



City of Marina

Environmental Protection Agency Cleanup Grant Application Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfield Challenges and Description of Target Area

The City of Marina (City) is a coastal city located in Monterey County with a population of 22,359 (US Census 2024). The Target Area is composed of 3 census tracts¹ within the City. The City was settled in the early 1900s following a land breakup in 1885 (City of Marina 2024). In 1917, the former Fort Ord Military Reservation (Fort Ord) was established with 44.4 square miles along the California coast including southern portions of what is currently the City of Marina (Rincon 2023). With this development came military personnel and their families, resulting in tremendous growth and development from the 1930s through 1950s. Fort Ord was decommissioned by 1994, and the land was ultimately divided among the cities of Seaside and Marina, unincorporated Monterey County, the Bureau of Land Management, and a new campus for CSUMB. The decommissioning of Fort Ord resulted in an overall population decline of 9,000 people, and a loss of nearly 23,000 jobs. The population of Marina decreased from approximately 26,500 in 1990 to 18,900 in 2006, when populations began to increase once more to the current population of 22,359 (US Census 2024). The population in the Target Area is 13,444 (EPA 2024). The portion of Fort Ord that is currently owned by the City comprises approximately 43% of the total City area. The 3,250 acres associated with the former Fort Ord nearly doubled the City's area. However, this land was not in any condition for immediate urban use and a majority of the land remains vacant with decaying and unusable military buildings. Further, much of the Fort Ord infrastructure that remains as is was built in the 1960s when hazardous building materials were widely used across the United States. Various studies have confirmed the presence of hazardous building materials (HBMs) including lead-based paint (LBP) and asbestos containing materials (ACM) in remaining buildings associated with Fort Ord (Toeroek and Tetra Tech 2024; M3 2019), the presence of which requires special handling and management to properly dispose of. Furthermore, the presence of these HBMs in the geographic center of the City continues to pose a threat to the surrounding community as unhoused persons frequently gain access to the former army barracks. The City has spent upwards of \$70,000 this year alone on constructing and repairing fencing around the decaying barracks. The area has been subject to 44 fire incidents related to trespassers in the last 5 years. City personnel and budgets are overwhelmed by the need to keep people out of the Fort Ord area and to mitigate impacts of illicit use of the area. Fire incidents have been covered persistently by local news organizations over the past decade (Monterey County Weekly, 2014; Monterey County Weekly 2019; KION, 2020; KION 2022; Monterey Herald 2018). The Target Area is adversely impacted by the presence of these structures and their illegal use as hazardous building materials are mobilized during fire events. In addition to the presence of hazardous building materials and decaying army barracks, the presence of former Fort Ord structures precludes the City or other developers from building housing or reuse for other revenue generating uses. These blighted areas created a divide within the City, with Old Marina in the north (consisting of census tracts 6053014301, 6053014201, 6053014202, and portions of 6053014102 and 6053014302), and slowly developing Fort Ord Marina in the south (consisting of portions of census tracts 6053014102 and 6053014104). The United States Environmental Protection Agency (EPA) Brownfields Cleanup Grant (Cleanup Grant) will be used for abatement activities required to safely demolish the decaying military barracks, mitigating the threat of continued HBM release to the surrounding community, and clearing a major hurdle to meeting community housing needs.

ii. Description of the Proposed Brownfield Site(s)

Cypress Knolls is 188 acres within Fort Ord directly east of Highway 1 and north of Imjin Parkway and was formerly military family housing. Following conveyance of the land to the City in 1995, it remained unimproved and unused, and contains over 220 decaying building units formerly used as army barracks. The Site for this grant application (and identified in the map included in the Narrative Information Sheet) is approximately 44 of the 188 total acres located within Cypress Knolls and contains 64 barracks that are contaminated with asbestos and lead (Vista 2018; Toeroek and Tetra Tech 2024). During site assessments in 2018 and 2019, two asbestos and lead paint inspections were conducted, which confirmed the presence of lead in paint on both the interior and exterior of the barracks and asbestos in a variety of building materials (M3 2019).

¹ The Target Area includes the following census tracts: 06053014202, 06053014201, and 06053014102.



