

County of Monterey

Monterey Peninsula Airport District - Board Meeting Room
200 Fred Kane Drive, Suite 200
Monterey, California 93940



Meeting Agenda - Final

Monday, December 15, 2025

3:00 PM

**Monterey Peninsula Airport District, Board Meeting Room. 200 Fred Kane Drive,
Suite 200, Monterey, CA 93940**

Airport Land Use Commission

IMPORTANCE NOTICE REGARDING PARTICIPATION IN THE AIRPORT LAND USE COMMISSION MEETING

To participate in this County of Monterey Airport Land Use Commission meeting, public participants are invited to observe and address the Commission in-person at the Board Meeting Room.

Instructions for the public to participate are below:

Participate at the Physical Meeting Site: Monterey Peninsula Airport District, Board Meeting Road.
200 Fred Kane Drive, Suite 200, Monterey, CA 93940.

Meeting Instructions:

1. If a member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the Commission staff at JensenF1@countyofmonterey.gov (Fionna Jensen). Comments should be submitted by 2:00 p.m. on the business day prior to the commission meeting date. To assist Commission staff in identifying the agenda item to which the comment relates, the public is requested to include the file number in the subject line. Comments received by the 2:00 p.m. deadline will be distributed to the Commission and will be placed in the record.
2. If speakers or other members of the public have documents they wish to distribute to the Commission for an agenda item, they are encouraged to submit such documents via email to the Commission staff at JensenF1@countyofmonterey.gov (Fionna Jensen). Documents should be submitted by 2:00 p.m. on the business day prior to the commission meeting date. To assist Commission staff in identifying the agenda item to which the document relates, the public is requested to include the file number in the subject line.
3. If applicants or members of the public want to present documents and/or Power Point presentations while speaking, they should submit the document and/or presentation electronically by 2:00 p.m. on the business day prior to the commission meeting date to Commission staff at JensenF1@countyofmonterey.gov (Fionna Jensen). If submitted after that deadline, staff will make best efforts, but cannot guarantee, to make the document and/or presentation available to present during the meeting.
4. While the matter is being heard, a member of the public may submit a comment via email, preferably limited to 250 words or less, to Commission staff JensenF1@countyofmonterey.gov (Fionna Jensen). To assist Commission staff in identifying the agenda item to which the comment relates, the public is requested to include the file number in the subject line. If the comment is received prior to close of public comment on an agenda item, every effort will be made to read the comment into the record, but some comments may not be read out loud due to time limitations or length of the comment (e.g., if the comment exceeds 250 words). Comments received prior to the close of the public comment period on an agenda item will be made part of the record for that item.

5. Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to the Airport Land Use Commission staff at JensenF1@countyofmonterey.gov (Fionna Jensen). The Airport Land Use Commission name and meeting date, and "general comment", should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.

6. Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to the Commission staff at JensenF1@countyofmonterey.gov (Fionna Jensen). Such requests include but are not limited to: Wheelchair Accessible Facilities, Sign Language Interpreters and Printed Materials in large print, Braille, or on disk, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. The request should be made no later than 12:00 p.m. (i.e., noon) two (2) business days prior to the Airport Land Use Commission meeting date in order to provide time for the Commission staff to address the request.

7. The Commission Chair and/or Secretary may set reasonable rules as needed to conduct the meeting in an orderly manner.

3:00 PM CALL TO ORDER**PLEDGE OF ALLEGIANCE****ROLL CALL**

Any Commissioner who will not be able to attend the scheduled public meeting shall notify the Chair, their Proxy, and ALUC staff.

PUBLIC COMMENTS

The Commission will receive public comment on non-agenda items within the purview of the Commission. It is not necessary to complete a speaker request form. The Chair may limit the length of individual presentations to 3 minutes.

COMMISSIONER'S COMMENTS

Commissioners may speak on non-agenda items within the purview of the Commission.

APPROVAL OF MINUTES

1. Approval of the November 17, 2025, meeting minutes.

Attachments: [Cover Page](#)
 [Draft Minutes ALUC 111725](#)

CONSENT**SCHEDULED ITEMS**

Note: Action listed for each item represents staff recommendation. The Commission may, at its discretion, take any action on the items listed on the Agenda.

2. REF250041 - County of Monterey (HE Update)
Public hearing to consider whether the proposed amendments to the County of Monterey's Housing Element (ALUC File No. REF250041) are consistent with the 2019 Airport Land Use Compatibility Plans (ALUCP) for Monterey Regional Airport and Marina Municipal Airport.

Attachments: [Staff Report](#)
 [Attachment A - Draft ALUC Resolution Monterey Regional Airport](#)
 [Attachment B - Draft ALUC Resolution Marina Municipal Airport](#)
 [Attachment C - County of Monterey Analysis Letter](#)
 [Attachment D - OAR Comments](#)
 [Attachment E - MRY Comments](#)

3. Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding local jurisdiction progress on the requirement to amend applicable general and specific plans in response to the adoption of the ALUCPs for Monterey Regional Airport and Marina Municipal Airport. Proposed Action: For information only. No action required.

4. Future Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding funding and staff resources for future updates to the ALUCPs for Salinas Municipal Airport and Mesa Del Rey (King City) Airport. Proposed Action: For information only. No action required.

ANNOUNCEMENTS**ADJOURNMENT**



County of Monterey

Item No.1

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-916

December 15, 2025

Introduced: 12/9/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Approval of the November 17, 2025, meeting minutes.

County of Monterey



Airport Land Use Commission

Agenda Item No. 1
Legistar File Number: 25-916

Item No.1

Monterey Peninsula Airport
District - Board Meeting Room
200 Fred Kane Drive, Suite 200

Monterey, CA 93940

December 15, 2025

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Version: 1

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Approval of the November 17, 2025, meeting minutes.

County of Monterey

Monterey Peninsula Airport District - Board Meeting Room
200 Fred Kane Drive, Suite 200
Monterey, California 93940



Meeting Minutes - Draft

Monday, November 17, 2025

3:00 PM

**Monterey Peninsula Airport District, Board Meeting Room. 200 Fred Kane Drive,
Suite 200, Monterey, CA 93940**

Airport Land Use Commission

3:00 PM CALL TO ORDER

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Scherer presiding, convened at 3:02 p.m. Commission members and members of the public attended/participated physically.

PLEDGE OF ALLEGIANCE**ROLL CALL**

Commissioners (or Proxy) Present:

Commissioners Carbone, Cleveland, Leffel, Scherer, Kerr, Cohan, and Donaldson

Commissioners Not Present and Not Represented by Proxy:

ALUC (Monterey County) Staff Present:

Fionna Jensen, Housing and Community Development (HCD)-Planning

PUBLIC COMMENTS

None

COMMISSIONER'S COMMENTS

Commissioner Leffel informed the Commission that MRY will have a direct flight to Chicago starting soon.

APPROVAL OF MINUTES

- 1. Approval of the October 27, 2025, Airport Land Use Commission meeting minutes.**

The Commission voted 6-0-1 (6 ayes – 0 nays, and 1 abstain) to approve the minutes of the October 27, 2025 regular meeting. Motion to approve made by Commissioner Cleveland and seconded by Commissioner Kerr.

CONSENT

None

SCHEDULED ITEMS

- 2. REF2500540 - CITY OF PACIFIC GROVE**

Public hearing to consider whether the proposed amendments to the City of Pacific Grove's General Plan and Zoning Ordinance (ALUC File No. REF250040) are consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

Proposed Project: Consider proposed amendments to the City of Pacific Grove's General Plan and Zoning Ordinance.

Proposed Action: Find the project consistent with the 2019 Monterey Regional Airport Land Use Compatibility Plan.

Staff presented.

Commissioner Cohan and Kerr had questions about whether the application included referral of all the City's planning documents or just the proposed Amendments. Staff confirmed that the project only considered the Amendments.

Commissioner Kerr made a motion, seconded by Commissioner Leffel, to find the project consistent with the 2019 Monterey Regional Airport Land Use Compatibility Plan (7 ayes, 0 nays). Motion passes.

ANNOUNCEMENTS

None

ADJOURNMENT

Meeting adjourned at 3:25 pm.

