



# CITY OF DEL REY OAKS

650 CANYON DEL REY RD. · DEL REY OAKS, CALIFORNIA 93940  
PHONE (831) 394-8511 · FAX (831) 394-6421

September 3, 2020

## AGENDA

**REGULAR DEL REY OAKS PLANNING COMMISSION MEETING  
WEDNESDAY SEPTEMBER 9, 2020 AT 6:00 P.M.**

**MEETING TO BE HELD VIRTUALLY ONLY  
AT THE FOLLOWING ZOOM LINK PER GOVERNOR NEWSOM'S  
EXECUTIVE ORDERS N-29-20 AND N-33-20 REGARDING COVID-19  
PROTOCOLS:  
*Click on link below***

<https://us02web.zoom.us/j/89994187662?pwd=RlpPY2RQL2FxK255dGFaaGVWVSzZyUT09>

**Meeting ID: 899 9418 7662  
Passcode: 130835**

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***If you are not able to,  
then copy and paste or type the link into your browser  
You must have a computer with a camera or smart phone to participate  
in the video portion of the meeting.***

1. ROLL CALL
2. CONSENT AGENDA:
  - A. Adopt June 10, 2020 Planning Commission Meeting Minutes

**3. PUBLIC COMMENTS:**

Anyone wishing to address the Commission on matters not appearing on the Agenda may do so now. The public may comment on any other matter listed on the Agenda at the time the matter is being considered by the Commission. *There will be a time limit of **not more than three minutes** for each speaker. No action will be taken by the Commission on matters brought up under this item and all comments will be referred to staff.*

**4. REPORTS:** Building Activity Report August 2020

**5. OLD BUSINESS:** None

**6. NEW BUSINESS:** *Action Item*

**Consider City Comment Letter to Airport Regarding Airport Master Plan EIR Addendum**

**7. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS**

**8. NEXT MEETING:** Wednesday, October 14, 2020 at 6:00 P.M.

**9. ADJOURNMENT**

All enclosures and materials regarding this agenda are available for public review at Del Rey Oaks City Hall. Information distributed to the Planning Commission at the meeting becomes part of the public Record. A copy of written material, pictures, etc. should be provided to the Secretary for this purpose.

## How do I join a Zoom meeting?

There are 3 ways to join a Zoom meeting:

- With the Zoom app on your desktop
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### Telephone dial in:

1. The dial in information is in the box above.
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**Meeting ID: 899 9418 7662**

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**+(San Jose)**

**CITY OF DEL REY OAKS PLANNING COMMISSION REGULAR MEETING  
CONVENED AT 6:00 P.M. ON WEDNESDAY, JUNE 10, 2020 VIA ZOOM  
MEETING**

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**Present:** Chairman Donaldson, Vice Chair Hayworth, Commissioner Jaksha, Commissioner Kreeger, Commissioner Hallock, Commissioner Burton and Commissioner Wood

**Absent:** None

**Also present:** City Manager Pick and Deputy City Clerk Minami

Meeting came to order at 6:00 p.m. and roll call was taken.

**CONSENT AGENDA:**

**Motion to approve:** *Commissioner Hayworth*

**Second:** *Commissioner Hallock*

**Public Comment:** *None*

**Vote:** *Approved 7-0*

**PUBLIC COMMENT:**

**Mary Solseng:** Receiving the \$65,000 planning grant and wants some to be spent on public input meetings regarding future development ideas and to amend the General Plan. During the APR discussions and during the Coffee with the City Manager, it has been mentioned that the developers should pay for the cost to have the meetings after the exclusive agreement is signed. That is backwards, it should be the other way around. Not getting residents input first, isn't right. Wants the Commission to make sure the General Plan gets amended.

**REPORTS:**

**Commissioner Hallock:** Notice that 1106 Rosita is on the list for a remodel and curious if that was brought to the Commission.

**Deputy City Clerk Minami:** It is all interior work, did not need to come to Commission.

**Accepted**

**NEW BUSINESS:**

**A. Applicant's Name:** Steve Avila  
**Owner's Name:** Daniella Prue  
**File Number:** ARC #20-01

**Site Location:** 1106 Rosita Rd  
**Planning Area:** APN# 012-591-001  
**Project Description:** Requesting Architectural Review to install a 14'x 28' wood deck off the back of the single family dwelling. Colors and materials to match existing.