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A Targeted Brownfields Assessment (TBA) was conducted at the Site in 2024, which involved soil sampling around the drip lines of the barracks to determine whether lead-based paint is present in surrounding surface soil as well as a HBMs survey targeting asbestos, lead, and polychlorinated biphenyls (PCBs) in building materials (Toeroek and Tetra Tech 2024). HBMs were found to be present at each of the surveyed buildings and lead was found to be present at concentrations in exceedance of the San Francisco Bay Regional Water Quality Control Board (SFB RWQCB) Residential Environmental Screening Levels (ESLs) (SFB RWQCB 2019) in soils along the drip line of the barracks at select locations in approximately 10-percent of the buildings at the Site. Therefore, targeted additional sampling will be required to confirm the horizontal and vertical extent to which soil excavation activities will be required to remove lead-impacted soil and confirmation sampling will be conducted to confirm lead-impacted soil has been adequately removed from the Site. The investigations at the Site concluded that deteriorated building materials pose a risk to future building occupants and any construction workers involved in demolition or improvement activities if left unabated. The abatement required prior to improvements being made to the Site are a major impediment for reuse or redevelopment of the Site.

In addition to asbestos and lead contamination, the majority of the barracks have been vandalized, including being stripped of all wiring and other materials with potential value, marked up with graffiti, and are in a state of disrepair. South of the Site is Imjin Parkway, a major road running through Marina surrounded by retail businesses. Directly north of the Site are the residential neighborhoods making up census tract 6053014201 as well as Marina High School. 3rd Avenue and Rendova Road (open roads located within Cypress Knolls and surrounded by abandoned barracks) connect the high school to Imjin Parkway. The City intends to redevelop the Site, including abatement and demolition of the existing impacted army barracks and construction of a new housing development. Redevelopment at the Site would prioritize affordable workforce and Missing Middle Housing (i.e., a range of multiunit or clustered housing types, compatible in scale with single-family homes). The Cleanup Grant would be used to conduct abatement activities that are required to remove hazards from the Site and to allow for unrestricted use for future residential development. Prompt assessment and redevelopment of the Site would support adding much needed affordable housing stock and aid the City in mitigating future risk of contaminant release and exposure.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The City's population has increased by 8.8% from 2010 to 2020, and the Association of Monterey Bay Area Governments (AMBAG) forecasts it to grow by about 8,500 over the next two decades (Rincon 2023). The City is actively working to revitalize Fort Ord land and to safely develop land to meet these rising housing needs. The City has developed several plans, including the Marina General Plan Update (GPU), Downtown Specific Plan, and Housing Element, which demonstrate the City's commitment to affordable housing and providing the right plans needed to facilitate housing in a way that meets the City's needs.

Additionally, the City will prepare a Cypress Knolls Specific Plan, which will describe the proposed infill development and provide guidance intended to align the use of land, buildings, and infrastructure with the City's existing plans. The Cypress Knolls Specific Plan will include the development of up to 2,000 residences that are affordable for middle-income workers and families. The reuse plans for Cypress Knolls will be informed by and consistent with the plans listed above as well as Monterey County's Sustainable Communities Strategy (SCS) by providing attainable housing for the existing and future working-class residents of the City. Development of the Cypress Knolls Specific Plan will provide the opportunity for the City to thoughtfully address natural resource management adjacent to this area and identify potential opportunities for natural resource amenities, including education, conservation viewing, and other nature based solutions and features that will provide environmental and community benefits to a community identified as an SB 535 Disadvantaged Community.

The City is currently in the process of updating the General Plan, which is a required document for all cities in California that informs future land use decisions based on the city's long-term goals. These plans require significant community input and take into consideration housing needs, transportation systems, climate resilience, and the preservation/use of natural resources. The City of Marina's GPU will also incorporate Marina's Local Coastal Program (LCP) which includes a sea level rise analysis and climate vulnerability assessment. The GPU will include a timeline or reference to the future Cypress Knolls Specific Plan and will be used to guide the development of the Specific Plan.