Next scheduled regular meeting: December 15, 2025.



County of Monterey

Item No.2

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-917

December 15, 2025

Introduced: 12/10/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

REF250041 - County of Monterey (HE Update)

Public hearing to consider whether the proposed amendments to the County of Monterey's Housing Element (ALUC File No. REF250041) are consistent with the 2019 Airport Land Use Compatibility Plans (ALUCP) for Monterey Regional Airport and Marina Municipal Airport.

RECOMMENDATION:

Staff recommends that the Monterey County Airport Land Use Commission (ALUC) find the proposed amendments to the County of Monterey's Sixth Cycle Housing Element (ALUC File No. REF250041) consistent with the 2019 Airport Land Use Compatibility Plans (ALUCP) for Monterey Regional Airport and the Marina Municipal Airport.

PROPOSED PROJECT:

On November 24, the County of Monterey submitted an application (ALUC File No. REF250041) to ALUC staff requesting a consistency review of the County's draft Housing Element update, which includes additional opportunity sites.

The County of Monterey previously submitted an application (ALUC File No. REF240038) to the ALUC to consider an update to the County's draft 6th Cycle Housing Element (HEU6). This prior Housing Element was being updated to demonstrate the County's ability to accommodate its 6th Cycle Regional Housing Need Allocation (RHNA). On January 13, 2025, the ALUC reviewed the County of Monterey's Sixth Cycle Draft Housing Element Update for consistency with the 2019 ALUCPs for both the Marina Municipal Airport and the Monterey Regional Airport. This prior version of the draft Housing Element included two Housing Opportunity Sites within the Monterey Regional Airport Influence Area and two Housing Opportunity Sites within the Marina Municipal Airport Influence Area. After deliberation, the Commission adopted two consistency determinations, one for each applicable ALUCP area (Monterey and Marina). Although the ALUC found that the County's draft Housing Element was consistent with each applicable ALUCP, the ALUC required targeted modifications to several proposed housing opportunity sites to ensure compliance with the 2019 Airport Land Use Compatibility Plans for both the Marina Municipal and Monterey Regional Airports. Additionally, the ALUC included a condition of approval to amend or establish Airport Approach Zoning (AAZ) regulations for the Airport Influence Area consistent with the 2019 ALUCPs and to rezone all affected parcels to apply an AAZ overlay district. These actions collectively document the Commission's findings of consistency and the required implementation steps tied to the County's Sixth Cycle Housing Element. Pursuant to ALUC Resolution Nos. 25-001 and 25-002, the County of Monterey has informed ALUC staff that a program/policy will be added to the draft Housing Element program requiring the County to amend or establish Airport Approach Zoning

(AAZ) regulations for the Airport Influence Area consistent with the 2019 ALUCPs and to rezone all affected parcels to apply an AAZ overlay district.

Since the ALUC's January 2025 consistency determination for the County's prior draft Housing Element, additional Housing Opportunity sites have been proposed. Accordingly, additional ALUC review and consideration are required for these additional sites. In comparison to the draft Housing Element considered in January, the primary change to the current draft is a revised Sites Inventory, which includes Opportunity Site 52 within the Monterey Regional Airport influence area and Site 53 within the Marina Municipal Airport Influence area (See **Attachment C**). Given that all other Housing Opportunity sites within an AIA (Sites 7, 31, 46, and 47) have already been considered at the January 2025 hearing, only Sites 52 and 53 are subject to the ALUC's consideration. The ALUC shall not reconsider the prior sites. Additionally, no major changes to draft Housing Element programs or policies have been made since January 2025, except for the addition of Program H-2.D, discussed below. The attached draft resolutions (**Attachments A and C**) are specific to the consistency of the additional program and additional Housing Opportunity Sites 52 and 53 with the respective ALUCP.

The County's Draft Housing Element may be viewed in its entirety on the County's public website at the following link:

<https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/advance-planning/ordinances-plans-under-development/general-plan-elements-update-housing-element-6th-cycle-update-2023-2031-ref220020-lrpwp-task-no-21-02>

The draft Housing Element is only a policy document. It is important to note that none of the above-mentioned opportunity sites introduce site-specific development approvals. Consideration of the County's draft Housing Element does not include consideration of its Zoning Ordinance Amendments or Rezones. Accordingly, should the ALUC find the updated draft Housing Element consistent with the 2019 Marina Municipal and 2019 Monterey Regional ALUCPs, future Zoning Ordinance Amendments and Rezones outlined in the draft Housing Element Policies and Programs will require separate ALUC review. Since the draft Housing Element proposes opportunity sites within the Airport Influence Areas of both the Monterey Regional Airport and the Marina Municipal Airport, the following consistency determination analysis is separated by applicable ALUCP.

Proposed (additional) Program

In addition to identifying sites that are anticipated to accommodate housing developments, the County's draft Housing Element proposes programs and related policies to incentivize and maximize residential development within the opportunity sites. In January 2025, the ALUC considered and found consistent various program and policies, including Program H-3A (Rezoning to HDR Zoning), Program H-3.C (Zoning Ordinance Amendments for Opportunity Sites to increase allowable densities), and Program H-4.G (Zoning Ordinance and General Plan Efficiencies to streamline processes). The revised draft Housing Element includes an additional program, **Program H-2.D**. This additional program does affect land use site development standards (such as height, site coverage, setbacks, etc.) or airport-related hazards, but instead aims to further streamline certain development of Housing Opportunity Sites to be "by-right" or ministerial approval. Although the development would be by-right or ministerial, it would still be subject to compliance with applicable ALUCP standards, including avoiding the introduction of hazards to flight.

Monterey Regional Airport Influence Area- Site 52

Opportunity Site 52, located at the intersection of Olmstead Road and Highway 68 and known as “Tarp Flats”, has a General Plan designation of Resource Conservation with Affordable Housing Overlay as designated by the 2010 County of Monterey General Plan and zoning district of Rural Density Residential with Urban Reserve and Viewshed sensitivity overlay (RDR/10-UR-VS). Through the implementation of the proposed draft Housing Element, Opportunity Site 52 will be rezoned to High Density Residential, 20 units per acre (HDR/20).

Marina Municipal Airport Influence Area- Site 53

Opportunity Site 53, located at the intersection of Imjin Road, 6th Ave, and 8th Street within the City of Marina, has a General Plan designation of Commercial Multiple Use and a zoning district of Commercial/Multiple-family residential (C-R (City of Marina)). Through the implementation of the proposed draft Housing Element, Opportunity Site 53 will retain the same zoning district.

CONSISTENCY DETERMINATION ANALYSIS (MONTEREY REGIONAL AIRPORT):

ALUC staff reviewed the County’s proposed amendment (update) to the Housing Element of the County’s General Plan in accordance with the adopted ALUCP for the Monterey Regional Airport, as discussed below:

NOISE COMPATIBILITY

Opportunity Site 52 was reviewed for consistency with Table 4A and Exhibit 4B of the ALUCP (Noise Compatibility Criteria and Long Range Noise Exposure Contours. Per this review, the entirety of the site is located outside of the 65-75 CENL contours and, therefore, is not expected to be exposed to loud airport noise and is considered a compatible use. All future projects will conform to noise standards pursuant to the California Building Code (California Code of Regulations, Title 24). Proposed Program H-2.D does not conflict with the required noise compatibility policies. Based on the above analysis, the proposed draft Housing Element is consistent with the Monterey Regional ALUCP, with regard to noise compatibility criteria, and no further conditions regarding noise are recommended.

