

# Attachment D

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**From:** [Adarian Lawson](#)  
**To:** [Jensen, Fionna](#)  
**Cc:** [Sanchez, Edgar](#); [Alyson Hunter](#); [Guido Persicone](#); [Melissa Orduno](#); [Layne Long](#)  
**Subject:** Re: ALUC Application - County of Monterey (Housing Element Update)  
**Date:** Wednesday, December 3, 2025 2:59:00 PM  
**Attachments:** [image001.png](#)  
[Outlook-pdlld1jj.png](#)  
[MEMO\\_ALUC\\_2025.24.11.pdf](#)  
[ALUC\\_APPLICATION\\_FORM\\_2025.11.24.pdf](#)

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Hey Fionna,

Please see my comments below:

Based on the Airport Land Use Compatibility Plan (ALUCP), the proposed project site is located within the Airport Influence Area, Zone 7 (Overflight Zone). The following compatibility considerations are applicable to Zone 7 and should be addressed in the County's Housing Element application materials and subsequent project-level review:

**1. Required Airport Disclosure Notice**

All residential development within Zone 7 must include a recorded airport disclosure notice informing future residents and property owners of aircraft overflights, associated noise, and other standard airport operations. This disclosure is required to ensure informed consent and reduce future noise complaints or land-use conflicts.

**2. FAA Airspace Review for Structures Over 100 Feet**

Any proposed structure exceeding 100 feet in height requires FAA airspace review pursuant to 14 CFR Part 77. This should be confirmed early in the entitlement process to ensure compliance with protected airspace surfaces and to avoid potential flight safety hazards.

**3. Prohibition on New Structures Penetrating Part 77 Surfaces**

New structures are prohibited on terrain that would cause any portion of the structure to penetrate the 14 CFR Part 77 airspace surfaces.

Additionally, new structures located within a 50-foot terrain penetration buffer must undergo further airspace analysis to confirm they remain clear of protected airspace.

**4. Restrictions on Uses Involving Vulnerable Occupants**

The ALUCP specifically identifies limits on uses involving vulnerable occupants (e.g., children, the elderly, individuals who require supervision or mobility assistance).  
For Zone 7:

- Any use involving vulnerable occupants located within
  - 6,000 feet (1.1 miles) lateral to the runway, or
  - 10,000 feet (1.89 miles) longitudinally from the runway end, requires ALUC review.
- Although not explicitly prohibited, such uses are **strongly discouraged** due to heightened safety risks in the event of an aircraft incident.

<https://youtu.be/3EjUkHnJXE?si=DvY2lo-nvKI5xC3P>

<https://youtu.be/-lcoe6b30zM?si=CO8x9GquhNhqrBco>

If the Housing Element anticipates residential uses serving sensitive or vulnerable populations, additional discussion and justification should be provided in the application.

## **5. Density and Intensity Standards for Urban Areas**

Portions of Zone 7 that are mapped as Urban (per ALUCP Exhibit 4C) are exempt from specific density and intensity limits.

However, exemption from density/intensity criteria does not exempt the site from:

- Required safety review
- Avoidance of hazards to air navigation
- Airport disclosure notices
- Restrictions on vulnerable occupants
- Part 77 compliance requirements

These criteria should still be addressed to ensure full consistency with ALUCP policies.

Let me know if you need anything else from and have a wonderful day!

Respectfully,

**Adarian "AJ" Lawson, MS**

Airport Manager

[Marina Municipal Airport | Marina, CA - Official Website](http://Marina Municipal Airport | Marina, CA - Official Website)

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**From:** Jensen, Fionna <JensenF1@countyofmonterey.gov>

**Sent:** Tuesday, December 2, 2025 5:33 PM

**To:** Adarian Lawson <adarian@cityofmarina.org>

**Cc:** Sanchez, Edgar <SanchezE8@countyofmonterey.gov>

**Subject:** FW: ALUC Application - County of Monterey (Housing Element Update)

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Adrian,

Please see the attached County of Monterey Housing Element Update ALUC application materials. Please provide comments by December 3rd. This item will be scheduled for the ALUC meeting on December 15, 2025. The application will add site 53 as an opportunity site in the County's Housing element within the Marina Airport Influence area.

Thank you,

**Fionna Jensen**

*Principal Planner – Current Planning*

County of Monterey Housing & Community



Development

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[Accela Citizens Access](#)

*Effective immediately, discretionary planning permits will be managed by two teams. The Development Review team will process applications from initial submittal to deeming it complete. All submittals and resubmittals shall be sent to [PlanningPermits@CountyofMonterey.gov](mailto:PlanningPermits@CountyofMonterey.gov) with your assigned planner cc'd. Once deemed complete, the Consistency Review team will prepare the application for consideration by the appropriate authority. Temporarily restructuring Current Planning is intended to better manage its demanding workload and address staffing shortages. HCD recognizes that it will take time to adjust to this new structure, and your patience is appreciated. Please contact 831-755-5025 if you have any questions.*