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The City's downtown area (which is approximately 0.5 miles from Cypress Knolls) suffered after the closure of Fort Ord and, following a number of surveys, workshops, and studies conducted involving City leaders and community members, the City created the Downtown Vitalization District and accompanying Downtown Specific Plan in an effort to create a pedestrian-friendly and visitor-serving commercial district (Rincon 2023). Further objectives of the Downtown Vitalization District are to provide workforce housing that would provide neighborhoods and housing that are attainable for first-time home buyers, families, seniors, and local workers. Cypress Knolls is located near the geographic center of the City of Marina, in close proximity to the Downtown Vitalization District, and could provide this workforce housing within walking/biking distance of the district. In addition to improvements to the downtown area, the City's Housing Element includes a number of objectives related to housing, including assisting in the development of affordable housing to meet the needs of extremely low, very low-, low-, and moderate-income households (Rincon 2023). This document will guide redevelopment of Cypress Knolls in accordance with the City's needs. The development of the General Plan, Housing Element, Downtown Vitalization Specific Plan, and other planning documents referenced herein have included public workshops, public hearings, City Council meetings, public notifications, and public review periods. Through these various public outreach efforts, the City has received public support for the future redevelopment plans for Cypress Knolls. In addition to general public outreach, the City met with representatives from various advocacy and interest groups including but not limited to Eden Housing, CHISPA housing, LandWatch, Interim, Inc., Monterey County Farm Bureau, Housing Choices, and Monterey Bay Aquarium over the course of the development of the General Plan, General Plan Update, and Housing Element (Rincon 2023).

Cypress Knolls is also a SCS Potential Opportunity area (AMBAG 2023). The SCS program was developed by the California Air Resources Board (CARB) to incentivize regional and local planning and building in ways that bring people and destinations closer together, with low-carbon, alternative and convenient ways to get around. SCS plans align transportation, housing, and land use decisions toward achieving CARB's greenhouse gas (GHG) emissions reduction goals. Additionally, the City is currently in the process of obtaining a California Prohousing Designation which would grant the City eligibility to apply for the second round of the Prohousing Incentive Program (PIP), a \$9.5 million state investment from the Building Homes and Jobs Trust Fund. Jurisdictions that earn the Prohousing Designation must demonstrate active implementation of policies that promote housing development, such as favorable zoning and land use, acceleration of housing production, reduction of construction and development costs, and providing financial subsidies. The Site is not located within a federally designated floodplain (FEMA 2024).

ii. Outcomes and Benefits of Reuse Strategy

Reuse of the Site as workforce and missing middle housing would have these key outcomes and benefits:

- **Accessible Housing:** The Site would be developed with 500-600 housing units, all of which are expected to be affordable for extremely-low, very-low-, low-, and moderate-income households. This workforce and missing middle housing would provide a variety of accessible options for City residents that would allow for members of the community to purchase homes and consequentially reduce poverty levels while also promoting a long-lasting diverse community in the area.
- **Eliminate Safety Hazards and Promote Environmental Equity and Inclusion:** By addressing the existing hazards at the Site and creating ecological corridors that connect to the Fort Ord Dunes area, the reuse strategy will reduce hazards to nearby residents and provide safe access to important ecological resources in the area.
- **Job Creation and Economic Growth:** Development of workforce and missing middle housing will result in creation of construction jobs during redevelopment of the Cypress Knolls area as well as economic growth in the City through new consumer spending of newly occupied homes. Land within the former Ford Ord property requires any future developer to pay prevailing wage. Thus, fair pay for all employees will be ensured during redevelopment.
- **Greenhouse Gas Emissions Reductions:** According to the most recent data from the Monterey-Salinas Transit (MST) agency, three bus stops are within 1/2 mile of the Site and average approximately 5,200 in annual ridership. The Site is also adjacent to and accessible from the future Marina-Salinas Multimodal Corridor Improvement Plan area which is identified as a high-quality transit corridor in the 2045 Metropolitan Transportation Plan (MTP)/SCS (TAMC 2022). Developing housing near these transit sites and in the geographic center of the City would support the reduction of GHG emissions by



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providing fuel efficient transportation options. This would also reduce the number of workers who commute from areas further away because of the lack of affordable housing in the City center.

