Exhibit B

TO: Airport Land Use Commission (ALUC) – Monterey County

FROM: Fernanda Roveri, AICP, Principal Planner, City of Monterey

DATE: April 30, 2026

SUBJECT: ALUC Consistency Review – Commercial Roof Mount + Solar Carport Canopy Grid-Tied Photovoltaic System and Battery Energy Storage System at APNs 259-181-006-000 and 259-181-004-000 (23 Upper Ragsdale Drive, Monterey, CA 93940)

Project Description/Location:

The proposed project consists of a commercial roof mount + solar carport canopy grid-tied photovoltaic system and battery energy storage system (see Attachment – Project Plans). This includes a variance request for zero setback (placing the solar carport canopy at property line). The project site is Assessor's Parcel Numbers 259-181-006-000 and 259-181-004-000 (23 Upper Ragsdale Drive, Monterey, CA 93940). The commercial roof mount would be installed on the roof of the existing medical office building at APN 259-181-004-000. The solar carport canopy would be installed along the south property line of APN 259-181-006-000 and would cover existing parking spaces that serve building patrons. The battery energy storage system would be located inside two 8'x20' shipping containers which would be placed at APN 259-181-006-000 north of the building.

Land Use Designation/Zoning:

The General Plan land use designation is Employment, and the zoning designation is I-R-150-D2-ES (Industrial, Administration, and Research District with Development Control and Emergency Shelter overlays) District. Figure 1 shows an aerial photograph of the project site and surrounding area. Figure 2 shows a close-up view of the area of work.