*Commissioners Jaksha and Burton step down for this item.*

**Steve Avila:** Explains the project and asks for questions.

**Commissioner Hayworth:** How about neighbors?

**Steve Avila:** Has not heard of any problems.

**Commissioner Kreeger:** No impact on neighbors.

**Commissioner Hallock:** Is this a repair and replace or new?

**Steve Avila:** It is new, a set of steps was there before.

**Commissioner Hallock:** The footings have been placed before inspections, no pull test was performed and how did the work get done?

**Steve Avila:** Peers were poured and then found out the project needed to come before the Commission. As soon as he realized that the work has stopped. Takes full responsibility and apologized.

**George Jaksha:** As a neighbor, great job to improve property.

**Chairman Donaldson:** Make getting an inspection, part of the approval.

*Motion to approve item 6.A., as presented and an inspection of the footings must be done*

**Second:** *Commissioner Kreeger*  
*Commissioner Hayworth*  
**Public Comment:** *None*  
**Vote:** *5-0*  
*Motion passes*

*Commissioners Jaksha and Burton return to zoom meeting*

**B. Applicant's Name:** Sustainable Del Rey Oaks  
**Owner's Name:** City of Del Rey Oaks  
**File Number:** CUP #20-03  
**Site Location:** near 899 Rosita Rd  
**Planning Area:** APN# 012-551-006  
**Project Description:** Requesting a Conditional Use Permit to install an owl box in the open space between the church and the tennis courts at the current site of the butterfly garden.

**Karen Harris:** Explains the project will be for educational purposes. They received grant funding for it. The folks from Humane Wildlife Control picked the perfect location for it. Follows the storm water ordinance. The two-post system will be installed using no concrete.

**Commissioner Burton:** Thank you.

**Commissioner Jaksha:** What about the noise from the pre-school?

**Deputy City Clerk Minami:** The pre-school has been closed for a few years.

**Commissioner Hayworth:** What about liability if it falls?

**City Manager Pick:** It will be inspected by the Building Inspector. All volunteers sign a liability waiver.

**Commissioner Hallock:** Even though the pre school is closed, how about the noise from the Church Sunday school kids. This Commission didn't approve the butterfly garden.

**City Manager Pick:** Staff level approval was granted. Owl box is the first Conditional Use Permit of its kind, it needs Commission approval.

**Commissioner Hallock:** Thanks Karen for the good job except the plans are not on 11X17 and no netting was put up. Would have liked it clearer. Concerned about attracting bees at the church from the butterfly garden.

**Karen Harris:** There are already owl boxes in the city with no problems. Really hope the owl box works. Didn't realize she needed to do netting because it's a box on a pole.

**Commissioner Kreeger:** Thanks Karen for the great job. Hopefully it attracts owls. Nice addition to the City.

**Commissioner Wood:** Karen really did her homework, great addition to the city.

**Chairman Donaldson:** Wonderful project, commends Karen. Likes the idea of D.G. and not concrete. It's temporary in nature so if FORTAG goes through then it won't hinder progress.

**Karen Harris:** The oak tree and the owl box are in the perfect location. The box is away from electric lines and noise from the tennis courts. Had an expert recommend the location.

**City Manager Pick:** Since it is work being done on City property, if under unforeseen circumstances come up, then the city will work with group to move the owl box to another location.

**Kevin Raskoff:** Karen is a major force in getting grant money, she did a great job. The owl box can always be relocated.

**Ken Rutherford:** Remarkable job, small formalities need to be overlooked and hopefully gets approved tonight.

**Kim Shirley:** Thanks Karen for the time and effort. This will provide educational opportunity.

*Motion to approve item 6.B., as presented with the condition that the City reserves the right to remove or relocate the owl box*

*Second: Commissioner Hayworth  
Commissioner Hallock  
Public Comment: None  
Vote: 7-0  
Motion passes*

**C. Applicant's Name:** Bill Westphal  
**Owner's Name:** Ken Williams  
**File Number:** ARC #20-02  
**Site Location:** 7 Boronda Way  
**Planning Area:** APN# 012-481-014  
**Project Description:** Requesting Architectural Review to add 684 sq. ft. to living area, add 259 sq. ft. to garage, add covered porch and to remove carport of the single-family dwelling. Colors and materials to match existing.