AIRSPACE PROTECTION

ALUCP Policy 4.2.3 addresses the objective of airspace protection to avoid the development of land use conditions that would pose hazards to flight, such as airspace obstructions, wildlife hazards, and land use characteristics that pose other potential hazards to flight by creating visual or electronic interference. Site 52 is located entirely inside the 14 Code of Federal Regulations (CFR) Part 77 approach, horizontal, conical, and transitional surfaces for Monterey Regional Airport. The elevation on Opportunity Site 52 ranges from approximately 190 to 350 ft above mean sea level (AMSL). Opportunity Site 52’s existing terrain is located entirely below Title 14 Code of Federal Regulation’s (CFR) Part 77 horizontal surface, which has an elevation of 406 feet AMSL. Currently, there is no existing development on Opportunity Site 52 that penetrates the Part 77 airspace surfaces. Opportunity Site 52 would be rezoned to High-Density Residential. Accordingly, any new development on this site would be subject to the maximum height restrictions of the County’s High Density Residential zoning district (35 feet). The highest possible elevation of a structure on this site would be approximately 385 feet AMSL (350 feet + 35 feet). Therefore, it is not anticipated that

future structures on Opportunity Site 52 will penetrate the Part 77 airspace surfaces, and no further conditions regarding airspace protection are recommended. Future development proposals on Opportunity Site 52 would be reviewed to ensure the development does not introduce any hazards to flight. Proposed Program H-2.D does not conflict with the required airspace protection policies.

SAFETY COMPATIBILITY

Opportunity site 52 is entirely located within Safety Zone 7 (Airport Influence Area) as shown in ALUCP Exhibit 4C (Monterey Regional Airport Safety Zones). Pursuant to Table 4B (Safety Criteria Matrix for Zone 7), the proposed Housing Element amendment would not allow any new prohibited uses (i.e., hazards to flight or outdoor stadiums), and there are no limitations on residential density within Safety Zone 7. Safety Zone 7 is the most permissible safety zone of the ALUCP. This Safety Zone allows for residential development at unrestricted densities, a maximum intensity of 300 persons per acre for non-residential land uses, and all development types, except hazards to flight, outdoor stadiums, and similar very high intensity uses. Proposed Program H-2.D does not conflict with the required safety compatibility policies. Therefore, no further conditions regarding safety compatibility are recommended.

OTHER FLIGHT HAZARDS

No development is proposed as part of this Housing element update. All future projects shall record the standard Airport Disclosure Notice and ensure that all exterior lighting is downlit. Applicability of specific conditions would be better suited during the review of specific project developments. Therefore, no further conditions regarding other flight hazards are recommended.

CONSISTENCY DETERMINATION ANALYSIS (MARINA MUNICIPAL AIRPORT):

ALUC staff reviewed the County's proposed amendment (update) to the Housing Element of the County's General Plan in accordance with the adopted ALUCP for the Marina Municipal Airport, as discussed below:

NOISE COMPATIBILITY

Opportunity Site 53 was reviewed for consistency with Table 4A and Exhibit 4B of the ALUCP (Noise Compatibility Criteria and Long Range Noise Exposure Contours. Per this review, the entirety of the site is located outside of the 65-75 CENL contours and, therefore, is not expected to be exposed to loud airport noise and is considered a compatible use. All future projects will conform to noise standards pursuant to the California Building Code (California Code of Regulations, Title 24). Proposed Program H-2.D does not conflict with the required Noise Compatibility policies. Based on the above analysis, the proposed draft Housing Element is consistent with the Monterey Regional ALUCP, with regard to noise compatibility criteria, and no further conditions regarding noise are recommended.

AIRSPACE PROTECTION

ALUCP Policy 4.2.3 addresses the objective of airspace protection to avoid the development of land use conditions that would pose hazards to flight, such as airspace obstructions, wildlife hazards, and land use characteristics that pose other potential hazards to flight by creating visual or electronic interference. Site 53 is located entirely inside the 14 Code of Federal Regulations (CFR) Part 77 approach, horizontal, conical, and transitional surfaces for Marina

Municipal Airport. The elevation on Opportunity Site 53 ranges from approximately 170 to 220 ft AMSL. Opportunity Site 53's existing terrain is located below Title 14 Code of Federal Regulation's (CFR) Part 77 horizontal surface, which has an elevation of 300 feet above mean sea level (AMSL). Currently, there is no existing development on Opportunity Site 53 that penetrates the Part 77 airspace surfaces. Opportunity Site 53 would retain the existing zoning C-R, which allows residential development of at least 20 residential units per acre. Accordingly, any new development on this site would be subject to the maximum height restrictions of the City of Marina's C-R zoning district (55 feet). The highest possible elevation of a structure on this site would be approximately 275 feet AMSL (220 feet + 55 feet). Therefore, it is not anticipated that future structures on Opportunity Site 53 will penetrate the Part 77 airspace surfaces, and no further conditions regarding airspace protection are recommended. Future development proposals on Opportunity Site 53 would be reviewed to ensure the development does not introduce any hazards to flight. Proposed Program H-2.D does not conflict with the required airspace protection policies.

SAFETY COMPATIBILITY

Opportunity site 53 is entirely located within Safety Zone 7 (Airport Influence Area) as shown in ALUCP Exhibit 4C (Marina Municipal Airport Safety Zones). Pursuant to Table 4B (Safety Criteria Matrix for Zone 7), the proposed Housing Element amendment would not allow any new prohibited uses (i.e., hazards to flight or outdoor stadiums), and there are no limitations on residential density within Safety Zone 7. Safety Zone 7 is the most permissible safety zone of the ALUCP. This Safety Zone allows for residential development at unrestricted densities, a maximum intensity of 300 persons per acre for non-residential land uses, and all development types, except hazards to flight, outdoor stadiums, and similar very high intensity uses. Proposed Program H-2.D does not conflict with the required safety compatibility policies. Therefore, no further conditions regarding safety compatibility are recommended.

OTHER FLIGHT HAZARDS

No development is proposed as part of this Housing Element update. All future projects shall record the standard Airport Disclosure Notice and ensure that all exterior lighting is downlit. Applicability of specific conditions would be better suited during the review of specific project developments. Therefore, no further conditions regarding other flight hazards are recommended.

MONTEREY REGIONAL AIRPORT REVIEW:

On December 1, 2025, ALUC staff forwarded project information to Monterey Airport District (District) staff for review. District staff had no issues with Site 52 (located with MRY AIA) and requested that future development on this site be required to record an avigation easement and obtain airspace analysis from the FAA, if a crane is needed during construction. See **Attachment D**.

MARINA MUNICIPAL AIRPORT REVIEW:

On December 1, 2025, ALUC staff forwarded project information to Marina Airport District (District) staff for review. District staff had no issues with Site 53 (located within OAR AIA) and outlined the requirements of the ALUCP. See **Attachment E**.

CONCLUSION:

Based on review and analysis of the proposed project, staff recommends that the ALUC adopt the following resolutions, finding the proposed draft Housing Element, specifically Opportunity Sites 52 and 53, and Program H-2.D, consistent with the 2019 Airport Land Use Compatibility Plans for Monterey Regional Airport and the Marina Municipal Airport.

Attachments:

Attachment A - Draft ALUC Resolution Monterey Regional Airport

Attachment B - Draft ALUC Resolution Marina Municipal Airport

Attachment C - County of Monterey Consistency Analysis Letter

Attachment D - MRY Comments

Attachment E - OAR comments

CC: ALUC Commissioners; ALUC Counsel; Monterey Peninsula Airport District (C. Morello); City of Marina (Adrian Lawson); Project Planner (Sarah Wikle); Jaime Scott Guthrie; Melanie Beretti; Craig Spencer; ALUC File No. REF250041



County of Monterey

Item No.2

Airport Land Use Commission

December 15, 2025

Legistar File Number: 25-917

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REF250041 - County of Monterey (HE Update)

Public hearing to consider whether the proposed amendments to the County of Monterey's Housing Element (ALUC File No. REF250041) are consistent with the 2019 Airport Land Use Compatibility Plans (ALUCP) for Monterey Regional Airport and Marina Municipal Airport.

RECOMMENDATION:

Staff recommends that the Monterey County Airport Land Use Commission (ALUC) find the proposed amendments to the County of Monterey's Sixth Cycle Housing Element (ALUC File No. REF250041) consistent with the 2019 Airport Land Use Compatibility Plans (ALUCP) for Monterey Regional Airport and the Marina Municipal Airport.

PROPOSED PROJECT:

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(AAZ) regulations for the Airport Influence Area consistent with the 2019 ALUCPs and to rezone all affected parcels to apply an AAZ overlay district.

