



## **CITY OF SALINAS CITY COUNCIL STAFF REPORT**

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**DATE:** MARCH 25, 2025

**DEPARTMENT:** PUBLIC WORKS, AIRPORT DIVISION

**FROM:** DAVID JACOBS, PE, LS, DIRECTOR

**BY:** MATT NELSON, C.M., ATP

**TITLE:** TRANSFER OF FUNDS FOR PROFESSIONAL SERVICES  
AGREEMENT RELATED TO THE SALINAS BUSINESS PARK,  
LLC, DTSC VOLUNTARY CLEANUP AGREEMENT

### **RECOMMENDED MOTION:**

A motion to approve a Resolution approving the transfer of \$87,000 from the Airport Enterprise Fund Balance (6100) to CIP No. 9050-Core Area Development.

### **EXECUTIVE SUMMARY:**

The Salinas Municipal Airport entered into a lease agreement with Salinas Business Park, LLC, pursuant to which Salinas Business Park, LLC plans to develop a light industrial business park on 13-acres of Airport property. As a requirement of the lease, the Salinas Municipal Airport agreed to enter into a voluntary cleanup agreement through the California Department of Toxic Substances Control (DTSC) which includes soil testing, boring, vapor sampling and endangered species mitigation. The City is responsible for the cost of this voluntary cleanup, which amounts to \$87,000.

### **BACKGROUND:**

The City of Salinas owns the Salinas Municipal Airport, including the approximately 13.25 acres of land located in the area surrounded by Airport Boulevard, Skyway Boulevard, Mortenson Avenue, and Mercer Way ("Site"; "Core Area"). Aside from some unmaintained paved roads and small structures, the Site has been vacant for many years, with the last serious development proposal being reviewed by the City in 2008.

Historically, the Core Area / Site was used for agricultural purposes prior to at least 1937. 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.

Between 1940 and 1945, the Department of Defense (DoD) acquired 1,040 acres, including the original 433-acres, which were used as the Salinas Army Airfield. The US Army took over the airfield in January 1941 and began to construct runways, hangars, barracks, administrative buildings, ancillary buildings, boiler house, utility services and roads at the airport. Some 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 when the Core Area/Site was part of the Salinas Army Airfield, surrounding adjacent upgradient areas were occupied by two motor repair shops (Buildings T-17 and T-80) and a "tailoring and cleaning" operation, assumed to be a dry cleaner (Building T-31). Additionally, a petroleum pipeline reportedly traversed the Core Area/Site and various petroleum underground storage tanks and fuel dispensers. Specifically, within the Core Area/Site, the following USTs and drums were documented:

- Tank C: 55-gallon steel drum containing gasoline
- Tank E: 1,550-gallon steel UST with unknown contents
- Tank D2: 12,000-gallon gasoline UST
- Tank 49: 500-gallon wooden drum containing oil

Because of the Airport's history of uses within the Core Area/Site, soil testing is necessary in order for the proposed project to be developed. Those tasks are outlined in the attached SSI Work Plan, which outlines the procedures for conducting additional soil and soil vapor sampling within the Core Area.

### *Project Description*

The purpose of the investigation contemplated under the Work Plan is to evaluate the presence of contaminants of potential concern (COPC) associated with the historical uses of the Core Area.

The primary objectives of the investigation activities presented in this Work Plan are to:

- Conduct additional soil and soil vapor sampling within the 13.25-acre Site, in order to evaluate the potential of residual historical sources of potential contamination in the area;
- Confirm the extent of COPCs based on multiple studies previously completed for the Site;

- Further characterize, vertically and horizontally, the nature and extent of the identified contamination, if any; and
- Support the development of a remedial strategy for the Site that is protective of human health and the environment and in alignment with future planned development.

The Work Plan cost summary is broken down below:

Subconsultant	Task	Fee
1. County of Monterey	Permit	\$1,600.00
2. GPRS	Geophysical Survey	\$3,200.00
3. Trinity Drilling, Inc.	Drilling	\$12,000.00
4. H& P Mobile Geochemistry	Soil Vapor Sampling and Laboratory Analysis	\$9,000.00
4. Eurofins Calscience	Soil Laboratory Analysis	\$27,400.00
5. Belshire Environmental Services, Inc.	Waste Profiling and Soil Disposal	\$1,000.00
Kimley-Horn	Field Effort	\$13,500.00
Kimley-Horn	Reporting PEA and DTSC Coordination	\$16,500.00
	5% Contingency	\$2,800.00
		\$87,000.00

The Public Works and Airports Department determined that the Work Plan could be completed with a Task Order with Kimley-Horn and Associates' on-call agreement. Task Order - TO-05 was executed in the amount of \$87,000. Funds are needed in CIP 9050-Core Area Development to complete the Task Order.

#### CEQA/NEPA CONSIDERATION:

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The City of Salinas has determined that the proposed action is not a project and, therefore, exempt as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). The City of Salinas has also determined that this action is not subject to review under the National Environmental Policy Act (NEPA).

GOVERNMENT CODE SECTION 84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

The project complements the City Council's Goals of Effective, Sustainable Government, and Economic Diversity and Prosperity.

DEPARTMENTAL COORDINATION:

The process of administering these particular projects involves Public Works, Finance, and Legal Departments. The Finance Department will administer the proper disbursement of funds, and the Legal Department will review pertinent documents/contracts to ensure compliance with applicable laws and regulations.

AIRPORT COMMISSION

The item was considered by the Airport Commission on June 27, 2024, and the Airport Commission recommended the City Council approve the requested action.

FISCAL AND SUSTAINABILITY IMPACT:

CIP	Funding Source	Appropriation	Appropriation Name	Total Appropriation	Amount for recommendation	FY 24-25 Operating Budget Page	Last Budget Action (Date, Resolution)
9050	6100	63.5900	Outside Services Other Professional	\$40.13	\$87,000	n/a	2/20/18, 21343

There will be no impact on the City's General Fund. The amount of \$87,000 will be allocated from Airport Enterprise Fund Balance (6100) and appropriated to CIP No. 9050 Core Area Development.

The City of Salinas is obligated to move forward with the Workplan based on the Voluntary Cleanup Agreement between the City of Salinas and DTSC.

ATTACHMENTS:

Resolution  
Proposed Boring Program  
Approved Workplan

