



March 2, 2021

Sent via EMAIL: Leona.Winner@dtsc.ca.gov

Leona Winner
California Department of Toxic Substances Control
Sacramento Regional Office
8800 Cal Center Drive
Sacramento CA 95826

**RE Request for Agency Oversight Application
Salinas Airport Core Area
30 Mortensen Avenue, Salinas CA**

Dear Ms. Winner:

The City of Salinas is planning to redevelop a 14-acre, vacant, undeveloped tract of land located within the Salinas Municipal Airport. This tract of land, herein referred to as the Core Area, was part of the US Department of Defense (DoD) Salinas Army Airfield during and immediately after World War II (1940 through 1949). The City intends to lease the Core Area for development and use as a commercial warehouse. Due to the potential for localized contamination associated with the historical use of the Core Area, the City of Salinas is requesting agency oversight for subsequent soil and ground water assessment activities. The City of Salinas has executed the enclosed *Request for Agency Oversight Application* provided in **Attachment A**.

A concise summary of the historical use of the Site, previous environmental investigations and the proposed redevelopment is provided herein.

Site Background

Prior to World War II, the subject property was used for agricultural purposes, primarily row crops. In 1938, the City of Salinas purchased approximately 433-acres of farmland for construction of a new municipal airport. Construction of the airport runways began prior to the start of World War II. In September 1940, the City of Salinas leased the airport property to the United States for use as an Army Air Corps Training site. The lease restricted the use of the airport to the Army Air Corps and select commercial airlines. Between 1940 and 1945, the DoD acquired 1,040.24 acres, including the original 433-acres, which were used as the Salinas Army Airfield.

The US Army took over the airfield in January 1941. Between January and April 1941, runways, hangers, barracks, administrative buildings, ancillary buildings, boiler house, utility services and roads were constructed at the airport. Several of the aforementioned buildings and structures were constructed within the Core Area. Between 1941 and 1949, the airfield was operated by the US Army and supported various training, logistical and combat missions. The mission of the airfield was to house an observation squadron to support Fort Ord. Salinas Army Airfield was declared excess by the War Assets Administration in October 1945. In February 1949, the US Government conveyed the majority of the Salinas Army Airfield, including the Core Area, to the City of Salinas by Quitclaim deed.

During the time the Core Area was part of the Salinas Army Airfield, it was occupied by two Motor Repair Shops and a Dry Cleaner. The Core Area was also occupied by various petroleum underground storage tanks and fuel dispensers. Additionally, a pipeline reportedly traversed the Core Area. The majority of the buildings and structures within the Core Area utilized by the US Army were demolished or removed by the mid-1950s. According to information from the US Army Corps of Engineers (USCE), “most of the military buildings in the area currently bounded by Airport Boulevard, Mortensen Avenue, Mercer Way and Skyway Boulevard were dismantled when the military relinquished control of the airport.” By 1982, all of the significant structures had been demolished or removed from the Core Area. The Core Area has remained vacant and undeveloped since that time.

Previous Environmental Investigations

The following is a concise summary of the previous environmental investigations conducted in association with the Core Area.

Preliminary Site Assessment, February 2009

In February 2009, North Wind, Inc. prepared a *Preliminary Site Assessment* for the Salinas Army Airfield on behalf of the US Army Corps of Engineers (USCE), Sacramento District. The Preliminary Site Assessment was prepared pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERLA) and the US Army’s Environmental Quality Formerly Used Defense Sites (FUDS) Program Policy. The purpose of the assessment was to review relevant historical documentation for the airfield and determine whether additional action is required by the USCE to ensure protection of human health and the environment relative to the past use of the property by the DoD.

The *Preliminary Site Assessment* included a review of historical documentation regarding the DoD’s use of the Salinas Army Airfield. The assessment did not include the collection of soil or ground water samples from the airport or the Core Area. According to the report, the following buildings are located within the Core Area: Building T-5: Post Gas Station, Building T-17: Motor Repair Shop, Building T-31: Tailoring and Cleaning and Building T-80 Motor Repair Shop. The report concluded that DoD activities associated with these buildings “may have resulted in areas of potential concern.”

