

Attachment C



Via email -Fionna Jensen

04/08/2026

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TO: Airport Land Use Commission
RE: **437 Figueroa Street, Monterey**

The Monterey Regional Airport (Airport) staff have reviewed the Project Plans for the property located at 437 Figueroa that were provided to the Airport by County Staff on 04/07/2026. The site is currently developed with an existing two-story office building along the street frontage with parking at the back of the site. The Project proposes to demolish the existing building and construct a new three story Dormitory with 18 single resident units.

The Airport provides the following comments:

Safety Criteria Consistency

The location is 001-712-018-000 has a parcel size of 6,693 SF (+/-0.15 ACRES).

Based on a review of the proposed project, the development does not appear to include any height or features that would constitute a flight hazard, such as sources of glare, distracting lights, sources of dust, smoke, or water vapor, or sources of electrical interference with aircraft, air traffic control communications, or navigation equipment. The Airport would request that insulation be required to ensure an appropriate interior noise level of CNEL 45 dB is provided in all habitable rooms.

The Airport requests that an Avigation Easement be required for this site. The easement includes; 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.

Respectfully,
Monterey Regional Airport

Christine Morello
Executive Director

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