**Bill Westphal:** House has never been touched. Ready to make it a beautiful home. Used to leave on Boronda, it's like old home week being back for the project.

**Commissioner Burton:** Looks good, thanks for making the community better.

**Commissioner Hayworth:** Mentions side set back, but variance isn't needed. Not much of a back yard. It's big job, but it will look great.

**Bill Westphal:** Nice covered porch on the side.

**Commissioner Jaksha:** Looks good.

**Commissioner Hallock:** The issue of the side of the house is pre-existing. Great presentation and flagging too.

**Commissioner Kreeger:** It will be a nice addition to the neighborhood.

**Commissioner Wood:** Great project, loves the porch idea.

**Chairman Donaldson:** There is a slight difference between netting and plans.

**Bill Westphal:** Set back will increase.

*Motion to approve item 6.C., as presented*

*Second: Commissioner Hallock  
Commissioner Hayworth  
Public Comment: None  
Vote: 7-0  
Motion passes*

**COMMISSIONER REPORTS:**

**Commissioner Hallock:** Apologizes for bringing up inspection and safety concerns but there are clear guidelines as a General Contractor and Del Rey Oaks is easier to deal with than other areas.

**Chairman Donaldson:** It is very hard to deal with after the fact.

**Commissioner Hallock:** A lot of work and commitment went into the sign ordinance and Scott and the rest of the commission did a great job, it was thoroughly reviewed by the planning commission. Stands by the original ordinance. It was not the intention of the ordinance to infringe on right to free speech. It was mostly for the safety of the citizens in mind. Supports the idea of a subcommittee, more light from several windows. He was part of an email invitation to be on the subcommittee, it was sent to entire planning commission. Now the city council and the planning commission has selected residents. Called the City Attorney regarding fairness of process with planning commission and public not selected from a lot. There is a time for information points, not just one social website. It's unethical to respond to group, but not individually. Dismayed that two planning commissions were involved in a brown act violation by responding.

**City Manager Pick:** Recently found out about this and City Attorney reached out to Mayor Kerr and Council Member Gaglioti to cure the violation.

**Commissioner Hallock:** There was another brown act violation back in February with City Council as well. Everyone takes ethics training and if someone is confused contact the FPPC. To "cure" is a legal term to settle. It's actually could be a misdemeanor. It happened in February and again now, repetitive in nature and can be turned over to the District Attorney. Black eye on Del Rey Oaks.

**Commissioner Jaksha:** Agrees with Jeremy.

**Commissioner Kreeger:** It's all about education, and sure there wasn't any malice.

**Chairman Donaldson:** Appreciates views and comments on the sign ordinance.

7:05 p.m., Adjourned to next meeting date July 8, 2020 at 6:00 pm.

