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California Department of Transportation

DIVISION OF AERONAUTICS - M.S. #40
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March 4, 2026

Chris Schmidt
Senior Associate Planner
City of Monterey Community Development Department
580 Pacific St
Monterey, CA 93940

Electronically Sent: schmidt@monterey.gov

Re: Day Care, General, Use at 2400 Garden Road – Notice of Intent to Overrule the Monterey County Airport Land Use Commission

Dear Chris Schmidt:

Thank you for notifying the California Department of Transportation, Division of Aeronautics (Division) of the proposed overrule by the City of Monterey. One of the goals of the Division is to assist cities, counties, and Airport Land Use Commissions (ALUC) or their equivalent, to understand and comply with the State Aeronautics Act pursuant to the California Public Utilities Code (PUC), Section 21001 et seq.

The proposed project is located within Safety Zone 7 (Airport Influence Area) of the Monterey Regional Airport, as defined by the Monterey Airport Land Use Compatibility Plan (ALUCP), and falls within Generic Safety Zone 6 (Traffic Pattern Zone) per the California Airport Land Use Planning Handbook. The ALUCP states any use involving vulnerable occupants in the area described above is strongly discouraged. Vulnerable occupants include children, the elderly, and people with disabilities. Regarding vulnerable occupants the Handbook states:

“Other types of land uses also tend to be given special deference by the community. These are uses for which risk acceptability cannot be measured simply in terms of the number of occupants. The vulnerability of the occupants to the risks of aircraft accidents must also be considered. In many instances, the appropriate policy may be outright prohibition of new instances of these uses and expansion of existing facilities... Two other segments of the population whom are often afforded special consideration and protection are the elderly and disabled. As with children, both groups include individuals who may not

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Chris Schmidt, Senior Associate Planner
March 4, 2026
Page 2

know how to respond to an emergency or maybe physically unable to do so" (PG. 4-29).

Special measures should be taken to minimize hazards to the facility and occupants.

Regarding noise, the 2011 Handbook requires that land uses where interior activities are easily disrupted by noise must comply with interior noise level criteria. Specifically, it stipulates a maximum interior noise level of CNEL 45 dB for schools, libraries, museums, and similar land uses. Caltrans Aeronautics strongly recommends an onsite noise review to determine if additional noise attenuation is necessary to maintain interior noise levels below 45 CNEL, or lower if needed. Interior CNEL calculations should assume windows are closed.

These comments reflect the areas of review by Caltrans Division of Aeronautics with respect to airport-related noise, safety, and land use planning issues. Thank you for the opportunity to review and comment. If you have any questions, please contact me by email at leana.tolentino@dot.ca.gov.

Sincerely,

Leana Tolentino

Leana Tolentino
Associate Transportation Planner
Division of Aeronautics

c: Matthew Friedman, Chief Office of Aviation Planning,
<matthew.friedman@dot.ca.gov>

Fionna Jensen, Principal Planner, County of Monterey Housing & Community
Development, <JensenF1@countyofmonterey.gov>