



R09-26-C-006

1. Application Identification: The City of Marina 211 Hillcrest Avenue, Marina, California 93933
2. Website URL: <https://cityofmarina.org/>
3. Funding Requested
 - a. Grant Type: FY26 Brownfields Cleanup Grant. Single Site Cleanup
 - b. Federal Funds Requested: \$4,000,000
4. Location: The target area is Census Tract 06053014102 in Marina, Monterey County, CA
5. Property Information:

The target area discussed in this narrative is the City of Marina, California, specifically focusing on Census Tract 06053014102. The Priority Site, known as Cypress Knolls – Parcel 1 (CK-P1), is a 62.6-acre portion of a larger 188-acre former military housing complex situated at the geographic center of the City. Located at approximately 608 3rd Avenue, Marina, California 93933, the site is bounded by Imjin Parkway, the Veterans Transition Center, Abrams Drive, and protected Gilia habitat.

The property currently contains 15 former WWII-era military barracks that are in advanced states of physical disrepair and structural failure. These structures are contaminated with extensive hazardous building materials, including approximately 18,500 linear feet of friable asbestos and 42,000 square feet of lead-based paint, as well as lead-impacted soils at the building drip lines. Formerly part of the Fort Ord U.S. Army Base, the City acquired the property through the federal Base Realignment and Closure (BRAC) process. The site is a high-priority infill area designated for the development of approximately 500 workforce housing units and 12 acres of publicly accessible open space.



**City of Marina
Environmental Protection Agency Community Wide Assessment Grant Application
Narrative**

6. Contacts:

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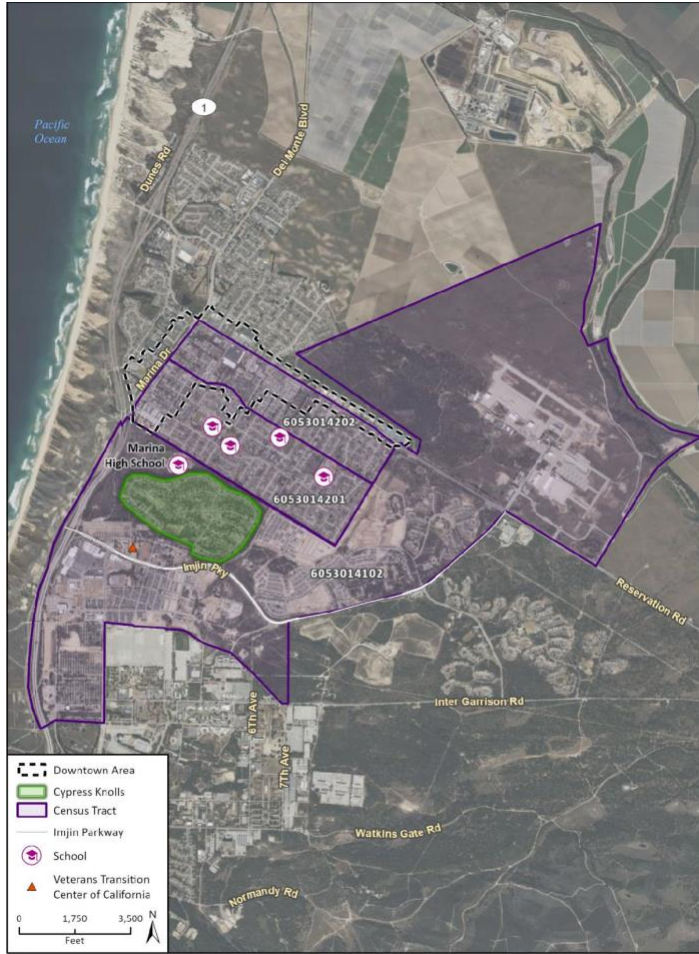
7. Population: 22,359 (US Census Bureau 2020), 2024 Population Estimate: 23,047, 2025 Projected Population: 23,150

8. Other Factors Checklist

Other Factors	Page #
Community population is 15,000 or less	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory	
The proposed site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secure resource is identified in the Narrative and substantiated in the attached documentation.	
The proposed Priority Site(s) is adjacent to a body of water (i.e., the border of the proposed Priority Site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The proposed Priority Site(s) is in a federally designated flood plain.	
The reuse of the proposed cleanup Priority Site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the proposed cleanup Priority Site(s) will incorporate energy efficiency measures.	Page 3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page 4
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. Letter from the State or Tribal Environmental Authority: Not Applicable

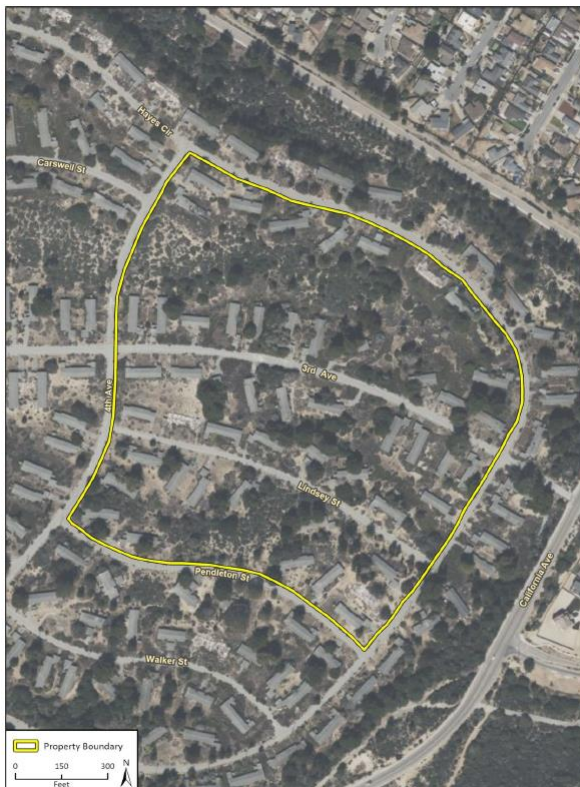
10. Releasing Copies of Applications: Not Applicable



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Fig. 1 - 2024-06-10
Fig. 1 - 2024-06-10
Fig. 1 - 2024-06-10

Parcel 1:



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Fig. 2 - 2024-06-10
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(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields a. Overview of Brownfield Challenges and Description of the Target Area