**Attest:**

**Date:**

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\_\_\_\_\_

**August 2020 Building Permit Report**

<b>PERMIT#</b>	<b>DATE</b>	<b>ADDRESS</b>	<b>NAME</b>	<b>PROJECT DESCRIPTION</b>	<b>TYPE</b>	<b>STATUS</b>
B-17-32	09/05/17	5 Quendale	Sampognaro/Zehn Const	Addition and remodel	R-1	Current
B-19-12	04/17/19	68 Carlton Drive	Larson/D. Young Const	Remodel	R-1	Current
B-19-22	07/09/19	924 Via Verde	Rutherford/Owner Builder	R&R awning, install sky light	R-1	Current
B-19-24	07/24/19	120 Calle Del Oaks	Sparx/DPR Construction	Tenant Improvement	C-1	Current
B-19-37	09/19/19	9 Los Encinos	Bowen/Scudder Roofing	Re-Roof	R-1	Current
B-19-39	09/23/19	15 Baxter Place	Burger/John Chatters	Addition and remodel	R-1	Current
B-19-40	09/24/19	831 Arlington	Walsh/Ricardo Munoz	Wall and stairs	R-1	Current
B-19-41	10/01/19	924 Via Verde	Rutherford/Owner Builder	Re-Roof	R-1	Final
B-19-47	11/05/19	1106 Rosita Rd	Prue/Avila Construction	Kitchen and Bath remodel	R-1	Final
B-19-50	11/21/19	78 Work Ave	Ghavamian/Owner Builder	New windows	R-1	Current
B-19-52	11/26/19	926 Angelus	Clarke/Tarotvet Const	Kitchen remodel	R-1	Current
B-19-55	12/19/19	800 Altura	Buckman/Kitchen Studio	Kitchen remodel	R-1	Current
B-20-03	02/04/20	1025 Rosita Rd	Souza/Earl Deal Roofing	Re-Roof	R-1	Current
B-20-05	02/27/20	1 Setter Pl	Yeo/Riparetti Roofing	Re-Roof	R-1	Final
B-20-06	03/10/20	45 Work Ave	Ezcurra/J Luna Const.	New Porch and roof	R-1	Current
B-20-07	03/16/20	10 Serrano	Jelleson/ Williams Roofing	Re-Roof	R-1	Current
B-20-09	05/17/20	924 Via Verde	Rutherford/Owner Builder	Interior remodel	R-1	Current
B-20-10	05/15/20	8 Greenock	Wigg/Jenkins Const	Stucco	R-1	Current
B-20-11	05/24/20	820 Arlington	Stentz/Infinity Energy	Solar	R-1	Current
B-20-12	05/28/20	827 Portola	Sanchez/Tesla Solar	Solar	R-1	Current
B-20-13	07/01/20	10 Alta Cir	Ventimiglia/Scudder	Re-Roof	R-1	Current
B-20-14	07/01/20	7 Boronda	Williams/Westphal	Remodel	R-1	Current
B-20-15	07/08/20	46 Los Encinos	Cabanillas/Miralem Hadzic	Solar	R-1	Current
B-20-16	07/09/20	1106 Rosita Rd	Prue/Avila Construction	New Deck	R-1	Current
B-20-17	07/09/20	212 Pheasant Ridge	Rodewald/Owner	Bathroom/Kitchen Remodel	R-1	Current
B-20-18	07/15/20	5 Work	Granberry/Owner	Retaining Wall	R-1	Final
B-20-19	07/21/20	411 Quail Run Ct	Ursino/Donald Young	Bathroom Remodel	R-1	Current
B-20-20	07/16/20	650 Canyon Del Rey	City Hall/Stanley Semmel	Solar	R-1	Final
B-20-21	08/04/20	38 Los Encinos Dr	Volmenny/Williams Roofin	Re-Roof	R-1	Current
B-20-22	08/18/20	1000 Rosita Rd	Shingleton/Sunlux	Solar	R-1	Current



# CITY OF DEL REY OAKS

650 CANYON DEL REY RD. · DEL REY OAKS, CALIFORNIA 93940  
PHONE (831) 394-8511 · FAX (831) 394-642

September 25, 2020

Mr. Michael La Pier, AAE Executive Director  
Monterey Regional Airport  
200 Fred Kane Drive, Suite 200  
Monterey, CA 93940

Subject: City of Del Rey Oaks Comments on Addendum to the Final Environmental Impact Report on the Monterey Regional Airport Master Plan

Dear Mr. La Pier:

On August 10, 2020, the City of Del Rey Oaks ("City") received a mailed notice of the August 12, 2020 Monterey Regional Airport Board ("Airport") Regular Meeting Agenda. This agenda included an action item entitled "Addendum to Final Environmental Impact Report, the Mitigation Monitoring and Reporting Program, and Related CEQA Findings and Statement of Overriding Considerations, for the Minor Project Modifications to the Approved Monterey Regional Airport Master Plan" ("Addendum"). The City appreciates the opportunity to provide comments and requests as they relate to this item:

## 1. Communication

After the FAA EA determination that no road may go through DRO, and that position being reiterated by the Airport Chair at the March 24 Del Rey Oaks city council meeting, the City was taken aback when the Airport District published the Addendum as it continues to include a North side access road through Del Rey Oaks, but now in its long term plans.

