

MONTEREY COUNTY

AIRPORT LAND USE COMMISSION



Monterey County ALUC Staff
c/o HCD-Planning
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Phone: (831) 755-5025
FAX: (831) 757-9516
Fionna Jensen : (831) 796-6407

REGULAR MEETING AGENDA

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

January 23, 2023

3:00 p.m.

IMPORTANCE NOTICE REGARDING PARTICPATION IN THE LAIRPORT LAND USE COMMISSION MEETING

Starting January 24, 2022, all meetings of the Monterey County Airport Land Use Commission shall be held at the Monterey Peninsula Airport District Board Meeting Room. No teleconference option will be available for this meeting. Airport Land Use Commission members must attend in-person. To participate in this Monterey County Airport Land Use Commission meeting, public participants are invited to observe and address the Commission in-person at the Board Meeting Room. Instructions for the public to participate are below:

Participate at the Physical Meeting Site: Monterey Peninsula Airport District, Board Meeting Road. 200 Fred Kane Drive, Suite 200, Monterey, CA 93940.

Meeting Instructions:

1. If a member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the Commission staff at JensenF1@co.monterey.ca.us (Fionna Jensen). Comments should be submitted by 2:00 p.m. on the business day prior to the commission meeting date. To assist Commission staff in identifying the agenda item to which the comment relates, the public is requested to include the file number in the subject line. Comments received by the 2:00 p.m. deadline will be distributed to the Commission and will be placed in the record.
2. If speakers or other members of the public have documents they wish to distribute to the Commission for an agenda item, they are encouraged to submit such documents via email to the Commission staff at JensenF1@co.monterey.ca.us (Fionna Jensen). Documents should be submitted by 2:00 p.m. on the business day prior to the commission meeting date. To assist Commission staff in identifying the agenda item to which the document relates, the public is requested to include the file number in the subject line.
3. If applicants or members of the public want to present documents and/or Power Point presentations while speaking, they should submit the document and/or presentation electronically by 2:00 p.m. on the business day prior to the commission meeting date to Commission staff at JensenF1@co.monterey.ca.us (Fionna Jensen). If submitted after that deadline, staff will make best efforts, but cannot guarantee, to make the document and/or presentation available to present during the meeting.
4. While the matter is being heard, a member of the public may submit a comment via email, preferably limited to 250 words or less, to Commission staff JensenF1@co.monterey.ca.us (Fionna Jensen). To assist Commission staff in identifying the agenda item to which the comment relates, the public is requested to include the file

number in the subject line. If the comment is received prior to close of public comment on an agenda item, every effort will be made to read the comment into the record, but some comments may not be read out loud due to time limitations or length of the comment (e.g., if the comment exceeds 250 words). Comments received prior to the close of the public comment period on an agenda item will be made part of the record for that item.

5. Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to the Airport Land Use Commission staff at JensenF1@co.monterey.ca.us (Fionna Jensen). The Airport Land Use Commission name and meeting date, and "general comment", should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.
6. Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to the Commission staff at JensenF1@co.monterey.ca.us (Fionna Jensen). Such requests include but are not limited to: Wheelchair Accessible Facilities, Sign Language Interpreters and Printed Materials in large print, Braille, or on disk, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. The request should be made no later than 12:00 p.m. (i.e., noon) two (2) business days prior to the Airport Land Use Commission meeting date in order to provide time for the Commission staff to address the request.
7. The Commission Chair and/or Secretary may set reasonable rules as needed to conduct the meeting in an orderly manner.

1. CALL TO ORDER – Pledge of Allegiance

2. ROLL CALL

Any Commissioner who will not be able to attend the scheduled public meeting shall notify the Chair, their Proxy, and ALUC staff.

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.

4. COMMISSIONER'S COMMENTS

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

5. APPROVAL OF MINUTES

November 14, 2022

6. CONSENT

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. Caltrans Division of Aeronautics 2023 Capital Improvement Plan

Proposed Action: Request the Salinas Municipal Airport and Mesa Del Rey Airport to submit grant requests to the Caltrans 2023-2032 Aviation System Plan-Capital Improvement Plan seeking funding for the update of their Airport Land Use Compatibility Plans.

b. 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.

c. 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.

8. ANNOUNCEMENTS

9. ADJOURNMENT

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, November 14, 2022 – Regular Meeting

1. CALL TO ORDER – Pledge of Allegiance

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Carbone presiding, convened at 3:03 p.m. Commission members and members of the public attended/participated physically.

2. ROLL CALL

Commissioners (or Proxy) Present:

Commissioner Sabo, Carbone, Cleveland, Cohan, Scherer, Delgado– a quorum

Commissioners Not Present and Not Represented by Proxy:

Commissioner Stewart

ALUC (Monterey County) Staff Present:

Fionna Jensen, Housing and Community Development (HCD)-Planning
Wendy Strimling – County Counsel

For Informational Purposes Only, Members of the Public Participating:

Matthew Buggert– City of Monterey

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.