The City of Marina is a small (pop 22,359) coastal municipality on California's Central Coast. Marina plays an important role in the Monterey Bay region's housing supply, transportation network, and workforce accessibility due to its strategic location along Highway 1, proximity to regional employment centers, and adjacency to major public assets including Marina High School and California State University, Monterey Bay. Unlike surrounding coastal jurisdictions that are largely built out or constrained by coastal regulations, Marina contains some of the region's most centrally located remaining infill land. As a result, redevelopment of legacy sites within Marina is critical not only to the City's future, but to meeting broader regional housing and economic needs while preventing outward sprawl into sensitive coastal and agricultural lands. Marina's most significant brownfield challenges stem from the closure of the former Fort Ord U.S. Army Base, which operated as a major military training installation from 1917 until its decommissioning in 1994. Through the federal Base Realignment and Closure (BRAC) process, the City inherited extensive areas of former military housing constructed primarily in the 1950s and 1960s, during an era when asbestos-containing materials and lead-based paint were standard construction components. These properties were transferred to local jurisdictions with obsolete infrastructure, deteriorated structures, and widespread hazardous building materials, but without commensurate federal funding to address environmental remediation. For the City of Marina, with limited fiscal capacity, the scope, scale and cost of these inherited environmental liabilities has far exceeded available local resources for more than three decades. These legacy military conditions, rather than recent industrial or commercial activity, are the primary source of brownfield contamination in Marina. Vacant former barracks and housing complexes have remained unsecured and unmanaged since base closure, resulting in progressive structural deterioration, repeated vandalism, and frequent fire incidents. As buildings have degraded, asbestos-containing materials have become friable, lead-based paint has deteriorated, and contaminants have migrated into adjacent soils, creating ongoing public health and safety risks through wind-blown particulates, stormwater runoff, and wildfire-related dispersion that can impact nearby habitat areas and degrade local environmental quality. The City has been forced to divert scarce General Fund resources to emergency response, fire suppression, and site security, further constraining its ability to invest in proactive remediation or redevelopment. The magnitude of environmental liabilities and substantial upfront remediation costs associated with these legacy military structures effectively preclude private or nonprofit development interest prior to cleanup, leaving environmental conditions unresolved in the absence of federal assistance.

The Target Area for this application is Census Tract 06053014102, a state-designated disadvantaged community that has experienced cumulative environmental and socioeconomic burdens associated with prolonged land-use neglect. Within this tract lies the Cypress Knolls, bounded by Imjin Parkway, the Veterans Transition Center, Abrams Drive, and protected Gilia habitat, a large concentration of vacant former military housing that physically and socially interrupts connectivity between Marina's established neighborhoods, schools, and regional transportation corridors. Cypress Knolls has remained largely inaccessible and blighted since 1994, creating an island of disinvestment within the City's urban core. Its continued deterioration has contributed to heightened exposure risks for nearby residents and students, increased emergency service demands, and long-standing barriers to neighborhood reintegration and housing development.

Given the size and complexity of contamination across the Cypress Knolls footprint, full remediation cannot be accomplished in a single phase, even with public financing. The magnitude of environmental liabilities and associated upfront remediation costs effectively preclude private or nonprofit development interest until cleanup is complete and exceed fiscal capacity to address in a single effort. Therefore, the City has adopted a phased remediation strategy that prioritizes discrete areas posing the greatest immediate risk to public health and safety while advancing long-term revitalization goals. This application targets a defined subset of Cypress Knolls within Census Tract 06053014102, enabling the City to address the most hazardous structures first while creating regulatory certainty and site readiness needed to catalyze private and nonprofit development interest. By remediating priority parcels, the City will reduce environmental risk, establish clear cleanup endpoints, and significantly lower barriers to reuse, allowing focused reuse planning to proceed with confidence. This early-phase cleanup is intentionally designed to generate momentum for subsequent remediation phases by demonstrating feasibility, reducing perceived liability, and aligning cleanup outcomes with adopted land use and housing plans. EPA Brownfields Cleanup funding is essential to this strategy. Without federal assistance, the City lacks the financial capacity to remediate inherited military contamination at a scale sufficient to unlock reuse.

This grant will enable Marina to reduce exposure risks in a disadvantaged community, eliminate a long-standing environmental burden, restore urban connectivity, and remove the primary environmental barrier to planned workforce housing and community-serving redevelopment consistent with adopted local and regional plans.

b. Description of the Proposed Brownfield Site Cypress Knolls – Parcel 1 (CK-P1) is a 62.6-acre portion of the larger Cypress Knolls former military housing area, an approximately 188-acre complex constructed in the 1960s to support Fort Ord military personnel and their families. CK-P1 contains 15 former WWII-era military barracks distributed across roughly 62 acres. Each barracks structure typically has a building footprint of approximately 8,000–12,000 square feet (about 0.2–0.3 acres); however, each structure is situated within a substantially larger operational footprint that includes surrounding paved areas, utility corridors, heating and fuel infrastructure, and adjacent soils. Environmental concerns associated with the barracks include asbestos-containing materials, lead-based paint, PCB-containing electrical components, and petroleum-related impacts from historical utility and heating systems. As a result, remediation must address not only the former structures themselves but also the broader contaminated areas surrounding each barracks cluster. All of which are in advanced states of physical disrepair. Documented conditions include extensive fire damage, structural failure of roofs and walls, collapse of building components, and widespread vandalism. Interior building materials are exposed, and exterior surfaces are significantly degraded. These conditions have eliminated normal containment provided by intact structures and increased the potential for environmental release of hazardous materials. Environmental investigations conducted under the EPA Targeted Brownfields Assessment and Phase II Environmental Site Assessment identified asbestos-containing materials (ACM) and lead-based paint (LBP) throughout building components at each structure. Many ACM materials are friable or significantly damaged, increasing the likelihood of fiber release. Lead-based paint is present on interior and exterior surfaces and has visibly deteriorated.

Engineering analysis documented in the 2025 ABCA determined that the extent of structural damage renders abatement-only remediation infeasible. Demolition is therefore a necessary and eligible cleanup activity to eliminate contamination and exposure pathways. An estimated 90-185 cubic yards of soil will be removed per home, resulting in ~1,350-2,775 cubic yards of soil removed across the 15 homes. Cleanup activities will include hazardous material abatement, demolition of the 15 structures, and excavation and off-site disposal of approximately 450 cubic yards of lead-impacted soil. Due to compromised structural integrity, contaminants cannot be safely managed in place and pose immediate inhalation and ingestion risks to the public. The Site's severity is compounded by its location adjacent to residential neighborhoods, a public high school, and local roadways, as well as by ongoing unauthorized access and fire incidents that further disturb contaminated materials. The contamination and physical hazards present at CK-P1 reflect legacy military construction practices combined with long-term vacancy and represent one of the most acute environmental and public safety challenges within the Cypress Knolls area.