- **Natural Resources Management:** Development of the Cypress Knolls Specific Plan will provide the opportunity for the City to thoughtfully address natural resource management adjacent to this area and identify potential opportunities for natural resource amenities, including education, conservation viewing, and other nature based solutions and features that will provide environmental and community benefits to a community identified as an SB 535 Disadvantaged Community.
- **Energy Efficient Housing:** Missing middle housing types are smaller by design than typical single-family housing, requiring less energy to heat and cool, making them more energy efficient. Additionally, it has been found that smaller homes carry a smaller carbon footprint than their larger counterparts (Bloomberg News 2015). The City of Marina has adopted the California Green Building Standards Code and all future construction is required to comply with minimum requirements set forth therein.
- **Reduction in Urban Sprawl:** Missing middle housing has the potential to reduce further sprawling development patterns and support low-carbon modes of transport, while blending into the fabric of existing neighborhoods. Appropriate densities will be evaluated in the Cypress Knolls Specific Plan. Additionally, the City will evaluate incorporation of commercial elements for greater walkability.

Cypress Knolls is in an urban setting, and adjacent to downtown. It will also connect to passive open space, as a portion of the western edge abuts a habitat management area for sand gilia.

Planned residential use of the Site will promote environmental sustainability by reducing environmental impacts from potential releases of lead, asbestos, and PCBs in building materials. In addition, construction methods to minimize landfilling of non-recyclable waste.

Strategy for Leveraging Resources

i. Resources Needed for Site Characterization

A TBA technical assistance grant was provided for the Site in 2024, which allowed for an investigation targeting hazardous building materials as well as potentially impacted soils around the driplines of the barracks. An additional limited assessment will be required to confirm the extent of excavation to remove soil impacts. The additional site characterization activities are anticipated to cost \$50,000 and will be completed before June 15, 2025, consistent with the requirements for this grant. Funds for additional delineation will not be covered by this grant.

ii. Resources Needed for Site Remediation

The EPA Brownfields cleanup grant funds will be used to complete critical abatement and mitigation of lead, asbestos, and PCBs to allow further rehabilitation and investment at the Site within Cypress Knolls. It is anticipated that remediation activities (i.e., HBM abatement and soil removal), disposal of remediation waste, confirmation sampling, and reporting will cost approximately \$3,114,900.

iii. Resources Needed for Site Reuse

An additional \$4,500,000 is estimated for demolition of the 64 units within the Site. Additionally, redevelopment costs would include the development of the Cypress Knolls Specific Plan as well as construction of the residential development. As discussed in Section 1.b.ii, the City will be eligible for several types of grants once the Prohousing designation is obtained. Once the hazardous building materials are removed, requests for proposals (RFPs) will be issued to demolish the existing structures, to prepare the Cypress Knolls Specific Plan, and to redevelop the Site.

Use of Existing Infrastructure

The City will use existing transportation infrastructure as well as the future Marina-Salinas Multimodal Corridor (mentioned above) to help integrate future housing at the Site with the surrounding area and reduce GHG emissions. Onsite roads will be assessed by an engineer to determine viability. Existing utility infrastructure (i.e., water, power, communications) is not anticipated to be viable due to age and lack of maintenance; therefore, future redevelopment will require development of new utility infrastructure. Funding for utility installation will be evaluated under Prohousing grants, as discussed in Section 1.b.i. As discussed in Section 1.b.ii., existing roadway infrastructure around the Site will be used. Roadways within the site will need to be evaluated by an engineer to confirm viability.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

Development of Workforce and Missing Middle housing is critical to meet the housing needs of the City, facilitate job creation, reduce GHG emissions through the reduction of vehicle miles traveled from long



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commutes for workers, improve quality of life, create opportunities for current and future generations to continue to live sustainably in our area, and to provide for greater diversity and access to a variety of housing types. While selling the Cypress Knolls area to developers may result in short term gains for the City, developing housing to be sold at market rates does not meet the community need; therefore, the City intends to use this grant to maintain control of much needed affordable housing development in this area.

Residents of the City have a lower median household income as compared to the county or state, however, have a greater median home price and cost burden as shown below.

