

Fort Ord Superfund Site

5th Five-Year Review

U.S. Department of the Army, Fort Ord Base Realignment and Closure Office
Monterey County, California

The 5th Fort Ord Five-Year Review Process is Underway

The U. S. Department of Army (Army) has begun conducting a formal review of all in-place cleanup remedies for the Fort Ord Superfund Site in Monterey County, California. The results of the basewide review will be documented in a report known as a Five-Year Review. For the former Fort Ord, this will be the 5th Five-Year Review; four previous Five-Year Reviews were conducted in 2002, 2007, 2012 and 2017.

The Review Team

The Army is the lead agency and is responsible for conducting the Five-Year Review at this site. The U.S. Environmental Protection Agency (EPA) will review and comment on the report in cooperation with the California Department of Toxic Substances Control (DTSC), and the Central Coast Regional Water Quality Control Board (RWQCB).

What Is a Five-Year Review?

Five-Year Reviews involve a comprehensive assessment of the performance of an environmental cleanup program and its ongoing protectiveness of human health and the environment.

Why Is a Review Conducted?

Superfund regulations require a review of cleanup actions every five years after the initiation of remedial actions if the levels of contaminants remaining at a site do not allow for unlimited use and unrestricted exposure. Five-year reviews provide an opportunity to evaluate the implementation and performance of a remedy to determine whether it remains protective of human health and the environment.

What are the Main Questions that the Review Answers?

- Are the remedies functioning as intended and as outlined in the Record of Decision (ROD) documents? (RODs select the cleanup remedies for a site or group of sites and provide the rationale for the remedy selection.)
- Are the assumptions used at the time of the remedy selection still valid?
- Has any other information come to light that could call into question the protectiveness of the remedy?

Background

The former Fort Ord Army Base is adjacent to Monterey Bay in northwestern Monterey County, California, approximately 80 miles south of San Francisco. The former base consisted of approximately 28,000 acres adjacent to the cities of Seaside, Sand City, Monterey, and Del Rey Oaks to the south, and the city of Marina to the north. Highway 1 passes through the western part of the former Fort Ord, separating the beachfront area from the rest of the base. Fort Ord served primarily as a training and staging facility for infantry troops beginning in 1917 until its deactivation in 1994.

During its active history, up to 40,000 military and civilian personnel worked or lived on Fort Ord. Activities conducted throughout the base, including industrial activities and military munitions training, have resulted in the identification of numerous sites where hazardous substances and pollutants have been detected in soil and groundwater and munitions and explosives of concern (MEC) have been detected in former munitions training areas.

Investigation and Cleanup Recommendations

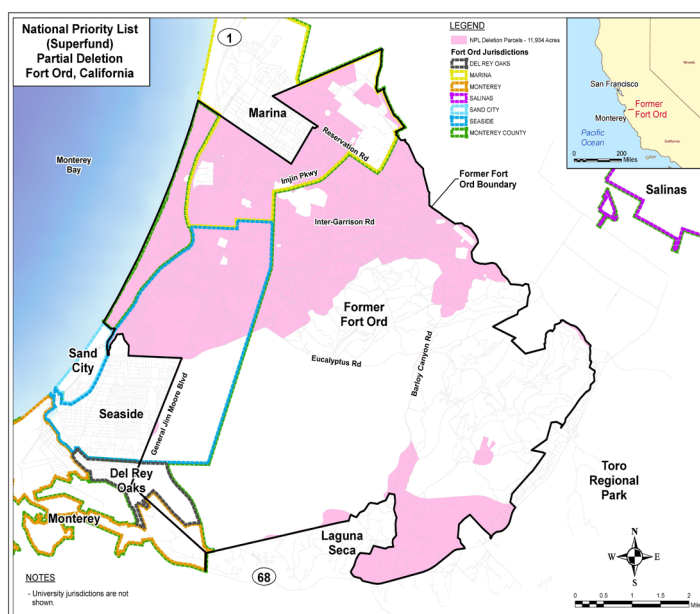
Since 1986, the Army has been conducting investigation and cleanup actions at the former Fort Ord. Initially, the studies concentrated on identifying chemical contaminants in soil and groundwater. These contaminants were introduced into the environment as a result of industrial and waste disposal activities. In 1993, the Army also began investigating sites where munitions training had been performed and where MEC were known or suspected to be present.