c. Reuse Strategy and Alignment with Revitalization Plans The reuse strategy for the CK-P1 Cleanup Site is to remove legacy environmental constraints that currently prevent residential-led infill development within Marina's urban core. CK-P1 is a defined Phase 1 cleanup area within the Cypress Knolls. While 64 hazardous structures exist in Cypress Knolls, this phase targets the 15 former barracks on CK-P1 posing the highest risk due to advanced deterioration, fire damage, and hazardous building materials. This focused approach enables immediate risk reduction within the available budget while establishing a stabilized core for future redevelopment. Cleanup of CK-P1 directly advances Marina's Sixth Cycle Housing Element (2023) and General Plan Update(year), which identify Cypress Knolls as the City's highest-priority opportunity for "Missing Middle" workforce housing. Planned reuse envisions a compact residential infill neighborhood of townhomes, duplexes, and garden apartments, supported by neighborhood-serving amenities, approximately 500 housing units at full build-out, and approximately 12 acres of publicly accessible open space. Remediation is essential to meeting Marina's Regional Housing Needs Allocation, as unresolved environmental conditions currently make high-density infill infeasible. Reuse planning emphasizes integration with Marina's existing urban fabric, with development anchored to the California Avenue corridor and extending the City's street grid into the former Fort Ord area. Approximately 1.5 miles of new pedestrian and bicycle connections will support active transportation, improve access to services, and reduce vehicle miles traveled. The CK-P1 site is not located within a federally designated floodplain and is not constrained by floodplain conditions. The reuse strategy was developed through coordination with City departments, regional agencies, project partners, and community input gathered through

the Housing Element and General Plan processes, which identified housing affordability, public safety, and reuse of former military lands as key priorities guiding the City’s phased cleanup and redevelopment approach.

d. Outcomes and Benefits of the Reuse Strategy The proposed cleanup and reuse of the CK-P1 site will produce immediate and long-term health, safety, economic, and community benefits that directly support the City’s reuse strategy. The most immediate outcome is the permanent elimination of hazardous exposure pathways through abatement and proper disposal of asbestos-containing materials and lead-based paint across 15 priority structures (## acres), along with excavation and off-site disposal of approximately 450 cubic yards of lead-impacted soil, restoring the site to residential screening levels and enabling the functional equivalent of “No Further Action” status. Removal of 15 severely deteriorated former barracks will eliminate attractive nuisances that contribute to trespass, vandalism, and fire risk, with an estimated 15 percent reduction in fire-related emergency calls. Cleanup will unlock the site’s capacity to support approximately 500 workforce housing units, including at least 20 percent deed-restricted for low- and moderate-income households, directly advancing local housing priorities. Redevelopment is expected to generate approximately 75 temporary construction jobs, 15 permanent jobs, and an estimated \$1.2 million in annual property tax revenue at full build-out. The reuse strategy also facilitates the creation of approximately 12 acres of contiguous parkland, greenways, and publicly accessible open space, providing the first managed recreational amenities within a one-mile radius. Replacement of deteriorated, fire-prone structures with new development built to modern standards will improve resilience to extreme weather events by reducing wildfire risk and incorporating stormwater management and energy-efficient building systems required under current state and local building and energy codes. Where applicable, new development will also be served by a utility system with a growing share of clean energy generation, further reducing operational emissions and long-term energy costs. Collectively, these outcomes demonstrate a clear and direct link between the cleanup project and the projected reuse, delivering lasting environmental, economic, and community benefits.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization Based on the ABCA and the EPA Targeted Brownfields Assessment completed in 2025, the City has completed sufficient site characterization to proceed with cleanup of the 15 targeted structures at the CK-P1 site. Hazardous building materials have been fully quantified and building footprints have been evaluated for lead-impacted soil. No additional assessment resources are required to implement the cleanup activities proposed under this grant. For unanticipated discoveries of environmental concerns, the City anticipates pursuing assistance through EPA Brownfields Assessment Grants and California D-T-S-C- programs.

f. Resources Needed for Site Remediation The City of Marina is requesting \$4 million in EPA Brownfields Cleanup Grant funding, which is sufficient to complete remediation of the CK-P1 Priority Site. To maximize the federal investment, the City will contribute in-kind resources, including staff time from the Community Development and Public Works Departments for project management, procurement oversight, and interagency coordination. By absorbing these administrative functions, the City ensures that EPA funds are directed exclusively to on-the-ground cleanup activities, and no additional remediation funding is required to complete the proposed cleanup.

g. Resources Needed for Site Reuse Following completion of environmental cleanup, additional resources will be required to support infrastructure installation, circulation improvements (defined as construction or rehabilitation of internal streets, sidewalks, multi-use paths, emergency access routes, and connections to the surrounding transportation network), and site preparation activities necessary to advance reuse of the CK-P1 site. These activities fall outside the scope of EPA Brownfields Cleanup Grant funding and will be pursued only once the site is environmentally ready for redevelopment. The City of Marina has identified a mix of state, federal, local, and private funding sources for which it is eligible to support post-cleanup reuse and infrastructure investment, as summarized in the table below. These resources are aligned with housing affordability, sustainable infill development, and transit-accessible reuse objectives. The City will provide planning and coordination capacity to support reuse planning phased implementation. Collectively, these resources position the City to move directly from cleanup completion to infrastructure investment and redevelopment planning. Following completion of environmental cleanup, additional resources will be required to support infrastructure installation, circulation improvements such as construction or rehabilitation of internal streets, sidewalks, multi-use paths, emergency

access routes, and connections to the surrounding transportation network, and site preparation activities necessary to advance reuse of the CK-P1 site.

Name of Resource (Reuse or Cleanup & Reuse)	Secured or Unsecured	Reuse-Focused Purpose
California Pro-housing Incentive Program (PIP)- Reuse	Unsecured	Anticipated source for post-cleanup infrastructure, utility installation, and site preparation aligned with housing affordability objectives.
Infill Infrastructure Grant (IIG)- Reuse	Unsecured	Potential funding for internal roads, sidewalks, stormwater systems, and circulation improvements to support redevelopment.
Affordable Housing and Sustainable Communities (AHSC)-Reuse	Unsecured	To support transportation and infrastructure investments aligned with future housing development-once site is safe.
HUD Community Development Block Grant (CDBG)-Reuse	Unsecured	Potential source for eligible site preparation activities following cleanup.
Transportation Infrastructure (Local & Regional)-Reuse	Partially Secured	Existing Monterey–Salinas Transit routes and planned regional transit investments support transit-accessible reuse; additional improvements may require state or regional funding.
Public Utility Connections (Water, Sewer, Power)- Reuse	Partially Secured (Physical Assets)	Main trunk lines and regional connections for water (MCWD) and power (PG&E) are active at the site perimeter (Imjin Pkwy/Abrams Dr). On-site distribution funding is unsecured; the City is currently applying for the CA Infill Infrastructure Grant (IIG) to finance interior grid connections.
City of Marina Local Contribution- Cleanup & Reuse	Secured (In-Kind)	City staff time, interdepartmental coordination, and planning capacity to support reuse sequencing and infrastructure planning.
Private and Philanthropic Partnerships - Reuse	Unsecured	Anticipated support for early-stage predevelopment activities such as market analysis and community engagement.
EPA Brownfields Cleanup Grant-Cleanup & Reuse	Unsecured	Funds hazardous materials abatement, contamination-driven demolition, soil remediation, air monitoring, disposal, and confirmation sampling necessary to make Parcel 1 safe for reuse.

