

## **Monterey Regional Airport (MRY) Master Plan Study Meeting Summary**

**Meeting with:** Planning Advisory Committee (PAC)

**Meeting Date:** September 29 2015; 2:00 p.m.

**Location:** Airport District Board Room

**Notes By:** Chris Eberhard, CommuniQuest

### **Summary**

The MRY Master Plan's Planning Advisory Committee (PAC) met for the seventh PAC meeting on Tuesday, September 29, 2015.

Mark Bautista welcomed everyone to the meeting and explained that staff and Coffman Associates decided to add this meeting based on input from the last PAC meeting, the public workshop and comments received, therefore several revisions were made to the study. He introduced Christine Eberhard, CommuniQuest, who began the meeting by going around the room for introductions. She reminded PAC members that the meeting was being recorded to help her in preparing the meeting summary. She also reminded the group that there was a public meeting that evening in the same room from 5:30 p.m. until 7 p.m. with a presentation at 6 p.m.

### **Review of the Master Plan Process**

Jim Harris reviewed the study process (available on the project website) including key issues driving the Master Plan including elements as to "Why a Replacement Terminal".

Mr. Harris reviewed the project schedule (available on the project website). He reminded the PAC that the Master Plan will require environmental review based on CEQA prior to adoption by the Airport District.

He reviewed the agenda for this meeting and then reviewed the revisions made to the Recommended Alternative (available on the project website). Mr. Harris thanked PAC members for their comments on the Draft Recommended Development Alternative that in part led to making the revisions. He first reviewed the North side revisions, then the South side revisions. At the end of each section, Ms. Eberhard went around the table for PAC member comments and questions (see the Comments/Issues raised section below).

### **Next Steps and Final Discussion**

Mr. Harris reminded the group that this was the last meeting of the PAC but that the overall Master Plan process will continue through the required environmental process. He reviewed next steps including District Board actions required. He said that they expect to have District review of the CEQA Initial Study (IS) (if the

Board approves moving forward with the IS at the October 14, 2015 Board meeting) in the Fall of 2015. He said that they anticipate the District could potentially adopt the Final Airport Master Plan in the Spring of 2017. He encouraged PAC members to continue to use the project website to stay up to date regarding the study as it moves forward.

Mr. Harris also reviewed the Land Uses at the Airport. Following the Next Steps presentation Ms. Eberhard led the group in another roundtable discussion. (see the Comments/Issues raised section below).

Mr. Harris reminded the PAC that a public workshop would be held the same evening after the Planning Advisory Committee (PAC) meeting. Ms. Eberhard encouraged PAC members to attend these public meetings and also to notify their organization's constituents or other interested individuals or organizations.

Based on a request of a PAC member, Mr. Harris asked that any additional comments be provided within the next two days so that Coffman Associates could prepare for the Board meeting on October 14<sup>th</sup>

Mr. Harris then turned the meeting over to Ms. Eberhard who led a final group roundtable discussion of additional questions and comments.

Mark Bautista, Deputy General Manager, Planning and Development, thanked each PAC member for their time and attendance at the seven meetings. He said that the Committee's comments and feedback on the draft material was critical to the success of the project. Numerous PAC members thanked District staff and Coffman Associates and gave them a round of applause. A number of PAC members mentioned that having this meeting to discuss the revisions was appreciated and the revisions were good additions to the Study. The PAC meeting ended at 3:15 p.m.

**Advisory Committee Member Comments/Issues Raised:**

\* A PAC member asked what an "Environmental Mitigation Bank" is? *{It is an environmental set aside that can offset the project site's environmental impacts}*

\* A PAC member asked if when solar is mentioned, does that mean a solar farm? *{Yes}*.

\* A PAC member asked if solar is included on hangars? *{Yes, potentially on new developments}*.

\* A PAC member asked if Del Rey Garden Road ties into anything? Where does it end? *{It is just to show a potential connection location to the north side portion of the airport for now.}*

- \* A PAC member said that it looks like the service road ends near Tarpy's Roadhouse, is that correct? And he asked if there is access from the service road to Highway 68? {No it continues, it is just Under the EMAS text on the Exhibit. No, there is no access to Highway 68 from the Service Road.}
- \* A PAC member asked about the dirt road at the Northeast portion and whether there are plans to develop the dirt road? {No there are no plans to develop the dirt road.}
- \* A PAC member asked if any FBO would go over to the North side? {The aviation development on the North side is geared more to smaller general aviation, but aviation services could be made available based on demand.}
- \* A PAC member asked about the flight paths changing and noise? {The Master Plan is a facilities plan and there are no proposed changes to the runway. Therefore, there are no changes to flight paths associated with the Master Plan. However, the District is aware that there have been some recent changes due to a federal program the FAA is implementing called "Next-Gen" and the District is in the process of learning more about it and the effects at MRV.}
- \* A PAC member asked about the Air Traffic Control Tower, where would it go? {The study recommends four potential sites since the FAA does its own site selection this will offer them several possibilities to consider}.
- \* A PAC member commented that there seems to be "roundabout fever" and he isn't sure that roundabouts especially on Highway 68 are a good thing.
- \* A PAC member asked about what the "Potential Easement Acquisition" is? {The FAA wants some level of control over the Runway Protection Zones and when possible, the airport should acquire aviation easements within these areas}
- \* A PAC member stated that the Fenton Keller property could be an issue.
- \* A PAC member said he continues to have concerns about non-aviation development on the north side and redevelopment of non-aviation uses by airport.
- \* A PAC member said that his agency supports the roundabouts and that they have proven safe and efficient.
- \* Several PAC members were skeptical of the roundabout concept.
- \* A PAC member said the District should look into a bus service to and from the Airport to ease traffic.
- \* A PAC member said that his agency supports the proposed roundabouts and the revisions regarding access to Highway 68.

\* Several PAC members noted their support for the frontage road and moving the parking.

\* Several PAC members said that they support these revisions and that the revisions provide improvements to the overall recommended development.

\* A PAC member thanked Coffman Associates for a good study.

\* A number of PAC members complimented Coffman Associates and staff on the Airport Master Plan study and gave them a round of applause.

**Action Items:**

Mr. Harris requested PAC members to review the draft document materials and provide comments back to Coffman Associates by October 1, 2015.

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