The assessment also concluded that no DoD underground storage tanks (UST) were beneficially used after DoD operations ceased. Two 12,000-gallon underground storage tanks (UST) were reportedly located at building T-5. However, excavation activities conducted in 1995 confirmed that the tanks were no longer present on-site.

The *Preliminary Site Assessment* concluded the following with respect to the former DoD buildings or operations that occurred within the Core Area.

- T-5: Post Gas Station – Electrical transformers were located at building T-5 the potentially contain polychlorinated biphenyls (PCB). No evidence of underground storage tanks (UST) were
- T-17: Motor Repair Shop – Motor repair shops typically used solvents, fuel, and oil. Soil sampling for volatile organic compounds (VOC), semi-volatile organic compounds (SVOC), and total petroleum hydrocarbons (TPH) was recommended.

- T-31: Tailoring and Cleaning – Building T-31 is a possible location of previous dry-cleaning activities. Ground water sampling for carbon tetrachloride and trichloroethylene was recommended.
- Wood Tanks – Wood tanks were reportedly located at buildings T-17 and T-31. Further investigation was recommended to assess the disposition of the wood tanks located at the two buildings.

Final Site Inspection Report, March 2013

In March 2013, North Wind completed a *Final Site Inspection Report* for the Salinas Army Airfield. The purpose of the Site Inspection was to evaluate several areas of interest (AOIs) identified in the February 2009 *Preliminary Site Assessment*. The included the investigation of two AOIs located within the Core Area. The AOIs the Motor Repair Shops (T-17 and T-80) and a Dry Cleaner (T-31).

North Wind collected soil and soil gas samples from the two Motor Repair Shops that were formerly located within the Core Area. The samples were analyzed for the presence of VOCs and TPH. None of the detected analytes exceeded the Regional Screening Levels.

Soil, soil gas and ground water sampling were performed by North Wind in conjunction with Building T-31, the former dry cleaners. Ground water was encountered in the vicinity of the building at a depth of 68 feet below land surface. Chlorinated VOCs were not detected in the soil or ground water samples collected from T-31. Detectable concentrations of VOCs were detected in the soil gas samples. However, the detected concentration did not exceed screening levels.

According to the report, results of the site inspection activities indicated that a release of VOCs that TPH occurred in association with AOI 2, which included T-17 within the Core Area. However, the detected analyte concentrations were below screening levels and the potential for impact to soil, ground water, surface water or air was considered low. As such, North Wind concluded that No Department of Defense Action Indicated (NDAI) for AOI 2.

No evidence of a release was identified in association to AOI 4, which included building T-31. Impacts to soil, ground water, surface water and air was considered to be low. As such, North Wind concluded that NDAI for AOI 4.

Phase I Environmental Site Assessment, April 2018

In April 2018, Kimley-Horn prepared a Phase I Environmental Site Assessment (ESA) for the Core Area on behalf of the City of Salinas. The Phase I ESA included a review of the two aforementioned reports prepared by North Wind for the Salinas Army Airfield. The Phase I ESA identified the historical use of the DoD as a historical recognized environmental condition (HREC). An HREC is defined as a recognized environmental condition that has been addressed to the satisfaction to applicable regulatory authority or meeting unrestricted use criteria. The common and legal applications of herbicides and pesticides as part of the airport's site maintenance activities was considered a business environmental risk (BER).

Limited Phase II Environmental Site Assessment, September 2019

At the request of the City of Salinas, Kimley-Horn completed a limited Phase II ESA for the Core Area. The Limited Phase II ESA include advancing twelve soil borings in the vicinity of buildings T-17, T-31, and T-80 to evaluate the localized soil quality. The soil borings were advanced to a maximum depth of 20 feet bls. The soils were field screened with a photoionization detector. One soil sample was retained from each soil boring which was analyzed for the VOCs, SVOCs and metals.