h. Use of Existing Infrastructure Although CK-P1 consists of hazardous former military housing, its location within Marina’s urban core allows the project to leverage substantial existing infrastructure. The site is adjacent to Monterey–Salinas Transit routes, high-capacity water, sewer, and electrical trunk lines along Imjin Parkway, and California Avenue, a primary arterial providing direct access to downtown Marina. Cleanup will enable future redevelopment to connect directly to these systems, reducing the need for new off-site infrastructure and lowering public infrastructure costs by an estimated 20–30 percent, allowing a greater share of investment to support housing affordability and environmental protection. The project also advances climate adaptation and hazard mitigation goals identified in the City’s Local Hazard Mitigation Plan. Removal of 15 fire-damaged barracks eliminates legacy fuel loads and reduces wildfire risk to nearby neighborhoods, while abatement of lead-impacted building footprints prevents heavy metal migration that could affect groundwater resources connected to the Monterey Bay region. Green remediation practices will be incorporated, including use of Tier 4 low-emission equipment and on-site reuse of non-hazardous concrete to reduce air quality impacts and greenhouse gas emissions. While regional infrastructure is in place, on-site utility systems dating to the 1960s are obsolete and unsuitable for modern residential reuse. Following EPA-funded cleanup, the City will pursue installation of new water, sewer, electrical, and climate-resilient stormwater systems using state housing and sustainability programs and local financing tools, including potential tax-increment financing through an Enhanced Infrastructure Financing District. Coordinating infrastructure upgrades with cleanup sequencing will allow the site to transition efficiently from remediation to construction and reuse.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding The City of Marina lacks the fiscal capacity to independently address large-scale environmental remediation associated with former Fort Ord military lands. Approximately 65 percent

of the City's General Fund is dedicated to police and fire services, reflecting ongoing public safety demands linked to blighted, deteriorated former military housing. These fixed obligations, combined with a limited commercial tax base, leave Marina with minimal discretionary capital and no viable local funding mechanism to address the significant environmental liabilities inherited through base closure. Marina's fiscal constraints are compounded by a severe housing affordability crisis. While median household income in the City is approximately 15-20% lower than Monterey County and roughly 10-15% belowstate levels, median home prices exceed \$875,000, creating a pronounced income-housing cost mismatch that, in a small-population community with a limited tax base, significantly constrains local fiscal capacity and access to non-federal resources. nearly 40 percent of households are cost-burdened, spending 30% of household income on housing, with almost 20 percent severely cost-burdened, spending more than 50% of household income for housing. None of the housing developments currently under construction in the City are targeted to affordable or middle-income households, and estimates indicate that only approximately 12 percent of residents can afford existing housing in Marina. Proposition 13, a tax measure that further limits growth in municipal revenues, making new local taxes or assessments infeasible and potentially displacement-inducing. Private-sector investment alone cannot resolve these conditions. Developers are unwilling to absorb the substantial upfront costs of environmental remediation at CK-P1, creating an "environmental premium" that has stalled redevelopment for decades. Without EPA Brownfields Cleanup funding, the City's annual discretionary capital—less than 10 percent of the cost of this single remediation phase—would be insufficient to proceed. EPA assistance is therefore the only viable mechanism to de-risk the site, enable workforce housing, reduce long-distance commuting and associated greenhouse gas emissions, and convert a long-standing municipal liability into a community asset.

b. Health or Welfare of Sensitive Populations The Target Area is designated a disadvantaged community under California SB 535, defined as census tracts that experience high cumulative environmental pollution burdens combined with socioeconomic vulnerability, including low income, elevated health risk indicators, and limited adaptive capacity, and includes multiple sensitive populations with heightened vulnerability to environmental hazards. CK-P1 is located adjacent to Marina High School and within a half-mile of four other schools, placing more than 2,000 elementary and middle grade (ages 5-14) students in daily proximity to deteriorated barracks containing friable asbestos and lead-based paint. Children are uniquely vulnerable to these hazards due to developing respiratory and neurological systems, higher breathing rates relative to body size, and increased outdoor activity during school hours. According to California School Dashboard and School Accountability Report Card data, approximately 60 percent of students attending public schools near the CK-P1 site are classified as low income, qualifying for free or reduced-price meals or direct certification programs, indicating limited household capacity to mitigate or avoid environmental exposure. The site also directly borders the Veterans Transition Center of California and nearby veterans housing, serving individuals with documented elevated rates of chronic respiratory conditions, disabilities, and mental health disorders, including PTSD and anxiety, compared to the general population—factors that increase vulnerability to poor air quality, wildfire smoke, and environmental stressors present at the site. EPA funding will directly improve health and welfare by eliminating hazardous exposure pathways, removing structurally compromised and fire-damaged buildings, and reducing wildfire and air quality risks to youth, veterans, and nearby residents. Cleanup of the 15 highest-risk structures represents a targeted hazard mitigation strategy that addresses immediate public safety concerns, and relieves housing concerns while enabling long-term community benefits through safe reuse.

c. Greater-than-Normal Incidence of Disease and Adverse Health Conditions According to CalEnviroScreen 4.0, residents within the Target Area experience higher-than-average rates of asthma, heart disease, disability, and cumulative environmental exposure compared to citywide, countywide, and statewide benchmarks. Within the Target Area, asthma prevalence and asthma-related emergency department visit rates are elevated relative to Monterey County and California averages, reflecting increased exposure to airborne contaminants and particulate matter. Rates of heart disease and diabetes are also higher than statewide averages, consistent with communities facing long-term environmental stressors, limited access to stable housing, and cumulative exposure burdens. Disability prevalence in the Target Area likewise exceeds state averages, increasing sensitivity to poor air quality, wildfire smoke, and hazardous site conditions. The deteriorated barracks at CK-P1 contain asbestos-containing materials, lead-based paint, and other hazardous substances that, due to fire damage and structural decay, function as ongoing sources of airborne fibers, dust, and contaminated soils. These exposure pathways disproportionately affect youth, seniors, individuals with disabilities, and residents with preexisting respiratory or cardiovascular

conditions, increasing the likelihood of asthma exacerbation, cardiac events, and other adverse health outcomes. The proposed cleanup serves as a preventative public health intervention by permanently removing hazardous materials, eliminating structurally unsafe buildings, and interrupting exposure pathways that contribute to elevated disease incidence. By addressing both environmental conditions and downstream health risks, the project directly reduces the likelihood of continued adverse health outcomes in a community already experiencing above-average disease burden.

d. Economically Impoverished / Disproportionately Impacted Populations Residents adjacent to CK-P1 have borne the environmental burdens of federal military operations and decades of deferred remediation. As an SB 535-designated disadvantaged community, the Target Area ranks high statewide for combined pollution burden and population vulnerability, driven by lower household incomes, housing cost burden, and elevated health risk indicators. A substantial share of households are housing cost-burdened, and many residents lack the financial capacity to avoid or mitigate environmental exposure. These impacts have coincided with rising housing costs and increasing displacement pressure driven by regional shortages. EPA Brownfields Cleanup funding is essential to correcting this long-standing environmental injustice. Removal of the highest-risk structures will eliminate chronic safety hazards and enable redevelopment consistent with a 500-unit workforce housing goal serving teachers, firefighters, veterans, service workers, and other middle-income households increasingly priced out of the region. By prioritizing cleanup that enables inclusive, transit-accessible housing near schools and employment centers, the City ensures that the community most burdened by contamination is positioned to benefit directly from the site’s transformation, promoting long-term stability, equity, and opportunity.