The City recognizes the lack of communication and coordination with City staff in advance of this announcement.

The dialogue during this Board meeting revolved around the Airport's proposed short term projects, yet the discussion must include ties and consequences of the short-term projects to the long-term proposal.

### Requests:

a) The City of Del Rey Oaks again encourages the Airport to establish a Community Roundtable that would include elected officials from local jurisdictions and other stakeholders effected by Airport operations. This Roundtable would openly and collectively address noise and environmental issues and ensure dissemination of project information in a timely manner. Please see Enclosure 1: FAA Community Roundtable Information Sheet.

b) With the extraordinary circumstances due to COVID-19 and closure of many buildings, to ensure proper and timely notification, we request all announcements be sent via the postal service and email.

## 2. Traffic

During its Environmental Assessment for Proposed Airfield Safety Enhancement Project for Taxiway "A" Relocation & Associated Building Relocations (FAA EA), the FAA acknowledged, in accordance with 49 U.S.C. §47106(a)(1), the FAA cannot approve any road alignment alternative through the City of Del Rey Oaks until the City of Del Rey Oaks changes its General Plan Policy C- 17.

Airport Board Chair Mary Anne Leffel confirmed that there would be no road through the City of Del Rey Oaks while she served on the board during her presentation at the City of Del Rey Oaks City Council meeting on March 24, 2020. See Enclosure 1: Council Meeting Video Link

The City reiterated its opposition to a north side access road through the City of Del Rey Oaks in its comment letter on the FAA EA dated May 1, 2020 (Enclosure 3.). This letter follows the earlier opposition to the Airport Master Plan on Nov. 18, 2018 (Enclosure 4.)

The City of Del Rey Oaks General Plan includes several policies in relation to Airport activity and its potential effects on the city. In particular, General Plan Policy C-17 states, "The city will not support the potential north side access from Highway 218 and Del Rey Gardens Drive or any airport access through the City of Del Rey Oaks."

The inclusion of a road through the City of Del Rey Oaks in any Airport document is inconsistent with our General Plan and is not supported by the city.

The city has no desire or plan to amend its General Plan in this manner.

Requests:

a) We respectfully request the Airport Board implement long-term access to the north side of the airport using the Northeast Service Road Improvement tied to the 68 frontage road.

b) We respectfully request the Amendment be reconsidered for consistency with the FAA EA finding, by removing any reference to a north side access road through the City of Del Rey Oaks.

**3. The City would also like to reiterate previous statements for consistency:**

a. Noise Impacts

The City has adopted open space/conservation and noise policies. There is insufficient data to effectively analyze the impacts on City Policies because there is no specific plan for the proposed north side development at the Airport. Therefore, further environmental analysis would be required if more specific long-term projects are implemented to assess construction, aircraft and vehicular noise.

b. ARRF Location

The City continues to support the location of the ARRF remaining on the South side of the Air-port, which would ensure continuation of rapid off-airport firefighting response times and prevent emergency vehicles from traveling through and near adjoining jurisdictions' residential areas.

c. Construction of General Aviation Hangars and traffic reduction on Airport Road

The City supports the location of the newly constructed aviation hangars as outlined in the proposed action. The City supports access during the construction phase via the improved NE service road, also called the construction haul route. The City also supports continued efforts to reduce overall vehicle trips along Airport Road, such as those resulting from the recent termination of certain leases on the North side.

d. Existing Environmental Contaminants

The City urges the Airport to take every precaution to protect residents of neighboring jurisdictions, Airport employees and visitors as well as adjacent downhill properties and waterways from existing and introduced contaminants during and after construction of the proposed action.

The city respectfully requests the Monterey Regional Airport Board seriously consider our requests to:

1. Establish a Community Roundtable for transparency
2. Send meeting notices to key stakeholder via email as well as postal service
3. Provide long-term access to the north side of the airport using the improved Northeast Service Road connected to the 68 frontage road.
4. Remove any reference to an access road through the City of Del Rey Oaks in all planning documents, both short term and long term.