Sites were characterized during Remedial Investigations (RI), and cleanup remedies were compared and evaluated in Feasibility Studies (FS). Cleanup remedy decisions are documented in the RODs. These documents have undergone extensive regulatory agency and public review. Remedial actions are being or have been implemented at the former Fort Ord sites in accordance with the RODs.

Updates Since the Last Five-Year Review

Based on successful munitions and soil cleanup efforts, on May 14, 2021, the EPA published a Federal Register notice announcing the deletion of 11,934 acres of the 27,827 acre Fort Ord Superfund site (see map on following page), from the National Priorities List (NPL), also known as the “Superfund list.” This partial deletion and (1) only includes a part of the cleanup at a portion of the site where cleanup is finished; and (2) only covers cleanup work for military munitions and soil pollution.

In consultation with DTSC and RWQCB, EPA determined these portions met the criteria for site deletion, and that all appropriate response actions have been implemented (see map at right). EPA policy allows for these cleaned up soil areas to be deleted separately from contaminated water and soil gas below the ground. The Army will continue to clean up the groundwater and soil gas on the 11,934 acres included in this deletion, as well as the remaining 15,893 acres of the site, as these areas are still in the Superfund program and on the NPL. Selected remedies for several sites include land use controls designed to minimize the risks of exposure to prior or current contamination, such as land use restrictions and groundwater well prohibition zones. All land use controls will continue to be implemented and monitored even after the partial deletion. Five-Year Reviews are required when contaminants remain above levels that allow for unrestricted use and unlimited exposure, even if a site has been deleted from the NPL.



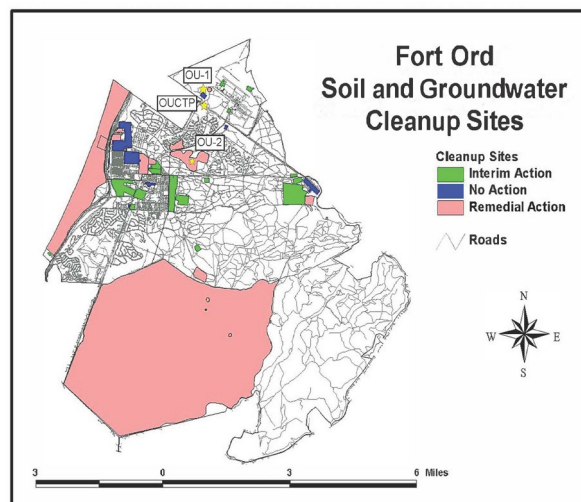
The Army is currently investigating potential releases of per- and polyfluoroalkyl substances, commonly known as PFAS. These substances may be present in soil and/or groundwater at Army facilities from PFAS-containing aqueous film forming foam used in fire suppression and training activities or from other sources. These chemicals may enter the environment through landfills and wastewater due to their presence in consumer products or as runoff to soil and water from other uses. The Army is conducting a Preliminary Assessment (PA) as required by Superfund law. A PA is an initial review and analysis of available information (historical records, sampling data, etc.) to determine whether a release may have

occurred and the potential sources and type of release(s). If the PA results indicate further investigation is needed, the Army will conduct additional soil and groundwater sampling.

Soil and Groundwater Cleanup Sites

These sites have been grouped into three separate remedial categories, as described below; RODs were developed for each group. These categories are illustrated on the figure below. The three categories are described as follows:

1. **Interim Action Sites** (in green) are those that had contaminated soil with a limited volume and extent and, as a result, the soils were excavated as an interim action.
2. **No Action Sites** (in blue) are those that require no further action, either because no release of contaminants was identified at the site or because the site activities are excluded under Superfund (e.g. underground storage tank remediation).
3. **Remedial Investigation Sites** (in rose) are those with more complex problems that require significant soil and/or groundwater remediation, development of a risk assessment, and an assessment of the applicable, or relevant and appropriate requirements (ARARs) for cleanup.