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<https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/advance-planning/ordinances-plans-under-development/general-plan-elements-update-housing-element-6th-cycle-update-2023-2031-ref220020-lrpwp-task-no-21-02>

The draft Housing Element is only a policy document. It is important to note that none of the above-mentioned opportunity sites introduce site-specific development approvals. Consideration of the County's draft Housing Element does not include consideration of its Zoning Ordinance Amendments or Rezones. Accordingly, should the ALUC find the updated draft Housing Element consistent with the 2019 Marina Municipal and 2019 Monterey Regional ALUCPs, future Zoning Ordinance Amendments and Rezones outlined in the draft Housing Element Policies and Programs will require separate ALUC review. Since the draft Housing Element proposes opportunity sites within the Airport Influence Areas of both the Monterey Regional Airport and the Marina Municipal Airport, the following consistency determination analysis is separated by applicable ALUCP.

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Monterey Regional Airport Influence Area- Site 52

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Marina Municipal Airport Influence Area- Site 53

Opportunity Site 53, located at the intersection of Imjin Road, 6th Ave, and 8th Street within the City of Marina, has a General Plan designation of Commercial Multiple Use and a zoning district of Commercial/Multiple-family residential (C-R (City of Marina)). Through the implementation of the proposed draft Housing Element, Opportunity Site 53 will retain the same zoning district.

CONSISTENCY DETERMINATION ANALYSIS (MONTEREY REGIONAL AIRPORT):

ALUC staff reviewed the County’s proposed amendment (update) to the Housing Element of the County’s General Plan in accordance with the adopted ALUCP for the Monterey Regional Airport, as discussed below:

NOISE COMPATIBILITY

Opportunity Site 52 was reviewed for consistency with Table 4A and Exhibit 4B of the ALUCP (Noise Compatibility Criteria and Long Range Noise Exposure Contours. Per this review, the entirety of the site is located outside of the 65-75 CENL contours and, therefore, is not expected to be exposed to loud airport noise and is considered a compatible use. All future projects will conform to noise standards pursuant to the California Building Code (California Code of Regulations, Title 24). Proposed Program H-2.D does not conflict with the required noise compatibility policies. Based on the above analysis, the proposed draft Housing Element is consistent with the Monterey Regional ALUCP, with regard to noise compatibility criteria, and no further conditions regarding noise are recommended.

AIRSPACE PROTECTION

ALUCP Policy 4.2.3 addresses the objective of airspace protection to avoid the development of land use conditions that would pose hazards to flight, such as airspace obstructions, wildlife hazards, and land use characteristics that pose other potential hazards to flight by creating visual or electronic interference. Site 52 is located entirely inside the 14 Code of Federal Regulations (CFR) Part 77 approach, horizontal, conical, and transitional surfaces for Monterey Regional Airport. The elevation on Opportunity Site 52 ranges from approximately 190 to 350 ft above mean sea level (AMSL). Opportunity Site 52’s existing terrain is located entirely below Title 14 Code of Federal Regulation’s (CFR) Part 77 horizontal surface, which has an elevation of 406 feet AMSL. Currently, there is no existing development on Opportunity Site 52 that penetrates the Part 77 airspace surfaces. Opportunity Site 52 would be rezoned to High-Density Residential. Accordingly, any new development on this site would be subject to the maximum height restrictions of the County’s High Density Residential zoning district (35 feet). The highest possible elevation of a structure on this site would be approximately 385 feet AMSL (350 feet + 35 feet). Therefore, it is not anticipated that

future structures on Opportunity Site 52 will penetrate the Part 77 airspace surfaces, and no further conditions regarding airspace protection are recommended. Future development proposals on Opportunity Site 52 would be reviewed to ensure the development does not introduce any hazards to flight. Proposed Program H-2.D does not conflict with the required airspace protection policies.

SAFETY COMPATIBILITY

Opportunity site 52 is entirely located within Safety Zone 7 (Airport Influence Area) as shown in ALUCP Exhibit 4C (Monterey Regional Airport Safety Zones). Pursuant to Table 4B (Safety Criteria Matrix for Zone 7), the proposed Housing Element amendment would not allow any new prohibited uses (i.e., hazards to flight or outdoor stadiums), and there are no limitations on residential density within Safety Zone 7. Safety Zone 7 is the most permissible safety zone of the ALUCP. This Safety Zone allows for residential development at unrestricted densities, a maximum intensity of 300 persons per acre for non-residential land uses, and all development types, except hazards to flight, outdoor stadiums, and similar very high intensity uses. Proposed Program H-2.D does not conflict with the required safety compatibility policies. Therefore, no further conditions regarding safety compatibility are recommended.

OTHER FLIGHT HAZARDS

No development is proposed as part of this Housing element update. All future projects shall record the standard Airport Disclosure Notice and ensure that all exterior lighting is downlit. Applicability of specific conditions would be better suited during the review of specific project developments. Therefore, no further conditions regarding other flight hazards are recommended.

CONSISTENCY DETERMINATION ANALYSIS (MARINA MUNICIPAL AIRPORT):

ALUC staff reviewed the County's proposed amendment (update) to the Housing Element of the County's General Plan in accordance with the adopted ALUCP for the Marina Municipal Airport, as discussed below:

NOISE COMPATIBILITY

Opportunity Site 53 was reviewed for consistency with Table 4A and Exhibit 4B of the ALUCP (Noise Compatibility Criteria and Long Range Noise Exposure Contours. Per this review, the entirety of the site is located outside of the 65-75 CENL contours and, therefore, is not expected to be exposed to loud airport noise and is considered a compatible use. All future projects will conform to noise standards pursuant to the California Building Code (California Code of Regulations, Title 24). Proposed Program H-2.D does not conflict with the required Noise Compatibility policies. Based on the above analysis, the proposed draft Housing Element is consistent with the Monterey Regional ALUCP, with regard to noise compatibility criteria, and no further conditions regarding noise are recommended.

AIRSPACE PROTECTION

ALUCP Policy 4.2.3 addresses the objective of airspace protection to avoid the development of land use conditions that would pose hazards to flight, such as airspace obstructions, wildlife hazards, and land use characteristics that pose other potential hazards to flight by creating visual or electronic interference. Site 53 is located entirely inside the 14 Code of Federal Regulations (CFR) Part 77 approach, horizontal, conical, and transitional surfaces for Marina

Municipal Airport. The elevation on Opportunity Site 53 ranges from approximately 170 to 220 ft AMSL. Opportunity Site 53's existing terrain is located below Title 14 Code of Federal Regulation's (CFR) Part 77 horizontal surface, which has an elevation of 300 feet above mean sea level (AMSL). Currently, there is no existing development on Opportunity Site 53 that penetrates the Part 77 airspace surfaces. Opportunity Site 53 would retain the existing zoning C-R, which allows residential development of at least 20 residential units per acre. Accordingly, any new development on this site would be subject to the maximum height restrictions of the City of Marina's C-R zoning district (55 feet). The highest possible elevation of a structure on this site would be approximately 275 feet AMSL (220 feet + 55 feet). Therefore, it is not anticipated that future structures on Opportunity Site 53 will penetrate the Part 77 airspace surfaces, and no further conditions regarding airspace protection are recommended. Future development proposals on Opportunity Site 53 would be reviewed to ensure the development does not introduce any hazards to flight. Proposed Program H-2.D does not conflict with the required airspace protection policies.

SAFETY COMPATIBILITY

Opportunity site 53 is entirely located within Safety Zone 7 (Airport Influence Area) as shown in ALUCP Exhibit 4C (Marina Municipal Airport Safety Zones). Pursuant to Table 4B (Safety Criteria Matrix for Zone 7), the proposed Housing Element amendment would not allow any new prohibited uses (i.e., hazards to flight or outdoor stadiums), and there are no limitations on residential density within Safety Zone 7. Safety Zone 7 is the most permissible safety zone of the ALUCP. This Safety Zone allows for residential development at unrestricted densities, a maximum intensity of 300 persons per acre for non-residential land uses, and all development types, except hazards to flight, outdoor stadiums, and similar very high intensity uses. Proposed Program H-2.D does not conflict with the required safety compatibility policies. Therefore, no further conditions regarding safety compatibility are recommended.

