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February 23, 2026

TO: Monterey County Land Use Commission

RE: Notice of Intent to Overrule the Monterey County Airport Land Use Commission

BOARD OF DIRECTORS

Carl Miller, Chair
John Gaglioti
Jonathan Ahmadi
Danial Pick
Mary Ann Leffel

EXECUTIVE STAFF

Chris Morello
Executive Director
Scott Huber
District Counsel

As indicated in the Monterey Regional Airport initial response to the proposed Day Care - General facility (2400 Garden Road) would be located in Zone 7 – Airport Influence Area (AIA) for the Monterey Regional Airport (MRY) and outlined in the Airport Land Use Compatibility Plan, the location requires further review by the ALUC in accordance with ALUCP policies.

The ALUCP prohibits the following land uses in Zone 7: hazards to flights and outdoor stadiums and similar uses of very high intensity. Additionally, as noted in Section 4.2.2.2 – Safety Zone Criteria, the ALUCP compatibility standards in Table 4B restrict the development of land uses that could pose hazards to the public or vulnerable populations in the event of an aircraft accident.

Any use involving vulnerable occupants is strongly discouraged within 6,000 feet from the side of the runway and 10,000 feet from the end of the runway, according to Table 4B of the ALUCP. Vulnerable occupants are defined in footnote 12 of Table 4B as “children, the elderly, and people with disabilities.”

Based on a review of publicly available mapping, there are existing land uses that can accommodate vulnerable occupants located within the additional review area, as depicted on **Exhibit A** (attached) and outlined in **Table 1** (below). While existing land uses are exempt from ALUCP review, it should be noted that any use involving vulnerable occupants in the 6,000 ft / 10,000 ft review area is strongly discouraged (Table B, Zone 7 – Other Development Conditions).

Seven of the 25 land uses accommodating vulnerable occupants identified in the additional review area would be classified as Day Care – General. The nearest existing day cares are separated from the airport by major roadways, including CA-1, SR 218, and SR 68. The nearest similar use, Auburn’s House Montessori School, is located at 1242 Siddall St, Seaside, CA, which is 5,000 feet north of the nearest runway at MRY. In contrast, the proposed day care at 2400 Garden Road is 1,395 feet south of the main runway at MYR and directly adjacent to Zone 5, which prohibits daycare uses.

The proposed undertaking at 2400 Garden Road would increase the potential number of vulnerable occupants in the vicinity of MRY which further decreases safety margins in the 6,000 ft / 10,000 ft review area which is inconsistent with the intent of the Monterey Regional Airport Land Use Compatibility Plan.

