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BOARD OF DIRECTORS

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Chris Morello
Interim Executive Director
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District Counsel

Via email -

October 2, 2025

TO: Airport Land Use Commission
RE: **2555 Garden Road. Monterey CA 93940**

The Monterey Regional Airport (Airport) staff have reviewed the Planning Set for the proposed conversion project at 2555 Garden Road. The site is currently developed with an existing 28,000 square-foot office building. The proposal is to convert approximately 5,340 square feet into event space and 2,780 square feet into vehicle storage.

The majority of the building, approximately 25,000 square feet, is located in Safety Zone 7 and the project does not include any expansion of the building envelope.

If a crane or similar construction vehicle is needed to complete the conversion. The airport would request that the developer be required to submit a FAA Form 7460-1, *Notice of Proposed Construction or Alteration*, for final determination of airspace obstruction.

Based on a review of the proposed project, the development does not appear to include any 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. However, should a new source of outdoor lighting be proposed, an Exterior Lighting Plan should be reviewed and approved by the Monterey Regional Airport Executive Director prior to the issuance of any construction permits.

The Airport requests that an Avigation easement be recorded at the Monterey County Recorder's Office for this property. The easement will include: 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

Chris Morello
Interim Executive Director

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