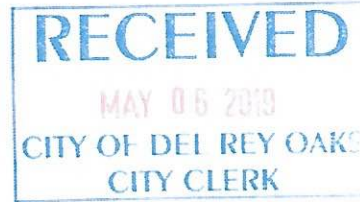




May 6, 2019



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District Counsel

Dino Pick, City Manager
City of Del Rey Oaks
650 Canyon Del Rey Rd.
Del Rey Oaks, California 93940

Re: Request for an Amendment to the City of Del Rey Oaks General Plan Circulation Element Policy

Dear Mr. Pick,

Consistent with our continued discussions with the City of Del Rey Oaks (City) regarding the Airport's recently approved Airport Master Plan, we are reinitiating our request for the City to begin the process of amending the City's General Plan Circulation Element that currently doesn't support the possible north side access road that is reflected in the recently approved Master Plan. We would like to set up a phone call or meeting with the appropriate staff members to learn more about the City's requirements regarding the formal General Plan amendment application process. The Federal Aviation Administration's (FAA) funding is provided by grant fiscal year, so it is imperative that we move forward as soon as possible with the General Plan amendment application process to maximize our federal funding sources. Therefore, I would greatly appreciate your expedited review of this request. My staff and I will be available to accommodate you and your staff's calendar.

As you know, on November 26, 2018, after a detailed environmental review process under the *California Environmental Quality Act (CEQA)*, the Monterey Peninsula Airport District (MPAD) Board certified a final environmental impact report (FEIR) (SCH #2015121105), adopted findings, including a mitigation monitoring and reporting program and statement of overriding considerations, and approved the Airport Master Plan project. The EIR evaluated, and the Board approved, short-term project components at a project-specific level and long-term project components at a programmatic level. Short-term project components that were approved for the north side of the Airport include the relocation of 44 general aviation hangars and the aircraft rescue and firefighting (ARFF) building from the southeast side of the airfield to the northeast hangar/apron (i.e., Navy Flying Club) area.

To allow both emergency access and the nominal vehicular trips associated with the northeast hangars (less than 20 peak hour trips), a new "north side" access road was approved on Airport property that would connect to Del Rey Gardens Drive through property already owned by the Airport District within the City of Del Rey Oaks. The existing access to the northeast hangar/apron (i.e., Airport Road) would be terminated west of the northeast hangar/apron area to prevent through traffic across the north side of the Airport.

To accommodate the proposed "north side" road's connection to Del Rey Gardens Drive, MPAD will submit the City's required Encroachment/Street Opening permit application. However, prior to the submittal of this permit, it is our understanding that an amendment to General Plan Policy C-17 is required. Therefore, we would like to initiate the General Plan amendment application process to request that Policy C-17 be amended, as follows:

"The City will ~~not support~~ consider the potential north side access from Highway 218 and Del Rey Gardens Drive ~~or any airport access through the City of Del Rey Oaks for purposes of emergency access and access to and from other land uses~~ subject to the approved Airport Master Plan."

Although we understand that a more formal application process may be required, we would like to emphasize the following with respect to our General Plan amendment request which may facilitate our future discussions with you and your planning staff regarding our request.

- Circulation Element Policy C-17 is inconsistent with the current Airport access that occurs through the City at Stone Creek Village;
- Providing the Airport's ARFF facility with a direct connection to the City of Del Rey Oaks would facilitate additional emergency support to the City;
- The Airport Master Plan Final EIR contains in-depth analysis of potential impacts related to the "north side" road and short-term north side development, as well as a policy consistency analysis with the City of Del Rey Oaks General Plan. The Airport is available to assist the City in its utilization of the analysis provided in the EIR to streamline its own CEQA process for the General Plan amendment. Please let us know how best to facilitate the City's use of this information as expeditiously as possible and what additional CEQA documentation and analysis may be required

- Future use of the “north side” road beyond the short-term projects approved in the context of the Airport Master Plan Final EIR may require additional CEQA environmental review if impacts do not fall within the impact envelope of the environmental analysis provided in the Final EIR. The CEQA process provides the City with continued input into future land uses on the Airport to minimize potential impacts on City residents.

We look forward to continuing to work with the City to create mutually acceptable and beneficial relationships between the Airport and its users and the City and its residents. I will reach out to you early next week in order to set up a meeting with your planning staff.

If you have questions or need further information prior to the meeting, please do not hesitate to contact me at your convenience at 831-648-7000.

Sincerely,



Michael La Pier, A.A.E.
Executive Director