OTHER FLIGHT HAZARDS

No development is proposed as part of this Housing Element update. All future projects shall record the standard Airport Disclosure Notice and ensure that all exterior lighting is downlit. Applicability of specific conditions would be better suited during the review of specific project developments. Therefore, no further conditions regarding other flight hazards are recommended.

MONTEREY REGIONAL AIRPORT REVIEW:

On December 1, 2025, ALUC staff forwarded project information to Monterey Airport District (District) staff for review. District staff had no issues with Site 52 (located with MRY AIA) and requested that future development on this site be required to record an avigation easement and obtain airspace analysis from the FAA, if a crane is needed during construction. See **Attachment D**.

MARINA MUNICIPAL AIRPORT REVIEW:

On December 1, 2025, ALUC staff forwarded project information to Marina Airport District (District) staff for review. District staff had no issues with Site 53 (located within OAR AIA) and outlined the requirements of the ALUCP. See **Attachment E**.

CONCLUSION:

Based on review and analysis of the proposed project, staff recommends that the ALUC adopt the following resolutions, finding the proposed draft Housing Element, specifically Opportunity Sites 52 and 53, and Program H-2.D, consistent with the 2019 Airport Land Use Compatibility Plans for Monterey Regional Airport and the Marina Municipal Airport.

Attachments:

Attachment A - Draft ALUC Resolution Monterey Regional Airport

Attachment B - Draft ALUC Resolution Marina Municipal Airport

Attachment C - County of Monterey Consistency Analysis Letter

Attachment D - MRY Comments

Attachment E - OAR comments

CC: ALUC Commissioners; ALUC Counsel; Monterey Peninsula Airport District (C. Morello); City of Marina (Adrian Lawson); Project Planner (Sarah Wikle); Jaime Scott Guthrie; Melanie Beretti; Craig Spencer; ALUC File No. REF250041

Attachment A

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DRAFT RESOLUTION

Before the Monterey County Airport Land Use Commission, State of California

Resolution No. 25-

Finding that the proposed amendments to the County of Monterey's Housing Element update, specifically Opportunity Site 52 and Program H-2.D, are consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport. REF250041, County of Monterey, (multiple Assessor's Parcel Numbers).

WHEREAS, on November 24, 2025, the County of Monterey submitted an application (ALUC File No. REF250041) requesting a consistency determination for its updated Draft 6th Cycle Housing Element; and

WHEREAS, the ALUC is responsible for the review of local land use regulations affecting land uses within the Airport Influence Area for Monterey Regional Airport, as identified in the Monterey Regional Airport Land Use Compatibility Plan (ALUCP), incorporated herein by reference, for consistency with the ALUCP; and

WHEREAS, the County of Monterey previously submitted a Draft Housing Element (ALUC File No. REF240038), which the Commission found consistent with the 2019 ALUCP, subject to various conditions of approval on January 13, 2025 (Resolution Nos. 25-001 and 25-002); and

WHEREAS, after the January 13, 2025, ALUC hearing, the County revised the draft Housing Element to include additional housing opportunity sites requested by the Board of Supervisors and the City of Marina. These additional opportunity sites require ALUC review. An additional draft Housing Element Program (H-2.D) has been proposed and requires ALUC review. This resolution, adopted December 15, 2025, does not supersede the decision or conditions of approval adopted with ALUC Resolution Nos. 25-001 and 25-002; and

WHEREAS, the modified Housing Element includes revisions to the Sites Inventory, which adds Opportunity Site 52 within the Monterey Regional Airport Influence Area, and an additional program that aims to further streamline future development; and

WHEREAS, Proposed Program H-2.D does affect land use site development standards (such as density, height, site coverage, setbacks, etc.) or airport-related hazards, but instead aims to further streamline certain development of Housing Opportunity Sites to be "by-right" or ministerial approval. Although the development would be by-right or ministerial, it would still be subject to compliance with applicable ALUCP standards, including avoiding the introduction of hazards to flight; and

WHEREAS, Opportunity Site 52, located at the intersection of Olmstead Road and Highway 68 and known as “Tarpy Flats”, has a General Plan designation of Resource Conservation with Affordable Housing Overlay as designated by the 2010 County of Monterey General Plan and zoning district of Rural Density Residential with Urban Reserve and Viewshed sensitivity overlay (RDR/10-UR-VS). With implementation of the proposed draft Housing Element, Opportunity Site 52 would be rezoned to High Density Residential, 20 units per acre (HDR/20); and

WHEREAS, pursuant to ALUCP Exhibit 4B, Noise Compatibility Criteria and Long Range Noise Exposure Contours, the entirety of Opportunity Site 52 is located outside of the 65-75 Community Noise Equivalent Levels (CNELs), and therefore, the proposed development is a compatible use; and

WHEREAS, the ALUCP’s airspace protection policies (4.2.3) aim to prevent development of land use conditions that would pose hazards to flight operations, including airspace obstructions, wildlife hazards, and visual or electronic interference; and

WHEREAS, Opportunity Site 52’s existing terrain elevation (190 feet to 350 feet) is entirely below Title 14 Code of Federal Regulations (CFR) Part 77’s horizontal surface elevation (406 feet above mean sea level [AMSL]). The proposed Housing Element amendments will not introduce or encourage development that will penetrate Federal Aviation Regulation Part 77 airspace surfaces because development on Opportunity Site 52 will be restricted to a maximum allowed height of 35 feet established in the County of Monterey’s High Density Residential zoning district, and the existing terrain is well below the Part 77 Horizontal and Approval surfaces; and

WHEREAS, Opportunity Site 52 is located within Safety Zone 7 (Airport Influence Area) as shown in ALUCP Exhibit 4C of the Monterey Regional Airport Safety Zones, which allows for residential development at unrestricted densities, a maximum intensity of 300 persons per acre for non-residential land uses, and all development types, except hazards to flight, outdoor stadiums, and similar very high intensity uses; and

WHEREAS, the proposed amendment is an allowed use within Safety Zones 7, will not introduce a substantial number of vulnerable occupants into an area subject to higher aircraft-related risk, and is therefore a compatible use under ALUCP Table 4B; and

WHEREAS, no development is proposed as part of this Housing element update. All future projects shall record the standard Airport Disclosure Notice and ensure that all exterior lighting is downlit and that the development does not pose a hazard to flight; and

WHEREAS, the ALUC has reviewed the proposed amendment for noise compatibility, airspace protection, safety compatibility, and other flight hazards and determined compatibility with ALUCP; and

WHEREAS, on December 1, 2025, ALUC staff forwarded project information to Monterey Airport District (District) staff for review. District staff had no issues with Site 52 (located with MRY AIA) and requested that future development on this site be required to record an aviation easement and obtain airspace analysis from the FAA, if a crane is needed during construction; and

WHEREAS, on December 15, 2025, the ALUC conducted a duly noticed public meeting to consider the proposed Housing Element Update, specifically the addition of Site 52 and Program H-2.D; and

NOW, THEREFORE, BE IT RESOLVED, the Monterey County Airport Land Use Commission does hereby find that the proposed amendments to the County of Monterey's Housing Element, specifically the addition of Site 52 and Policy H-2.D, are consistent with the 2019 ALUCP for Monterey Regional Airport.

PASSED AND ADOPTED on this 15th day of December 2025, upon motion of Commissioner _____ and seconded by Commissioner _____, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST

Craig Spencer, Secretary to the ALUC

By: _____
Fionna Jensen, Designee of Secretary to the ALUC
December 15, 2025

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Attachment B

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DRAFT RESOLUTION

Before the Monterey County Airport Land Use Commission, State of California

Resolution No. 25-

Finding that the proposed amendments to the County of Monterey's Housing Element update, specifically Opportunity Site 53 and Program H-2.D, are consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Marina Municipal Airport. REF250041, County of Monterey, (multiple Assessor's Parcel Numbers).