4. COMMISSIONER'S COMMENTS

None

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 September 26, 2022 meeting. Motion to approve made by Commissioner Scherer and seconded by Commissioner Delgado. (Commissioner Sabo, Carbone, Cleveland, Scherer, Delgado)

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 File No. REF220059 / CITY OF MONTEREY (ADU & JADU ORDINANCE)

Proposed amendment (update) to Section 38-112.6 of the City of Monterey's Zoning Ordinance (ADUs and JADUs).

Proposed Action: Find the existing ordinance and draft zoning amendment consistent with the 2019 MRY ALUCP, provided the City incorporates staff's recommended language into Section 38-112.6.1.g.

ALUC Staff (Jensen) provided a verbal presentation and responded to Commissioner questions.

City of Monterey staff responded to questions.

Commissioner Sabo questioned the definition of ADUs and JADUs in the ALUCP and raised concerns over occupancy.

Commissioner Delgado raised questions about the City of Monterey's enforcement of occupancy.

Commissioner Scherer had questions on the consistency between staff's analysis of the existing/draft City of Monterey ADU Ordinance and ADU state law.

The Commission voted 5-1 (5 ayes – 1 nays) to find REF220059 consistent with the MRY ALUCP, provided the City of Monterey incorporates staff's recommended language into the existing or draft ADU ordinance. Motion to approve made by Commissioner Delgado and seconded by Commissioner Cleveland (Aye - Carbone, Cleveland, Cohan, Scherer, Delgado; Naye - Commissioner Sabo).

b. 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.

County of Monterey General Plan and inland Zoning Code added to the County's Long Range Work Program.

c. 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.

Funding the Salinas ALUCP added to the County's Long Range Work Program.

8. ANNOUNCEMENTS

Commissioner Delagdo commented on progress of Joby Aviation at the Marina Airport.

Commissioner Sabo requested that staff prepare an ALUCP amendment to address secondary units, ADUs, etc.

Commissioner Carbone cancelled the December 2022 meeting.

9. ADJOURNMENT

Meeting adjourned at 4:21PM

Next scheduled regular meeting: January 23, 2023

MONTEREY COUNTY

AIRPORT LAND USE COMMISSION



MEMORANDUM

| | |
|----------------------|--|
| To: | Airport Land Use Commission |
| From: | Fionna Jensen, ALUC Staff; January 13, 2023 (831) 796-6407, JensenF1@co.monterey.ca.us |
| Meeting Date: | January 23, 2023 |
| Subject: | Scheduled Item 7a –Request the Salinas Municipal Airport and Mesa Del Rey Airport to submit grant requests to the Caltrans 2023-2032 Aviation System Plan-Capital Improvement Plan seeking funding for the update of their Airport Land Use Compatibility Plans. |

RECOMMENDATION:

Staff recommends the Monterey County Airport Land Use Commission (ALUC) request the Salinas Municipal Airport and Mesa Del Rey Airport to submit grant requests to the Caltrans 2023-2032 Aviation System Plan-Capital Improvement Plan seeking funding for the update of their Airport Land Use Compatibility Plans.

SUMMARY:

On December 5, 2022, the California Department of Transportation, Division of Aeronautics (Caltrans) informed all California Airport Land Use Commissions (ALUCs) and local Airport Managers of the January 31, 2023 deadline to submit requests for inclusion in the 2023 through 2032 Aviation System Plan-Capital Improvement Plan (CIP) (see **Attachment C**). The State 2023-2032 CIP is a 10-year planning document encompassing capital improvement and planning projects for publicly owned airports statewide. Airport participation in the State CIP is required for State grant eligibility. Although Caltrans does not anticipate funding being available in the next cycle, in order to be eligible for State-funded Airport Improvement Program matching grants or Acquisition and Development grants, airport projects, including any request for state grant funding to update an Airport Land Use Compatibility Plan (ALUCP), must be listed in the 2023 CIP to be eligible for state funding.

The Salinas Municipal Airport Land Use Plan and Mesa Del Rey Airport Master Plan have yet to be updated since adoption in 1982 and 1976, respectively. Caltrans encourages all ALUCs to update Airport Land Use Compatibility Plans (ALUCPs), when possible. However, only Airport Managers have the access to the CaltransASM Capital Improvement Plan database to submit project-related grant requests. Therefore, staff recommends the ALUC adopt resolutions to request the managers of the Salinas Municipal Airport and Mesa Del Rey Airport to submit grant requests to the Caltrans 2023-2032 CIP to allow for their respective Airport Land Use Compatibility Plans to receive funding, when available and if granted. Salinas Municipal Airport Manager has

confirmed that he will be submitting an ALUCP grant requests, in addition to other grant requests. Staff made several efforts to reach Mesa Del Rey Airport Manager but received no response.