Elevated concentrations of VOCs and SVOCs were not detected in any of the soil samples collected from the Core Area. However, detectable concentrations of arsenic, chromium and cobalt were detected in one or more of the soil samples collected from the Site. The detected concentrations of the identified metals are within the range of the state-wide background concentrations for the metals. Copies of the aforementioned environmental reports may be downloaded using the following link: <https://kimley-horn.securevdr.com/d-sa025390c5a854863b7a6b5c521dbe2be>. This link will expire within 180 days of the date of this letter.

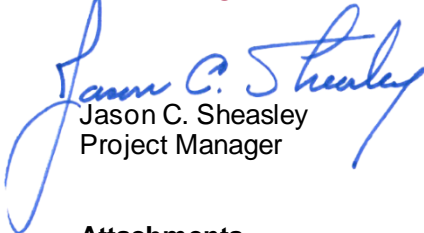
Proposed Redevelopment

The City of Salinas is negotiating with a developer to enter into a long-term lease for the redevelopment of the Core Area as a commercial/industrial warehouse. Redevelopment of the Site will include disturbance of the surficial and subsurface soils. The conceptual plans and a schedule for the development have not been finalized. Nevertheless, it is anticipated that construction of the warehouse will commence within the next two years.

On behalf of the City of Salinas, Kimley-Horn and Associates, Inc. appreciates the Department's cooperation regarding Core Area. We look forward to working with you on this important project for the City. If you have any questions or comments regarding the information present herein, please do not hesitate to contact me at (904) 828-3900 or at jason.sheasley@kimley-horn.com.

Respectfully,

KIMLEY-HORN



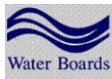
Jason C. Sheasley
Project Manager

Attachments

A Request for Agency Oversight Application

Cc: Andy Myrick – City of Salinas
Brett Godown – City of Salinas
Tenaya Tuteur – DTSC
Dominique Forrester – DTSC
Bob Hamilton – Kimley-Horn
Jennifer Steen – Kimley-Horn

ATTACHMENT A



The purpose of this application is to provide the Department of Toxic Substances Control (DTSC) and the Regional Water Quality Control Board (Water Board) sufficient information to determine which agency will be the appropriate lead agency to provide oversight for the assessment and/or remediation of this site. The detailed site information requested in this application will also help the designated lead agency expedite the development of a cost recovery agreement, so that the applicant can begin work in a timely and efficient manner.

For a California Land Reuse and Revitalization Act (CLRRRA) Agreement or a Prospective Purchaser Agreement, please complete the appropriate Supplemental Attachment since additional information is required for these programs.

Name of Site (this name will be used for all DTSC/Water Board public databases and internal/external communication and tracking): Salinas Airport Core Area

Site Address: 30 Mortensen Avenue, Salinas, CA 93905

<p style="text-align: center;"><u>SECTION 1</u> <u>APPLICANT/PRIMARY CONTACT INFORMATION</u></p>
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The Applicant (i.e., individual, business entity, or organization) requesting oversight must possess all necessary rights and access to the site so that it can carry out any and all activities that the oversight agency may require in making its regulatory decisions.

Applicant Name: City of Salinas

Applicant Point of Contact Name: Andrew Myrick, CEcD, EDFP

Email Address: andym@ci.salinas.ca.us

Phone: (831)758-7362

Address, City, County, and Zip Code: City of Salinas, 200 Lincoln Avenue, Salinas CA 93901

Applicant's relationship to Site: Current Owner ☒ Operator ☐

Local Agency ☒ Prospective Purchaser ☐ Developer ☐

Other (please describe):

Current Owner (if different from Applicant): NA

Owner Point of Contact Name: NA

Email Address: NA

Phone: (NA) -

Address, City, County, and Zip Code: NA



Consulting Firm Name: Kimley-Horn and Associates, Inc.