WHEREAS, on November 24, 2025, the County of Monterey submitted an application (ALUC File No. REF250041) requesting a consistency determination for its updated Draft 6th Cycle Housing Element; and

WHEREAS, the ALUC is responsible for the review of local land use regulations affecting land uses within the Airport Influence Area for Marina Municipal Airport, as identified in the Marina Municipal Airport Land Use Compatibility Plan (ALUCP), incorporated herein by reference, for consistency with the ALUCP; and

WHEREAS, the County of Monterey previously submitted a Draft Housing Element (ALUC File No. REF240038), which the Commission found consistent with the 2019 ALUCP, subject to various conditions of approval on January 13, 2023; and

WHEREAS, after the January 13, 2025, ALUC hearing, the County revised the draft Housing Element to include additional housing opportunity sites requested by the Board of Supervisors and the City of Marina. These additional opportunity sites require ALUC review. No other revisions are proposed. This resolution, adopted December 15, 2025, does not supersede the decision or conditions of approval adopted with ALUC Resolution Nos. 25-001 and 25-002; and

WHEREAS, the modified Housing Element includes revisions to the Sites Inventory, which adds Opportunity Site 53 within the Marina Municipal Airport Influence Area, and an additional program that aims to further streamline future development; and

WHEREAS, Proposed Program H-2.D does affect land use site development standards (such as density, height, site coverage, setbacks, etc.) or airport-related hazards, but instead aims to further streamline certain development of Housing Opportunity Sites to be "by-right" or ministerial approval. Although the development would be by-right or ministerial, it would still be subject to compliance with applicable ALUCP standards, including avoiding the introduction of hazards to flight; and

WHEREAS, Opportunity Site 53, located at the intersection of Imjin Road, 6th Ave, and 8th Street within the City of Marina, has a General Plan designation of

Commercial Multiple Use and a zoning district of Commercial/Multiple-family residential (C-R (City of Marina)). With implementation of the proposed draft Housing Element, Opportunity Site 53 would retain the existing zoning district.

WHEREAS, pursuant to ALUCP Exhibit 4B, Noise Compatibility Criteria and Long Range Noise Exposure Contours, the entirety of Opportunity Site 53 is located outside of the 65-75 Community Noise Equivalent Levels (CNELs), and therefore, the proposed development is a compatible use; and

WHEREAS, the ALUCP's airspace protection policies (4.2.3) aim to prevent development of land use conditions that would pose hazards to flight operations, including airspace obstructions, wildlife hazards, and visual or electronic interference; and

WHEREAS, Opportunity Site 53's existing terrain elevation (170 feet to 220 feet) is entirely below Title 14 Code of Federal Regulations (CFR) Part 77's horizontal surface elevation (300 feet above mean sea level [AMSL]). The proposed Housing Element amendments will not introduce or encourage development that will penetrate Federal Aviation Regulation Part 77 airspace surfaces because development on Opportunity Site 53 will be restricted to a maximum allowed height of 55 feet established in the City of Marina's Commercial/Multiple-Family Residential Zoning district, and the existing terrain is well below the Part 77 Horizontal and Approval surfaces; and

WHEREAS, Opportunity Site 53 is located within Safety Zone 7 (Airport Influence Area) as shown in ALUCP Exhibit 4C of the Marina Municipal Airport Safety Zones, which allows for residential development at unrestricted densities, a maximum intensity of 300 persons per acre for non-residential land uses, and all development types, except hazards to flight, outdoor stadiums, and similar very high intensity uses.

WHEREAS, the proposed amendment is an allowed use within Safety Zones 7, will not introduce a substantial number of vulnerable occupants into an area subject to higher aircraft-related risk, and is therefore a compatible use under ALUCP Table 4B; and

WHEREAS, no development is proposed as part of this Housing element update. All future projects shall record the standard Airport Disclosure Notice and ensure that all exterior lighting is downlit and that the development does not pose a hazard to flight; and

WHEREAS, the ALUC has reviewed the proposed amendment for noise compatibility, airspace protection, safety compatibility and other flight hazards and determined compatibility with ALUCP; and

WHEREAS, on December 1, 2025, ALUC staff forwarded project information to Marina Airport District (District) staff for review. District staff had no issues with Site 53 (located within OAR AIA) and outlined the requirements of the ALUCP.

WHEREAS, on December 15, 2025, the ALUC conducted a duly noticed public meeting to consider the proposed Housing Element Update, specifically the addition of Site 53; and

NOW, THEREFORE, BE IT RESOLVED, the Monterey County Airport Land Use Commission does hereby find that the proposed amendments to the County of Monterey's Housing Element, specifically the addition of Site 53 and Program H-2.D, are consistent with the 2019 ALUCP for Marina Municipal Airport.

PASSED AND ADOPTED on this 15th day of December 2025, upon motion of Commissioner _____ and seconded by Commissioner _____, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST

Craig Spencer, Secretary to the ALUC

By: _____
Fionna Jensen, Designee of Secretary to the ALUC
December 15, 2025

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Attachment C

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COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

CRAIG W. SPENCER, DIRECTOR



Planning – Building – Housing | 1441 Schilling Place, South 2nd Floor, Salinas, CA 93901-4527
 (831) 755-5025
 CountyofMonterey.gov

MEMORANDUM

Date: 24 November 2025

To: Edgar Sanchez, Assistant Planner, HCD Planning Division

From: Sarah Wikle, Principal Planner, HCD Planning Division

Subject: Request for Consistency Analysis from the Airport Land Use Commission for added sites in the County of Monterey General Plan Housing Element Sixth Cycle (2023-2031) Update Draft

cc: Fionna Jensen, Principal Planner, HCD Planning Division; Melanie Beretti, Chief of Planning, County of Monterey; Craig Spencer, HCD Director, County of Monterey

The County of Monterey is requesting review of additional opportunity sites that were added to the Opportunity Sites Inventory in the County of Monterey’s General Plan Housing Element Sixth Cycle (2023-2031) Update Draft (“HEU6”) for consistency analysis by the Airport Land Use Commission (“ALUC”).

Opportunity Sites Added Since ALUC Review on January 13, 2025.

These opportunity sites were added into the HEU6 by the Board of Supervisors and at the request of the City of Marina after the ALUC reviewed the HEU6 on January 13, 2025. See Table 1 below for additional information.

Table 1. Opportunity Sites Added After ALUC Review

Site No.	Assessor’s Parcel Number(s)	Current Zoning	Planned Rezone	Vacant/ Non-Vacant	Total Capacity ¹
Greater Monterey Peninsula Area Plan					
52	259-011-064-000, 259-011-072-000	RDR/10-UR-VS	HDR/20	Vacant	725
Site No.	Assessor’s Parcel Number(s)	Current Zoning	Planned Rezone	Vacant/ Non-Vacant	Total Capacity ¹
City of Marina Jurisdiction					
53	031-101-018-000	C-R (City of Marina)	HDR/20	Vacant	476

Site 52 is located within the Airport Influence Area of the Monterey Regional Airport and Site 53 is located

within the Airport Influence Area of the Marina Municipal Airport.

Next Steps

Staff is in the process of preparing a Programmatic Environmental Impact Report (PEIR) and various Zoning and General Plan amendments required to implement the HEU6. As noted previously, Staff plan to return to the ALUC with the HEU6 implementation plan at a later date.