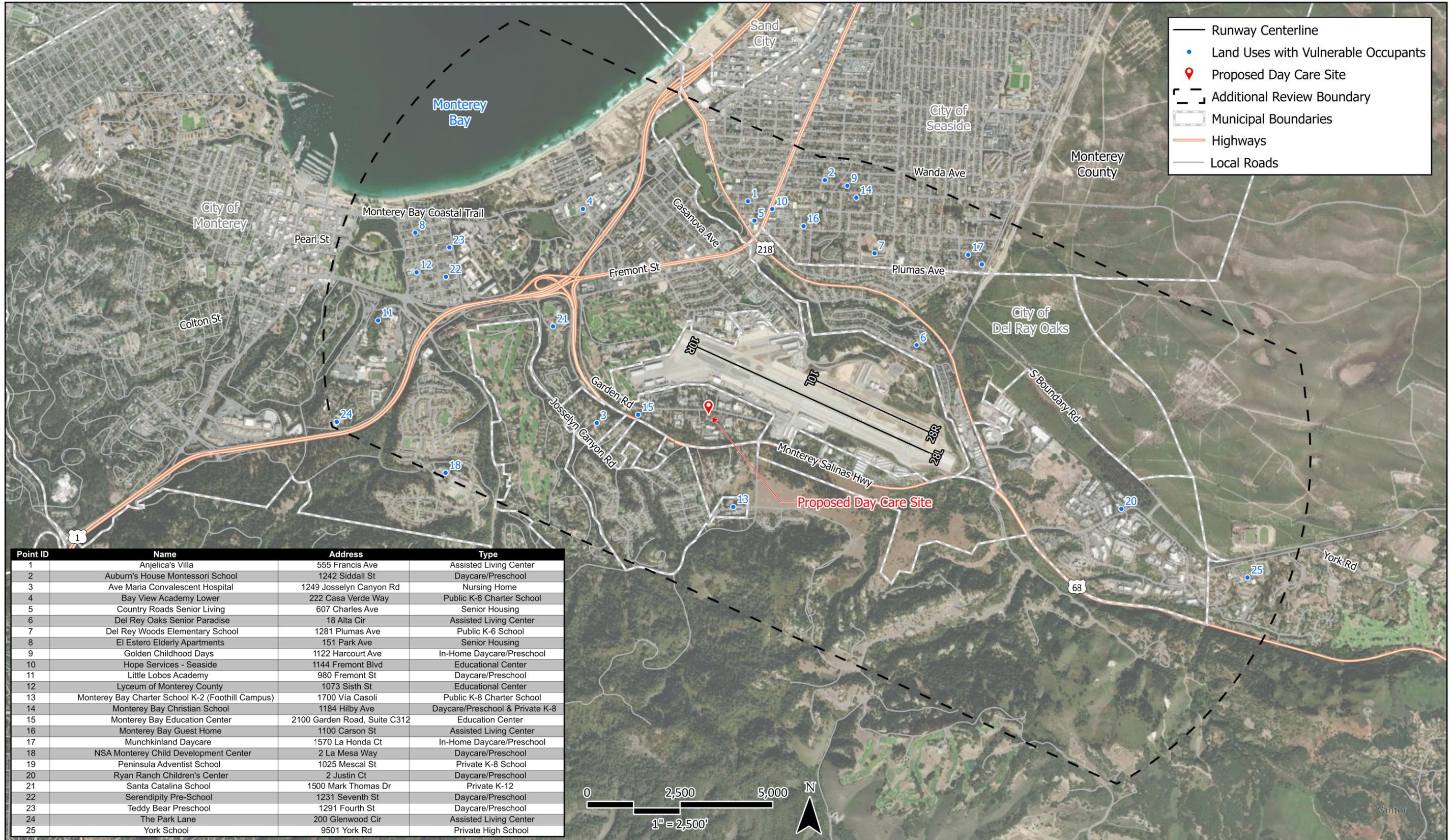
Accordingly, Monterey Regional Airport strongly discourages the proposed use of 2400 Garden Road as a Day Care Center.