Consultant Point of Contact Name: Jason C. Sheasley

Email Address: jason.sheasley@kimley-horn.com

Phone: (904)828-3900

Address, City, County, and Zip Code: 1100 West Town & Country Road, Suite 700,
Orange, CA 92868

Primary Point of Contact for this Site: Applicant Contact ☐ or Consultant Contact ☒ or
Owner Contact ☒ or Attorney Contact

Billable Party Information:

Billing Point of Contact Name: Andrew Myrick

Email Address: andym@ci.salinas.ca.us

Phone: (831)758-7362

Address, City, County, and Zip Code: 200 Lincoln Avenue, Salinas, CA 93901

Tax ID Number (applicable only to business entities and organizations; please do not
provide individual social security numbers):

<p style="text-align: center;">SECTION 2 SITE INFORMATION</p>

If applicable, the applicant may reference information from an attached Phase 1
Environmental Assessment or other site investigation reports available for the Site.

1. Is this Site listed on Envirostor? Yes ☐ No ☒ and/or GeoTracker? Yes ☐ No ☒
2. APN(s): 003-862-001-000 Acres: 13.25 Zoning: Public Space
3. Provide a Site Location Map and a Site Diagram showing significant features
4. Provide street boundaries, describe the current use of the Site, and include
description of features:
The Core Area is a vacant, undeveloped tract of land that is part of the Salinas
Municipal Airport. It bound by Skyway Boulevard to the east, Mortensen Avenue
to the South, Mercer Way to the west and Airport Boulevard to the North.
5. Describe the surrounding land use (including zoning, approximate distance to
residential housing, schools, churches, etc.):
The subject property is located within the Salinas Municipal Airport. It is
immediately surrounded by airport property that is occupied by hangers,
runways/taxiways, and government buildings. A golf course and several



residential neighborhoods are located north of the airport. The residential neighborhood located northwest of the airport is classified as an SB-535 Disadvantage and Low-Income Community. Commercial/industrial properties are situated west of the airport. Agricultural lands about the airport property to the east and south.

6. Current Business Operations

Name: Vacant/Unused Land within the Salinas Municipal Airport

Type: Airport

Years of Operation: 93

7. If known, list all previous businesses operating on this Site:

1. Army Air Corps Training Center

Years of Operation: 1940-1946

2. Salinas Municipal Airport

Years of Operation: 1946 - Present

3. Years of Operation:

4. Years of Operation:

5. Years of Operation:

8. What hazardous substances, pollutants, or contaminants have been or are being used/stored at the Site?

During World War II, the Core Area was part of the Salinas Army Airfield and was occupied by two motor repair shops, dry cleaner, fueling stations, barracks and offices. Electrical transformers were also reportedly located within the Core Area during this time. Limited information is available regarding the use of hazardous substances within the Core Area during World War II. Between the late 1940s and late 1970s the Core Area was used for various airport-related operations. Little to no information is really available regarding the use of hazardous substances during this time period. The Core Area has remained vacant and relatively undeveloped since the mid-1970s. However, in recent years, the City has maintained a small shed on-site that is used by the airport for storage.

9. What environmental media is/was/may be contaminated (check all that apply)?

Soil ☒ Soil Vapor ☐ Indoor Air ☐ Groundwater ☐ Surface Water

☐ Sediment ☐ Unknown ☐

10. Has sampling been conducted? Yes ☒ No ☐

If yes, please complete the following:

<u>Contaminant</u>	<u>Media (soil, water, soil vapor, or air)</u>	<u>Max. Concentration Detected</u>	<u>Screening Level (include source, e.g. residential RSL or ESL)</u>	<u>Date of Investigation</u>
Arsenic	Soil	4 mg/kg	4.2 mg/kg	Sep 2019
Chromium	Soil	74.5 mg/kg	3,500 mg/kg	Sep 2019



State of California – California Environmental Protection Agency
Request for Agency Oversight Application



Check or list relevant available investigation reports, if applicable:

<input checked="" type="checkbox"/>	<u>Report Name</u>	<u>Author/Consultant</u>	<u>Media Investigated</u>	<u>Date</u>
<input type="checkbox"/>	Preliminary Endangerment Assessment			
<input checked="" type="checkbox"/>	Phase 1 Environmental Assessment		NA	Apr 2018
<input checked="" type="checkbox"/>	Phase 2 Environmental Assessment		Soil	Sep 2019
<input type="checkbox"/>	Human Health Risk Assessment			
<input checked="" type="checkbox"/>	Preliminary Assessment		NA	Feb 2009
<input checked="" type="checkbox"/>	Site Inspection Report		Soil & Ground Water	Mar 2013
<input type="checkbox"/>				

11. Is there currently a potential for exposure of the tenants, community or workers to hazardous substances, pollutants, or contaminants at the Site?
Yes ☐ No ☒ If yes, then explain.

12. Provide a brief summary of removal or remedial activities that have been undertaken or completed at the Site, if any. During World War II, underground storage tanks were reportedly located within the Core Area. Investigations undertaken by the Army Corps of Engineers in the 2000s indicates that the former storage tanks have been removed. Tank removal is suspected to have occurred in the late 1940s or 1950s. No information is available regarding the tank removal activities.

List relevant available cleanup reports, if applicable:

<u>Cleanup Report Name</u>	<u>Author/Consultant</u>	<u>Media Addressed</u>	<u>Date</u>
NA		NA	NA

13. Provide a description of known or possible water quality impacts at the Site. Also, provide information about the type(s) of water supply for the Site and, if known, any information on municipal, domestic, agricultural, or industrial water supply wells that are either on the Site or within a 1-mile radius of the project area.
- Potable water is provided to the Core Area and the Salinas Airport by the Salinas District of California Water (Cal Water). According to documentation from the California Department of Water Resources, there are no municipal supply wells within a 1-mile radius of the Core Area. One irrigation well (WCR0133952) is located less than 1-mile northwest of the Core Area. Less than five domestic wells



are reportedly located in each of the five PLSS Sections immediately adjacent to the Core Area.

14. Are any federal, state, or local regulatory agencies currently involved with the Site, or have any been previously? Yes ☒ No ☐ If yes, provide details below.

<u>Agency</u>	<u>Involvement</u>	<u>Contact Name</u>	<u>Phone Number</u>
Army Corps of Engineers	DoD FUDS Evaluation	Gerald Vincent	(916)557-7452
			() -
			() -

15. Is a change of regulatory agency being requested for this Site? Yes ☐ No ☒
If yes, please explain the need for the change: .

16. Do you have a preference in which regulatory agency providing oversight?
Yes ☒ No ☐ If yes, please name the preferred agency and state a reason.
Department of Toxic Substances Control. The City of Salinas has previously discussed the proposed redevelopment of the Site with the DTSC.

17. What is the proposed future use of the Site? Industrial Warehouse/Commercial

18. If the Site is not cleaned-up to unrestricted standards, will the owner accept land use restrictions? Yes

19. What oversight service is being requested of the Lead Agency (check all that apply)?

- ☒ Initial Investigation/Preliminary Endangerment Assessment
☒ Supplemental Investigation
☐ Remedial Investigation/Feasibility Study
☐ Removal Action/Remedial Action
☐ Case Closure
☐ Document Review
☐ Other:

20. If applicable, provide a general description of the nature of the proposed redevelopment, including a general timeline for construction:

<p style="text-align: center;">SECTION 3 COMMUNITY PROFILE INFORMATION</p>
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1. Is the Site located in a disadvantaged or low-income community on the SB 535 [Disadvantaged and Low-Income Community Map](#)? If yes, please attach or include the statistics for the Site.
No. However, a SB 535 Disadvantaged and Low-Income Community is located northwest of the airport and the Core Area.



