

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, June 25, 2018

1. CALL TO ORDER – Pledge of Allegiance

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Cohan presiding, convened in the Board Meeting Room at the Monterey Peninsula Airport District, 200 Fred Kane Drive, Suite 200, Monterey, California, at 3:00 p.m.

2. ROLL CALL

Commissioners (or Proxy) Present:

Cohan, McGregor, Sabo, Cleveland, and Gunter – a quorum.

Commissioners Not Present and Not Represented by Proxy:

Carbone and Healy

ALUC (Monterey County) Staff Present:

Joseph Sidor, Resource Management Agency (RMA)-Planning
Shelley Glennon, RMA-Planning
Wendy Strimling, County (ALUC) Counsel

For Informational Purposes Only, Members of the Public Present:

Chris Morello, Planning Manager, Monterey Regional Airport
Mike La Pier, Executive Director, Monterey Regional Airport
Dave Fitz, Coffman Associates (ALUCP Consultant)
Kory Lewis, Coffman Associates
Elizabeth Caraker, City of Monterey Community Development Department
Ande Flower, City of Monterey Community Development Department

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

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

None

5. APPROVAL OF MINUTES

The Commission voted 5 – 0 to approve the minutes of the May 21, 2018, regular meeting. Motion to approve made by Commissioner Cleveland and seconded by Commissioner McGregor (Cleveland, McGregor, Sabo, Cohan, and Gunter).

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. Airport Land Use Compatibility Plan Update/REF120019.
Public hearing to consult with affected local jurisdictions pursuant to California Public Utilities Code Section 21675(c) regarding establishment of airport influence areas, and presentation of draft Airport Land Use Compatibility Plans for Monterey Regional and Marina Municipal Airports. Action: None – For Information Only

ALUC staff (Sidor) introduced the item, and reiterated the purpose of the public hearing – i.e., to consult with affected local jurisdictions regarding proposed changes to the identified airport influence areas pursuant to California Public Utilities Code Section 21675(c); to present the draft ALUCPs; and to provide an opportunity for the ALUC, the affected local jurisdictions, or the public to ask questions or comment of the draft ALUCPs. ALUC staff also distributed copies of a comment letter (dated June 25, 2018; attached) received from Mr. Mike Weaver.

Dave Fitz and Kory Lewis, Coffman Associates, presented an overview of the draft ALUCPs for Monterey Regional and Marina Municipal Airports. Commissioner Sabo asked questions about noise contours, the special district exemption, safety zones at Marina Municipal Airport, noise criteria below 65 decibels, methodology for determining or recommending the safety zones, and whether or not staff considered noise when identifying the airport influence areas.

Chair Cohan opened public comment and asked if the local jurisdictions represented had any comments or questions. Neither the City of Monterey nor the Monterey Regional Airport representatives asked any questions.

8. ANNOUNCEMENTS

None

9. ADJOURNMENT

Meeting adjourned at 4:04 p.m.
Next scheduled public meeting: July 23, 2018

Airport Land Use Commission of the County of Monterey
Monterey County Resource Management Agency
Land Use Division, Planning
% Joe Sidor, Project Manager
Via email: sidorj@co.monterey.ca.us

Monterey Regional Airport
Planning and Development Department
% Shelley Glennon, Planning Manager
Via email: glennons@co.monterey.ca.us and fax: 831-648-7021

Environmental Consultant
Coffman Associates
237 NW Blue Parkway, Suite 100
Lee's Summit, MO 64063
% James M. Harris, President
Via email: jmharris@coffmanassociates.com

Re: Project Name: Airport Land Use Compatibility Plan Update
Project File No.: REF120019
Project Description: Comprehensive update to the Land Use Compatibility Plans for Monterey and Marina Municipal Airports
Proposed CEQA Status: Negative Declarations pursuant to Section 15074 of the CEQA Guidelines

Hearing scheduled for Monday, June 25, 2018 at 3:00 p.m. in the Monterey Peninsula Airport District meeting room, 20 Fred Kane Dr., Set. 200, Monterey, CA

June 25, 2018

ADDITIONAL PUBLIC COMMENT

Dear Joe Sidor, Shelley Glennon, Jim Harris, and the Airport Land Use Commission,

I cannot attend today's hearing in the Monterey Airport's District meeting room because of a schedule conflict. However, I would like to submit the following for your consideration:

The Initial Study checklist for this has every item checked as having NO Impact. Every one. I submitted a letter during the comment period regarding this. The reply I received I believe to be flawed.

The Draft staff report titled: "Notice of Intent to Adopt a Negative Declaration Monterey County Airport Land Use Commission" I believe to be flawed. For one thing it does not contain correspondence received during the public comment period from May 3, 2018 to June 4, 2018. How are the mailing list recipients and the public at large reading this staff report on the website to know of concerns expressed and suggestions made?

On pages 38, 39, 40 and 41 of the Draft N.O.I. to Adopt a Negative Declaration, there are the list of document preparers and the document references used in preparation of this N.O.I. One reference is the important 2007 Monterey County General Plan Draft EIR, with note, Final EIR certified November 22, 2010. However, there is no reference to important elements of the Monterey County General Plan which are the Greater Monterey Peninsula (GMP) Area Plan and the Toro Area Plan.

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I believe the proposed Draft Airport Land Use Compatibility Plan Negative Declaration is flawed because there is no analysis of compatibility with these GMP and Toro Area Plans and their Policies. Further, I don't believe one could make a determination that the proposed Negative Declaration is compatible. Both the Greater Monterey Peninsula Area and the Toro Area are beneath the landing paths for jets and planes landing at the Monterey Regional Airport.

I respectfully request that the hearing today be continued until such time as further analysis is done, a fresh Initial Study is completed, and that a Mitigated Negative Declaration is considered, and a new staff report is circulated by the Airport Land Use Commission of the County of Monterey.

Thank you,

Mike Weaver
Phone: 831-484-2243
Email: michaelrweaver@mac.com