

Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Tuesday, June 20, 2017 7:32 AM
To: Michael La Pier
Subject: Re: Continuing our discussions

Mike,
You're on!
Dino

Sent from my iPhone

On Jun 19, 2017, at 6:07 PM, Michael La Pier <mike@montereyairport.com> wrote:

Next Monday afternoon works for me. Should we say 3pm? Happy to buy a beverage at Tarp's if that works for you.

Mike

Michael La Pier, A.A.E.
Monterey Regional Airport
200 Fred Kane Drive, Suite 200
Monterey, California 93940
(831)648-7000

mike@montereyairport.com

www.montereyairport.com

From: Dino Pick [<mailto:citymanager@delreyoaks.org>]
Sent: Monday, June 19, 2017 3:04 PM
To: Michael La Pier <mike@montereyairport.com>
Subject: Re: Continuing our discussions

Michael,

Would love to. How about next Monday afternoon? Anytime after 2:00pm. I'm in DC this week. Look forward to continuing our conversation.

Dino

Sent from my iPhone

On Jun 19, 2017, at 4:51 PM, Michael La Pier <mike@montereyairport.com> wrote:

Hi Dino,

Hope you had a great weekend. Can we find some time in the next couple of weeks to continue our discussions regarding policing and access?

Let me know what works for you.

Mike

Michael La Pier, A.A.E.
Monterey Regional Airport
200 Fred Kane Drive, Suite 200
Monterey, California 93940
(831)648-7000

mike@montereyairport.com

www.montereyairport.com

Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Friday, July 21, 2017 8:31 AM
To: Michael La Pier
Subject: Next steps

Mike,

I will brief my Council on Tuesday night. I am fairly optimistic. Will let you know how it goes.

Can we schedule a time for you, me and Sherman Low to look at the road alignments and walk the ground together? I'd be happy to do that next week, your schedule permitting.

If you and your wife don't have plans tonight there is a great show the Forest Theater in Carmel at 7:30 called Pippin. I'm partial because our daughter Lauren has a small part in it, but we're going tonight with a blanket and a bottle of wine. We'll have enough to share 😊

Best,

Dino

Dino Pick

City Manager

City of Del Rey Oaks

(831)394-8511 ext 112

Total Control Panel

[Login](#)

To: mike@montereyairport.com

Message Score: 15

High (60): Pass

From:

My Spam Blocking Level: Medium

Medium (75): Pass

srs0+ml1n+88+delreyoaks.org=citymanager@ssmedia.com

Low (90): Pass

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This message was delivered because the content filter score did not exceed your filter level.

Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Monday, July 24, 2017 4:44 PM
To: Michael La Pier
Subject: RE: Next steps

Mike,

Thant all sounds great. I'll shoot you a note after the meeting tomorrow and we can catch up after you return from DC.

Best,

Dino

Dino Pick

City Manager

City of Del Rey Oaks

(831)394-8511 ext 112

From: Michael La Pier [mailto:mike@montereyairport.com]

Sent: Monday, July 24, 2017 3:08 PM

To: Dino Pick

Subject: RE: Next steps

Hi Dino,

Sorry I didn't get back to you Friday. Pam and I were on the beach in Maui and I frankly developed an allergy to my iPhone for the week we were there.

Let me know how your briefing goes tomorrow night. Once you have some indication from your Council, let's plan on walking the property to start discussions on road alignment possibilities and revenue share strategies. We can also talk about tasking our respective legal counsels' to draft the agreement.

I'll be in DC Wednesday through Sunday of this week. We can find some time next week that works for both of us.

Thanks,

Mike

Michael La Pier, A.A.E.

Monterey Regional Airport

200 Fred Kane Drive, Suite 200

Monterey, California 93940

(831)648-7000

mike@montereyairport.com

www.montereyairport.com



MONTEREY

REGIONAL AIRPORT

From: Dino Pick [mailto:citymanager@delreyoaks.org]

Sent: Friday, July 21, 2017 8:31 AM

To: Michael La Pier <mike@montereyairport.com>

Subject: Next steps

Mike,

I will brief my Council on Tuesday night. I am fairly optimistic. Will let you know how it goes.

Can we schedule a time for you, me and Sherman Low to look at the road alignments and walk the ground together? I'd be happy to do that next week, your schedule permitting.

Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Wednesday, August 2, 2017 3:57 PM
To: Michael La Pier; Steve Belcher; Jeffrey Hoyne
Subject: RE: Monday meeting time change

Mike,

Perfect. 10:00 Tuesday in your conference room. Steve has an important conflict that I appreciate you helping accommodate.

In case you want to meet twice in two days. I am happy to walk the ground with you and Sherman on Monday, if he is ready. If not, we'll do that another time.

Best,

Dino

Dino Pick

City Manager

City of Del Rey Oaks

(831)394-8511 ext 112

From: Michael La Pier [mailto:mike@montereyairport.com]

Sent: Wednesday, August 02, 2017 2:52 PM

To: Dino Pick ; Steve Belcher ; Jeffrey Hoyne

Subject: RE: Monday meeting time change

Dino –

No worries. I can make Tuesday at 10:00am work if that works for you.

Mike

Michael La Pier, A.A.E.

Monterey Regional Airport

200 Fred Kane Drive, Suite 200

Monterey, California 93940

(831)648-7000

mike@montereyairport.com

www.montereyairport.com



MONTEREY

REGIONAL AIRPORT

From: Dino Pick [mailto:citymanager@delreyoaks.org]

Sent: Wednesday, August 2, 2017 2:11 PM

To: Michael La Pier <mike@montereyairport.com>; Steve Belcher <CoP@delreyoaks.org>; Jeffrey Hoyne

<jhoyne@montereyairport.com>

Subject: Monday meeting time change

Mike,

We have a conflict Monday afternoon. Are you and Jeff available either early Monday morning before 9:30 or anytime Tuesday between 7:30 and 1:30? Appreciate your flexibility and looking forward to meeting.

Thanks,

Dino

Dino Pick

Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Thursday, August 3, 2017 9:01 AM
To: Michael La Pier
Subject: RE: Monday meeting time change

Great, Mike. I can meet you at the terminal and go from there.

Best,
Dino
Dino Pick
City Manager
City of Del Rey Oaks
(831)394-8511 ext 112

From: Michael La Pier [mailto:mike@montereyairport.com]
Sent: Thursday, August 03, 2017 9:00 AM
To: Dino Pick ; Steve Belcher ; Jeffrey Hoyne
Subject: RE: Monday meeting time change

Dino –

We were able to confirm that Sherman is available on Monday afternoon to go exploring with us. He will be at the terminal at 3:15pm. I'll bring along my Senior Manager of Planning and Development as well.

