG&E) powerlines.

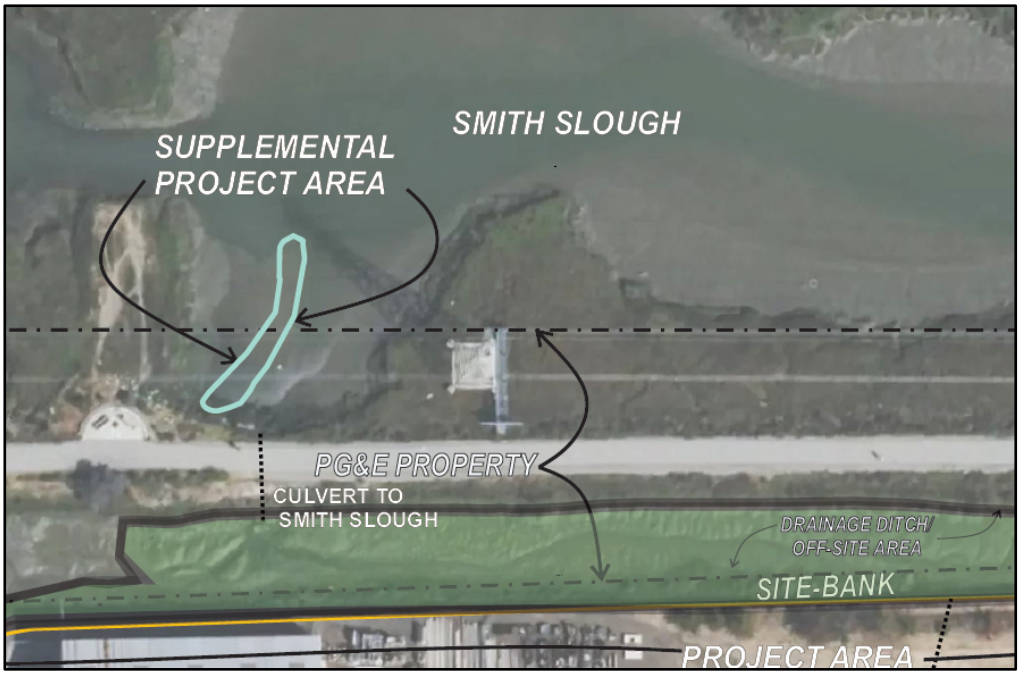

Figure 3: PCBs in Sediment, Smith Slough

Innovative Remediation Approach

Since this newly identified PCB-impacted area was not included in the original remediation plan, the project team developed an innovative solution to avoid delays and minimize environmental impacts. Rather than using heavy machinery that might not be able to be permitted, the team proposed conducting manual excavation using hand tools. The approach enabled expedited permitting that allowed the additional work to be incorporated into the remediation project timeline (see Figure 4).

The hand-tool remediation was successfully completed during summer 2025 concurrent with the planned Offsite Ditch restoration (see Figure 5). Work was conducted using plywood staging platforms, shovels, buckets, and wheelbarrows during low tide periods. Excavated areas were immediately backfilled with appropriate sediment. All off-site remediation work was completed in August. On-site remediation work is scheduled to occur during the property redevelopment phase.

Figure 4: Sediment Cleanup Using Hand Tools, Smith Slough

Figure 5: Offsite Ditch Sediment Remediation in Progress

Project Significance and Outcomes

The successful completion of the Smith Slough cleanup component required exceptional coordination between multiple regulatory agencies and the Alan Steel/Sares Regis team. Our collaborative efforts enabled rapid preparation of the supplemental remedial work plan and expedited permitting that incorporated this critical additional area into the larger project scope (see Figure 6).

The removal of the PCB-impacted sediment in both the Offsite Ditch and Smith Slough is significant given the Site's proximity to the Bay Trail and the Bair Island Ecological Refuge. This remediation directly supports the Water Board's Total Maximum Daily Load (TMDL) goals for PCB reduction in San Francisco Bay.

Figure 6: Digital rendering of future housing development.