2. Has there been any public interest in the Site, such as contact from community members or activists, community meetings, concerns raised at local government meetings, etc.?
No
3. Has there been any media coverage of the Site or of the surrounding neighborhood?
There has been limited media coverage regarding the proposed use and future tenants of the Core Area. None of the medial coverage was related to historical environmental concerns. The media coverage in question occurred more than three years ago.
4. Are there any public concerns/issues anticipated regarding current or historical Site activities or future redevelopment plans?
No
5. Are there any general environmental or redevelopment-related concerns/issues in the community regarding neighboring sites (Superfund sites, high-profile environmental projects, redevelopment projects opposed by the community, etc.)?
No
6. Has there been any interest in the Site or the surrounding area from elected officials?
Elected officials and have expressed interest in the redevelopment of the Site and the potential for job creation and revenue generation for the Airport.
7. Describe the visibility of activities at the Site to people living and working in the area:
The Core Area is located within an industrial area adjacent to the Salinas Airport. Visibility of the area will be limited to those individuals traveling by or through the airport. The Core Areas is not readily visible from the residential neighborhood located northwest of the airport.



**SECTION 4
CERTIFICATION**

The signatory below is an authorized representative of the Applicant and certifies to the best of his/her knowledge and belief that the information contained in this application, including any attachments, is true and complete and accurately describes the Applicant, the Site, and related conditions. The Applicant agrees to promptly inform the agency of any changes that occur in the information contained in this application.

The Applicant agrees to reimburse the lead agency (the Department of Toxic Substances Control or the Regional Water Quality Control Board) for the lead agency's costs in preparing and negotiating the appropriate cost recovery agreement, regardless of whether the agreement is subsequently executed by the Applicant and the lead agency, and, in the event the cost recovery agreement is executed by the parties, for oversight of the activities identified in the Scope of Work of the selected agreement.

3/2/2021

Andrew Myrick, Senior Economic Dev. Manager

Applicant Representative

Date

Printed Name and Title

Please email or mail completed and signed application to the respective [DTSC Brownfield Coordinator](#) or the [Regional Water Quality Control Board Brownfield Program Contacts](#) for the property. If you have any questions about this application, or need guidance please reach out to any of the contacts.



**Please complete this form ONLY if you are an eligible entity applying for a
California Land Reuse and Revitalization Act (CLRRA) Agreement**

Definitions of terms used in the CLRRA Application can be found in Article 2
“Definitions,” and Article 6, “Streamlined Site Investigation and Response Plan
Agreements,” Chapter 6.82, Division 20 of the Health and Safety Code (commencing
with section 25395.60).

1. Are you applying as a/an:
☐ Bona Fide Purchaser (BFP)
☐ Contiguous Property Owner (CPO)
☐ Innocent Landowner (ILO)
☐ Prospective Purchaser (PP)
☐ Bona Fide Ground Tenant (BFGT)
2. Is the Site located in a city with a population of greater than 100,000?
Yes ☐ No ☐
3. Is the Site solely impacted by petroleum from an underground storage tank and
eligible for reimbursement from the Underground Storage Tank Cleanup Fund?
Yes ☐ No ☐

If you answered YES to either question 2 or 3, contact a DTSC or Water Board
Brownfield Coordinator to discuss Site-specific details.

4. Current zoning and planned use of the Site:
5. Do you own the Site? Yes ☐ No ☐ (If yes, answer questions 6 and 7)
6. Did the owner conduct due diligence/All Appropriate Inquiries (AAI) prior to
acquiring Site? Yes ☐ No ☐
If applicable, date AAI was conducted: _____
7. Did the owner take reasonable steps with regard to contamination at the Site
including, as appropriate: stopping continuing releases; preventing threatened
releases; and preventing or limiting human, environmental, or natural resource
exposure to earlier hazardous substance releases? Yes ☐ No ☐
8. Date the Site was/will be purchased and title was/will be transferred
9. For Bona Fide Ground Tenant: what is the duration of the lease?



