

MONTEREY COUNTY

AIRPORT LAND USE COMMISSION



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REGULAR AGENDA

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

February 26, 2018

3:00 p.m.

If requested, the agenda shall be made available in appropriate alternative formats to person with a disability, 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.

If you require a reasonable accommodation, e.g. Wheelchair Accessible Facilities, Sign Language Interpreters and Printed Materials in large print, Braille, or on disk, please contact ALUC staff at (831) 755-5025. All requests must be made forty-eight hours in advance.

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

December 11, 2017

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. Update on the Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport (MRY). Review of the status of the environmental review of the draft ALUCP for MRY.
Action: Provide direction to Staff and/or the Chair regarding completion of the environmental review process and adoption of the Draft ALUCP no later than April 30, 2018.

- b. Update on the Airport Land Use Compatibility Plan (ALUCP) for Marina Municipal Airport (OAR). Review of the status of the environmental review of the draft ALUCP for OAR.
Action: Provide direction to Staff and/or the Chair regarding completion of the environmental review process and adoption of the Draft ALUCP no later than April 30, 2018.

8. ANNOUNCEMENTS

9. ADJOURNMENT



MEMORANDUM

To:	Airport Land Use Commission (ALUC)
From:	Kim Cohan, ALUC Chair; February 15, 2018
Meeting Date:	February 26, 2018
Subject:	Scheduled Item 7a – Update on the Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport (MRY), including review of the status of the environmental review of the draft ALUCP for MRY

RECOMMENDATION:

Provide direction to Staff and/or the Chair regarding completion of the environmental review process and adoption of the Draft ALUCP in a timely manner.

OVERVIEW:

Over the past several years, various ALUC staff members sought funding for an update to the legally required 1987 Comprehensive Land Use Plan for Monterey Peninsula Airport (1987 CLUP). Since the adoption of the existing 1987 CLUP, much of the thinking regarding airport land use compatibility has changed, as reflected in two airport land use planning handbooks published by the State of California. Ultimately, at least two attempts were made to commence an update, but to no avail.

In 2012, the Monterey Peninsula Airport District (MPAD) commenced work on an update to its Airport Master Plan, including an analysis of airport land use compatibility for the Monterey Regional Airport (MRY). Approximately three years ago, in 2015, a Draft Monterey ALUCP was transmitted to the Monterey County Airport Land Use Commission (ALUC) by the Monterey Peninsula Airport District for consideration. It reflected many of the suggestions contained in the *California Airport Land Use Planning Handbook*, published by the Division of Aeronautics (DOA), California Department of Transportation, in 2011. It also included draft policies reviewed and approved previously by the ALUC.

Subsequently, the County of Monterey Resource Management Agency (RMA) applied for, and received approval of (in August 2015), a grant from the Division of Aeronautics (actual grant agreement received from DOA in July 2016). In February 2015, the County of Monterey approved an agreement with a nationally recognized airport planning firm, Coffman Associates, to assist in the preparation of a final draft of the Monterey ALUCP (and one for the Marina Airport). **This draft Monterey ALUCP was finished in January 2017 by Coffman.** On February 14, 2017, the ALUC held a Public Information Workshop. Since that time, the ALUC has been kept in the dark regarding the status of the draft Monterey ALUCP.

In order to adopt the Draft Monterey ALUCP, the ALUC must first consider whether or not there are any environmental impacts associated with implementation of the Plan, and if so, how to address the possible impacts. While the Monterey County webpage for the ALUC lists July 2017 for "Anticipated Circulation of Environmental Review Documents," nothing has been forthcoming to the ALUC.