	City of Marina	Monterey County	California
Median Household Income ¹	\$85,738	\$88,035	\$96,521
Median Home Price ²	\$874,667	\$834,013	\$773,239
Homeownership Rate ¹	41%	53%	56%
Cost Burden (30%+) ³	39.9%	39.6%	38.2%
Severe Cost Burden (50%+) ³	19.7%	18.3%	18.5%

Sources: 1. U.S. Census 2024, 2. Zillow 2024, 3. HUD Comprehensive Housing Affordability Strategy (CHAS) Data

Despite the City having a significantly higher cost burden when compared to the rest of the state, none of the existing developments currently under construction in the City are aimed at affordable housing or middle-income workers or families. Therefore, only approximately 12% of the population of marina can afford to live in existing housing in the City.

The following statistics were also found pertaining to census tract 6053014102:

- The percentage of people in this census tract living below twice the federal poverty level is higher than 72% of the census tracts in California (CalEnviroScreen 4.0).
- The census tract that includes the Site contains a larger percentage of children living in single-parent, female-headed households than adjacent census tracts (U.S. Census Bureau 2021).
- 48-percent of children in this census tract were living in single-parent, female headed households. This area also has the highest percentage of households overpaying for housing and has less positive environmental outcomes (2015-2019 American Community Survey).

There are segments of central Marina with high levels of poverty. According to Census estimates, several neighborhoods located in central Marina had a greater share of residents earning an income below the poverty level compared to the rest of the City (U.S. Census 2024). For example, approximately 20-percent of the population residing within a portion of census tract 6053014202 just south of Reservation Road, earned an income that was below the poverty level (U.S. Census 2024).

The most common jobs in Marina are office and administrative support; food preparation and serving; and education instruction and library occupations (U.S. Census 2024), all of which would benefit from equitable, convenient, affordable, and attractive housing solutions. Interviews with the City Council and Planning Commission members also highlighted the need to develop housing for working families that reflected the culture and history of the City.

The Site and Cypress Knolls as a whole are located near the geographic center of the City, surrounded by residential neighborhoods and Marina High School, and approximately 0.5 miles south of the Downtown Revitalization District. By removing hazards present at the Site, the City can reduce health risks to the community that are posed when people illegally access the decaying barracks. Additionally, the City can improve this area and make it a safer way to travel between the northern and southern parts of the city. Further, the City's budget is stressed and funds for cleanup are not readily available among other priorities for the City.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Sensitive populations such as children, pregnant women, veterans, elderly, and minority or low-income communities are disproportionately vulnerable to environmental contaminants such as the hazardous building materials present at the Site (i.e., lead, asbestos, and PCBs). These sensitive populations may have underdeveloped or compromised immune systems, and compounded with economic hardship, may not be able to afford adequate healthcare.

The Site is directly adjacent to Marina High School and approximately 0.5 miles south of three elementary schools and one middle school. Additionally, the Veterans Transition Center of California is located directly



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south of Cypress Knolls, and a series of barracks along Hayes Circle have been developed into veterans housing. Veterans are at a higher risk for mental and physical health struggles than much of the population and approximately 8% of the population of Marina are veterans.

The population in the Target Area is in the 62nd percentile compared to the national average exposure to particulate matter having a diameter of 2.5 microns or less (EPA 2024). In addition, the Target Area population is in the 61st percentile compared to the national average exposure to lead paint (EPA 2024). Lastly, the Target Area population is in the 77th percentile compared to the national average exposure to hazardous waste (EPA 2024). The presence of the Cypress Knolls buildings are likely to contribute to these exposures significantly.

Removal and proper disposal of hazardous building materials at the Site will prevent potential future exposure of sensitive populations as well as the community in general to contaminants that could be released as the barracks fall into further disrepair (e.g., decay, vandalism, storm damage, fire). Furthermore, development of a thriving residential area will foster an improved quality of life for many community members, including sensitive populations.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions

The occurrence of asthma in the Target Area is in the 68th percentile when compared to the average in California (EPA 2024). Additionally, the occurrence of cancer in the Target Area is in the 51st percentile when compared to the average in California (EPA 2024) and the occurrence of heart disease in the Target Area is in the 62nd percentile when compared to the average in California (EPA 2024). Lastly, the population of persons with disabilities is in the 77th percentile when compared to the average in California (EPA 2024). Exposure to lead, asbestos, and PCBs can result in cancer, brain and nervous system damage, kidney damage, cardiovascular problems, reproductive issues and issues during pregnancy, high blood pressure, skin problems, liver damage, and premature birth and low birth weight (WHO 2023; ATSDR 2016; ATSDR 2023). Abatement of hazardous building materials known to be present at the Site would reduce the potential for exposure to these chemicals for sensitive communities through release incidents.

