

# Exhibit A.1

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## ALUC CONDITIONS

The following standard and/or non-standard conditions may be applied to an application being considered before the ALUC. If the box next to the condition is marked, that indicates the condition is to be applied to the project as part of the ALUC recommendation.

**PROJECT NAME: CITY OF MONTEREY**  
**ALUC FILE NO.: REF260012**

<input checked="" type="checkbox"/>	<p><b>ALUC-3</b></p>	<p><b>AVIGATION AND HAZARD EASEMENT</b> Prior to the issuance of a construction permit, the developer/owner shall grant an avigation and hazard easement to the appropriate airport authority. The easement shall be recorded at the Monterey County Recorder's Office. The easement may include:</p> <ul style="list-style-type: none"> <li>• Right-of-flight at any altitude above the acquired easement surfaces.</li> <li>• Right to cause noise, vibrations, fumes, dust and fuel particle emissions.</li> <li>• Right to prevent construction or growth of all structures, objects or natural growth above the acquired easement surfaces.</li> <li>• Right-of-entry to remove, mark or light any structures or growth above the acquired easement surfaces, or right to require the owner to remove, mark or light.</li> <li>• Right to prohibit creation of electrical interference, unusual light sources and other hazards to aircraft flight.</li> <li>• Any other limitation that the ALUC may recommend to protect the public's health, safety and welfare.</li> </ul>
<input checked="" type="checkbox"/>	<p><b>ALUC-1</b></p>	<p><b>EXTERIOR LIGHTING</b> Prior to the issuance of a construction permit, an Exterior Lighting Plan shall be reviewed and approved by the applicable airport manager prior to the issuance of any construction permits. All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.</p>
<input checked="" type="checkbox"/>	<p><b>ALUC-2</b></p>	<p><b>NON-STANDARD: REAL ESTATE DISCLOSURE NOTICE</b> Prior to issuance of construction permits, the applicant/owner shall record a California Real Estate Disclosure Notice pursuant to California Business and Professions Code, Section 11010(b)(13), that states "This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to</p>

	<p>some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.”</p> <p>If such Notice has already been recorded on title, evidence must be provided to City of Monterey staff.</p>
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**PROJECT REVIEWED BY THE ALUC ON: 4/27/26**