In addition, three operable unit (OU) sites, which address geographic areas or specific site problems, have undergone considerable investigation and remedial actions. These sites are: OU1, the Fritzsche Army Airfield Fire Drill Area; OU2, the Fort Ord Landfills; and the Operable Unit Carbon Tetrachloride Plume (OUCTP). These OUs are described by their own individual RODs.

Military Munitions Response Program (MMRP) Sites

Numerous munitions response sites (MRSs) have been identified through archive searches, interviews, and visual inspections.

Types of MEC found include artillery projectiles, rockets, hand grenades, practice land mines, pyrotechnics, bombs, demolition materials, and other items. Investigations and removal actions have been conducted in many sites since 1993. Several MRSs have undergone sufficient evaluations and have been released for unrestricted use (see page 6 "Track 1 sites"). Munitions responses are in progress in two sites: the Impact Area Munitions Response Area (MRA) and BLM Area B. The Impact Area MRA is fenced and danger/warning signs are posted.

Response actions designed to minimize the explosive safety risk to the public under designated future uses are ongoing. Based on the investigation and characterization conducted, RODs have been generated for groups of MRSs to specifically address the hazards. See section under **Military Munitions Response** for more information.

Protectiveness Statement from the Previous (4th) Five-Year Review

The remedies for the majority of the sites evaluated in the 4th Five-Year Review (2017) were deemed protective or were expected to be protective upon completion. For those sites with remedies that were expected to be protective in the future, interim protectiveness was assured by either prohibiting or restricting land use, prohibiting groundwater use, or restricting access. For Site 39, the overall remedy was deemed protective of human health and the environment, and the long-term protectiveness at sites HA-18D and HA-23D for potential future residential development was pending further evaluation.

Implemented Remedies

Soil and Groundwater Cleanup Sites

No Action Sites

Twelve sites were investigated and recommended for no further action under the No Action ROD. These sites had no land use restrictions and were evaluated in the 2nd Five-Year Review (2007). Based on recommendations in the 3rd Five-Year Review (2012), review of the No Action Sites was discontinued.

Interim Action Sites

Soil cleanup has been completed at all the interim action (IA) sites through excavation, treatment, recycling, disposal of contaminated soil, and backfill of clean soil as identified in the Interim Action ROD. All 21 IA sites received regulatory agency concurrence for no further action (NFA) between 2002 and 2012. No new IA sites were identified in the 4th (2017) Five-Year Review.

The 3rd Five-Year Review recommended reevaluating 14 of the IA sites for lead because of changes to the exposure assumptions and toxicity data from a revised health guidance value (HGV) and changes to the model used to calculate lead risk. An evaluation of protectiveness was conducted from 2013 to 2017 and found that the lead concentrations were under the screening level for all sites, thereby maintaining the sites' protectiveness status. Based on the recommendation from the 4th Five-Year Review, the IA sites will not be included in the 5th Five Year Review.

Remedial Investigation Sites

The Basewide Remedial Investigation Sites ROD identified nine sites. In the 1st Five-Year Review (2002), the agencies concurred that no further action is required for the following four sites; these sites were released for unrestricted use:

- Sites 16 and 17
- Site 25
- Stormwater outfalls

Five active sites and three OUs will be reviewed in detail, and the effectiveness of their remedies will be evaluated during this 5th Five-Year Review. A brief summary of each site follows. For sites with groundwater contamination, the groundwater plumes are illustrated on the above figure.