FIGURES:

Figure 1: Regional Location – County of Monterey

Figure 2: Project Location – Site 52

Figure 3: Project Location – Site 53

Figure 1. Regional Location

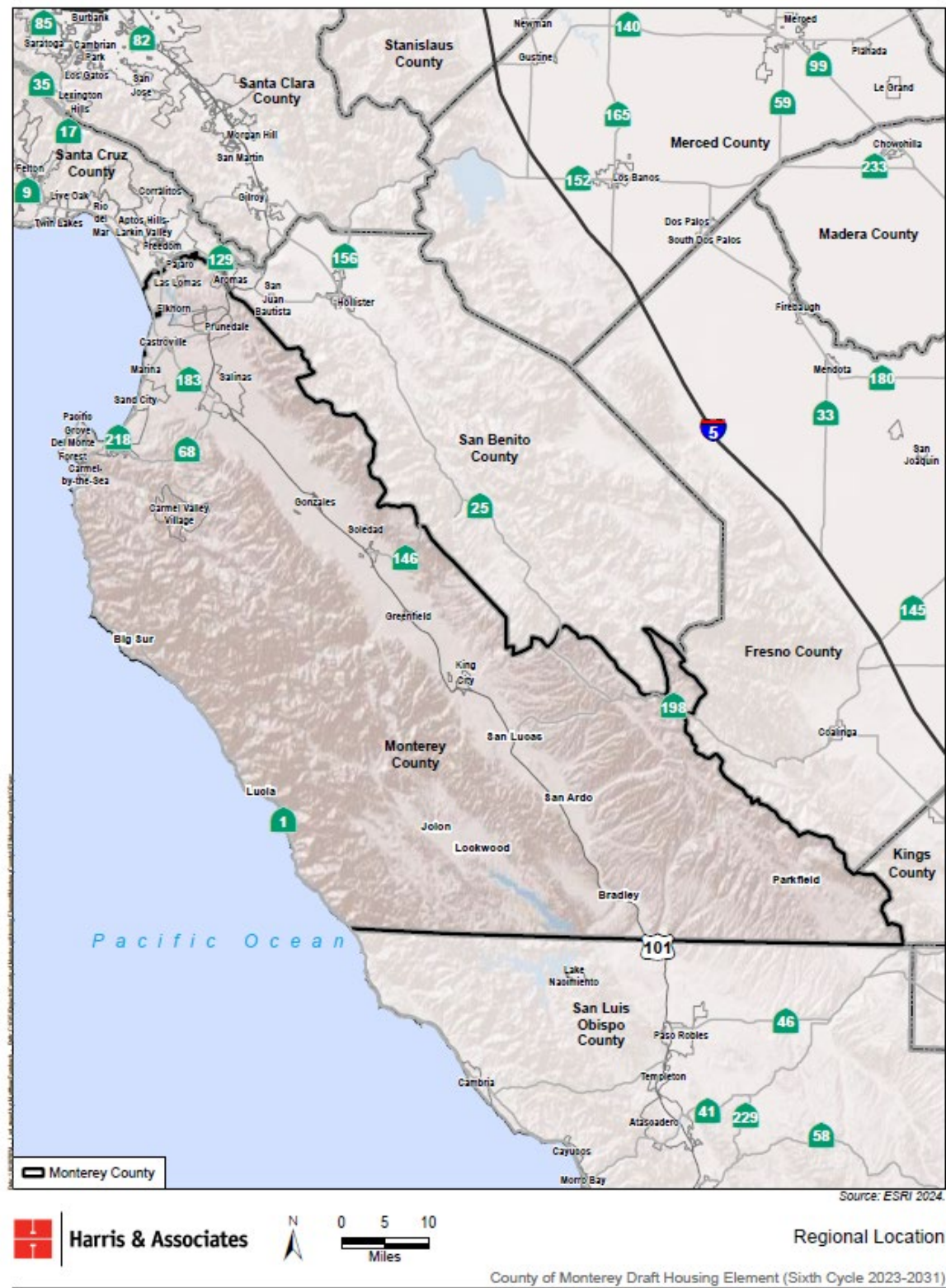
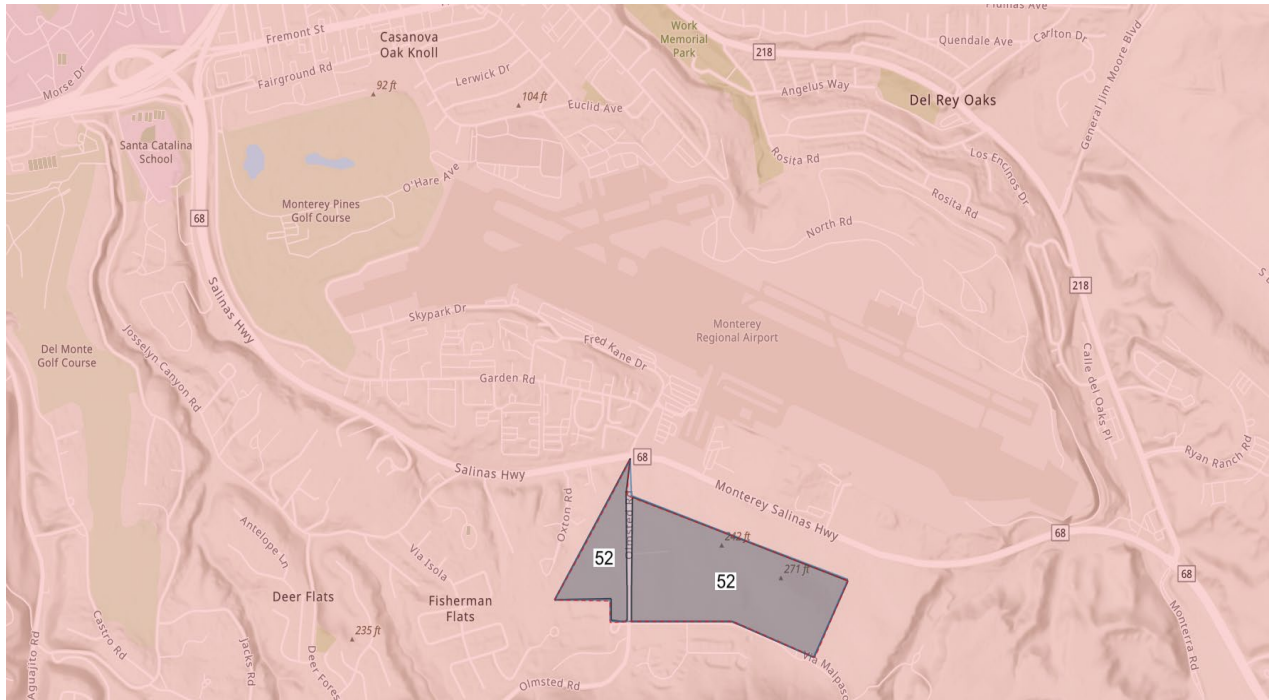
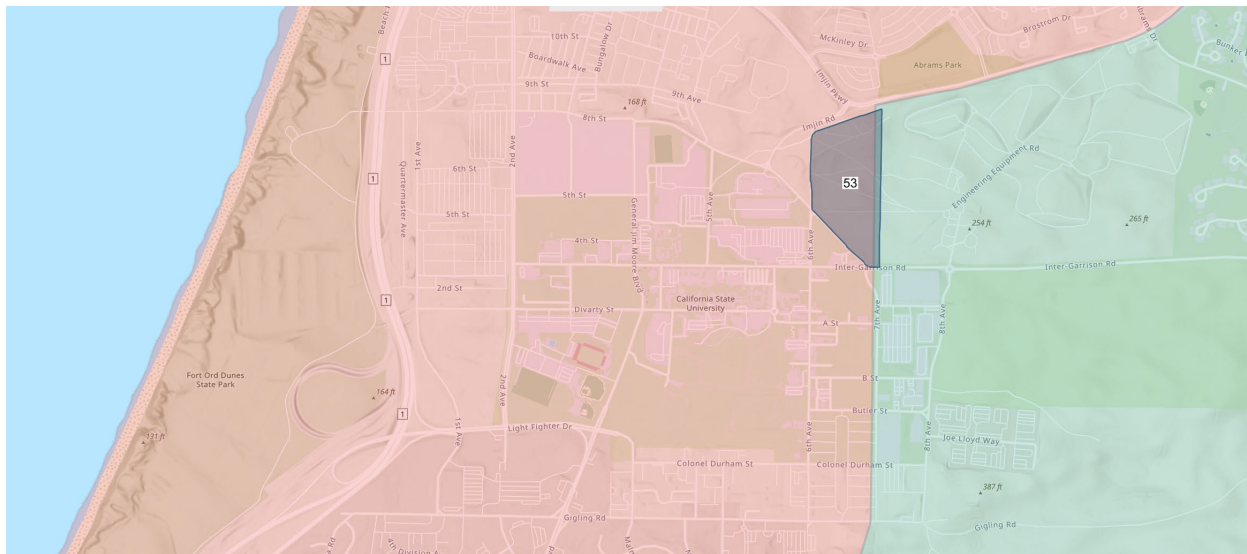