Should funding become available, ALUC staff will work with Airport Staff and the ALUC to determine the feasibility of preparing a Salinas Municipal ALUCP and Mesa Del Rey ALUCP concurrently. Alternatively, the ALUC may provide direction to ALUC staff at the January 23, 2023 meeting indicating which Airport is a top priority in regarding to preparation of an ALUCP.

CONCLUSION:

Updating the Salinas Municipal Airport Land Use Plan and Mesa Del Rey Airport Master Plan, via an Airport Land Use Compatibility Plan, is a priority for the Monterey County ALUC to protect and promote the safety and welfare of residents, businesses, and airport users near the Airport, while supporting the continued operation of each Airport. In order to be eligible for state grants to update each of these airports' ALUCP, staff recommends that the Monterey County Airport Land Use Commission adopt the prepared draft resolutions (**Attachments A and B**) to formalizes its request of the Salinas Municipal Airport and Mesa Del Rey Airport to submit grant requests to the Caltrans 2023-2032 Aviation System Plan-Capital Improvement Plan seeking funding for the update of the respective Airport Land Use Compatibility Plans.

Attachments:

- | | |
|--------------|--|
| Attachment A | Draft ALUC Resolution for Salinas Municipal Airport ALUCP update |
| Attachment B | Draft ALUC Resolution for Mesa Del Rey Airport ALUCP update |
| Attachment C | Caltrans Division of Aeronautics letter to ALUCs regarding 2023-2032 CIP |

cc: ALUC Commissioners; ALUC Counsel; Salinas Municipal Airport Manager (Brett Godown); Mesa Del Rey Airport Manager (Octavio Hurtado, City of King Public Works Director)

DRAFT RESOLUTION

**Before the Monterey County Airport Land Use Commission,
State of California**

Resolution No. 23-001

Request the Salinas Municipal Airport to submit grant requests to the Caltrans 2023-2032 Aviation System Plan-Capital Improvement Plan seeking funding for the update of the Salinas Airport Land Use Compatibility Plan.

WHEREAS, on December 5, 2022, the California Department of Transportation, Division of Aeronautics (Caltrans) informed all California Airport Land Use Commissions (ALUCs) and local Airport Managers of the January 31, 2023 deadline to submit requests for inclusion in the State 2023 through 2032 Aviation System Plan-Capital Improvement Plan (CIP);

WHEREAS, the State 2023-2032 CIP is a 10-year planning document encompassing capital improvement and planning projects for publicly owned airports statewide, and airport participation in the State CIP is essential for State aviation planning and is required for State grant eligibility; and

WHEREAS, in order to be eligible for State-funded Acquisition and Development (A&D) grants to update an Airport Land Use Compatibility Plan (ALUCP), the ALUCP update must be listed in the 2023 CIP; and

WHEREAS, ALUC staff do not have access to the CaltransASM database and therefore are dependent on Airport Managers entering requests for an ALUCP update into the database; and

WHEREAS, the Salinas Municipal Airport Land Use Plan has not been updated since adoption in 1982. Updating the Salinas Municipal Airport Land Use Compatibility Plan is a priority for the Monterey County ALUC and timely because the Salinas Airport is undertaking an update of the Salinas Airport Master Plan; and

WHEREAS, in January 2023, ALUC staff confirmed that the Salinas Airport Manger, Brett Godown, intends to submit grant requests to the State 2023-2032 CIP for updates to the Salinas Municipal Airport Master Plan and Airport Land Use Compatibility Plan; and

WHEREAS, it is estimated that update of the Salinas Airport ALUCP, including environmental review under the California Environmental Quality Act (CEQA), will cost \$250,000.00; and

WHEREAS, the County of Monterey, which serves as staff to the Monterey County ALUC, needs state grant funding in order to update the Salinas Airport ALUCP and prepare appropriate environmental review under CEQA for such update.

NOW, THEREFORE, BE IT RESOLVED, the Monterey County Airport Land Use Commission requests the Salinas Municipal Airport to submit grant requests to the Caltrans 2023-2032 Aviation System Plan-Capital Improvement Plan seeking funding for the update of the Salinas Airport Land Use Compatibility Plan, and

BE IT FURTHER RESOLVED, the Monterey County Airport Land Use Commission directs staff to transmit this resolution to the Salinas Municipal Airport Manager.