State of California – California Environmental Protection Agency
Request for Agency Oversight of a Brownfield Site
Supplemental Attachment: California Land Reuse and Revitalization
Act (CLRRA) Application



Applicant's Disclosure Statement:

In submitting this application, I verify that, to the best of my knowledge, I can meet the requirements for a Bona Fide Purchaser, Contiguous Property Owner, Innocent Landowner, Prospective Purchaser, or Bona Fide Ground Tenant set forth in Division 20, Chapter 6.82 (commencing with section 25395.60) of the Health and Safety Code and, upon request by the oversight agency, will submit documentation that I meet each of the following conditions in accordance with Health and Safety Code section 25395.80:

On or before the date of property acquisition, I made "All Appropriate Inquiries" into the previous ownership and uses of the Site; and

I am not potentially liable or affiliated with any other person who is potentially liable through any direct or indirect familial relationship or through any contractual, corporate, or financial relationship, unless that relationship was created by the instrument by which title or possession to the Site was conveyed or financed or was a contract for the sale of goods or services, or through the result of a reorganization of a business entity that was potentially liable for the release or threatened release of hazardous materials at the Site.

The Applicant agrees to reimburse the lead agency (the Department of Toxic Substances Control or the Regional Water Quality Control Board) for the lead agency's costs in preparing and negotiating the CLRRA Agreement, regardless of whether the Agreement is subsequently executed by the Applicant and the lead agency, and, in the event a CLRRA Agreement is executed by the parties, for oversight of the activities identified in the Agreement.

The signatory below is an authorized representative of the Applicant and certifies to the best of his/her knowledge and belief that the information contained in this application, including any attachments, is true and complete and accurately describes the Applicant, the Property, and related conditions. The Applicant agrees to promptly inform the lead agency of any changes that occur in the information contained in this application.

Signature of Applicant:

Date:

Name and Title:

Address:



**Please complete this form ONLY if you are an eligible entity applying for a
Prospective Purchaser Agreement with DTSC**

1. Is the current owner aware of your plans to seek a Prospective Purchaser Agreement with DTSC?
Yes ☐ No ☐
 - a) If “yes,” when do you expect to take title to the Site?
 - b) If “no,” what is your proposed interest in the Site and what vehicle will be used to consummate the transaction?
2. Please describe, if known, the timing of the proposed property transaction in sufficient detail to give DTSC a sense of your needs and timetable.
3. Attach a copy of the Site map, legal boundary description, and Title Report.
4. Describe the “substantial benefit” to the State of California that will result if your proposal is implemented. For example, describe the changes expected in the local and state tax base or other benefits to the community and surrounding neighborhood which could occur as a result of the Site redevelopment.
5. Describe the financing to be used to complete remediation prior to the development of the Site.
6. Briefly describe, in general terms, the removal or remedial activities to be performed in the future.
7. Attach a list of names and addresses of potentially responsible parties, and describe all efforts to identify the potentially responsible parties.

Note: If remediation is occurring during and after construction, such as for groundwater treatment or soil vapor extraction, a separate Operation and Maintenance Agreement must be executed to ensure that remedial activities occur until remedial goals are met.



Applicant's Disclosure Statement:

In submitting this application, I verify under penalty of perjury that, to the best of my knowledge, the Applicant is not a responsible party or affiliated with a responsible party for this Site.

The Applicant agrees to reimburse the lead agency for its costs in preparing and negotiating the Prospective Purchaser Agreement, regardless of whether the Agreement is subsequently executed by the Applicant and the lead agency, and, in the event a Prospective Purchaser Agreement is executed by the parties, for oversight of the activities identified in the Agreement.

The signatory below is an authorized representative of the Applicant and certifies to the best of his/her knowledge and belief that the information contained in this application, including any attachments, is true and complete and accurately describes the Applicant, the Property, and related conditions. The Applicant agrees to promptly inform DTSC of any changes that occur in the information contained in this application.