Do you want to meet us here or is there another spot more convenient for you?

Mike

Michael La Pier, A.A.E.
Monterey Regional Airport
200 Fred Kane Drive, Suite 200
Monterey, California 93940
(831)648-7000
mike@montereyairport.com
www.montereyairport.com



MONTEREY
REGIONAL AIRPORT

From: Michael La Pier
Sent: Wednesday, August 2, 2017 4:31 PM
To: 'Dino Pick' <citymanager@delreyoaks.org>; Steve Belcher <CoP@delreyoaks.org>; Jeffrey Hoyne <jhoyne@montereyairport.com>
Subject: RE: Monday meeting time change

Dino –

It might make some sense for us to walk around the area on Monday afternoon. I think that would give us a good start on discussions regarding access and perhaps road alignment. Let me check with Sherman regarding his availability.

Mike

Michael La Pier, A.A.E.
Monterey Regional Airport
200 Fred Kane Drive, Suite 200
Monterey, California 93940

(831)648-7000

mike@montereyairport.com

www.montereyairport.com



MONTEREY

REGIONAL AIRPORT

From: Dino Pick [<mailto:citymanager@delreyoaks.org>]

Sent: Wednesday, August 2, 2017 3:57 PM

To: Michael La Pier <mike@montereyairport.com>; Steve Belcher <CoP@delreyoaks.org>; Jeffrey Hoyne <jhoyne@montereyairport.com>

Subject: RE: Monday meeting time change

Mike,

Perfect. 10:00 Tuesday in your conference room. Steve has an important conflict that I appreciate you helping accommodate.

In case you want to meet twice in two days. I am happy to walk the ground with you and Sherman on Monday, if he is ready. If not, we'll do that another time.

Best,

Dino

Dino Pick

City Manager

City of Del Rey Oaks

(831)394-8511 ext 112

From: Michael La Pier [<mailto:mike@montereyairport.com>]

Sent: Wednesday, August 02, 2017 2:52 PM

To: Dino Pick <citymanager@delreyoaks.org>; Steve Belcher <CoP@delreyoaks.org>; Jeffrey Hoyne <jhoyne@montereyairport.com>

Subject: RE: Monday meeting time change

Dino –

No worries. I can make Tuesday at 10:00am work if that works for you.

Mike

Michael La Pier, A.A.E.

Monterey Regional Airport

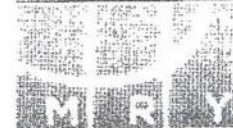
200 Fred Kane Drive, Suite 200

Monterey, California 93940

(831)648-7000

mike@montereyairport.com

www.montereyairport.com



MONTEREY

REGIONAL AIRPORT

From: Dino Pick [<mailto:citymanager@delreyoaks.org>]

Sent: Wednesday, August 2, 2017 2:11 PM

To: Michael La Pier <mike@montereyairport.com>; Steve Belcher <CoP@delreyoaks.org>; Jeffrey Hoyne <jhoyne@montereyairport.com>

Subject: Monday meeting time change

Mike,

We have a conflict Monday afternoon. Are you and Jeff available either early Monday morning before 9:30 or anytime Tuesday between 7:30 and 1:30? Appreciate your flexibility and looking forward to meeting.

Thanks,

Dino

Dino Pick

City Manager

City of Del Rey Oaks

(831)394-8511 ext 112

Total Control Panel

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To: mike@montereyairport.com

Message Score: 50

High (60): Pass

From:

My Spam Blocking Level: Medium

Medium (75): Pass

srsD+eeac+11+delreyoaks.org=citymanager@ssmedia.com

Low (90): Pass

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Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Thursday, October 12, 2017 7:04 PM
To: Michael La Pier
Subject: Subcommittee Meeting

Mike,
Great catching up today. My two committee members are available the afternoon of November 15th. Hope that works.
Best,
Dino

Sent from my iPhone

Total Control Panel

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To: mike@montereyairport.com

Message Score: 1

High (60): Pass

From:

My Spam Blocking Level: Medium

Medium (75): Pass

srs0+apye+82+delreyoaks.org=citymanager@ssmedia.com

Low (90): Pass

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Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Wednesday, November 1, 2017 11:10 AM
To: Michael La Pier
Subject: RE: Reschedule

Mike,
Both of my Council members and I can make November 9th 9-11am at the airport. Let's lock it in!
See you then.

Dino
Dino Pick
City Manager
City of Del Rey Oaks
(831)394-8511 ext 112

From: Dino Pick
Sent: Monday, October 30, 2017 5:31 PM
To: 'Michael La Pier'
Subject: RE: Reschedule

Mike,
No problem. Let's try for sooner than later. 11/9 works for me any time after noon. 11/29 also works all day. I'll pulse my two members on those two dates, if you want to do the same.

Thanks,
Dino
Dino Pick
City Manager
City of Del Rey Oaks
(831)394-8511 ext 112

From: Michael La Pier [<mailto:mike@montereyairport.com>]
Sent: Monday, October 30, 2017 4:43 PM
To: Dino Pick <citymanager@delreyoaks.org>
Subject: Reschedule

Dino,
Looks like the 15th doesn't work any longer. One of my Board members that will be part of the ad-hoc group from the District has now been called to NYC for a meeting that cannot be changed.
Can we look at other dates that might work?
From the standpoint of my calendar, 11/9 11/28 or 11/29 work.

Let me know,
Mike

Michael La Pier, A.A.E.
Monterey Regional Airport
200 Fred Kane Drive, Suite 200
Monterey, California 93940
(831)648-7000
mike@montereyairport.com
www.montereyairport.com

Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Thursday, November 30, 2017 9:54 AM
To: Michael La Pier
Subject: RE: Quick meeting

Mike,

Sorry for the delay getting back to you. Had a Council meeting Tuesday night which soaked up much of my time. Our Thanksgiving was outstanding. I managed to enjoy it without putting on extra tonnage, which is always nice. Hope yours was restful and enjoyable.

I am free most of this afternoon, between 2-5pm, if that works. We could fit a glass of wine in nicely at 4:30 or so today.... Alternatively, tomorrow is open all morning.

Best,

Dino

Dino Pick

City Manager

City of Del Rey Oaks

(831)394-8511 ext 112

From: Michael La Pier [mailto:mike@montereyairport.com]

Sent: Tuesday, November 28, 2017 11:51 AM

To: Dino Pick

Subject: Quick meeting

Dino –

Hope your Thanksgiving was relaxing and enjoyable.