It is critical that the environmental review process for the draft Monterey ALUCP be initiated, and completed, as soon as possible for 2 reasons:

- Some of the Monterey County ALUC Commissioners attended the Legal Workshop sessions of the conference of the Southwest Chapter of the American Association of Airport Executives (SWAAAE) held in Monterey last month. Presenters at the Workshop stated that the Governor's Office of Planning & Research (OPR) has proposed changes to CEQA regulations, including more cumbersome CEQA checklists. Presenters at the Workshop stressed that local governments should make every effort to complete reviews now underway, prior to implementation of the new regulations.
- Increasingly, the ALUC is called upon to review proposals that could result in incompatible land uses being approved near the Monterey Regional Airport, when compared to information within the *California Airport Land Use Planning Handbook*, yet, the ALUC is unable to address the possible incompatible land uses because they were not envisioned when the existing 1987 CLUP was adopted (and, hence, no applicable policies included).

Therefore, I recommend that the ALUC take action to direct the Staff and/or the Chair regarding completion of the environmental review process and adoption of the Draft ALUCP no later than April 30, 2018.

MONTEREY COUNTY

AIRPORT LAND USE COMMISSION



MEMORANDUM

To:	Airport Land Use Commission (ALUC)
From:	Kim Cohan, ALUC Chair; February 15, 2018
Meeting Date:	February 26, 2018
Subject:	Scheduled Item 7b – Update on the Airport Land Use Compatibility Plan (ALUCP) for Marina Municipal Airport (OAR), including review of the status of the environmental review of the draft ALUCP for OAR

RECOMMENDATION:

Provide direction to Staff and/or the Chair regarding completion of the environmental review process and adoption of the Draft ALUCP no later than April 30, 2018.

OVERVIEW:

Several years ago, the City of Marina commenced work on an update to its Airport Master Plan, including an analysis of airport land use compatibility for the Marina Municipal Airport (OAR). Approximately three years ago a Draft Marina ALUCP was transmitted to the Monterey County Airport Land Use Commission (ALUC) by the City of Marina for consideration. It reflected many of the suggestions contained in the *California Airport Land Use Planning Handbook*, published by the Division of Aeronautics (DOA), California Department of Transportation, in 2011. It also included draft policies reviewed and approved previously by the ALUC.

The County of Monterey Resource Management Agency (RMA) applied for, and received approval of (in August 2015), a grant from the Division of Aeronautics (actual grant agreement received from DOA in July 2016). In February 2015, the County of Monterey approved an agreement with a nationally recognized airport planning firm, Coffman Associates, to assist in the preparation of a final draft of the Marina ALUCP (and one for the Monterey Regional Airport). This draft Marina ALUCP was finished quite some time ago by Coffman. **In February 2017, the ALUC held a Public Information Workshop on the draft.** Since that time, the ALUC has been kept in the dark regarding the status of the draft Marina ALUCP.

In order to adopt the Draft Marina ALUCP, the ALUC must first consider whether or not there are any environmental impacts associated with implementation of the Plan, and if so, how to address the possible impacts. While the Monterey County webpage for the ALUC lists July 2017 for "Anticipated Circulation of Environmental Review Documents," nothing has been forthcoming to the ALUC.

It is critical that the environmental review process for the draft Marina ALUCP be initiated, and completed, as soon as possible for 2 reasons:

1. Some of the Monterey County ALUC Commissioners attended the Legal Workshop sessions of the conference of the Southwest Chapter of the American Association of Airport Executives (SWAAAE) held in Monterey last month. Presenters at the Workshop stated that the Governor's Office of Planning & Research (OPR) has proposed changes to CEQA regulations, including more cumbersome CEQA checklists. Presenters at the Workshop stressed that local governments should make every effort to complete reviews now underway, prior to implementation of the new regulations.
2. Increasingly, the ALUC is called upon to review proposals that could result in incompatible land uses being approved near the Marina Municipal Airport, when compared to information within the California Airport Land Use Planning Handbook, yet, the ALUC is unable to address the possible incompatible land uses because they were not envisioned when the existing ALUCP was adopted (and, hence, no applicable policies included).

Therefore, I recommend that the ALUC take action to direct the Staff and/or the Chair regarding completion of the environmental review process and adoption of the Draft ALUCP no later than April 30, 2018.