Sincerely,

Alison Kerr  
Mayor  
City of Del Rey Oaks

Enclosure

1. FAA Community Roundtable Information Sheet.
2. Video Link
3. Enclosure 3: Letter May 20
4. Enclosure 4: Letter Nov 8, 2018

[https://www.faa.gov/air\\_traffic/community\\_involvement/media/FAA\\_Community\\_Roundtable\\_Info\\_Sheet.pdf](https://www.faa.gov/air_traffic/community_involvement/media/FAA_Community_Roundtable_Info_Sheet.pdf)



There are many different community engagement mechanisms that can be used to address aircraft noise or other concerns, depending on the circumstances. This information sheet provides information on one of those mechanisms, Community Roundtables.

**What is a “Roundtable”?**

- “Roundtable,” in the aviation context, is generally a term for an organization designed to address community concerns over a sustained period of time regarding aircraft operations often associated with a nearby airport.
- Most roundtables are voluntarily formed by an airport, local government, or through an agreement among multiple jurisdictions. The most productive roundtables are typically made up of representatives from multiple communities around an airport, who are or may be affected by aircraft operations, and the airline industry and other stakeholders – often in an advisory role or on technical committees and working groups, who can offer additional perspectives and expertise.
- Roundtables typically have group-approved charters or bylaws that provide an agreed upon structure for membership, running meetings, the scope of the issues being addressed by the roundtable, and making decisions.

**How can a Roundtable help?**

- A roundtable brings together airport, community, and airline industry representatives to collaboratively identify and discuss issues of concern and possible resolutions at the same time.
- A roundtable may elect to make recommendations, including possible changes in operations, which could address community noise or other concerns. Ideally, applicable recommendations are first coordinated through the airport who will then, as appropriate, forward them to the applicable entity (e.g., the FAA, airlines, or zoning authority).
- A roundtable can assist and advise the FAA on community outreach or information needs, and help the FAA understand community priorities.

**What is FAA’s Role?**

- FAA representatives can participate in roundtable meetings to provide technical information and advice, but should not be members and do not vote on roundtable recommendations. The most productive roundtables invite FAA representatives either as regular attendees or on an as-needed basis, providing a clear agenda topic with sufficient advance notice to enable FAA to identify appropriate representation and prepare information.
- The FAA can support roundtables in several ways. For example, the FAA Air Traffic Organization can provide technical expertise on operational issues and airspace procedural design when requested by the roundtable. Similarly, the FAA Office of Airports can provide information about airport operations, airport design, and grant assurances, as well as important information regarding an airport’s role in the [voluntary Part 150 noise compatibility planning program](#), and the regional and national system of airports.
- The FAA looks to the roundtable to make recommendations, ideally in coordination with the airport, that have some recognition of the impacts (e.g., to the airspace and all potentially affected communities) and reflect thorough discussion/vetting before raising them to the applicable entity (e.g., potential airspace operational changes to the FAA, flight schedule concerns to the airlines) for consideration.
- After the FAA determines a thoroughly discussed/vetted recommendation for an airspace operational change to be initially feasible and flyable, from a safety and efficiency perspective, the FAA has to conduct mandated environmental and safety reviews. If the FAA determines it can proceed with the recommendation, these reviews can have many steps, are dependent on available resources and may take a period of months or years to begin or accomplish. The FAA can provide the roundtable with more detailed information about the processes, timetables, and milestones where the roundtable can expect to be updated by the FAA on the environmental and safety reviews.
- In the FAA’s experience, the most effective roundtable recommendations reflect consensus among its membership – which includes considering issues and inputs from all potentially affected communities. Consensus recommendations tend to result in long-term, satisfactory solutions and often reflect the need to balance competing interests.

Last Updated March 14, 2018

**1. Enclosure 3: Monterey Regional Airport Environmental Assessment Comments**



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PHONE (831) 394-8511 • FAX (831) 394-6421

**RECEIVED**

**MAY 01 2020**

**MONTEREY PENINSULA  
AIRPORT DISTRICT**

May 1, 2020

Mr. Michael La Pier, AAE Executive Director  
Monterey Regional Airport  
200 Fred Kane Drive, Suite 200  
Monterey, CA 93940

**Subject: City of Del Rey Oaks Comments on Draft Environmental Assessment for Proposed Airfield Safety Enhancement Project for Taxiway "A" Relocation & Associated Building Relocations**

Dear Mr. La Pier:

The City of Del Rey Oaks ("City") appreciates the opportunity to provide comments to the Draft Environmental Assessment (EA) associated with the proposed Airport Safety Enhancement Project for Taxiway "A" Relocation & Associated Building Relocation (Proposed Action).