Table 1 | Existing Sites with Vulnerable Occupants in Additional Review Area

Business Name	Business Address	Category
Anjelica's Villa	555 Francis Ave, Seaside, CA	Assisted Living Center
Auburn's House Montessori School	1242 Siddall St, Seaside, CA	Daycare/Preschool
Ave Maria Convalescent Hospital	1249 Josselyn Canyon Rd, Monterey, CA	Nursing Home
Bay View Academy Lower	222 Casa Verde Way, Monterey, CA	Public K-8 Charter School
Country Roads Senior Living	607 Charles Ave, Seaside, CA	Senior Housing
Del Rey Oaks Senior Paradise	18 Alta Cir, Del Rey Oaks, CA	Assisted Living Center
Del Rey Woods Elementary School	1281 Plumas Ave, Seaside, CA	Public K-6 School
El Estero Elderly Apartments	151 Park Ave, Monterey, CA	Senior Housing
Golden Childhood Days Hope Services – Seaside	1122 Harcourt Ave, Seaside, CA 1144 Fremont Blvd, Seaside, CA	In-Home Daycare/Preschool Educational Center
Little Lobos Academy	980 Fremont St, Monterey, CA	Daycare/Preschool
Lyceum of Monterey County	1073 Sixth St, Monterey, CA	Educational Center
Monterey Bay Charter School	1700 Via Casoli, Monterey, CA	Public K-2 Charter School
Monterey Bay Christian School	1184 Hilby Ave, Seaside, CA	Daycare/Preschool & Private K-8
Monterey Bay Education Center	2100 Garden Road, Ste C312, Monterey, CA	Education Center
Monterey Bay Guest Home	1100 Carson St, Seaside, CA	Assisted Living Center
Munchkinland Daycare	1570 La Honda Ct, Seaside, CA	In-Home Daycare/Preschool
NSA Monterey Child Development Center	2 La Mesa Way, Monterey, CA	Daycare/Preschool
Peninsula Adventist School	1025 Mescal St, Seaside, CA	Private K-8 School
Ryan Ranch Children's Center	2 Justin Ct, Monterey, CA	Daycare/Preschool
Santa Catalina School	1500 Mark Thomas Dr, Monterey, CA	Private K-12
Serendipity Pre-School	1231 Seventh St, Monterey, CA	Daycare/Preschool
Teddy Bear Preschool	1291 Fourth St, Monterey, CA	Daycare/Preschool
The Park Lane	200 Glenwood Cir, Monterey, CA	Assisted Living Center
York School	9501 York Rd, Monterey, CA	Private High School

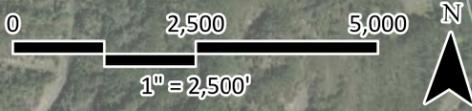
Sincerely,

Monterey Regional Airport
Chris Morello
Executive Director



- Runway Centerline
- Land Uses with Vulnerable Occupants
- 📍 Proposed Day Care Site
- ⬜ Additional Review Boundary
- ⬜ Municipal Boundaries
- Highways
- Local Roads

Point ID	Name	Address	Type
1	Anjelica's Villa	555 Francis Ave	Assisted Living Center
2	Auburn's House Montessori School	1242 Siddall St	Daycare/Preschool
3	Ave Maria Convalescent Hospital	1249 Josselyn Canyon Rd	Nursing Home
4	Bay View Academy Lower	222 Casa Verde Way	Public K-8 Charter School
5	Country Roads Senior Living	607 Charles Ave	Senior Housing
6	Del Rey Oaks Senior Paradise	18 Alta Cir	Assisted Living Center
7	Del Rey Woods Elementary School	1281 Plumas Ave	Public K-6 School
8	El Estero Elderly Apartments	151 Park Ave	Senior Housing
9	Golden Childhood Days	1122 Harcourt Ave	In-Home Daycare/Preschool
10	Hope Services - Seaside	1144 Fremont Blvd	Educational Center
11	Little Lobos Academy	980 Fremont St	Daycare/Preschool
12	Lyceum of Monterey County	1073 Sixth St	Educational Center
13	Monterey Bay Charter School K-2 (Foothill Campus)	1700 Via Casoli	Public K-8 Charter School
14	Monterey Bay Christian School	1184 Hilby Ave	Daycare/Preschool & Private K-8
15	Monterey Bay Education Center	2100 Garden Road, Suite C312	Education Center
16	Monterey Bay Guest Home	1100 Carson St	Assisted Living Center
17	Munchkinland Daycare	1570 La Honda Ct	In-Home Daycare/Preschool
18	NSA Monterey Child Development Center	2 La Mesa Way	Daycare/Preschool
19	Peninsula Adventist School	1025 Mescal St	Private K-8 School
20	Ryan Ranch Children's Center	2 Justin Ct	Daycare/Preschool
21	Santa Catalina School	1500 Mark Thomas Dr	Private K-12
22	Serendipity Pre-School	1231 Seventh St	Daycare/Preschool
23	Teddy Bear Preschool	1291 Fourth St	Daycare/Preschool
24	The Park Lane	200 Glenwood Cir	Assisted Living Center
25	York School	9501 York Rd	Private High School



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