Beginning to work on our meeting next week, we have looked at the road alternatives that were considered as part of the Master Plan process. Your predecessor was involved in the meetings but I am not certain he communicated much of what was discussed. My team has gone back and resurrected the information as something we might want to share with our group. I've also put our consultant on stand-by to attend the meeting to review with your council members and to refresh our Board members memory. See the document attached.

We should probably get together prior to the group meeting to review and to talk through the agenda / meeting approach. Do you have some time in the near future? A glass of wine sounds like it might be in order.

Mike

Michael La Pier, A.A.E.

Monterey Regional Airport

200 Fred Kane Drive, Suite 200

Monterey, California 93940

(831)648-7000

mike@montereyairport.com

www.montereyairport.com



MONTEREY

REGIONAL AIRPORT

Total Control Panel

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To: mike@montereyairport.com

Message Score: 50

High (60): Pass

Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Monday, December 4, 2017 2:45 PM
To: Michael La Pier
Subject: RE: Confirming meeting location for tomorrow at 9am

Great. Thanks, Mike.
Dino Pick
City Manager
City of Del Rey Oaks
(831)394-8511 ext 112

From: Michael La Pier [mailto:mike@montereyairport.com]
Sent: Monday, December 04, 2017 1:22 PM
To: Dino Pick
Subject: RE: Confirming meeting location for tomorrow at 9am

Dino –

We are set up for meeting in our Board Room tomorrow morning at 9am. I don't think we talked about the location previously but I made an assumption.

Our consultant is prepared to deliver a PowerPoint presentation regarding the road alternatives.

Mike

Michael La Pier, A.A.E.

Monterey Regional Airport
200 Fred Kane Drive, Suite 200
Monterey, California 93940
(831)648-7000

mike@montereyairport.com

www.montereyairport.com



MONTEREY
REGIONAL AIRPORT

From: Dino Pick [mailto:citymanager@delreyoaks.org]
Sent: Monday, December 4, 2017 1:17 PM
To: Michael La Pier <mike@montereyairport.com>
Subject: Confirming meeting location for tomorrow at 9am

Mike,

Are we meeting here or your place tomorrow? I don't care, but can't remember if we decided on something or not.

Thanks,

Dino

Dino Pick

City Manager

City of Del Rey Oaks

(831)394-8511 ext 112

From: Dino Pick [mailto:citymanager@delreyoaks.org]
Sent: Tuesday, December 5, 2017 1:39 PM
To: Denise Duffy
Subject: Application for General Plan Amendment

Denise,

Thanks for talking yesterday. We held a meeting with the airport this morning. Based on the meeting the airport will submit an application for general plan amendment very soon. If you or someone on your team can send me an example today or early tomorrow, we will share it with the airport immediately. They want to agendaize it for their board meeting next Wednesday. Based on the application, we will develop a scope of work with you, for inclusion in a contract that we will enter into with the airport (separate from any contract we enter into with you). The airport board will consider this contract at their January meeting and our council will see it on January 23rd. Our fee schedule calls for a major general plan amendment fee of \$1,000 deposit plus cost for service. The cost for service will include our staff time plus your work. They are keen to move forward, as is the City.

I found our file from 2006. Interesting reading to say the least. We'll try to keep this process on track this time around.

Best,

Dino

Dino Pick

City Manager

City of Del Rey Oaks

(831)394-8511 ext 112

831-595-0267 (cell)

www.ddaplanning.com <<http://www.ddaplanning.com>>

From: Denise Duffy
Sent: Wednesday, December 6, 2017 4:48 PM
To: 'Dino Pick'
Subject: RE: Application for General Plan Amendment

Dino,

I have put together a very simple letter. Currently there is no General Plan Application form that the City has. Karen researched her files and so far, I don't see the old application form that was done.

My thought is to update the current City one and then go from there. My day got away from me but we will get that to you tomorrow.

Sincerely,

Denise

Denise Duffy

Denise Duffy & Associates (DD&A)

947 Cass Street, #5

Monterey, CA 93940

831-373-4341 Ext. 13

831-595-0267 (cell)

www.ddaplanning.com <<http://www.ddaplanning.com>>

Karen Minami

From: Robyn Simpson <RSimpson@ddaplanning.com>
Sent: Thursday, December 07, 2017 1:40 PM
To: Karen Minami; Mary Echevarria; Denise Duffy
Subject: RE: for your signature
Attachments: airportletter-signed.pdf

Here is the signed PDF.

-----Original Message-----

From: Karen Minami [mailto:KMinami@delreyoaks.org]
Sent: Thursday, December 07, 2017 1:35 PM
To: Mary Echevarria; Denise Duffy
Cc: Robyn Simpson
Subject: RE: for your signature

-----Original Message-----

From: Mary Echevarria [mailto:mechevarria@ddaplanning.com]
Sent: Thursday, December 07, 2017 12:17 PM
To: Denise Duffy <Dduffy@ddaplanning.com>; Karen Minami <KMinami@delreyoaks.org>
Cc: Robyn Simpson <RSimpson@ddaplanning.com>
Subject: RE: for your signature

OK

From: Denise Duffy
Sent: Thursday, December 7, 2017 11:56 AM
To: Karen Minami <KMinami@delreyoaks.org>
Cc: Robyn Simpson <RSimpson@ddaplanning.com>; Mary Echevarria <mechevarria@ddaplanning.com>
Subject: RE: for your signature

Karen, I suggest we add the underlines under the bullet three : * Environmental review and processing of the project.

Robyn and Mary, can you insert my digital signature when Karen sends the final?

Denise Duffy

Denise Duffy & Associates (DD&A)

947 Cass Street #5

Monterey Ca 93940

831 373-4341 Ext 13

www.ddaplanning.com <<http://www.ddaplanning.com>>

-----Original Message-----

From: Karen Minami [mailto:KMinami@delreyoaks.org]

Sent: Thursday, December 7, 2017 11:32 AM

To: Denise Duffy

Subject: FW: for your signature

Please sign and return to me and I will send it off to the Airport. Thank you, Karen

-----Original Message-----

From: Karen Minami

Sent: Thursday, December 07, 2017 7:49 AM

To: Denise Duffy (dduffy@ddaplanning.com <<mailto:dduffy@ddaplanning.com>>) <dduffy@ddaplanning.com>
<<mailto:dduffy@ddaplanning.com>> >

Cc: Dino Pick <citymanager@delreyoaks.org <<mailto:citymanager@delreyoaks.org>> >

Subject: for your signature

Hi Denise,

Attached you will find the letter to airport for your signature.