Community Engagement (Staff)

On July 31, Groundwater Protection and Waste Containment Division Chief Jessica Watkins and Engineering Geologist Nathan Veale participated on a panel of regulatory and government agencies at a public meeting hosted by Santa Clara County Supervisor Margaret Abe-Koga to discuss the Lehigh Permanente Quarry. The Lehigh Permanente Quarry is a non-operating quarry in the foothills west of Cupertino owned by Heidelberg Materials. The only remaining active operation at the facility is a rock crushing plant that uses stockpiles of previously quarried material. Reclamation of the quarry pit is expected to take a minimum of 30 years due to its size, which is approximately 500 feet deep. Heidelberg Materials estimates it will need 16 million cubic yards of clean import fill in addition to the 10 million cubic yards of onsite materials.

There is significant public interest in the site and our regulatory involvement spans three divisions. The Watershed Management Division oversees the Permanente Creek Restoration Project that began in July through the Statewide Restoration General Order. The National Pollutant Discharge Elimination System (NPDES) Wastewater Division regulates discharges to Permanente Creek. The Groundwater Protection Division oversees the reclamation project through waste discharge requirements to prevent groundwater and surface water impacts from quarry fill.

During the panel discussions, we responded to questions regarding our oversight of the stream restoration work, the selenium content of the waste rock piles, our role in supporting the County's approval of the reclamation plan, and our oversight of soil import for quarry backfilling. Other agencies that participated on the panel were the City of Cupertino, Santa Clara County Counsel, Santa Clara County Department of Environmental Health, and Santa Clara County Planning.

Staff Updates (Eileen M. White)

Joelle Arakaki is a licensed engineer with a Master's degree in Civil and Environmental Engineering and a Bachelor's degree in Environmental Engineering from CalPoly, San Luis Obispo. She brings seven years of diverse experience in environmental consulting and government contracting, specializing in groundwater and soil vapor remediation, environmental site assessments, and water treatment system design. She is coming to us from Lawrence Livermore National Laboratory, where she managed remediation projects and directed multidisciplinary teams. Joelle is passionate about environmental stewardship and community-focused water resource management. Her problem-solving skills, technical acumen, and her work ethic have been highlighted by her colleagues and references.

Originally from Hawaii, Joelle loves traveling and exploring new places through food. She recently traveled to Japan and is headed to Croatia, Slovenia, and Italy later this year. She just moved to San Francisco and has been exploring all the bakeries and eateries in the city. When not in the city she'll be out hiking or camping to balance out the city life.

Please welcome Candace Yokoyama to the Management Services Division as our new Administrative Officer. Candace comes to us from the Office of Grants Administration with the California Department of Food and Agriculture where she was a Grant Analyst in the Resilient Food Systems Infrastructure Program. Candace recently returned to the Bay Area after spending several years in Sacramento, where the summers proved to be too hot for her to handle. Prior to her career with the State, Candace's professional journey was rooted in service in impactful roles such as Deputy Probation Officer, Social Worker, Recovery Coach, Group Supervisor, and Case Manager. Candace received her Bachelor of Science from California State University, Long Beach in Criminal Justice with a minor in Sociology.

She is excited to bring her passion for people and public service to the Water Board! Candace loves coffee and welcomes suggestions on where to find the best cup of joe. Please join us in giving her a warm welcome!

Abel Aragon joins the Groundwater Protection Division as a Scientific Aid where he will be helping with administrative and case management tasks. Abel holds a Bachelors of Science in Geology from University of California Los Angeles and recently earned his Masters of Science in Earth Systems Science at George Mason University. During his graduate program, Abel researched carbonate isotope geochemistry and reconstructed stable isotope records using cores from the early Carboniferous. Outside of his love for science, he enjoys reading, hiking, and playing tabletop games.



Today we honor Robert Schlipf, Senior Water Resource Control Engineer in the NPDES Division, for his contributions to protecting, restoring and enhancing water quality for over 25 years. Since Robert will be retiring later this month; today will be his last presentation at a Board Meeting.

Robert earned a bachelor's degree in civil engineering from Purdue University and a master's degree in environmental science and management from U.C. Santa Barbara. In 1999, Robert joined the Central Valley Regional Water Board in Fresno as a Water Resource Control Engineer. He transferred to the San Francisco Bay Regional Water Board in 2002 and has been a section leader here in the NPDES Wastewater Division for about 9 years.