(3) Environmental Justice

(a) Identification of Environmental Justice Issues

In Marina, the population is diverse, with over 28-percent of the population identifying as Hispanic or Latino, 16-percent identifying as Asian, 7-percent identifying as Black, and nearly 14-percent identifying as two or more races. Additionally, according to the Climate and Economic Justice Screening Tool (CEJST), one of the census tracts within the Target Area is considered a disadvantaged community (CEQ 2024). Historic inequities in the housing system have systematically marginalized disadvantaged community members, perpetuating disparities in access to affordable, quality housing, economic opportunities, and overall well-being. Many higher-resourced residential neighborhoods remain racially segregated because many of the “desirable” neighborhoods remain zoned exclusively for single-family detached homes, the most expensive housing product. Historical research also reveals that the creation of single-family zoning in the early 1900s was largely motivated by a desire to keep affluent residential neighborhoods at the time racially segregated. The prohibition of Missing Middle Housing types excludes moderate-income families from moving to neighborhoods with the best parks, schools, and other desirable amenities.

(b) Advancing Environmental Justice

Developing Missing Middle Housing types in Marina’s neighborhoods will help create more equitable and inclusive communities by addressing the remnant forces of government policies of exclusion and racial segregation and will meet the growing demand for walkable urban living, respond to shifting household demographics, and meet the need for more housing choices at different price points. By building housing units that are economical by design, the redevelopment of the Site will support the greater Monterey workforce with reduced commute times, while improving local air quality and reducing GHG emissions from long commutes.

Additionally, by providing Missing Middle Housing, the City will give residents an opportunity to purchase housing units to reduce the concentration of poverty levels and reduce traditional inequities and discrimination. Home ownership historically provides a significant avenue for the accumulation of generational wealth, allowing families to build equity and pass down assets that can enhance financial stability and opportunities for future generations.

b. **Community Engagement**

i. Project Involvement



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The City has identified key local and regional government entities offering support in various aspects of the redevelopment of Cypress Knolls, including AMBAG, the Department of Toxic Substances Control (DTSC), County of Monterey Health Department, and Bay Area Air Quality Management District (BAAQMD). Additionally, the City will continue to seek assistance from local organizations and groups to better represent the needs of residents directly affected by the work in the target area.

ii. Project Roles

Partner Name	Point of Contact	Specific Role
AMBAG	Brian McCarthy	Technical Advisor
DTSC	Nicole Yuen	Regulatory Oversight, Cleanup Oversight
County of Monterey Health Department	Kristy Michie	Community outreach and health monitoring
Veterans Transition Center	Tom Griffin	Veterans outreach
Marina Fire Department	Doug McCoun	Local fire department
Marina High School	Tim Floyd	Community outreach
Citizens for Sustainable Marina	Richard Boynton	Community outreach
BAAQMD	Daphne Chong	Air Quality Regulatory Agency
County of Monterey Supervisor	Wendy Root Askew	Community development
CSUMB Campus Planning	Alan Fisher	Community development related to college housing
EAH Housing	Dave Egan	Affordable housing coordination
Eden Housing	Dominique Cohen	Affordable housing coordination
CHISPA Housing	Ruth Rodriguez	Affordable housing coordination
Interim, Inc.	Jane Odegard	Housing access coordination and public outreach
Monterey County Farm Bureau	Colby Pereira	Agricultural worker outreach
Housing Choices	Dennis Jauregui	Housing access coordination and public outreach
Monterey Bay Economic Partnership	Sonia M. De La Rosa	Economic input

iii. Incorporating Community Input

Since the decommissioning of Fort Ord, the City has been involved in community engagement activities to determine the best approach for the redevelopment of the land conveyed to the City. The City conducted a number of surveys, workshops, and studies involving City leaders and community members, which guided the creation of the Downtown Vitalization District in an effort to create a pedestrian-friendly and visitor-serving commercial district (Rincon 2023).