Dino, are we sending it off or DDA? Karen

Karen Minami

Deputy City Clerk

City of Del Rey Oaks

(831) 394-8511 Ext. 11

www.delreyoaks.org <<http://www.delreyoaks.org>> <<http://www.delreyoaks.org/>> <<http://www.delreyoaks.org/>> >

Karen Minami

Subject: Airport-General Plan Meeting ~ phone in instructions
Location: City Hall
Start: Tue 4/17/2018 9:00 AM
End: Tue 4/17/2018 10:30 AM
Recurrence: (none)
Meeting Status: Meeting organizer
Required Attendees: Dino Pick; Michael La Pier; Denise Duffy (dduffy@ddaplanning.com); Erin Harwayne; cmorello@montereyairport.com

Meeting participants to call (916) 235-1420 or (888) 468-1195 and enter the Participant PIN 736084.

Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Thursday, January 4, 2018 11:54 AM
To: Michael La Pier
Subject: RE: Legal Counsel discussion points for tomorrow

Mike,

This is really helpful! It lays out some tools we have in the toolbox. I have a few specifics we can discuss later today as to what the City would like to see achieved with these tools based on conversations with my Councilmembers. I will also have a status of the scope of work from Denise Duffy regarding the General Plan Amendment. We should also discuss rough timelines for the various components of our endeavor so both our Council/Board are on the same sheet of music.

I am free after 4:00. Hope you can escape for a glass of wine.

Dino Pick
City Manager
City of Del Rey Oaks
(831)394-8511 ext 112

From: Michael La Pier [mailto:mike@montereyairport.com]
Sent: Thursday, January 04, 2018 9:36 AM
To: Dino Pick <citymanager@delreyoaks.org>
Subject: Legal Counsel discussion points for tomorrow

Dino –

Attached is the work-up Scott will present tomorrow at our working group meeting. I'll let you know if I get out of jail earlier than expected this afternoon.

Mike

Michael La Pier, A.A.E.

Monterey Regional Airport
200 Fred Kane Drive, Suite 200
Monterey, California 93940
(831)648-7000

mike@montereyairport.com

www.montereyairport.com



MONTEREY
REGIONAL AIRPORT

Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Thursday, January 25, 2018 6:27 AM
To: Michael La Pier
Subject: Re: Meet ahead of January 9th

Mike,
Monday afternoon is pretty flexible for me. I have a 3-4 meeting in Monterey that I can move if need be.

I received your request for a general plan amendment. I've met with Erin from Denise Duffy and want to discuss scope and timing with you.

Looking forward to continued progress.
Best,
Dino

Sent from my iPhone

On Jan 24, 2018, at 4:53 PM, Michael La Pier <mike@montereyairport.com> wrote:

Hi Dino,

I have a meeting for our working group on my calendar for February 9th so I am betting this is the meeting you are referring to? If it is, my beginning of the week next week is pretty solid with a conference that I am attending at the Plaza. If your schedule is flexible on Monday afternoon, it is possible I can drop out of the conference and we can meet.

Mike

Michael La Pier, A.A.E.
Monterey Regional Airport
200 Fred Kane Drive, Suite 200
Monterey, California 93940
(831)648-7000
mike@montereyairport.com
www.montereyairport.com

<image001.png>

From: Dino Pick [<mailto:citymanager@delreyoaks.org>]
Sent: Tuesday, January 23, 2018 11:24 AM
To: Michael La Pier <mike@montereyairport.com>
Subject: Meet ahead of January 9th

Mike,
Hope all is well. Want to get together early next week to touch base before our January 9th meeting? I'm out of town Wednesday through Friday next week, but available Monday or Tuesday of that works.

Best,
Dino

Dino Pick
City Manager
City of Del Rey Oaks
(831)394-8511 ext 112

Total Control Panel

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To: mike@montereyairport.com

Message Score: 50

High (60): Pass

From:

My Spam Blocking Level: Medium

Medium (75): Pass

srs0+lrqw+6+delreyoaks.org=citymanager@ssmedia.com

Low (90): Pass

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Dino Pick

From: Erin Harwayne <eharwayne@ddaplanning.com>
Sent: Monday, January 29, 2018 5:25 PM
To: Dino Pick
Subject: RE: Airport request for General Plan Amendment
Attachments: DRAFT Proposal for Airport North Side Access Road_1-29-18.docx; MPAD North Access Road Draft Budget_1-29-18.pdf

Hi Dino
Hope you had a great weekend!

I have revised the Airport Road proposal per our meeting (took out technical studies, halved meetings, and assumed EIR would analyze at project-level). Please see revised scope and budget attached for your consideration. Sticker shock has been reduced significantly!

I have a crazy week but some time available on Thursday (9-4 open so far) if you wanted to meet on the GP holistic approach we discussed last week. Otherwise, we need to look at dates early next week. Please let me know what works best for you.

Thanks
Erin

Erin Harwayne, AICP
Senior Planner/Project Manager
Denise Duffy & Associates, Inc.
947 Cass St. Suite 5
Monterey, CA. 93940
(831) 373-4341 ext 19
(831) 373-1417 (fax)
eharwayne@ddaplanning.com
website: www.ddaplanning.com

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From: Dino Pick [mailto:citymanager@delreyoaks.org]
Sent: Wednesday, January 24, 2018 4:47 PM
To: Erin Harwayne <eharwayne@ddaplanning.com>
Subject: Airport request for General Plan Amendment

Erin,
We are in receipt of the request.
Best,
Dino



Denise Duffy & Associates, Inc.

PLANNING AND ENVIRONMENTAL CONSULTING

January 29, 2018

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

Subject: Monterey Regional Airport District North Side Access Road Project

Dear Mr. Pick:

Based on prior communications, Denise Duffy and Associates, Inc. (DD&A) has prepared the following scope and budget to provide planning and environmental services for the Monterey Regional Airport District North Side Access Road Project. The services identified in this scope of work consist of environmental and planning support services related to the preparation of environmental documentation and acquisition of entitlements for the project. The enclosed scope of work has been broken into individual project phases to correspond with critical project milestones.

If you have any questions concerning the enclosed information, please do not hesitate to contact me at (831) 373-4341, ext 19. We look forward to working on this project with the City.

Sincerely,

Erin Harwayne, AICP
Project Manager/Senior Planner
Denise Duffy & Associates, Inc.

