

MONTEREY COUNTY

AIRPORT LAND USE COMMISSION



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Monterey Peninsula Airport
Board Meeting Room
200 Fred Kane Drive, Suite 200
Monterey, California

Action Minutes of the Proceedings of the Commissioners of the Monterey County Airport Land Use Commission for Monday, February 28, 2022 – Annual Meeting

1. CALL TO ORDER – Pledge of Allegiance

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Carbone presiding, convened via teleconference using the Microsoft Zoom program at 3:01 p.m. Commission members and members of the public attended/participated either electronically or telephonically.

2. ROLL CALL

Commissioners (or Proxy) Present:

Commissioner Sabo, McGregor, Carbone, Stewart, Cleveland – a quorum

Commissioners Not Present and Not Represented by Proxy:

Commissioner Cohan and Cromeenes

ALUC (Monterey County) Staff Present:

Fionna Jensen, Housing and Community Development (HCD)-Planning
Craig Patton, Housing and Community Development (HCD)-Planning

For Informational Purposes Only, Members of the Public Participating:

None

3. PUBLIC COMMENT

The Commission will receive public comment on non-agenda items within the purview of the Commission. It is not necessary to complete a speaker request form. The Chair may limit the length of individual presentations to 3 minutes.

None

4. COMMISSIONER'S COMMENTS

Commissioner Sabo brought to Staff's attention of a new Amazon warehouse. City of Salinas shall bring the project before the ALUC for review.

Commissioner McGregor announced that he will not be seeking re-appointment for another term. The Airport Managers shall appoint a new ALUC Commissioner.

Commissioners may speak on non-agenda items within the purview of the Commission.

5. APPROVAL OF MINUTES

The Commission voted 5-0 (5 ayes – 0 nays) to approve the minutes of the January 24, 2022, regular and annual meeting. Motion to approve made by Commissioner McGregor and seconded by Commissioner Cleveland (Commissioner Sabo, McGregor, Carbone, Stewart, Cleveland).

6. CONSENT

None

7. SCHEDULED ITEMS

Note: Action listed for each item represents staff recommendation. The Commission may, at its discretion, take any action on the items listed on the Agenda.

a. ALUC Commission Referrals

ALUC Commission requested ALUC staff to inquire about VTOL land use planning regulations, 5G towers and ALUC jurisdiction, and about who's responsibility it is to enforce the update for the ALUP. Proposed Action: For information only. No action required.

ALUC Staff (Jensen) informed the Commission that, at the moment, CalTrans Aeronautics does not have guidance related to VTOLs and land use compatibility. They are working on contracts for research projects that are related to UAS/AAM as they relate to land use implications to assist with our efforts for updating the California Airport Land Use Planning Handbook.

5G towers require a Conditional Use Permit. Once the local jurisdiction receives the application, the project shall be found consistent with local Land Use Regulations and Airport Regulations, which would require review by the ALUC.

Pursuant to the State Aeronautics Act-PUC Section 21675 and the Handbook Section 2.1.2 "Responsibility for ALUCP Preparation", Airport Land Use Commissions are responsible for preparing, adopting, and amending the ALUCP. Practically, the preparation of ALUCPs is typically assigned to the ALUC staff and/or consultants working under the direction of the ALUC. The Handbook Section 2.1.4 "Funding for ALUCP Preparation" provides potential funding sources for local agencies to consider.

Commissioner Sabo asked if 1) Caltrans has any examples other ALUCs requiring or forcing an Airport to the update their ALUP? 2)

Should the Monterey County ALUC ask the BOS for funding? 3) If so, is it appropriate for the ALUC to request a budget item from the BOS. Commissioner Carbone requested that Staff prepares a letter for the BOS requesting funding.

b. CalTrans Training

CalTrans Aeronautics has offered to conduct an 1-1.5-hour training on April 25th, during the ALUC's regular meeting time of 3-5pm. CalTrans prefers to host the training via a teleconference platform. Proposed Action: Provide direction whether to schedule the CalTrans training for April 25, 2022 or another date.

Staff (Jensen) handed out a draft outline for the upcoming CalTrans training. Informed the Commission that they may request additions or revisions and Staff will relay those requests to CalTrans.

Commissioners requested a hybrid option. Commissioner Carbone offered the Sand City's city hall, if needed. Staff to look into feasibility of conducting a hybrid meeting at the MRY airport.

Commission voted 5-0 to schedule the CalTrans training for 1pm on April 25th, 2022 and for it to be a hybrid meeting. Motion to approve made by Commissioner Sabo and seconded by Commissioner McGregor (Commissioner Sabo, McGregor, Carbone, Stewart, Cleveland).

c. AB361

Consider finding, pursuant to AB 361 and in order for the Monterey County Airport Land Use Commission (ALUC) to meet remotely, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; that the ALUC has reconsidered the circumstances of the state of emergency; and that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies.

Proposed Action: Provide direction whether to schedule future special meetings to consider making the findings for meeting remotely or to continue to schedule ALUC meetings in a physical location under standard Brown Act procedures.

The Commission voted 4-1 to adopt AB361. Motion to approve made by Commissioner Stewart and seconded by Commissioner Sabo (Commissioner Sabo, Carbone, Stewart, Cleveland (ayes); McGregor (naye). March 28th ALUC meeting will be held via Zoom.

d. Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding local jurisdiction progress on the requirement to amend applicable general and specific plans in response to the adoption of the ALUCPs for Monterey Regional Airport and Marina Municipal Airport.

Proposed Action: For information only. No action required.

ALUC Staff (Jensen) reminded the Commission that a follow-up letter was sent to all affected jurisdictions on January 6, 2022. Staff has received a few inquiries but has not received any application submittals.

- e. Future Airport Land Use Compatibility Plan (ALUCP) Update**
Update regarding funding and staff resources for future updates to the ALUCPs for Salinas Municipal Airport and Mesa Del Rey (King City) Airport.
Proposed Action: For information only. No action required.

ALUC Staff (Jensen) informed the Commission that there are no funding updates at this time.

Commissioner Sabo commented that Staff has been asked to prepare a letter for the Board of Supervisors to consider including ALUP funding into the next fiscal budget.

8. ANNOUNCEMENTS

9. ADJOURNMENT

Meeting adjourned at 3:43.

Next scheduled regular meeting: March 28, 2022.