Sites 2/12 – Soil remediation is complete. The Sites 2/12 groundwater plume is being treated by a groundwater treatment plant (GWTP) constructed in 1999. The treatment system has been expanded and modified since original construction, including the addition of wells, treatment and discharge steps. Additional investigations in 2012 and 2013 determined Tetrachloroethylene (PCE) in site soil gas was contributing to the groundwater contamination, but soil gas did not make a complete exposure pathway into the existing commercial buildings. A 2014 pilot study showed soil vapor extraction would speed cleanup time and reduce remediation costs. Therefore, a permanent soil vapor extraction and treatment system (SVETS) was installed and has been operating since September 2015 as a supplemental remedy to the existing GWTP. The SVETS was turned off in early 2019 for a rebound study to test whether the system was still assisting with the groundwater cleanup. The results of this study showed that soil gas concentrations did not increase to levels above the soil gas cleanup level and concentrations in groundwater continued to decline while the SVETS was not operating.

Site 31 - The selected remedy at Site 31 (former dump site and reported 500-ton incinerator) involved the removal of lead-impacted soil and debris, its placement in the Fort Ord landfill, and a deed restriction. After the initial remediation at Site 31, a section of the site on the north slope of a steep ravine was found to be

contaminated with lead. After cleanup of this area was completed, a land use covenant for the north face of the ravine and the area under the power transmission lines was established. The land use covenant prohibits excavation, uncovering or disturbance of the soil, or use of the area as residential development.

Site 33 - At Site 33, the golf course maintenance facility, pesticides, herbicides, and metals were detected in soil at concentrations that did not pose a human health risk based on the non-residential reuse planned for this site. In addition, results of the ecological risk evaluation indicated that the low level site contamination was not likely to produce adverse effects in plant or animal populations. The remedy for Site 33, therefore, is a deed restriction on the property that prohibits residential use. The property owner is undertaking additional remediation that could support the removal of the residential use restriction.

The following sites and OUs have individual RODs for each.

Site 39 - The Inland Ranges were reportedly used beginning in the early 1900s for ordnance training exercises. Over the years, various types of ordnance have been used or found in the Inland Ranges, including hand grenades, mortars, rockets, practice mines, artillery projectiles, and small arms ammunition. Explosive compounds, organic compounds, and metals (principally lead) have been detected in shallow soils at several former firing ranges at levels requiring remediation. Contaminated soils from six former small arms ranges were excavated and placed at the OU2 Landfills under the Basewide Remedial Investigation Sites ROD. Under the 2009 Site 39 ROD Amendment, contaminated soils from 20 former firing ranges in habitat areas were excavated and also placed at the OU2 Landfills. The 4th Five-Year Review identified a need to further evaluate the protectiveness of HA-18D and HA-23D. In the coming months, the Army will conduct a risk assessment to identify an appropriate residential soil clean-up value for lead based on adjusted toxicity criteria from the California DTSC and the EPA. Site investigation will continue within Site 39 habitat areas following MEC removal activities. If soil contamination is detected at levels that require remediation, the contaminated soil will be excavated and placed at the OU2 Landfills.

Site 3 - This site, the Beach Ranges, includes the 17 small arms firing ranges west of Highway 1 where the Army completed soil remediation under a ROD specific to Site 3. Land use restrictions prohibit residential use. Post-remediation ecological monitoring program was completed in 2016. Site 3 is also known as MRS-22 under the military munitions response program (Track 1).

OU1 - Studies conducted at OU1, the Fritzsche Army Airfield Fire Drill Area, Fort Ord's first site investigation, concluded that soil and groundwater cleanups were required. About 4,000 cubic yards of contaminated soil were excavated and treated, and the area was backfilled with clean soil. In addition to the soil cleanup, the site's first groundwater treatment facility was constructed in 1988 to remediate trichloroethene (TCE) and other related groundwater contaminants. In 2006, additional groundwater contamination was detected outside the area of the original treatment system and resulted in significant expansion of the OU1 groundwater treatment system. In addition, quarterly groundwater monitoring in 2005 and investigation in 2006 indicated the additional contamination extended beyond the northwest property boundary of the former Fort Ord. In August 2008, operation of an off-site groundwater treatment system began and continued until February 2009 when monitoring data indicated the remediation goals for the off-site area had been attained. In 2014, the original GWTP and the off-site groundwater treatment system were demolished. The Northwest Treatment System was operated until late 2014 and the 4th Five Year Review determined the Remedial Action Objectives have been achieved. Since then, completion of the Closure Plan, including demolition of the treatment plant and acceptance of a closure report have been completed, thus OU1 will not be included in the 5th Five Year Review.