Robert's many accomplishments include permitting the South Bay Salt Pond Restoration, implementing the PCBs TMDL for wastewater dischargers, contributing to the East Bay Communities Consent Decree, and preparing all the iterations of the Nutrients Watershed Permit. He has reissued too many NPDES permits and undertaken too many facility inspections to count, but more importantly, he has been a reliable source of wisdom and guidance for staff in and beyond the NPDES Wastewater Division. He has earned the trust and respect of staff, the regulated community, and the many stakeholders we work with.

Robert will be a tremendous loss to our agency. Nevertheless, he leaves a wonderful legacy of coaching and mentorship, and creative and pragmatic problem solving. We wish him well and hope our paths continue to cross as he pursues new adventures.

Enforcement Actions (Brian Thompson and James Parrish)

The following is a proposed enforcement action since last month's report. As the proposed settlements are pending and could come before the Board, ex-parte communications are not allowed. Please refer to the Pending Enforcement Liabilities and Penalties webpage for more information on the details of the alleged violation and proposed settlement.

The proposed settlement is currently noticed for a 30-day public comment period. If no significant comments are received by the deadline, the Executive Officer will sign the order implementing this settlement.

Discharger	Violation(s)	Proposed Penalty	Comment Deadline
Samira and Saeed Amidhozour	Failure to have permit coverage	$167,200	September 17, 2025

401 Water Quality Certification Applications Received (Elizabeth Morrison)

The table below lists those applications received for Clean Water Act section 401 water quality certification from July 10 through August 13, 2025. A check mark in the right-hand column indicates a project with work that may be in the San Francisco Bay Conservation and Development Commission (BCDC) jurisdiction.

Project Name	City/Location	County	May have BCDC Jurisdiction
San Lorenzo Creek Remediation And Bank Stabilization Project- D'costa Property Reach	Castro Valley	Alameda	
Kobold Reach Of Northern Drainage Channel Repairs	Dublin	Alameda	
Arroyo Mocho Medeiros Bank Stabilization Project	Livermore	Alameda	
Hopyard Pipeline Repair	Multiple	Alameda	
Augustin Bernal Trail Creek Crossing Culverts and Retaining Wall, CIP No. 24678	Pleasanton	Alameda	
F02C99 San Lorenzo Creek (Line B) Concrete Channel Permanent Stabilization Downstream Of Washington Ave	San Leandro, San Lorenzo	Alameda	
Goat Rock BHR Pond PA 163 De-sedimentation and Repair project	Unincorporated	Alameda	
Mt. Diablo State Park Drainage Repairs	Clayton	Contra Costa	
Trans Bay Cable 2026 Maintenance Project	In the Bay	Contra Costa	X
Briones Pond 13 Desiltation	Unincorporated	Contra Costa	
Briones Pond 14 Desiltation	Unincorporated	Contra Costa	
43 Cliff Road Waterfront Improvements Project	Belvedere	Marin	X
Fadrhonc Residence	Mill Valley	Marin	
Lands of Fujita - 460 Corte Sur	Novato	Marin	
Olive Avenue Widening Project	Novato	Marin	
Bolinas Avenue Storm Drain Improvements (Phase 2) Project	Ross	Marin	
Angel Island Tiburon Ferry Electrification Project	Tiburon	Marin	X

Project Name	City/Location	County	May have BCDC Jurisdiction
Lohr Vineyard Napa River Bank Repair	St. Helena	Napa	
Routine Maintenance On Bayside Creeks Project	Multiple	San Mateo	
345 Wayside Emergency Erosion Mediation Project	Portola Valley	San Mateo	
PG&E I-814A L-109 ILI Upgrade Project Locations C1, D1, and H	Unincorporated	San Mateo	
Ostwald Habitat Restoration Project	Los Gatos	Santa Clara	
Old Santa Cruz Highway Culvert Repair	Los Gatos	Santa Clara	
Whisman Park Stevens Creek Bank Erosion Repairs	Mountain View	Santa Clara	
Guadalupe Riverbank Stabilization Project	San Jose	Santa Clara	
35543283 Jameson 1105 OH Pole Replacement Cordelia Road Fairfield Project	Fairfield	Solano	
CORDELIA 1104 Pole Replacements Project	Suisun City	Solano	
Ignacio-Mare Island 115 Kilovolt (kV) Tower Replacement Phase 4 Project	Vallejo	Solano	X
WETA Vallejo Ferry Terminal Reconfiguration Project	Vallejo	Solano	X