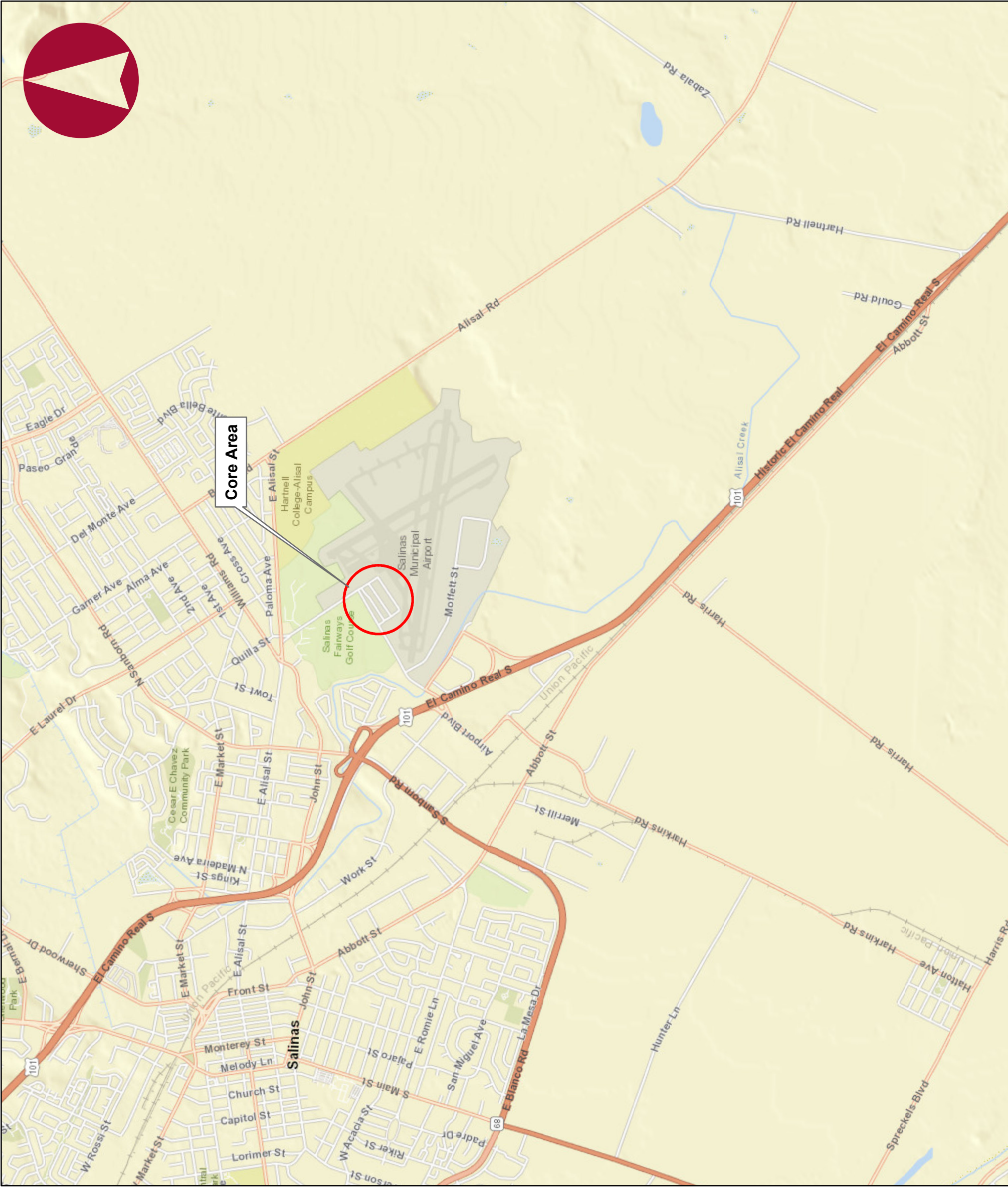
Signature of Applicant:

Date:

Name and Title:

SITE LOCATION

Core Area - Salinas Airport
Salinas, Monterey County, CA



SITE AERIAL PHOTOGRAPH

Core Area - Salinas Airport
Salinas, Monterey County, CA