OU2 - The Fort Ord Landfill consists of the landfill itself and the associated contaminated groundwater. The landfill contamination has been addressed in two steps. First, a small, approximately 25-acre area of

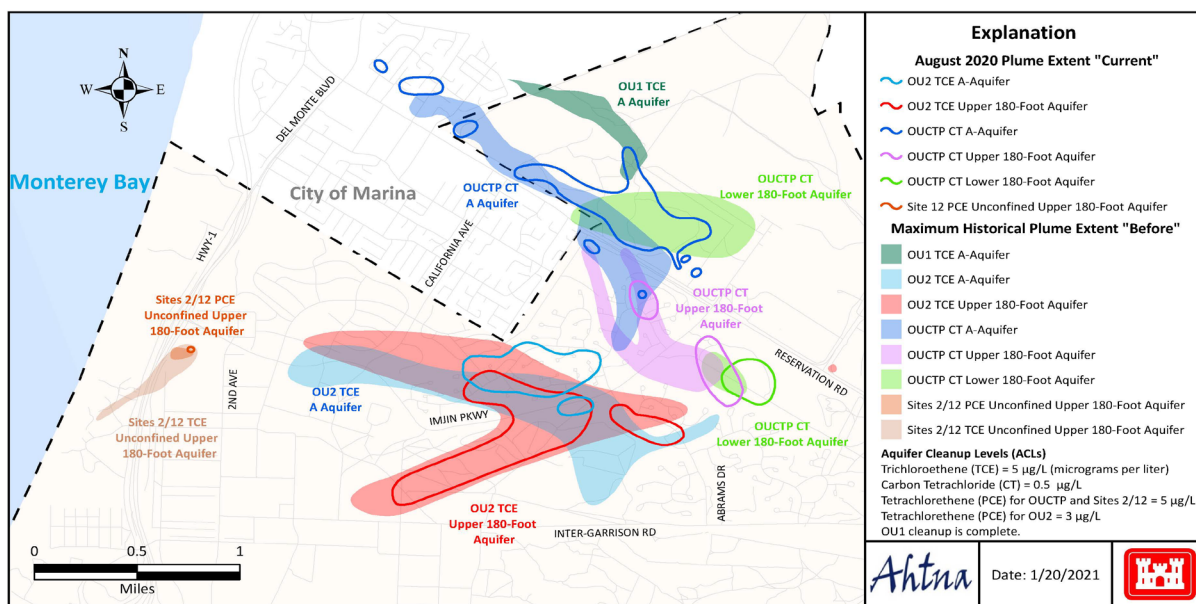
the landfill (called Area A) was excavated and placed to another part of the landfill to consolidate the debris. This soil consolidation action allowed for clean closure of Area A which is now available for unrestricted use.

Second, an engineered geomembrane cover (or cap) topped with native soil was constructed on all the remaining areas of the landfill (Areas B, C, D, E, and F). A five-to-six-acre portion of the capped Area E is being used for the placement of soils excavated from Site 39 as part of the vertical expansion described in the Site 39 ROD Amendment. Following placement of the Site 39 soils, an engineered geomembrane cover topped with native soil (or cap) was constructed over the added material as part of the Phase I vertical expansion. As mentioned above, any future soil excavation at Site 39 will be placed at the landfills as part of the Phase II vertical expansion of Area E. A thermal treatment unit is also operating at the landfill to collect and destroy landfill gas. A groundwater treatment facility was constructed in 1995 to remediate contaminated groundwater, primarily TCE, associated with the landfill in the A-Aquifer and Upper 180-Foot Aquifer. During this review period, the OU2 treatment facility was relocated to the landfill to help shorten the time to clean up the plume.

