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COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

CRAIG W. SPENCER, DIRECTOR



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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:

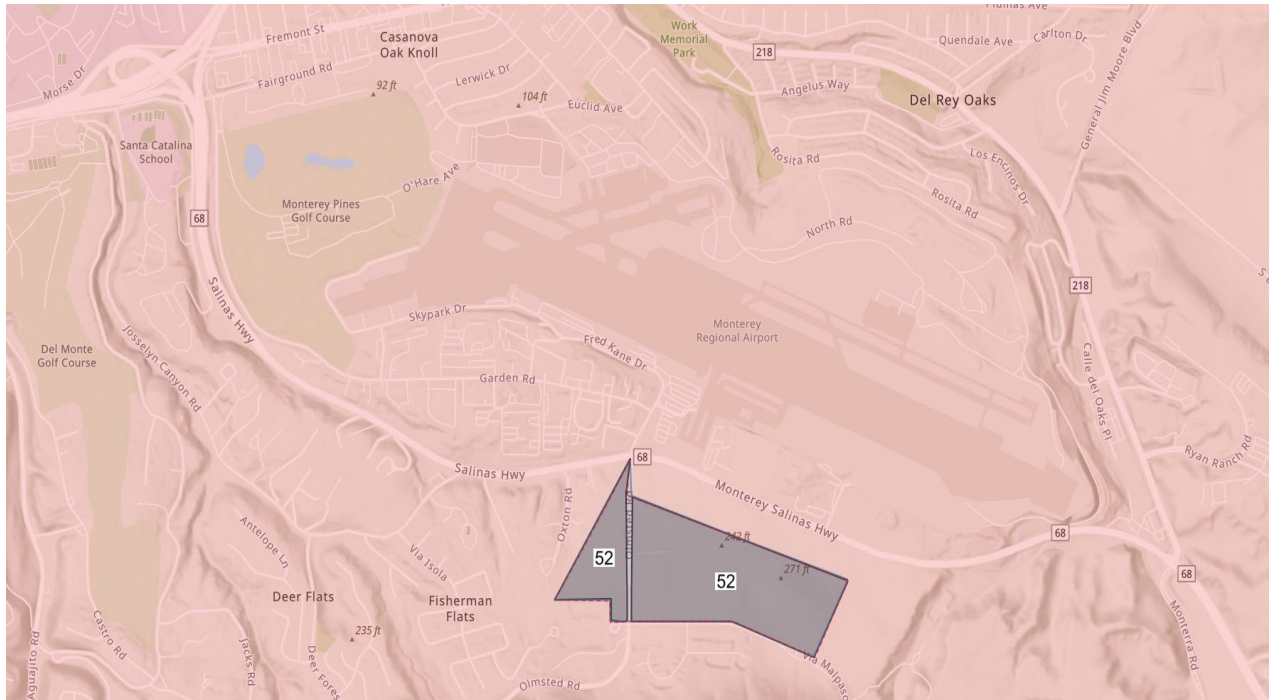
Figure 1: Regional Location – County of Monterey

Figure 2: Project Location – Site 52

Figure 3: Project Location – Site 53

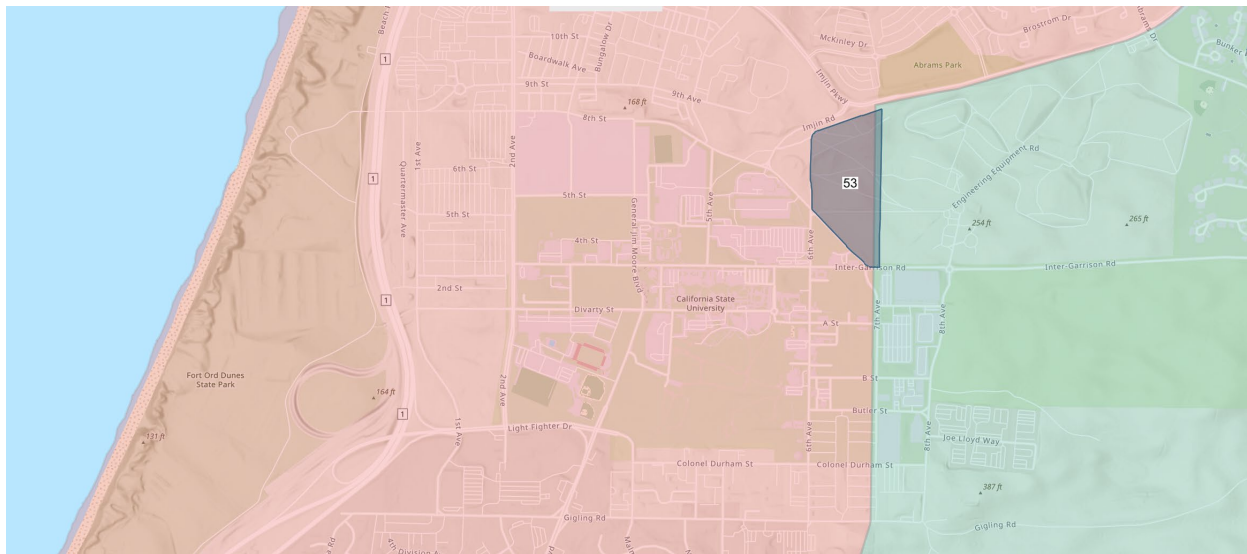
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Figure 2. Site 52 – Greater Monterey Peninsula Area Plan



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