

COUNTY OF MONTEREY

AIRPORT LAND USE COMMISSION



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

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REGULAR MEETING AGENDA

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

June 23, 2025

3:00 p.m.

IMPORTANCE NOTICE REGARDING PARTICIPATION IN THE AIRPORT LAND USE COMMISSION MEETING

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 Room, 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@countyofmonterey.gov (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@countyofmonterey.gov (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@countyofmonterey.gov (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@countyofmonterey.gov (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@countyofmonterey.gov (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@countyofmonterey.gov (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

May 19, 2025

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. Election of ALUC Officers

Action: Commission to elect the Chair and Vice Chair for June 2025 through May 2026.

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

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Action Minutes of the Proceedings of the Commissioners of the Monterey County Airport Land Use Commission for Monday, May 19, 2025 – Special Meeting

1. CALL TO ORDER – Pledge of Allegiance

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Cohan presiding, convened at 3:00 p.m. Commission members and members of the public attended/participated physically.

2. ROLL CALL

Commissioners (or Proxy) Present:

Commissioners Cohan, Carbone, Cleveland, Scherer, Kerr (Proxy), Donaldson, Leffel

Commissioners Not Present and Not Represented by Proxy:

ALUC (Monterey County) Staff Present:

Edgar Sanchez, Housing and Community Development (HCD)-Planning

For Informational Purposes Only, Members of the Public Participating:

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.

Commissioner Cohan gave an announcement of his last day as Chair. Express gratitude to the Commission and listed Major Accomplishments.

Commissioner Leffel gave an announcement regarding the Groundbreaking of the New Terminal at the Monterey Airport which will be on June 6, 2025, at around 10:00am.

Election of a new Chair was not include in the Noticed agenda, the Commissioners agreed to have the Election at the regularly schedule June Meeting.

5. APPROVAL OF MINUTES

The Commission voted 6-0 (6 ayes – 0 naves, and 1 abstain) to approve the minutes of the March 24, 2025 regular meeting. Motion to approve made by Commissioner Chohan and seconded by Commissioner Scherer.

6. Consent Calendar

Acceptance of the 2025-2026 ALUC Calendar.

The Commission voted 7-0 (7 ayes – 0 naves) to approve the 2025-2026 ALUC Calendar. Motion to approve made by Commissioner Cleveland and seconded by Commissioner Leffel.

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.

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.

No update at this time.

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.

No updates at this time.

8. ANNOUNCEMENTS

Staff provide the Commission an update regarding County planning department updates including New Hires, and New Roles.

Staff provide the Commission an update regarding the Board of Supervisors decision to retain the Sites within the Airport Influence Area in the County of Monterey's Housing Element

The commission expressed concerns with the overruling of an ALUC recommendation by the Board of Supervisors.

Commissioner Cohan gave a Status update regarding the permitting status for Joby Aviation at the Marina Airport and announce that the Marina Airport has a New Airport Manager.

Commissioner Cleveland made a request for staff to look into getting a representative from the Salinas area to serve on the Commission.

9. ADJOURNMENT

Meeting adjourned at 3:30 pm.

Next scheduled regular meeting: June 23, 2025