MONTEREY REGIONAL AIRPORT DISTRICT NORTH SIDE ACCESS ROAD PROJECT

Scope of Work January 2018

This presents the scope of work, schedule, and budget proposed by DD&A in order to process the Monterey Peninsula Airport District's (MPAD or District) application to construct the North Side Access Road (proposed project or project) on a 0.55-acre parcel within the City of Del Rey Oaks (City). The Monterey Regional Airport (Airport) is bordered by the City to the north and east. Per the Initial Study (IS) for the MPAD Draft Master Plan (2015), the MPAD desires an additional proposed north side access road that would connect Highway 218 with the on-airport eastern vehicle service road via Del Rey Gardens Road in the City. The north side of the Airport is relatively undeveloped. The existing facilities that are present on the north side, however, are accessed via Airport Road from the west, which is a circuitous route through a residential neighborhood. If additional development occurs which increases vehicular traffic to the Airport's north side, a different, more direct, access route should be provided. Therefore, the Draft Master Plan includes an additional proposed north side access road that would connect Highway 218 with the on-airport eastern vehicle service road via Del Rey Gardens Road. Steep terrain and use of the northern portion of the eastern vehicle service road will require a significant level of design and engineering. The IS stated that further environmental study based on preliminary design will be required prior to development of any north side access road. The MPAD is anticipated to release their Public Draft Environmental Impact Report (EIR) for the Master Plan in the next couple months. The MPAD has informed the City that they are completing a project-level review of the North Side Access Road, including all required technical studies.

While an application has not yet been filed, based on a preliminary review of the background materials provided by the MPAD, discussions with the City, and history with the project, it is anticipated that the proposed project would include an amendment to the City's General Plan Circulation Element and the issuance of grading, building, encroachment, and tree removal permits by the City, which would in turn require compliance with the California Environmental Quality Act (CEQA).

Below is a detailed description of anticipated tasks, corresponding assumptions, and associated work products that will be prepared under this scope of work for the proposed project. As noted below, the anticipated tasks will be phased in order to meet CEQA requirements and project milestones: Phase 1, Preliminary Environmental Analysis; and Phase 2: Preparation of Initial Study/Mitigated Negative Declaration (IS/MND). Phase 1 would involve the full development of the project description of the access road and review of the technical studies needed for Phase 2. Phase 2 would involve the preparation of the IS/MND and City hearings on the project.

- **Phase 1. Preliminary Environmental Analysis:** Project initiation, document and data review, confirmation of project description, technical report review, preparation of preliminary environmental analysis (i.e., CEQA checklist), and review of project application.¹

¹ CEQA requires the analysis of the whole of the action involved, including, but not limited to, later phases of the project. Therefore, the potential direct, indirect, and cumulative impacts that may result from the construction and operation of the proposed road will be analyzed. Future actions by the MPAD may include development of the north side of the

- **Phase 2. Preparation of Initial Study/Mitigated Negative Declaration:** Preparation of an IS/MND and completion of City entitlements process.²

Please refer below for a detailed description of the tasks associated with this scope of work.

Phase 1 – Preliminary Environmental Analysis

Task 1.A Project Initiation

This task includes initial review and early consultation with the City and MPAD. It includes one (1) meeting early in the environmental documentation process for the purpose of developing and implementing a clear and comprehensive strategy for proceeding with the project, including an understanding of communication protocol. This task includes confirmation of project objectives, revisions to the scope of work, and establishment of the schedule and project approach. Once a project application is submitted to the City, DD&A will coordinate and attend one (1) project initiation meeting to: 1) collect relevant background information for the project and site; 2) confirm team expectations related to assignments and roles, appropriate paths of communication, and other related communication protocols; 3) discuss critical milestones and finalize the schedule; 4) discuss project objectives and goals, project description, and project baseline; and 5) determine any additional project information needs. *Please note that this task assumes that DD&A staff, including the Project Manager, and select representatives from DD&A would attend the meeting.*

Deliverables: Final Scope of Work/Budget, Project Schedule, Meeting Materials, Information Needs List

Task 1.B Research and Review of Existing Documentation

In order to fully understand available background materials for the project and ultimately to efficiently satisfy the environmental processing for the project, DD&A will conduct a site visit, review available mapping and project data, and research background materials for relevant information. DD&A will review the Public Draft EIR for the Master Plan and associated technical studies, 2015 MPAD Draft Master Plan including Appendix B: Environmental Overview, Initial Study, and other relevant Airport planning documents. DD&A will prepare a list of resources/references for use in the preliminary project review for confirmation by the project team. *Please note that this task assumes that DD&A staff, including the Project Manager, and select representatives from DD&A would review the site only if needed.*

Deliverable: List of resources/references for use in the preliminary project review

Task 1.C Project Description

Prior to the preparation of the Administrative Draft IS/MND, DD&A will prepare a Draft Project Description for internal review and approval. The Draft Project Description will rely heavily on the information contained in the MPAD Master Plan EIR; however, it will need to be revised to be specific to City-required actions and approvals. DD&A will coordinate directly with the project team to develop a Project Description that is consistent with the requirements of CEQA Guidelines Section 15124. A thorough and detailed Project

Airport, which may be accessed by the proposed road. Future north side development would be analyzed at the level of detail available from the MPAD.

² If the results of the Phase 1 determine that this approach is not feasible and an Environmental Impact Report (EIR) is required, an amendment to Phase 2 of this scope of work will be required.

Description is critical to the environmental review process and helps: 1) avoid uncertainty during the environmental review process, 2) reduce cost, and 3) avoid delays and related expenses. DD&A will prepare an Administrative Draft Project Description defining all aspects of the project, including, but not limited to, project background, location, goals and objectives, planning and engineering details, limits of construction, affected properties and phasing (if any), construction schedule and equipment, graphics to illustrate the project plans, and anticipated permitting and approval actions. DD&A will submit the Administrative Draft Project Description electronically to the City and MPAD for review and comment. Upon receipt of written comments, DD&A will revise the Project Description. The revised Project Description will constitute the Final Project Description that will be used for the purposes of CEQA review. *Please note that this task assumes only one (1) round of comments on the Administrative Draft Project Description. If additional comments are received on the Administrative Draft Project Description, a contract amendment may be necessary. This task also assumes one (1) meeting by DD&A staff, including the Project Manager, and select representatives from DD&A as determined appropriate. This scope of work assumes that the MPAD will provide sufficient project information in the application submittal and/or EIR in order for DD&A to prepare a Draft Project Description in accordance with CEQA, including site plans.*

Deliverables: Administrative Draft Project Description, Final Project Description, Meeting Materials

Task 1.D Early Coordination with Responsible Agencies and Interested Parties

Based on the information collected and reviewed during the tasks above, DD&A, in collaboration with City and MPAD, will contact and coordinate with responsible agencies, as determined necessary, to determine timeframes and requirements for obtaining any additional permits and approvals for the proposed project. DD&A, in coordination with the City and MPAD, will contact responsible agencies and interested parties that have knowledge of affected resources, jurisdiction over the project, or will be affected by the project, to ensure that potential environmental issues are adequately addressed as part of application submittal. *This scope of work includes the attendance of the DD&A Project Manager at two (2) in-person meetings in the project vicinity, and the participation in three (3) conference calls. It is assumed that DD&A will organize and facilitate the meetings and conference calls in coordination with the City and MPAD.*

Deliverables: Meeting Materials

Task 1.E Project Website and Database

In coordination with the project team, DD&A will prepare a mailing/email list of stakeholders and public agencies based on its existing database from previous projects. This contact database will be used and updated, as needed, throughout the duration of the project. The City will prepare a draft website and provide to DD&A for review and comment. The City will then finalize and launch the project website.