Community Engagement

e. Project Involvement and f. Project Roles To ensure cleanup activities are protective, equitable, and aligned with long-term reuse goals, the City has assembled a broad and diverse coalition of regional planning agencies, regulatory bodies, public health and air quality agencies, community-based organizations, educational institutions, housing partners, and economic stakeholders. These entities have defined, meaningful roles in decision-making related to cleanup sequencing, health and safety protections, risk communication, and preparation for workforce housing reuse. Partner roles are summarized below.

Project Partners, Missions, and Roles

Organization	Mission & Contact	Role in Project
Association of Monterey Bay Area Governments(AMBAG)	Mission: Provide strategic regional planning and advance carbon-reduction goals. Contact: Paul Heirling, Principal Planner phierling@ambag.org	Technical advisor on land-use alignment; ensures cleanup sequencing supports the City’s 500-unit workforce housing goal
California Department of Toxic Substances Control (DTSC)	Mission: Protect Californians from harmful chemicals and hazardous waste. Contact: Nicole Yuen, Project Manager Nicole.Yuen@dtsc.ca.gov	Regulatory oversight and concurrence to ensure cleanup meets unrestricted residential reuse standards
Monterey County Health Department	Mission: Promote community health through environmental protection. Contact: Kristy Michie, Environmental Health MichieKJ@CountyofMonterey.gov	Advises on health risk communication, dust control, and protection of residents with elevated asthma rates
Monterey Bay Area Air Resources Board	Mission: Protect public health and the environment through air quality regulation. Contact: Richard Stedman, ED, rstedman@mbard.org	Air monitoring oversight and compliance during abatement and demolition
Veterans Transition Center of California	Mission: Empower formerly unhoused veterans to achieve self-sufficiency. Contact: Tom Griffin, Executive Director. info@vtcmonterey.org	Primary liaison for veteran residents; assists with multilingual risk communication and safety notifications
Fort Ord Environmental Justice Network	Mission: Advocate for environmental restoration and health equity. Contact: LeVonne Stone, Executive Director (831-277-5241), ejustice@mbay.net	Leads Community Advisory input and represents historically under-resourced residents in cleanup decisions

Organization	Mission & Contact	Role in Project
Marina High School(MPUSD)	Mission: Provide a safe, collaborative learning environment. Contact: Jose Quevedo, Principal, jquevedo@mpusd.k12.ca.us	Coordinates safety briefings and outreach to students and families regarding truck routes and air monitoring
Marina Fire Department	Mission: Protect life and property through fire prevention and response. Contact Mark Sweeney, Interim Fire Chief, fd@cityofmarina.org	Fire prevention coordination and emergency response planning during demolition
Citizens for Sustainable Marina	Mission: Preserve Marina’s natural environment and community character. Contact: Margaret Davis, Board Member	Oversight on environmental safeguards, Monterey Gilia habitat protection, and low-carbon demolition practices

g. Incorporating Community Input The City will implement a structured, transparent engagement process to communicate project progress and incorporate community input throughout cleanup and into reuse planning. During active remediation, the City will host quarterly public workshops in hybrid in-person and virtual formats, ensuring alternatives to in-person participation. Project updates, schedules, and air-monitoring data will be posted in advance on the City’s “Cypress Knolls Cleanup” webpage, which includes a public feedback portal. Community input will be reviewed on an ongoing basis by the Project Manager and QEP, documented in a formal comment–response log, and used to inform cleanup decisions such as work sequencing, demolition timing, truck routes, and dust-control measures. Safety notifications will be issued in English and Spanish, and a dedicated phone line will allow schools, veterans’ facilities, and residents to raise immediate concerns that can be addressed through real-time operational adjustments. Community feedback will also inform future reuse through development of the Cypress Knolls Specific Plan, which will include additional workshops, environmental review processes, and public hearings before the Planning Commission and City Council. Through these mechanisms, the City ensures that community input is actively solicited, documented, and incorporated into both cleanup implementation and long-term redevelopment decisions.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan The City of Marina will implement Alternative 2 from the ABCA, which identifies integrated hazardous materials abatement and demolition as the most protective and cost-effective remedy for the CK-P1 Priority Site. Cleanup addresses two contaminated media: 1. hazardous building materials, including approximately 18,500 linear feet of friable asbestos-containing materials and 42,000 square feet of lead-based paint–impacted surfaces, and 2. lead-impacted soil at building drip lines exceeding California Residential Screening Levels. Due to extensive fire damage and structural instability, the ABCA confirms that abatement-only or management-in-place approaches are infeasible. Cleanup will therefore consist of full hazardous materials abatement followed by demolition of 15 priority former barracks. All waste will be segregated, characterized, and disposed of at permitted Class I or Class II facilities, as appropriate. No subawards or participant support costs are proposed. There are no non-EPA funded tasks.

Description of Tasks/Activities and Outputs. b. Project Implementation, c. Anticipated Project Schedule, d. Task/Activity Lead, e. Outputs

Task # / Title	Lead & Schedule	Activities & Approach	Expected Outputs
1: Project Management & Closeout	Lead: City of Marina (Community Development Director (520 hours) & Finance Department) Schedule: Months 1–48	The City will manage and administer the EPA cooperative agreement, including procurement of the Qualified Environmental Professional (QEP) and cleanup contractors; contract administration; budget tracking; invoicing; ACRES data entry; and preparation of quarterly, annual, and final reports. The Finance Department will provide fiscal oversight, drawdowns, and compliance with 2 CFR 200 requirements. The City will contribute approximately 520 hours of in-kind staff time for project oversight and coordination.	16 Quarterly Reports; 4 Annual Financial Reports, 1 final closeout report; Executed procurement packages and contracts. Complete grant closeout documentation.