Figure 2. Site 52 – Greater Monterey Peninsula Area Plan



Site 52 – APNs 259-011-064-000, 259-011-072-000

Figure 23. Site 53 – City of Marina Jurisdiction



Site 53 – APN 031-101-018-000

Attachment D

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From: [Adarian Lawson](#)
To: [Jensen, Fiona](#)
Cc: [Sanchez, Edgar](#); [Alyson Hunter](#); [Guido Persicone](#); [Melissa Orduno](#); [Layne Long](#)
Subject: Re: ALUC Application - County of Monterey (Housing Element Update)
Date: Wednesday, December 3, 2025 2:59:00 PM
Attachments: [image001.png](#)
[Outlook-pdldd1jj.png](#)
[MEMO_ALUC_2025.24.11.pdf](#)
[ALUC_APPLICATION_FORM_2025.11.24.pdf](#)

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hey Fiona,

Please see my comments below:

Based on the Airport Land Use Compatibility Plan (ALUCP), the proposed project site is located within the Airport Influence Area, Zone 7 (Overflight Zone). The following compatibility considerations are applicable to Zone 7 and should be addressed in the County's Housing Element application materials and subsequent project-level review:

1. Required Airport Disclosure Notice

All residential development within Zone 7 must include a recorded airport disclosure notice informing future residents and property owners of aircraft overflights, associated noise, and other standard airport operations. This disclosure is required to ensure informed consent and reduce future noise complaints or land-use conflicts.

2. FAA Airspace Review for Structures Over 100 Feet

Any proposed structure exceeding 100 feet in height requires FAA airspace review pursuant to 14 CFR Part 77. This should be confirmed early in the entitlement process to ensure compliance with protected airspace surfaces and to avoid potential flight safety hazards.

3. Prohibition on New Structures Penetrating Part 77 Surfaces

New structures are prohibited on terrain that would cause any portion of the structure to penetrate the 14 CFR Part 77 airspace surfaces.

Additionally, new structures located within a 50-foot terrain penetration buffer must undergo further airspace analysis to confirm they remain clear of protected airspace.

4. Restrictions on Uses Involving Vulnerable Occupants

The ALUCP specifically identifies limits on uses involving vulnerable occupants (e.g., children, the elderly, individuals who require supervision or mobility assistance).
For Zone 7:

- Any use involving vulnerable occupants located within
 - 6,000 feet (1.1 miles) lateral to the runway, or
 - 10,000 feet (1.89 miles) longitudinally from the runway end, requires ALUC review.
- Although not explicitly prohibited, such uses are **strongly discouraged** due to heightened safety risks in the event of an aircraft incident.

<https://youtu.be/3EjUkHnJXE?si=DvY2lo-nvKI5xC3P>

<https://youtu.be/-lcoe6b30zM?si=CO8x9GquhNhqrBco>

If the Housing Element anticipates residential uses serving sensitive or vulnerable populations, additional discussion and justification should be provided in the application.

5. Density and Intensity Standards for Urban Areas

Portions of Zone 7 that are mapped as Urban (per ALUCP Exhibit 4C) are exempt from specific density and intensity limits.

However, exemption from density/intensity criteria does not exempt the site from:

- Required safety review
- Avoidance of hazards to air navigation
- Airport disclosure notices
- Restrictions on vulnerable occupants
- Part 77 compliance requirements

These criteria should still be addressed to ensure full consistency with ALUCP policies.

Let me know if you need anything else from and have a wonderful day!

Respectfully,

Adarian "AJ" Lawson, MS

Airport Manager

Marina Municipal Airport | Marina, CA - Official Website

(831)-582-0102

adarian@cityofmarina.org



This message contains confidential information and is intended only for the individual(s) addressed in the message. If you are not the named addressee, you should not disseminate, distribute, or copy this e-mail. If you are not the intended recipient, you are notified that disclosing, distributing, or copying this e-mail is strictly prohibited.

From: Jensen, Fionna <JensenF1@countyofmonterey.gov>

Sent: Tuesday, December 2, 2025 5:33 PM

To: Adarian Lawson <adarian@cityofmarina.org>

Cc: Sanchez, Edgar <SanchezE8@countyofmonterey.gov>

Subject: FW: ALUC Application - County of Monterey (Housing Element Update)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Adrian,

Please see the attached County of Monterey Housing Element Update ALUC application materials. Please provide comments by December 3rd. This item will be scheduled for the ALUC meeting on December 15, 2025. The application will add site 53 as an opportunity site in the County's Housing element within the Marina Airport Influence area.

Thank you,

Fionna Jensen

Principal Planner – Current Planning

County of Monterey Housing & Community



Development

1441 Schilling Place, South 2nd Floor

Main: [\(831\)755-5025](tel:8317555025) | Direct: [\(831\) 796-6407](tel:8317966407)

[Accela Citizens Access](#)

Effective immediately, discretionary planning permits will be managed by two teams. The Development Review team will process applications from initial submittal to deeming it complete. All submittals and resubmittals shall be sent to PlanningPermits@CountyofMonterey.gov with your assigned planner cc'd. Once deemed complete, the Consistency Review team will prepare the application for consideration by the appropriate authority. Temporarily restructuring Current Planning is intended to better manage its demanding workload and address staffing shortages. HCD recognizes that it will take time to adjust to this new structure, and your patience is appreciated. Please contact 831-755-5025 if you have any questions.

Attachment E

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December 1, 2025

Edgar Sanchez, Associate Planner
County of Monterey – Housing and Community Development
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901

BOARD OF DIRECTORS

Carl Miller, Chair
Danial Pick
Jonathan Ahmadi
John Gaglioti
Mary Ann Leffel

EXECUTIVE STAFF

Christine Morello
Interim Executive Director
Scott Huber
District Counsel

RE: County of Monterey Draft Housing Element Update– ALUC review

The Monterey Regional Airport submits the following comments regarding the County of Monterey General Plan Housing Element Draft (Sixth Cycle 2023-2031) update draft dated November 24, 2025.

After review of the additional opportunity site within the Greater Monterey Peninsula Area Plan site 52, the Monterey Regional Airport requests that any development within the Monterey Regional Airport (MRY), Airport Influence Area AIA), as identified on exhibit 1B of the *Monterey Regional Airport - Airport Land Use Compatibility Plan* (ALUCP) adopted on February 25, 2019 is required to meet the safety zone land use compatibility standards in Table 4B of the ALUCP.

The Safety Criteria Matrix in Table 4B for Monterey Regional Airport outlines the restrictions for land uses that could pose hazards, provides the breakdown for the intensity criteria for MRY compatibility zones and the methodology for calculating land use intensity that we would expect the development within these zones would meet.

- We highlight the requirement for an aviation easement for any new development or redevelopment within the MRY AIA. The easement would include: Right-of-flight at any altitude above the acquired easement surfaces, right to cause noise, vibrations, fumes, dust, and fuel particle emissions, right to prevent construction or growth of all structures, objects or natural growth above the acquired surfaces, right to prohibit creation of electrical interference, unusual light sources and other hazards to aircraft flight, and other limitations appropriate to protect the public's health, safety and welfare.
- If any of the construction within the MRY AIA requires a crane for installation, the Airport requests the proponents be required to submit the FAA 7460-1 Form, Notice of Proposed Construction or Alteration to evaluate any equipment (i.e. cranes) that will have a penetration to the airspace. The form is to be submitted to the FAA, electronically via the online web link: (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>). The FAA will then conduct an aeronautical study based on the information provided by the proponents on an FAA Form 7460-1, and if necessary, provide guidance on any course of action to prevent hazards to air navigation.

Sincerely,

Chris Morello
Interim Executive Director

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County of Monterey

Item No.3

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-918

December 15, 2025

Introduced: 12/10/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding local jurisdiction progress on the requirement to amend applicable general and specific plans in response to the adoption of the ALUCPs for Monterey Regional Airport and Marina Municipal Airport.

Proposed Action: For information only. No action required.



County of Monterey

Item No.4

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-919

December 15, 2025

Introduced: 12/10/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Future Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding funding and staff resources for future updates to the ALUCPs for Salinas Municipal Airport and Mesa Del Rey (King City) Airport.

Proposed Action: For information only. No action required.