Figure 1 – Project Site and Surrounding Area

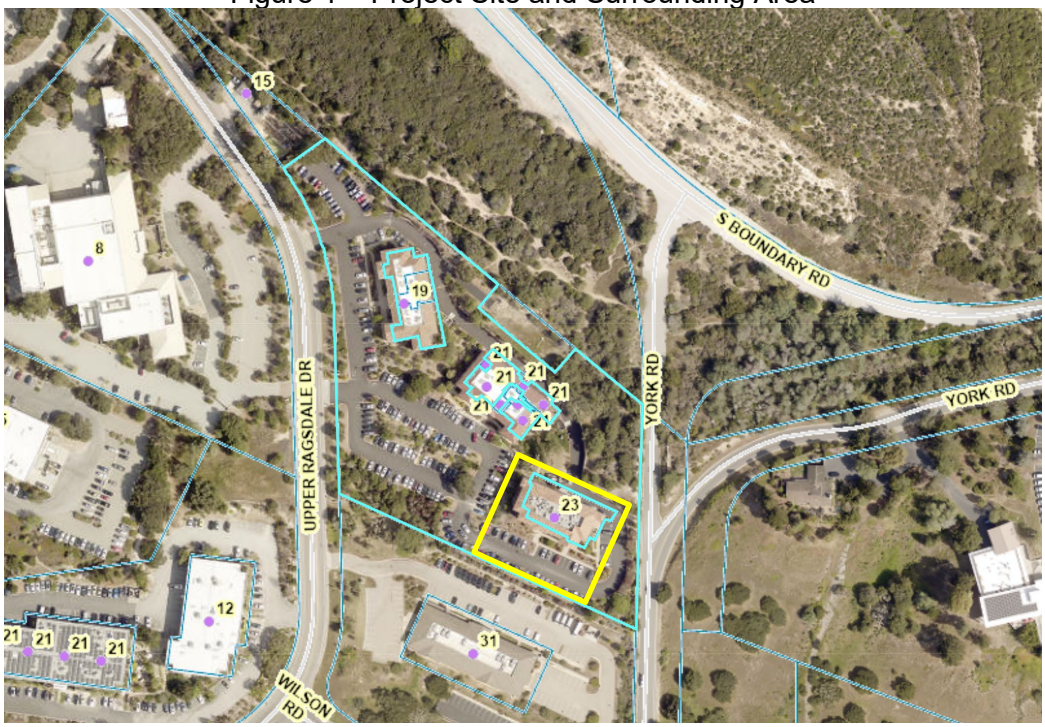


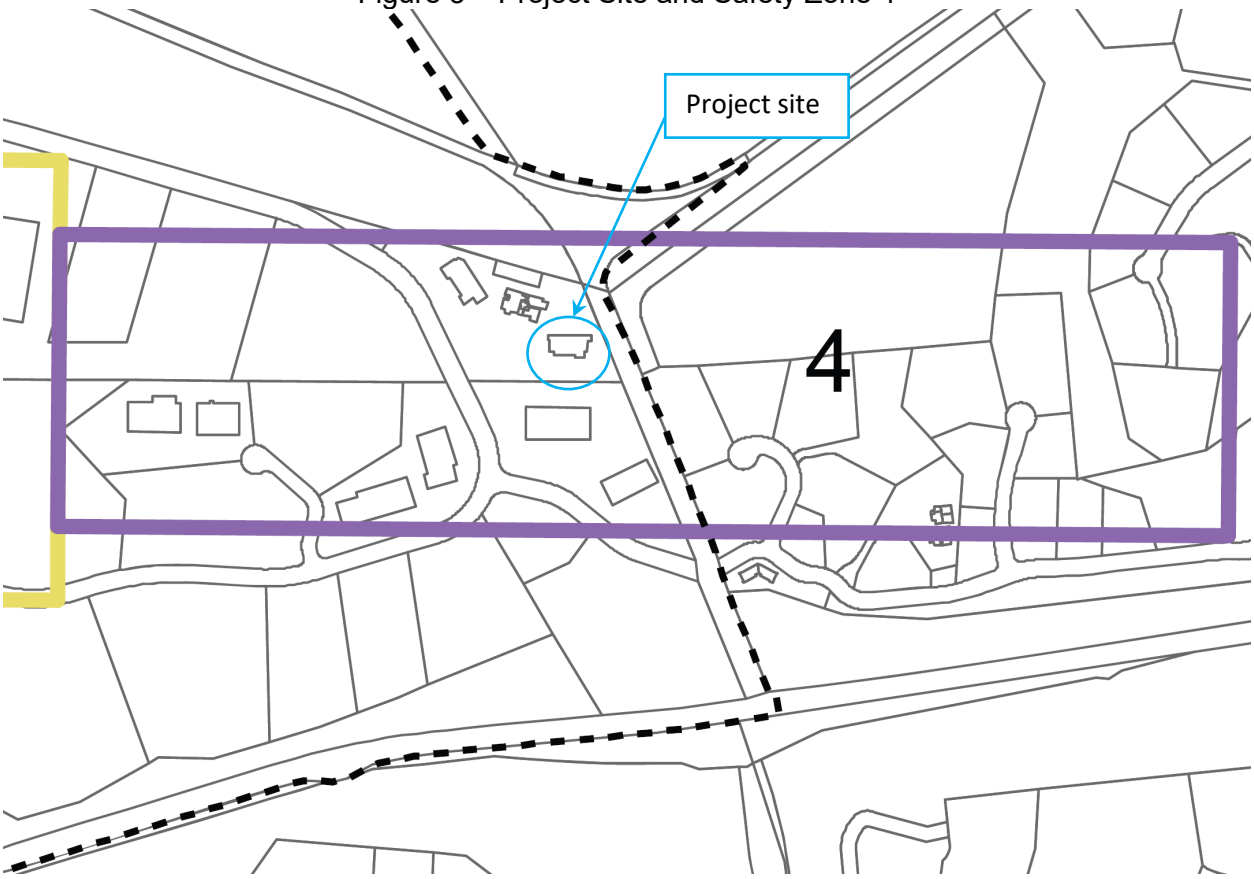
Figure 2 – Close-up View of Area of Work

City of Monterey staff recommends that the ALUC find the proposed project consistent with the Monterey Regional Airport Land Use Compatibility Plan, as discussed below.

Safety and Compatibility Zones and Criteria

The entire project site is located within Safety Zone 4 (Outer Approach/Departure Zone) of Monterey Regional Airport (MRY), as designated in the 2019 Monterey Regional Airport Land Use Compatibility Plan (ALUCP). Figure 3 below illustrates the subject site's location relative to Safety Zone 4.

Figure 3 – Project Site and Safety Zone 4



Section 4.2.2 of the ALUCP includes mapping of the airport's safety zones, and describes the safety zone criteria (densities, intensities, and land uses) within Table 4B. As mentioned earlier, the entire project site is located in Safety Zone 4.

Since the proposed project consists of a commercial roof mount + solar carport canopy grid-tied photovoltaic system and battery energy storage system, many of Safety Zone 4 development criteria do not apply. That is, the project would not introduce more people to the site because there would be no expansion of building footprint or number of parking spaces available. The project would not constitute a hazard to flight because the carport canopy would have a maximum height of 17 feet above existing grade and the shipping containers would have a maximum height of 8.5 feet above existing grade.

Noise Compatibility Criteria

The objective of noise compatibility criteria is to minimize the number of people exposed to frequent and/or high levels of airport noise capable of disrupting noise-sensitive activities. The proposed project would be located outside of the noise contours; therefore, the proposal is compatible and may be permitted without any special requirements related to the attenuation of aircraft noise.

Airspace Protection

The objective of airspace protection is to avoid development of land use conditions which, by posing hazards to flight, can increase the risk of an accident occurring. The particular hazards of concern are: (1) airspace obstructions; (2) wildlife hazards, particularly bird strikes; and (3) land use characteristics which pose other potential hazards to flight by creating visual or electronic interference with air navigation.

Within Safety Zone 4, airspace review is required for objects greater than 70 feet. The proposed solar carport canopy and shipping containers would be 17 and 8.5 feet tall, respectively, and would not penetrate 14 CFR Part 77 surfaces. They would not have any sources of glare, highly reflective building materials, or bright lights. The project would not add any sources of dust, smoke, or water vapor; or produce any sources of electrical interference or thermal plumes; or create any increased attraction for wildlife or birds. Therefore, the proposal would be compatible and may be permitted without any special requirements related to airspace protection.

Recommendation:

In conclusion, City of Monterey staff recommends that the ALUC find the proposed project consistent with the ALUCP.

Attachment: Project Plans

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