Task # / Title	Lead & Schedule	Activities & Approach	Expected Outputs
2: Community Engagement	Lead: City & QEP Schedule: Months 1–48	The City will implement the EPA-approved Cleanup Community Engagement Plan. Activities include multilingual outreach, coordination with community organizations such as Fort Ord Environmental Justice Network (FOEJN) and the Veterans Transition Center (VTC), maintenance of a project website and digital feedback portal, and facilitation of public meetings during key cleanup milestones.	16Cleanup-focused Public Meetings; Multilingual Notices; Final Comment-Response Log. Community Involvement plan, updated annually.
3: Cleanup Planning	Lead: QEP Schedule: Months 1–9	The QEP will prepare the Cleanup Work Plan (CWP) and site-specific Quality Assurance Project Plan (QAPP) for EPA approval. Planning tasks include finalizing the Sampling and Analysis Plan (SAP), Health and Safety Plan (HASP), Air Monitoring and Dust Control Plan, and bid-ready technical specifications for hazardous materials abatement and demolition contractors.	EPA-approved clean up work plan and QAPP; ; SAP, Health and Safety Plan (HASP); Air Monitoring/Dust Control Plan; Bid-ready technical Specs.
4: Cleanup Implementation	Lead: Contractors & QEP Schedule: Months 9–36	Abatement of hazardous materials and contamination-driven demolition of 15 high-risk barracks (Phase 1), targeting the removal of 18,500 linear feet of asbestos-containing pipe insulation and the abatement of 42,000 square feet of lead-based paint surfaces across 15 structures. This will result in the excavation and off-site disposal of ~450 cubic yards of lead-impacted soils from building drip lines, ensuring the site meets California Residential Screening Levels (RSLs) for unrestricted use	Abatement/Demo of 15 structures; ~450 CY of lead-impacted soil removed; Cleanup Completion Report.

f. Cost Estimates Cost estimates are based on the 2025 ABCA and validated against recent Monterey County remediation bids for similar Fort Ord structures. The \$4 million request represents a standalone, ready-for-reuse phase focused on the 15 highest-risk structures. More than 85 percent of funds are allocated to direct cleanup and construction activities. The City of Marina will serve as the lead agency for the CK-P1 cleanup, providing fiscal oversight, project management, procurement, and coordination with regulatory agencies and community partners. A Qualified Environmental Professional (QEP) will oversee technical implementation of the ABCA, including the Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP). Licensed abatement and demolition contractors will perform cleanup activities under City and QEP oversight.

Representative cost bases include:

- Cleanup Construction: 15 structures at a weighted average of approximately \$180,000 per structure, reflecting integrated abatement and demolition required due to structural instability. This is based on recent, similar work conducted elsewhere on Fort Ord . Unit cost reflects integrated asbestos and lead abatement, structural instability, specialized demolition methods, air monitoring, waste profiling, and regulated disposal.
- Qualified Environmental Professional: Contracted technical oversight, air monitoring, confirmation sampling, and documentation verifying achievement of residential standards= \$125,000 lump sum contract
- Community Engagement: Four public meetings, facilitation, translations, etc. and multilingual notices totaling \$36,250.
- Project Management: Approximately 520 staff hours at an average burdened rate of \$96/hour, rounded to \$50,000.
- Travel (Task 1 – Compliance & Coordination):2 staff × 2 trips (EPA coordination / required training) Estimated costs: airfare (\$750/trip), lodging (\$250/night × 3 nights), per diem (\$75/day), ground transportation. Total: \$5,000

Budget Categories	Project Tasks (\$)				Total
	(Task 1) Project Mgmt and Grant Admin	(Task 2) Community Engagement and Outreach	(Task 3) Clean up Planning and Compliance	Task 4 Cleanup Implementation	

Direct Costs	Personnel	\$50,000	\$40,000	\$35,000	\$40,000	\$165,000
	Fringe Benefits	\$11,000	\$8,800	\$7,700	\$8,800	\$36,300
	Travel ¹	\$5,000	0	0		\$5,000
	Equipment ²	0	0	0		0
	Supplies	0	\$25,000	0	0	\$25,000
	Contractual	\$90,000	\$60,000	\$125,000	\$2,755,500	\$3,030,500
	Construction ³	0	0	0	\$655,000	\$655,000
	Other					
Total Direct Costs⁴		\$156,000	\$133,800	\$167,700	\$3,459,300	\$3,916,800
Indirect Costs⁴		Indirect costs are calculated using the 10% de minimis rate of Modified Total Direct Costs (MTDC) per 2 CFR 200.414(f).				\$83,200
Total Budget (Total Direct Costs + Indirect Costs)		Unit costs are consistent with the ABCA and verified against recent Monterey County remediation bids, confirming that the requested amount is sufficient to complete this phase without supplemental funding.				\$4,000,000

In addition to the EPA-funded cleanup costs described above, the City will independently invest approximately \$1.2–\$1.5 million in preparation of the Cypress Knolls Specific Plan and anticipates waiving approximately \$20 million in development impact fees to support long-term redevelopment following cleanup. These actions are not charged to the EPA grant and demonstrate the City’s commitment to ensuring continuity from cleanup to reuse.

g. Plan to Measure and Evaluate Environmental Progress and Results Project performance will be tracked using a milestone-based system managed through Microsoft Project and the City’s internal financial software. Environmental progress will be documented by the QEP and reported quarterly in EPA ACRES along with required quarterly progress reports, annual financial reports, and the final closeout report. Measurable clean up outputs include structures removed, volume of hazardous materials abated, and cubic yards of soil excavated. Community engagement will be evaluated based on participation metrics and documented issue resolution in the Comment-Response Log, demonstrating how public input informed cleanup implementation. Long-term outcomes will be assessed by tracking post-cleanup milestones, including initiation of the Cypress Knolls Specific Plan and subsequent housing development activity. This approach ensures accountability for both immediate cleanup results and longer-term revitalization outcomes. In addition to long-term housing construction outcomes, post-cleanup progress will be evaluated through intermediate reuse milestones, including release of a developer Request for Proposals (RFP), selection of a development team, completion of site design and entitlements, and project groundbreaking. If progress falls behind schedule, the City will identify causes of delay and implement corrective actions in coordination with the QEP and EPA Project Officer, including adjustments to sequencing, staffing, procurement, or work plans. Long-term outcomes will be assessed by tracking post-cleanup milestones, including initiation of the Cypress Knolls Specific Plan and redevelopment activity enabled by site readiness.

(4). PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4a–4b. Organizational Structure, Description of Key Staff

The City of Marina will manage the Cleanup Grant through its Community Development Department, supported by a centralized grant accounting system managing approximately \$2.5 million in active state and federal grants annually.

- Guido F. Persicone, AICP, Community Development Director (Grant Program Manager): Over 20 years of experience in urban planning and grant administration. Responsible for EPA coordination, procurement, and regulatory compliance.
- Ismael Hernandez Public Works Director and Engineering Staff: Provide technical oversight of abatement and demolition activities, drawing on experience managing more than \$15 million in municipal capital improvement projects.
- Tori Hannah, Finance Director: Oversees reimbursements, reporting, and internal controls compliant with 2 CFR Part 200.
- Qualified Environmental Professional and Licensed Contractors: Selected through competitive procurement and responsible for daily cleanup execution and compliance

c. Acquiring Additional Resources The City employs competitive, qualifications-based procurement procedures to secure specialized expertise, and will comply with 2 CFR Parts 200 and 1500 and/or 40 CFR Part 33. Upon award, the City will issue Requests for Proposals for a Qualified Environmental Professional and licensed abatement and demolition contractors. No contractors or subrecipients have been pre-selected. This approach ensures cost-effective procurement, technical competence, and compliance with all applicable federal and state requirements.