A Land Use Charette Workshop, entitled "Envision Cypress Knolls," took place January 7, 2023, which was attended by a large, diverse representation of the community. The workshop included exercises based around vision statement/guiding principles, concept plan, and visual preference. Community members identified guiding principles based on housing, community connection, community amenities, environmental responsibility, financing, natural resources, and history. The City Manager, Layne Long, spoke at the workshop and discussed the importance of integrating the future development of Cypress Knolls into the community with amenities and benefits for all residents while ensuring that the development will be fiscally sustainable. The City plans to continue to involve the community in the redevelopment process of the Site through additional public meetings, workshops, and surveys, to ensure the community's needs are being considered throughout the process. A majority of the community involvement pertaining to reuse of the Site will occur throughout the development of the Cypress Knolls Specific Plan. The development of the Cypress Knolls Specific Plan will include the following:

- **Community Workshops and Outreach:** The City will hold up to 4 community workshops and public meetings to engage residents, gather feedback, and increase transparency around the cleanup activities and reuse strategy.
- **Environmental Review Process:** The Cypress Knolls Specific Plan may require a California Environmental Quality Act (CEQA) review if significant environmental impacts are anticipated, which would involve additional public meetings, public comment periods, and additional public hearings.
- **Public Hearing:** The Planning Commission and City Council will hold a public hearing to adopt the Cypress Knolls Specific Plan.



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The City intends to hold up to two additional public workshops prior to the development of the Cypress Knolls Specific Plan, which would provide the opportunity for the City to share updates related to the Cleanup Grant and to engage with the above-listed partners on next steps.

3. TASK DESCRIPTION, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

As described in the Draft Analysis of Brownfields Cleanup Alternatives (ABCA), the preferred remedial alternative is Alternative 1 – removal and proper disposal of hazardous building materials and excavation of impacted soil. Alternative 1 includes the following elements:

- Abatement of lead-based paint by removal of loose material and encapsulation and removal of remaining paint.
- Removal of asbestos containing material and air sampling activities prior to building demolition activities or other access by contractors.
- Removal of PCB caulking using a solvent.
- Excavation and disposal of impacted soils.

The planned cleanup will provide protection to human health and the environment by removing exposure pathways to lead, PCBs, and asbestos in air or by direct contact. Further, the removal of hazardous building materials will eliminate future exposure to such materials during building operations and maintenance.

b. Description of Tasks

Task 1: Voluntary Oversight Agreement Management	
Project Implementation	The DTSC will oversee the project cleanup activities. A Qualified Environmental Professional (QEP) will coordinate activities and communication with the DTSC and EPA and prepare and submit progress reports to EPA and DTSC.
Schedule	Establishment of the Oversight Agreement will occur within 3 months of grant award. Coordination with DTSC will continue throughout cleanup activities and until DTSC deems cleanup activities complete.
Task Lead(s)	Guido Persicone, Community Development Director, QEP
Outputs	Progress reports for DTSC and EPA.
Task 2: Cleanup Planning	
Project Implementation	The QEP will prepare a Cleanup Plan, including a description of abatement activities, excavation activities, and confirmation sampling activities. The Cleanup Plan will include a Sampling and Analysis Plan (SAP) and a Health and Safety Plan (HASP). Additionally, this task will include the finalization of the ABCA. Once the Cleanup Plan is completed and approved by the EPA, the QEP will assist the City in the preparation of specifications for an RFP.
Schedule	This task will be initiated upon contracting with a QEP and will be completed within 3 months of selection of the QEP.
Task Lead(s)	QEP, Nicole Yuen, DTSC Project Manager, and Guido Persicone, Community Development Director
Outputs	Cleanup Plan, including SAP, QAPP, and final ABCA. Specifications for RFP.
Task 3: Community Engagement	
Project Implementation	This task will include engagement with stakeholders and community members throughout the cleanup activities and in preparation for re-use strategy.
Schedule	This task will be initiated within 3 months of selection of the QEP and will continue throughout the grant period.
Task Lead(s)	QEP and Guido Persicone, Community Development Director
Outputs	A list of stakeholder groups, including members, and documentation from stakeholder meetings, public meetings, and communication plans.
Task 4: Cleanup	
Project Implementation	The cleanup activities will include removal of HBMs and targeted excavation of impacted soil. Following approval of the Cleanup Plan and contractor bidding selection, project cleanup activities will be scheduled and conducted within 6 months. Oversight of the abatement will be conducted by the QEP and City Project Manager.
Schedule	The cleanup activities will occur following EPA approval of the Cleanup Plan and contractor bidding selection and is anticipated to be completed within 6 months of cleanup initiation.
Task Lead(s)	City Project Manager, QEP, and qualified contractor
Outputs	A completion report will be prepared documenting the removal and proper disposal of regulated materials.