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PASSED AND ADOPTED on this 23rd day of January 2023, upon motion of Commissioner _____ and seconded by Commissioner _____ by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST

Erik Lundquist, AICP, Secretary to the ALUC

By: _____
Fionna Jensen, Designee of Secretary to the ALUC
January 23, 2023

DRAFT RESOLUTION

**Before the Monterey County Airport Land Use Commission,
State of California**

Resolution No. 23-002

Request the Mesa Del Rey Airport to submit grant requests to the Caltrans 2023-2032 Aviation System Plan-Capital Improvement Plan seeking funding for the update of the Mesa Del Rey Airport Land Use Compatibility Plan.

WHEREAS, on December 5, 2022, the California Department of Transportation, Division of Aeronautics (Caltrans) informed all California Airport Land Use Commissions (ALUCs) and local Airport Managers of the January 31, 2023 deadline to submit requests for inclusion in the State 2023 through 2032 Aviation System Plan-Capital Improvement Plan (CIP);

WHEREAS, the State 2023-2032 CIP is a 10-year planning document encompassing capital improvement and planning projects for publicly owned airports statewide, and airport participation in the State CIP is essential for State aviation planning and is required for State grant eligibility; and

WHEREAS, in order to be eligible for State-funded Acquisition and Development (A&D) grants to update an Airport Land Use Compatibility Plan (ALUCP), the ALUCP update must be listed in the 2023 CIP; and

WHEREAS, ALUC staff do not have access to the CaltransASM database and therefore are dependent on Airport Managers entering requests for an ALUCP update into the database; and .

WHEREAS, the Mesa Del Rey Airport Master Plan for the King City airport, which includes a brief Airport Land Use Plan (King City ALUP), was adopted in 1976 and has not been updated since then; and

WHEREAS, the King City ALUP is in need of a comprehensive update in order to protect the public safety and welfare; and

WHEREAS, ALUC staff has made multiple efforts, all unsuccessful, to reach the Mesa Del Rey Airport Manager, and therefore the status of grant requests for the Mesa Del Rey Airport planning documents is unknown; and

WHEREAS, it is estimated that update of the King City Airport ALUCP, including environmental review under the California Environmental Quality Act (CEQA), will cost \$250,000.00; and

WHEREAS, the County of Monterey, which serves as staff to the Monterey County ALUC, needs state grant funding in order to update the King City Airport ALUCP and prepare appropriate environmental review under CEQA for such update.

NOW, THEREFORE, BE IT RESOLVED, the Monterey County Airport Land Use Commission urges the King City Municipal Airport to submit a grant request to the Caltrans 2023-2032 Aviation System Plan-Capital Improvement Plan to seek funding for an update of the King City Airport Land Use Compatibility Plan; and

BE IT FURTHER RESOLVED, the Monterey County Airport Land Use Commission directs staff to transmit this resolution to the King City Airport Manager.

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PASSED AND ADOPTED on this 23rd day of January 2023, upon motion of Commissioner _____ and seconded by Commissioner _____ by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST
Erik Lundquist, AICP, Secretary to the ALUC

By: _____
Fionna Jensen, Designee of Secretary to the ALUC
January 23, 2023

California Department of Transportation

DIVISION OF AERONAUTICS
P.O. BOX 942874, MS-40 | SACRAMENTO, CA 94274
(916) 654-4959 | FAX (916) 653-9531 TTY 711
www.dot.ca.gov



December 5, 2022

Electronically Sent

Dear Airport Land Use Commissions and Regional Transportation Planning Agencies:

The California Department of Transportation, Division of Aeronautics (Caltrans) recently sent letters to all airport managers concerning the process for submitting projects into the 2023 Capital Improvement Plan (CIP) (please see enclosure). As you are aware, it is extremely important to have an up-to-date Airport Land Use Compatibility Plan (ALUCP), as they are a very powerful safety instrument that protects both the public and airport users alike. We encourage you to check on the status of your ALUCPs and plan accordingly. In order to be eligible for State grant funding, ALUCP projects are required to be listed in the most current CIP. ALUCP projects will be selected from the 2023 CIP to form the next Aeronautics Program if the Caltrans budget permits. **No ALUCP/update is eligible for grant funding without being listed in the current CIP, even if it was listed in a prior CIP.** Please make sure to include the total amount you may need for a consultant including the CEQA process.

Although the airport managers will upload the project requests, we would like to inform you of the CIP process and encourage you to coordinate with your airport managers to include your projects. The deadline for the airport manager to upload all project requests to our database and send us the required signed form(s) is January 31, 2023. Please do not delay in working with the appropriate airport managers. If you have any further questions or concerns, please contact your assigned Aeronautics Planner, who sent you this email.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Friedman', written over a horizontal line.

Matt Friedman, Chief
Office of Aviation Planning

Enclosure: CIP letter to airport managers