Past Performance and Accomplishments d. N/A e. Has Not Received an EPA Brownfield Grant but has Received Other Assistance: Marina has not previously received an EPA Brownfields grant. However, the City has a strong record of successfully administering over \$4.5 million in recent state and federal assistance agreements involving environmental analysis, public engagement, regulatory coordination, and fiscal reporting. Representative examples include:

Grant Program	Agency	Amount	Key Output	Outcome
REAP 1.0	California Department of Housing and Community Development (HCD)	\$150,000 (2020-2021)	General Plan Environmental EIR	The City completed all required environmental documentation, coordinated with state agencies, and delivered a state-adopted infill framework that now guides redevelopment planning within the Fort Ord area. All reports and deliverables were submitted on time and accepted by HCD.
Local Housing	HCD	\$620,000 (2021-2023)	Pre-Approved ADU & Homebuyer Programs	Development and implementation of pre-approved accessory dwelling unit (ADU) plans and first-time homebuyer assistance programs to expand affordable housing supply. <i>Progress and Outcomes:</i> The City successfully implemented the program, resulting in the creation of 45 new affordable housing units. All performance and fiscal reports were submitted in compliance with grant requirements, and the grant was formally closed out with no findings.
Coastal Resiliency	California Coastal Conservancy	\$500,000+ (2024)	Local Coastal Program Policy Update	The City completed policy updates, coordinated closely with state coastal regulators, and achieved state approval of revised coastal hazard mitigation measures. Reporting was accepted, and all reimbursement requests were processed without issue.

Across all prior assistance agreements, the City has demonstrated consistent progress toward intended project goals and full compliance with reporting and reimbursement requirements. One hundred percent of state-funded environmental and housing grants received in the past five years have been successfully closed out. No funds have been de-obligated for non-performance, and the City has had zero audit findings or material compliance issues. The City maintains strong internal controls, financial management systems, and interdepartmental coordination procedures to ensure timely performance and accurate reporting. The City is fully prepared to meet EPA reporting requirements, including timely submission of ACRES data following cleanup milestones. This proven record of grant management, regulatory compliance, and successful project delivery demonstrates the City of Marina’s capacity to effectively manage and execute the proposed CK-P1 Brownfields Cleanup Project.



City of Marina Environmental Protection Agency Community Wide Assessment Threshold Criteria

1. Applicant Eligibility

a. The City of Marina is eligible to apply for an EPA Brownfields Cleanup Grant as a General Purpose Unit of Local Government, as defined under CERCLA §104(k)(1) and 2 CFR §200.1. As an incorporated municipality within the State of California, the City possesses the legal authority to own property, enter into binding agreements with the Federal Government, and carry out environmental assessment and cleanup activities in furtherance of public health, safety, and redevelopment objectives.

b. **Lobbying Disclosure:** The City of Marina is not a 501(c)(4) nonprofit organization and does not engage in federal lobbying activities

2. Previously Awarded Cleanup Grants

N/A The City of Marina affirms that the proposed site, Cypress Knolls – Parcel 1 (CK-P1), has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

N/A The City of Marina does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

- The City of Marina is the sole owner of Cypress Knolls – Parcel 1 (CK-P1).
- The City inherited the property through the federal Base Realignment and Closure (BRAC) process following the decommissioning of the former Fort Ord U.S. Army Base in 1994.

5. Basic Site Information

- **Site Name:** Cypress Knolls – Parcel 1 (CK-P1). **Site Address:** 608 3rd Street in Marina, CA. Monterey County. 93933

6. Status and History of Contamination at the Site

The site's contamination profile is a direct legacy of its history as a military housing complex for the former Fort Ord U.S. Army Base. Originally developed in the 1960s with 220 single-story duplexes, the structures were built during an era when hazardous materials such as asbestos and lead were standard in construction. A 2024 hazardous material building survey confirmed the extensive presence of asbestos-containing materials and lead-based paint within the duplexes. Confirmed asbestos-containing materials include gray transite in mechanical rooms, kitchens, and air ducts, as well as window putty, vinyl sheet flooring with black mastic, and roofing materials. Significant quantities of friable asbestos are also present in burned debris from structures that have been destroyed. Lead-based paint is present on numerous interior and exterior surfaces, including wood door frames, fascia, posts, and eaves, many of which are currently in poor condition and exhibiting chipping and flaking.

Beyond the structures, a 2024 Phase II Environmental Site Assessment identified lead as the primary contaminant of concern in the soil. Lead concentrations exceeded the California Department of Toxic Substances Control screening levels for residential soil in samples taken from drip lines around the existing buildings. While suspected PCB-containing caulk was sampled during the assessment, analytical results did not identify PCBs in the collected samples. Although petroleum-related impacts from historical military utility and heating systems were initially suspected due to the site's history, the current analysis focuses on lead in soil and hazardous building materials as the primary obstacles to redevelopment. Remediation is necessary because these environmental conditions currently prevent the City from demolishing the abandoned structures and constructing the planned workforce housing.



City of Marina Environmental Protection Agency Community Wide Assessment Threshold Criteria

7. Brownsfield Site Definition

The site meets the statutory definition of a brownfield under CERCLA § 101(39) because its redevelopment and reuse are significantly complicated by the confirmed presence of hazardous substances and the potential for petroleum contamination. Specifically, the documented existence of asbestos-containing materials and lead-based paint within the 15 prioritized abandoned duplexes (220 in all), alongside lead-impacted soils at the building drip lines, creates substantial environmental and financial barriers to the City's planned workforce housing project. These conditions necessitate specialized abatement and soil remediation before any demolition or new construction can proceed. Furthermore, the property is not listed or proposed for listing on the National Priorities List and is not subject to any unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA. The site is also not subject to the jurisdiction, custody, or control of the United States government, except as it relates to the historical transfer from the Army to the City through the Base Realignment and Closure process, which qualifies it as an eligible brownfield site for federal cleanup assistance.

8. Environmental Assessment Required for Cleanup Grant Applications

There are no known ongoing environmental enforcement or other actions related to the proposed site.

9. Site Characterization

There is a sufficient level of site characterization to date for the remediation work to begin.

10. Enforcement or Other Actions

No known ongoing or anticipated environmental enforcement or other actions related to CK-P1.

11. Sites Requiring a Property-Specific Determination.

The site does not need a Priority-Specific Determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

The City acquired the 188-acre property, including the specific parcel intended for cleanup, through the federal Base Realignment and Closure process following the decommissioning of the former Fort Ord U.S. Army Base in 1994. Because the City is a local government entity that acquired the property from the federal government through a uniquely governmental function and did not cause or contribute to the release of hazardous substances, it qualifies for the local government liability exemption. Furthermore, the City has maintained its status as a non-labile owner by conducting all appropriate inquiries, including the completion of a Phase II Environmental Site Assessment in 2024 and an Analysis of Brownfields Cleanup Alternatives in 2025. These assessments confirmed that the contamination consists of legacy hazardous building materials and soil impacts resulting from historical military operations.