Deliverables: Draft and Final Contact Database, Comments on Draft Project Website

Task 1.F Public Outreach and Participation

Public outreach will be an important part of the project. It is recommended that a Public Participation Plan be developed to outline a process to solicit public input regarding the proposed project. DD&A will prepare a draft plan, which will be clear, concise, and contain detailed milestones. The document will identify outreach strategies for the key stakeholders, including regulatory agencies, non-governmental organizations, interest groups, recreational users, local municipalities, and the general public. It will outline the public outreach required as part of the CEQA process, as well as additional public outreach that may be considered, including

potential meeting types (e.g., site visits/field visits, workshops, small group, one-on-one), periodic project updates for the public, and/or providing a project website. It will also include outreach methods for low-income and minority populations, including multi-lingual noticing and translators at public meetings. DD&A will submit a Draft Public Participation Plan to the City and MPAD for review and comment. Upon receipt of comments, DD&A will revise accordingly and finalize the plan.

Deliverables: Draft and Final Public Participation Plan

Task 1.G Community Workshop

DD&A will attend and participate in one (1) Community Workshop. This task will include the preparation of presentation materials, including a PowerPoint presentation, agenda, comment cards, and other materials that may be required. The City and/or MPAD will be responsible for providing a brief presentation on the history of proposed project, while DD&A will provide an overview of the CEQA process and opportunities for public participation. The Community Workshop will be focused on soliciting public input and answering questions about the proposed project. All comments received at the Community Workshop will be compiled and for consideration in the environmental review and entitlements processes. *This task assumes that the City will be responsible for organizing and facilitating the Community Workshop.*

Deliverables: Draft and Final Workshop Materials, Summary of Public Comments

Task 1.H Technical Report Review

Per the MPAD 2015 Master Plan Initial Study, it is anticipated that the following environmental factors have the potential to be impacted by the proposed project: aesthetics, air quality, biological resources, cultural and tribal resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation, and utilities and service systems. MPAD stated that the Master Plan EIR will contain a project-level analysis of the construction and operation of the North Side Access Road project and include all required technical studies. DD&A and the City will review the technical reports prepared for the project and determine whether any additional information or studies will be required for the City's planning and environmental review processes. In coordination with the City, DD&A will prepare a Draft and Final Technical Report Review memorandum summarizing the findings of the review. For the purposes of this proposal, it is assumed that the technical studies will be adequate for the City's planning and environmental review processes and no additional studies will be required. This task includes coordination with MPAD, including two (2) meetings. *It is assumed that DD&A will organize and facilitate the meetings in coordination with the City and MPAD.*

Deliverables: Final Subconsultant Scopes/Budgets, Draft and Final Technical Report Review Memorandum, Meeting Materials

Task 1.I Preliminary Environmental Analysis (CEQA Checklist)

DD&A will prepare a draft Preliminary Environmental Analysis of the project. The analysis will contain a preliminary Initial Study Environmental Checklist (Appendix G of CEQA Guidelines) based upon the existing information contained in existing documentation and supporting technical reports and include an evaluation of the project's potential environmental effects. The purpose of this analysis is to identify the project's potential effects, describe appropriate mitigation measures or relevant project design features intended to minimize potential effects, and describe the environmental setting. This analysis will address each of the topical CEQA sections to the extent the project could affect that resource, including the following:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural & Tribal Cultural Resources
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Transportation/Traffic
- Utilities and Service Systems

As part of this analysis, DD&A will: 1) identify the existing environmental setting for each topical section identified above; 2) summarize key findings of technical reports (e.g., air quality, traffic, etc.); 3) identify relevant project design features intended to minimize potential effects; 4) prepare project mapping/Geographic Information System (GIS) exhibits in support of the environmental analysis; 5) prepare Administrative Draft CEQA Checklist for review and comment; and 6) revise Administrative Draft CEQA Checklist to incorporate comments from the project team and prepare Final Draft CEQA Checklist.

Based on the results of the analysis, coordination with the responsible agencies and interested parties (including the public), and other pertinent project information, the Preliminary Environmental Analysis will include a determination of the appropriate level of environmental review required under CEQA (i.e., IS/MND or EIR) for the proposed project.

DD&A will provide an electronic copy of the Draft Preliminary Environmental Analysis for the City and MPAD for review and comment prior to finalization. This approach allows early input and review of CEQA issues through use of Appendix G of the CEQA Guidelines. This approach will also help focus the analysis contained in the Draft IS/MND to only those issues that would potentially be affected by the project. *This scope does not include additional technical studies than otherwise identified herein. This scope of work includes the attendance of the DD&A Project Manager at one (1) in-person meeting to discuss the results of the analysis. It is assumed that DD&A will organize and facilitate the meeting in coordination with the City and MPAD.*

Deliverables: Administrative Draft CEQA Checklist, Final Draft CEQA Checklist, Meeting Materials

Task 1.J City Entitlements Process

Based on preliminary review of the proposed project, it is anticipated that the proposed project may require an amendment to the City's General Plan Circulation Element and issuance of grading, building, encroachment, and tree removal permits, which require approval from the City Planning Commission and Council.

Once the MPAD submits the project application, DD&A will coordinate with the City on the review the application package and determine whether the application is "complete" or additional information is required. As part of this task, DD&A will work with the City to define the appropriate entitlement process for the proposed project depending on the information provided in the application submittal. DD&A will review the application, project plans and description, existing and draft Airport Master Plan and associated environmental documentation, and current zoning and land use designations to identify the potential permits and entitlements that will be required for the proposed project. DD&A will assist in all elements of application review and will coordinate requests for additional information with the MPAD. Once the application is deemed complete, the City will make an official determination of the types of permits required and will inform the MPAD, in writing, of the application's complete status, as well as identify all permits, technical studies, and approvals required. *Please note that although this task is identified subsequent to other tasks, the entitlements process will occur concurrently with the*

tasks outlined above, beginning with Task 1. This scope of work includes the attendance of the DD&A Project Manager at two (2) in-person meetings to support the application process. It is assumed that DD&A will organize and facilitate the meetings in coordination with the City and MPAD.