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Task 5: Project Management	
Project Implementation	The City Community Development Director will oversee and supervise the EPA Cleanup Grant. Activities include procuring the QEP and contractors, conducting regular meetings with the QEP and EPA, output tracking for all tasks, tracking the Assessment, Cleanup and Redevelopment Exchange System (ACRES) database entries, preparing annual financial report, and quarterly reports to the EPA, and a final report.
Schedule	This activity will be initiated upon grant award. Selection of the QEP will occur within 4 months of grant award. Contractor selection will occur following selection of the QEP and following publication of RFPs and within 9 months of grant award. Oversight and supervision of the grant will occur concurrently throughout the grant period.
Task Lead(s)	Guido Persicone, Community Development Director
Outputs	Documentation of the QEP and contractor selection, bi-monthly meetings with EPA representatives throughout the grant period, documentation of outputs for all tasks, ACRES reporting, final report.

c. Cost Estimates

Budget Categories		Project Tasks					Total
		Task 1 - Voluntary Oversight Agreement Management	Task 2 – Cleanup Planning	Task 3 – Community Engagement	Task 4 – Cleanup	Task 5 – Project Management	
Personnel	Hours	200	150	60	200	300	\$50,500
	Rate	\$55/hr	\$55/hr	\$55/hr	\$55/hr	\$55/hr	
	Budget	\$11,000	\$8,250	\$3,300	\$11,000	\$16,500	
Supplies		\$--	\$--	\$1,500	\$--	\$--	\$
QEP		\$15,000	\$25,000	\$8,500	\$100,000	\$14,850	\$163,350
Contractor		\$--	\$--	\$--	\$2,900,000	\$--	\$2,900,000
Total Budget		\$26,000	\$33,250	\$13,300	\$3,011,000	\$31,350	\$3,114,900

d. Plan to Measure and Evaluate Environmental Progress and Results

A detailed project schedule will be included in a Remedial Action Plan. Progress will be tracked through biweekly project team meetings and with an Excel spreadsheet throughout abatement activities that include updates to the overall budget and status updates, including on outputs. Project progress will also be documented on a quarterly basis through EPA's ACRES reporting database. Project milestones include EPA approval of the Cleanup Plan, contracting, and completion of cleanup activities. Outcomes will be tracked internally and in a completion report.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure; Description of Key Staff

The City of Marina will lead the implementation of the grant with the assistance of a QEP. The City of Marina's Finance Department reviews and processes all grant financial transactions including accounting entries, cash flow reporting, expense monitoring, reimbursement requests, fiscal records, and audit assistance. The Project Team will be led by the Grant Program Manager and will include an Abatement Project Manager/Site Supervisor, the Abatement Contractor, Grant Manager, and Developer Program Manager.

ii. Acquiring Additional Resources

The City uses a process of releasing RFPs for contract work to be completed as needed. The City will prepare RFPs for contractor selection related to abatement work, confirmation sampling, and waste disposal activities, consistent with 29 Code of Federal Regulations (CFR) 1926 (Asbestos Construction Standard).

b. Past Performance and Accomplishments

ii. The City has received grant funding from the California Coastal Commission to update their Local Coastal Program. In addition, the City has been awarded a Monterey Peninsula Regional Park District Assessment District Community Grant.

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