The City understands and supports the Airport's efforts to implement improvements that will enable Monterey Regional Airport to continue to accommodate safe air travel. The City appreciates the changes made to the project based on our comment letter for the Airport Master Plan EIR dated November 8, 2018 and public comment received by the Airport Board. We also appreciate the presentation by Airport Board Chair Mary Anne Leffel at the City of Del Rey Oaks City Council meeting on March 24, 2020.

Del Rey Oaks residents have expressed concern about the potential of a North Side access road through the City, and increased noise pollution associated with development on the North side. The City of Del Rey Oaks appreciates the consideration and subsequent decision to select another option for the North Side access. The City of Del Rey Oaks respectfully submits the following comments as it relates to the proposed action:

1. "North Side" Road

The City continues to oppose a North side access road. The City acknowledges that the FAA, in accordance with 49 U.S.C. §47106(a)(1), cannot approve any road alignment alternative through the City of Del Rey Oaks until the City of Del Rey Oaks changes its General Plan Policy C- 17. The City has no plan to amend its General Plan in this manner.

2. Noise Impacts

The City has adopted open space/conservation and noise policies. There is insufficient data to effectively analyze the impacts on City Policies because there is no specific plan for the proposed north side development at the Airport. Therefore, further environmental analysis would be required if more specific long-term projects are implemented to assess construction, aircraft and vehicular noise.

3. ARRF Location

The City supports the location of the ARRF remaining on the South side of the Airport, which would ensure continuation of rapid off-airport firefighting response times and prevent emergency vehicles from traveling through and near adjoining jurisdictions' residential areas.

4. Construction of General Aviation Hangars and traffic reduction on Airport Road

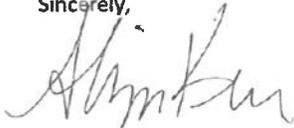
The City supports the location of the newly constructed aviation hangars as outlined in the proposed action with long term access via Airport Road. The City supports access during the construction phase via the improved NE service road, also called the construction haul route. The City also supports continued efforts to reduce overall vehicle trips along Airport Road, such as those resulting from the recent termination of certain leases on the North side.

5. Existing Environmental Contaminants

The City urges the Airport to take every precaution to protect residents of neighboring jurisdictions, Airport employees and visitors as well as adjacent downhill properties and waterways from existing and introduced contaminants during and after construction of the proposed action.

The City of Del Rey Oaks encourages the Monterey Regional Airport to provide on-going public outreach as this project and its effects upon our residents move forward. The establishment of an Airport Roundtable with local jurisdictions would help to disseminate project information, address noise and environmental issues and provide a valuable public venue for continued dialogue with stakeholders.

Sincerely,



Alison Kerr  
Mayor  
City of Del Rey Oaks



# CITY OF DEL REY OAKS

650 CANYON DEL REY RD. · DEL REY OAKS, CALIFORNIA 93940  
PHONE (831) 394-8511 · FAX (831) 394-6421

November 8, 2018

Mr. Michael La Pier,  
AAE Executive  
Director Monterey  
Regional Airport  
200 Fred Kane Drive, Suite  
200  
Monterey, CA  
93940

**RECEIVED**

**NOV 0-9 2018**

**MONTEREY PENINSULA  
AIRPORT DISTRICT**

**Subject:** City of Del Rey Oaks Comments on Draft Environmental Impact  
Report for Proposed Airport Master Plan

Dear Mr. La Pier:

The City of Del Rey Oaks ("City") appreciates the opportunity to provide comments to the Draft Environmental Impact Report (DEIR) associated with the proposed Airport Master Plan. The City understands and supports the Airport's efforts to implement improvements that will enable Monterey Regional Airport to accommodate safe air travel responsive to projected future demand (the "Project"). However, the City does not support the Project as proposed (Proposed Project).