Deliverables: Meeting Materials and other entitlement process-related documentation, as needed

Phase 2 – Preparation of IS/MND

Task 2.A Preparation of Administrative Draft IS/MND

Utilizing the Preliminary Environmental Analysis, DD&A will prepare an Administrative Draft IS/MND for the proposed project. The IS will include information that provides a factual and analytical basis for a proposed MND. The environmental document will be prepared in complete conformance with the CEQA Guidelines and will include all of the required environmental topics and sections with appropriate references. Identified impacts will be differentiated between potentially significant and less-than-significant effects. Mitigation measures will be described in detail, including documentation as to how it lessens or avoids an identified adverse impact and identification of any indirect impacts (i.e., impacts that may result from implementation of the mitigation). Per Section 15063 of CEQA Guidelines, the IS will include the following:

- A brief description of the proposed project, including its location;
- An identification of the environmental setting in the vicinity of the project site, as it exists before commencement of the project, from both a local and regional perspective;
- An identification of the environmental effects of the project using an environmental checklist, including brief narratives supporting conclusions identified in the checklist. The explanations may reference another information source through citation to the document by page or pages where the information may be found;
- Recommended feasible mitigation measures, as necessary;
- Determination of consistency with local plans and zoning; and
- A listing of report preparers and bibliography.

The IS/MND will address all issue areas identified in the most current version of the CEQA Environmental Checklist (Appendix G of the CEQA Guidelines) as analyzed in the Preliminary Environmental Analysis. The IS/MND will also address all other CEQA-required sections, including mandatory findings of significance and references. For any issue areas where impacts will have no impact or result in beneficial impacts (per the Preliminary Environmental Analysis), a reasoned discussion for each topic will be provided for each conclusion.

Upon completion, DD&A will submit one electronic copy of the Administrative Draft IS/MND to the City and MPAD for review and comment. *This scope assumes one (1) round of comments from the City and MPAD on the Administrative Draft IS/MND and one meeting during this task.*

Deliverables: Administrative Draft IS/MND, Meeting Materials

Task 2.B Preparation of Screencheck Draft and Public Draft IS/MND

Following the review of the Administrative Draft IS/MND, DD&A will incorporate the comments received and prepare a Screencheck Draft IS/MND for final review by the City and MPAD prior to public release. Upon receipt of final comments, DD&A will then prepare a Public Draft IS/MND for public distribution.

Upon receiving authorization to publish the document by City, DD&A will submit hard and electronic copies of the document and appendices to the State Office of Planning and Research (OPR)/Clearinghouse and Monterey County Clerk for the required 30-day public review period.

This scope includes delivery of up to ten (10) hardcopies and twenty-five (25) CDs containing electronic copies. This scope of work assumes that fifteen (15) of these CDs will be submitted to the State OPR/Clearinghouse for distribution by DD&A, along with fifteen (15) hardcopies of the required Summary Form. DD&A will prepare all necessary notices (e.g., Notice of Completion and Notice of Intent to Adopt a MND) and transmittals, and post and distribute such notices and documents as required. DD&A will also submit one (1) hardcopy each to the Association of Monterey Bay Area Governments (AMBAG) and Monterey County Clerk for posting. The document will be circulated for a public review period of 30 days in accordance with State requirements. This task assumes that the City will be responsible for publishing the Notice of Intent in the Monterey County Weekly, Herald, or other appropriate local newspaper. *This task assumes that only minor comments will be provided on the Screencheck Draft IS/MND. This task further assumes one (1) round of revisions based on comments. If additional revisions are warranted, a contract amendment may be necessary*

Deliverables: Screencheck and Public Draft IS/MND, Draft and Final Notices

Task 2.C Preparation of Response to Comments and Final IS/MND

DD&A will coordinate with the City and MPAD after the close of the comment period to review the comments received on the Draft IS/MND and determine the action plan for finalizing the document. Responses will be prepared for all written comments received. If changes to the Draft IS/MND are necessary, DD&A will prepare a brief "Response to Comments on the Draft IS/MND" document, which can be appended to the Draft IS/MND and serve as the Final IS/MND. This task includes submittal of one (1) electronic copy of the draft Response to Comments to the City and MPAD for review. After updating the Draft Response to Comments based on one (1) round of comments from the City and MPAD, DD&A will submit one (1) electronic copy (in Acrobat.pdf and Microsoft Word) of the Final IS/MND to the City for use in considering the adoption of the IS/MND and the project for approval. *Please note that this task assumes a minor amount of comment on the Draft IS/MND. If a substantial amount of public comments are received, a budget amendment may be necessary. DD&A will be available for one (1) meeting to discuss approach and comments on the Draft IS/MND.*

Deliverables: Administrative Draft Final IS/MND, Final IS/MND, Meeting Materials

Task 2.D Preparation of Mitigation Monitoring and Reporting Plan

DD&A shall prepare a Draft Mitigation Monitoring and Reporting Plan (MMRP) in accordance with CEQA requirements, and submit to the City and MPAD for review and comment. The MMRP will document the impacts identified in the IS/MND, compliance and monitoring actions to be performed, responsible party(ies), and timing of compliance and monitoring activities. DD&A will incorporate the comments received and prepare a Final MMRP. The Final MMRP will be submitted electronically to the City and MPAD as a stand-alone document along with the Response to Comments to serve as the Final IS/MND.

Deliverables: Administrative Draft and Final MMRP

Task 2.F City Entitlements Process

As the City will be serving as the CEQA lead agency, DD&A will provide the City with all required CEQA documentation and noticing to support the Administrative Record, including, but not limited to: the public draft and final CEQA documents and associated technical studies, including the MMRP, if applicable; Notice of Intent; Notice of Completion; CEQA Findings; Notice of Determination; and all required posting documentation. DD&A will attend the Planning Commission and Council meetings and assist staff with any meeting materials, including presentations, staff reports, and resolutions. If requested, DD&A will conduct the project presentation to the Planning Commission and Council. Once the project is approved, DD&A will prepare the Notice of Determination (NOD) in coordination with the City and file the NOD with the Monterey County Clerk and State OPR/Clearinghouse within five (5) business days. *This scope of work assumes that the MPAD will be responsible for payment of any CEQA-related filing and posting fees, as applicable. This scope of work includes the attendance of the DD&A Project Manager at two (2) in-person meetings, and the participation in three (3) conference calls related to project approvals and the compilation of the Administrative Record. It is assumed that DD&A will organize and facilitate the meetings and conference calls in coordination with the City and MPAD.*

Deliverables: Administrative Record, Meeting/Hearing Materials, Draft and Final NOD, Meeting Materials

On-Going & Miscellaneous Tasks

In addition to the tasks described above as part of each of the key project phases, DD&A will also provide additional planning and environmental services that will be on-going throughout the duration of the project and will occur as part of each of the project phases described above. These tasks include project management services and meeting attendance. These tasks, assumptions, and deliverables are described below.