OUCTP - The OUCTP is located in the north-central portion of former Fort Ord. Carbon tetrachloride was discharged to the ground after it was used to clean radio parts during the 1950s. Data collected for the site investigation indicated that carbon tetrachloride had migrated through the soil to groundwater. A soil vapor extraction system successfully removed soil vapor contamination.

Groundwater contamination has migrated downgradient and affects three aquifers. The ROD for OUCTP, signed in November 2007, identified enhanced in-situ biodegradation (EISB) as the remedy for the A-Aquifer; groundwater extraction and treatment using the existing OU2 treatment system for the Upper 180-Foot Aquifer; and “no action with monitored natural attenuation” for the Lower 180-Foot Aquifer. The remedies have been implemented.

Since the 2017 Five-Year Review, an additional EISB system was installed and completed its treatment as part of the A-Aquifer remedy. Optimization and long-term monitoring will continue until the remediation of the plume.



Map above shows groundwater contamination at Fort Ord.

Military Munitions Response Program Sites

The MMRP at the former Fort Ord categorizes areas with similar MEC-related characteristics to expedite cleanup, reuse, and/or transfer of former Fort Ord property. According to this process, an area under investigation is assigned to one of four tracks, Tracks 0 through 3.

Track 0 Areas

Track 0 areas contain no evidence of MEC and have never been suspected as having been used for military munitions-related activities of any kind. The Track 0 ROD was signed in 2002 and requires no action regarding munitions response for the Track 0 areas. The 129 areas listed in the Track 0 ROD consist largely of land that has been developed for military support or residential use throughout the former Fort Ord's history. The Track 0 ROD also contains a "Plug-In" process that is used for documenting no action determinations for other areas that meet the Track 0 criteria. Track 0 is not required to be included in five-year reviews.

Track 1 Sites

Track 1 sites are areas where military munitions were suspected to have been used, but no further action is required because investigation has shown the suspected training did not occur; the training did not involve explosive items; or training at these sites involved only the use of practice and/or pyrotechnic items which are not designed to cause injury. The Track 1 ROD was signed in 2005 and included 21 MRSs. The Track 1 ROD also contains a "Plug-In" process that is used for documenting no further action determinations for other areas meeting the Track 1 criteria.

At the conclusion of the 4th Five-Year Review, several areas had been approved as Track 1 plug-in sites. In 2019, BLM Area C was approved as a Track 1 plug-in site. The "no further action" remedy allows unrestricted use, therefore, Track 1 is not required to be evaluated in five-year reviews.

Track 2 Sites

Track 2 sites are areas where MEC items were present and where MEC removal actions have been conducted. Four RODs have been signed for Track 2 sites, including the Parker Flats MRA ROD and the Del Rey Oaks MRA ROD, which implemented land use controls to include MEC safety education programs for site users, construction support, and restrictions on residential use for specified areas. A Track 2 ROD was signed in 2015 recommending no further action at MRS-34, the Fritzsche Army Airfield. The 4th Five-Year Review stated MRS-34 will not be reviewed again in future Five-Year Reviews.

An additional Track 2 ROD was signed in 2017 for BLM Area B and MRS-16 located within Fort Ord National Monument, with portions in transferred BLM properties. The selected remedy for MRS-16 and BLM Area B sub-areas B-1, B-2, B-3A, B-4, B-5, and B-6 include the following land use controls; MEC safety education programs for site users and encouraging site users to stay on designated roads and trails, construction support, and prohibition against uses that are inconsistent with habitat reserve (such as residential use). The selected remedy for BLM Area B sub-areas B-2A and B-3 includes: (1) vegetation clearance via prescribed burning and/or cutting, (2) technology-aided surface removal of MEC items, (3) subsurface MEC removal in selected areas, and (4) land use controls. The selected remedial action in BLM Area B sub-areas B-2A and B-3 is largely complete except for one area (Unit A). The prescribed burn planned for Unit A in 2018 was not conducted, and completion of the remaining remedial actions within Unit A are pending a prescribed burn during a future burn season. The Army has been implementing the land use controls since 2017.