Instead, the City supports the Project as described under Alternative 2 (No "North Side Road") with access via Fremont Street and Airport Road in the City of Monterey, which does not come through the City and is therefore consistent with the City's General Plan. Moreover, Alternative 2 reduces environmental impacts, retains all the major projects of the Proposed Project, and meets all four Project Objectives:

- Enhance Airport Safety
- Prepare for Future Aviation Demand
- Incorporate Airport Sustainability Goals
- Increase Airport Self-Sufficiency.

The City disagrees Alternative 2 would be inconsistent with the City's Open Space/Conservation Element goal (Goal 2) to protect the Canyon Del Rey drainage system water quality, runoff, and flow. The DEIR states that a new "north side" road would increase impervious surface compared to the Proposed Project and Alternative 1. As a result, the amount of uncontrolled runoff would increase without appropriate avoidance and minimization measures incorporated into the design of the new road. If uncontrolled runoff from the airport property above Del Rey Gardens Drive continues to flow downhill, onto Del Rey Gardens Drive, and into the drainage as stated in the DEIR, the Monterey Regional Airport and/or future project proponents in the non-aviation development area are required to resolve this issue in compliance with the Clean Water Act's National Pollutant Discharge Elimination System Stormwater Program, in addition to compliance with other environmental regulations.

Del Rey Oaks residents have expressed concern about the potential of a North Side access road through the City, its related impacts on traffic congestion in the City, and increased noise pollution associated with development on the North side. The City of Del Rey Oaks respectfully submits the following comments as it relates to the proposed improvements in conjunction with the Airport Master Plan Project:

**1. "North Side" Road**

The City does not support a North Side access road through Del Rey Oaks. Any plan allowing for Airport traffic through a Del Rey Oaks access road is inconsistent with the City's General Plan. Any Alternative of the Master Plan that would have such effect is not supported by the City.

The Proposed Project and Alternative 1 recommend a proposed "north side" road that would require a connection to Del Rey Gardens Drive. The City's General Plan Policy C-17 states, "[t]he City will not support the potential north side access from Highway 218 and Del Rey Gardens Drive or any airport access through the City of Del Rey Oaks." Should the Airport submit an application for a General Plan amendment in the future, such a process would require public outreach in the event that the Airport Board approves this component of the Proposed Project or Alternative 1. Compliance with the California Environmental Quality Act will be required for any General Plan amendment to consider impacts related to the proposed "north side" road.

The City supports Alternative 2, which would access the North Side through the City of Monterey.

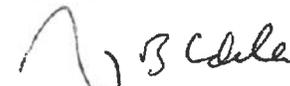
**2. Traffic Impacts**

Should the Airport adopt the EIR and submit an application for a General Plan amendment, the application would also need to consider City circulation policies. Policy C-13 requires that new non-residential land uses that generate significant adverse impacts shall dedicate an easement or make a monetary contribution toward completion of adopted bicycle routes. The Proposed Project and Alternative 1 are inconsistent with Policy C-13. Further, Policy C-3 states City intersection levels of service (LOS) shall remain at LOS C or above (or at LOS levels from 1995 when the policies were adopted, if lower). As stated in the DEIR, an in-depth traffic analysis of Alternative 2 with the distribution of long-term traffic from the north side of the airport through the Casanova Oak Knoll neighborhood would be required to fully determine the extent and significance of the impacts to intersections and highway segments that are projected to operate deficiently under future conditions. In addition, without a specific plan for the proposed long-term development on the north side of the Airport, construction traffic impacts are unknown. Therefore, further traffic studies would be required when more project-specific information is known for the non-aviation development area in order to determine the significance of long-term and short-term construction traffic impacts under the Proposed Project or Alternative 1 and whether they are consistent with Policy C-3.

**3. Noise Impacts**

The City has adopted open space/conservation and noise policies. There is insufficient data to effectively analyze the impacts on City Policies because there is no specific plan for the proposed long-term north side development at the Airport. Therefore, further environmental analysis would be required when more specific long-term projects are implemented. A vehicular noise study was completed as part of the EIR to analyze potential noise impacts related to the proposed "north side" road. A consistency analysis will be made by the City if it considers a General Plan amendment for the proposed "north side" road.

Sincerely,



Jerry Edelen, Mayor