Regarding petroleum liability, the site qualifies for funding because there is no viable responsible party other than the federal government, which previously owned and operated the facility. The City of Marina has never dispensed or disposed of petroleum products at the site nor exacerbated existing conditions. Since the City is not liable for the petroleum contamination under any federal or state laws and is the party seeking to conduct the necessary remediation to facilitate workforce housing, it



City of Marina Environmental Protection Agency Community Wide Assessment Threshold Criteria

meets the statutory requirements for petroleum site eligibility. Additionally, the City affirms that the site is not listed on the National Priorities List, is not subject to any active environmental enforcement actions, and does not require a property-specific determination, thereby meeting all federal threshold requirements for cleanup grant eligibility.

13. Cleanup Authority and Oversight Structure

The cleanup of the Cypress Knolls P1 site will be conducted under the oversight of the California Department of Toxic Substances Control. This state agency is responsible for ensuring the remediation meets residential screening levels for lead in soil, asbestos-containing materials, and lead-based paint.

As the property owner and grant applicant, the City of Marina maintains the legal authority to perform the cleanup and has established a robust management structure. The City coordinates across its planning, environmental, and financial departments to ensure the project meets all federal and state regulatory standards. All remediation work will be performed by qualified professionals who must comply with safety and environmental regulations, including those set by the Occupational Safety and Health Administration and the National Emission Standards for Hazardous Air Pollutants. This internal oversight ensures that grant funds are used effectively to eliminate public health risks and prepare the site for workforce housing.

14. Community Notification

The City of Marina has successfully fulfilled the community notification requirements for the FY26 Brownfield Cleanup Grant application to ensure public transparency and meaningful engagement throughout the project. A draft Analysis of Brownfield Cleanup Alternatives was prepared and made available for public review to provide the community with detailed information regarding the site's contamination and the proposed cleanup methods. The City provided official public notice of its intent to apply for funding through its official website which serves as a digital repository for project updates and environmental data. A public meeting was held on January 22, 2026, where City staff presented the phased remediation strategy and discussed how the requested four million dollars in funding would be used to eliminate hazardous exposure pathways for sensitive populations like students at Marina High School and residents at the Veterans Transition Center. During this meeting, the City gathered feedback regarding work sequencing and dust control measures which have been documented in a formal comment-response log. The City has also committed to convening a standing Community Advisory Group featuring representatives from low-income neighborhoods, veterans, and youth to provide ongoing oversight.

The proposed project will directly address the critical environmental and public safety challenges posed by the abandoned military housing at Cypress Knolls Parcel 1. The grant will fund the integrated abatement and demolition of fifteen hazardous former military structures that currently contain extensive amounts of friable asbestos and deteriorated lead-based paint. These actions will permanently eliminate dangerous exposure pathways and remove attractive nuisances that currently contribute to trespass, vandalism, and high fire risk in the area. By clearing these legacy environmental constraints, the City will unlock the site's capacity to support approximately 500 new workforce housing units and twelve acres of publicly accessible open space. This transformation will convert a long-standing municipal liability into a community asset that supports housing



City of Marina Environmental Protection Agency Community Wide Assessment Threshold Criteria

affordability and restores urban connectivity between Marina's established neighborhoods and regional assets.

The City of Marina fulfilled the community notification threshold requirements by publishing a public notice on January 22, 2026, which was posted on the official city website and the dedicated Cypress Knolls Cleanup webpage. To ensure all residents had an opportunity to comment, the City issued safety notifications and project information in both English and Spanish, accommodating the linguistic needs of the community. A dedicated digital feedback portal and a physical repository at City Hall were established to collect public input over a fourteen-day comment period. Additionally, the City provided a dedicated phone line to allow residents, schools, and veterans' facilities to raise immediate concerns or provide feedback that could be addressed through real-time operational adjustments. All comments received during this period were documented in a formal comment-response log to ensure that community input directly informs cleanup decisions such as work sequencing and dust-control measures.

15. Named Contractors and Subrecipients

No contractors or subrecipients have been pre-selected or named in this grant application. Upon the award of grant funds, the City of Marina will use competitive, qualifications-based procurement procedures to secure a Qualified Environmental Professional, as well as licensed abatement and demolition contractors. This process will be conducted in full compliance with the fair and open competition requirements established in 2 CFR Parts 200 and 1500 and 40 CFR Part 33. By delaying selection until after the award, the City ensures technical competence, cost-effective procurement, and adherence to all applicable federal and state regulations.



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
700 Heinz Avenue
Berkeley, California 94710-2721
<https://dtsc.ca.gov/>



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

January 27, 2026

Lisa Hanusiak
Regional Brownfields Coordinator
U.S. Environmental Protection Agency
75 Hawthorne Street
San Francisco, California, 94105
hanusiak.lisa@epa.gov

ACKNOWLEDGEMENT AND SUPPORT OF A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY FY26 BROWNFIELD CLEANUP GRANT APPLICATION FOR \$4,000,000

Dear Lisa Hanusiak:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency acknowledges and supports the City of Marina (City) application for a United States Environmental Protection Agency (USEPA) Brownfield Cleanup Grant (USEPA Grant) for the Cypress Knolls – Parcel 1 site (Site), a 62.6 acre subset of the larger Cypress Knolls property, located at 608 3rd Street in Marina, Monterey County, California. The City is requesting a funding amount of \$4,000,000 to cover the cost of environmental cleanup activities at the Site.

The Site is within the former Fort Ord Military Reservation (Fort Ord) and was formerly used for military family housing. Following conveyance of the land to the City in 1995, the Site remained unimproved and unused. Approximately 15 barracks are currently present on the Site; these pose an immediate risk due to fire damage and deterioration. The buildings contain hazardous building materials such as lead-based paint and asbestos-containing materials.

Lisa Hanusiak
January 27, 2026
Page 2

The City plans to use the grant money for abatement of hazardous building materials, demolition of the barracks, and soil excavation and confirmation sampling to ensure remaining lead in soil onsite is within unrestricted use levels. Once the Site has been addressed, the City can redevelop the Site for workforce housing, creating approximately 500 workforce housing units, with 20% deed-restricted for low-to-moderate income, and 12 acres of publicly accessible open space.

DTSC looks forward to the possible award of the USEPA Grant to the City to facilitate the success of the environmental clean-up of the Site. While DTSC is not the regulatory agency for the Site, we fully support the City's endeavors to obtain funding.

If you need further information or assistance regarding specific brownfield sites, or any of DTSC's brownfields programs, please feel free to contact me via phone at (510) 540-3314 or via email at Nicole.Yuen@dtsc.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicole Yuen', with a stylized flourish at the end.

Nicole Yuen, EIT
Regional Brownfield Coordinator
Site Mitigation and Restoration Program

cc: Maryam Tasnif-Abbasi
Brownfield Development Manager
Site Mitigation & Restoration Program
Maryam.Tasnif-Abbasi@dtsc.ca.gov