Track 3 sites include areas where MEC items are known or suspected to be present. The Track 3 Impact Area MRA ROD was signed in 2008 and documents the remedial action for the Impact Area MRA. The selected remedy includes: (1) vegetation clearance via prescribed burning, (2) technology-aided surface removal of MEC items, (3) subsurface MEC removal in selected areas, and (4) land use controls. Remediation is ongoing and is expected to take multiple years.

In addition to the RODs for the four tracks, an Interim Action ROD was signed in 2002 and addressed sites that contain surface MEC items with sensitive fuses, in close proximity to residential neighborhoods and schools, and with a history of trespassing incidents. Three sites were included in the Interim Action ROD for military munitions – Ranges 43-48, Range 30A, and MRS-16. The selected remedy for these three sites included vegetation clearance via prescribed burn and both surface and subsurface MEC removal. Remedial actions have been completed for Ranges 43-48 and MRS-16. Subsequently, final remedies have been selected. The southern portion of Rages 43-48 and Range 30A were included in the Track 3 Impact Area MRA ROD. The northern portion of Ranges 43-48 was included in the ESCA Interim Action Ranges MRA ROD. The MRS-16 was included in the Track 2 BLM Area B and MRS-16 ROD. The 4th Five-Year Review stated the Interim Action MR Sites will not be reviewed again in future Five-Year Reviews.

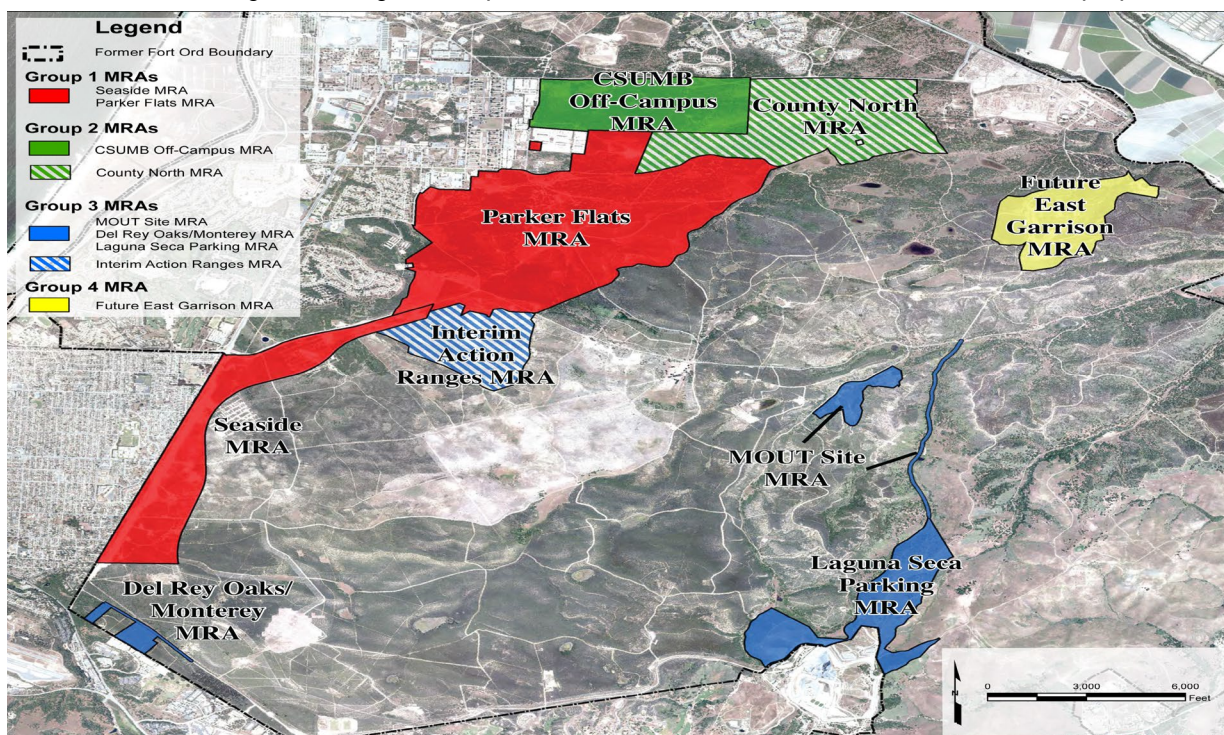


Environmental Services Cooperative Agreement (ESCA) Sites

In connection with the early transfer of a portion of the former Fort Ord, in 2007 the Fort Ord Reuse Authority (FORA) assumed some of the Army's cleanup obligations under an ESCA grant. Pursuant to the ESCA, FORA agreed to conduct the evaluation of MEC hazards on approximately 3,300 acres of the former Fort Ord and conduct remedial actions deemed necessary to protect human health and the environment under future uses.

FORA completed its ESCA remediation program in five groups defined as Group 1, Group 2, Group 3, Group 4, and the Interim Action Ranges MRA (see ESCA sites figure below). The Group 1 MRAs are comprised of the Seaside MRA and Parker Flats MRA Phase II. Group 2 includes the CSUMB Off-Campus MRA. The Group 3 MRAs comprises the Del Rey Oaks/Monterey MRA, the Laguna Seca Parking MRA, and the Military Operations in Urban Terrain (MOUT) Site MRA. Group 4 includes the Future East Garrison MRA. The Interim Action Ranges MRA was evaluated as a separate site. The selected remedies for the Group 1, Group 2, Group 3, Group 4, and Interim Action Ranges MRAs consist of land use controls that include munitions recognition and safety training for people engaged in ground-disturbing or intrusive activities, construction support, restriction on residential use in specified areas, and access management and restriction against inconsistent uses (applicable to some habitat reserve areas). The County North MRA was documented as a Track 1 plug-in site (no further action).

Initial implementation of selected remedies (land use controls) was completed by FORA, and in April 2020 the EPA provided a site-wide remedial action completion letter for the ESCA project. The underlying properties have been transferred from FORA to the designated recipients. In June 2020 FORA ceased to exist, and the City of Seaside became the ESCA successor. As the successor, the City of Seaside coordinates and manages the long-term implementation of the land use controls on the ESCA properties.



Map above shows the ESCA sites.

How the Community Can Contribute to the Five-Year Review

During the Five-Year Review, the team conducts interviews with various parties, including community members, to collect information about successes and/or problems with implementation of the remedies. The participants in the interviews may include:

- State and local regulatory agencies;
- Local jurisdictions;
- Local homeowner associations;
- Local residents, businesses, and other concerned parties; interested citizen groups and community action groups.

The Army also encourages members of the community to contact us about site conditions or concerns that you may have through the Army contacts listed below. Interview findings and community input will be incorporated into the Five-Year Review.

What Happens Next?

The Army has initiated its 5th Five-Year Review to evaluate sites at which contaminants remain above levels that allow for unrestricted use and unlimited exposure. Following agency concurrence, the 5th Five-Year Review Report will be made available to the public via the website and Administrative Record. This is expected by September 30, 2022. Other documents related to cleanup activities at the Fort Ord Superfund Site (including all RODs and previous Five-Year Review Reports) are also available to the public. A 6th Five-Year Review will be conducted in 2027.

For More Information

Website: www.fortordcleanup.com

Fort Ord Administrative Record:

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Para obtener una copia en Español, contacte: 831-393-1284



The Review Team

The Army is the lead agency and is responsible for conducting the Five-Year Review at this site. The EPA will review and comment on the report in cooperation with the DTSC and RWQCB. The key review team members include:

U.S. Department of the Army Base Realignment and Closure (BRAC) Former Fort Ord

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Special Note: For questions related to the long-term implementation of land use controls in Environmental Services Cooperative Agreement sites, please contact:

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