Task 3.A Project Management

DD&A will provide project management services throughout the duration of the project to ensure that key project deliverables are completed on schedule and within the contract amount. DD&A will routinely coordinate with the City and MPAD and provide monthly progress reports as part of this task. DD&A will attend to all aspects of managing the project, including scheduling resources, handling team communication (both internally and with City staff), subconsultant management, scheduling, responding to requests for information, and preparation of monthly progress reports and conference calls. DD&A's Project Manager and Financial Manager will also be responsible for administering contracts, preparing, reviewing invoices, and monitoring the project budget. *Please note that this task assumes that a minimum of two (2) hours per month will be allocated to this task for the Project Manager.*

Deliverables: Monthly progress reports, invoices, and related coordination by email or phone

Task 3.B Meeting Attendance

DD&A staff will work closely with the City and MPAD to ensure the successful completion of this project. This scope of work assumes that DD&A will attend regular project meetings, in addition to the meetings and public hearings described in the preceding tasks. These meetings will be on an as-needed basis and scheduled accordingly. These meetings may be focused on a particular topical issue as determined necessary by DD&A, City, and MPAD. As part of this task DD&A will prepare meeting materials, including sign-in sheets and agendas. *Please note that for preliminary budgeting purposes, this task assumes that each meeting will be approximately two (2)*

hours. It is also assumed that the Project Manager and one (1) additional DD&A staff member will be in attendance at these meetings.

Deliverables: Meeting Materials

Schedule

DD&A understands the need to complete the environmental and permitting processes in a timely manner. During Task 1 under Phase 1 above, DD&A will prepare a project schedule in consultation with the City and MPAD. Once the project application is deemed complete, and all technical information is prepared, it is anticipated for the City entitlements process to be complete within 4-6 months (assuming the preparation of an IS/MND). Generally, the timeline for the major project milestones are:

- Application received and reviewed – approximately 30 days;
- Technical information submitted – approximately 60 days;
- IS/MND preparation and review – approximately 60 days; and
- City approvals – approximately 30 days.

Budget

DD&A will invoice on a time-and-material basis, with an initial not-to-exceed (NTE) amount of \$144,197. The attached budget identifies anticipated costs for this scope of work and includes costs associated with on-going project management and meeting attendance during this phase. Staff time according to task may vary depending on the needs of the project and requests by the City. This cost estimate summary is based on the current project information and DD&A's experience with similar projects. In addition, the cost estimates for the technical subconsultants may vary depending on the scope of each analysis; the budget will be updated upon receipt of the various proposals. DD&A will notify the City when 75% of the overall NTE budget amount has been expended. DD&A's budget includes estimated hard costs to cover the direct expenses for the project including, but not limited to, production, mileage, deliveries and travel-related expenses for staff.

Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Tuesday, February 6, 2018 10:47 AM
To: Michael La Pier
Subject: FW: Proposal for Airport Road
Attachments: DDA Proposal for Airport North Side Access Road_1-29-18.pdf

Mike,
Looking forward to lunch today. Attached is the cost proposal from DD&A for the General Plan Amendment requested by the District. Happy to discuss it after you have a chance to review.
Best,
Dino

Dino Pick
City Manager
City of Del Rey Oaks
(831)394-8511 ext 112

From: Erin Harwayne [mailto:eharwayne@ddaplanning.com]
Sent: Tuesday, February 06, 2018 10:01 AM
To: Dino Pick <citymanager@delreyoaks.org>
Subject: Proposal for Airport Road

Hi Dino
Nice to meet with you yesterday! I am attaching a compiled pdf of our proposal to share with Michael. Please let me know if you have any follow-up questions.

I will speak with Denise this week and get you a summary of our work to date and outline the ideas we discussed later this week.

Thanks
Erin

Erin Harwayne, AICP
Senior Planner/Project Manager
Denise Duffy & Associates, Inc.
947 Cass St. Suite 5
Monterey, CA. 93940
(831) 373-4341 ext 19
(831) 373-1417 (fax)
eharwayne@ddaplanning.com
website: www.ddaplanning.com

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Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Monday, February 26, 2018 5:19 PM
To: Michael La Pier
Subject: RE: Kosmont Coffee and Scott Huber meeting

Mike,
Those times work. See you at Jack's at 9:15.
Best,
Dino

Dino Pick
City Manager
City of Del Rey Oaks
(831)394-8511 ext 112

From: Michael La Pier [mailto:mike@montereyairport.com]
Sent: Monday, February 26, 2018 4:35 PM
To: Dino Pick <citymanager@delreyoaks.org>
Subject: Kosmont Coffee and Scott Huber meeting

Dino --

I have been able to grab Ken Hira from Kosmont for coffee on 3/7 at 9:15am. We can meet at Jack's in the Portola. I have also teed up Scott Huber to meet with you and I after that to hammer out the basics of an agreement regarding the consolidation of our two RV parking lots as we discussed. If we can get enough done on the basics of the agreement we can present it to the joint working group the next day at our scheduled meeting.

Are you good with these meetings / times?

Mike

Michael La Pier, A.A.E.
Monterey Regional Airport
200 Fred Kane Drive, Suite 200
Monterey, California 93940
(831)648-7000
mike@montereyairport.com
www.montereyairport.com



MONTEREY
REGIONAL AIRPORT

Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Wednesday, March 7, 2018 8:05 AM
To: Michael La Pier
Subject: RE: When are we meeting today?

Great. See you soon.

Dino Pick
City Manager
City of Del Rey Oaks
(831)394-8511 ext 112

From: Michael La Pier [mailto:mike@montereyairport.com]
Sent: Wednesday, March 07, 2018 7:57 AM
To: Dino Pick <citymanager@delreyoaks.org>
Subject: Re: When are we meeting today?

Both. 9:15a at Portola with Ken Hira from Kosmont and Scott. 10:30a with Scott to discuss framework for the RV storage arrangement.

M

On Mar 7, 2018, at 7:26 AM, Dino Pick <citymanager@delreyoaks.org> wrote:

Mike,
I show two meetings today with you. One at Portola Plaza at 9 and one at the airport at 10:30.
Can you confirm when we're meeting? Looking forward to seeing you.
Thanks,
Dino

Sent from my iPhone

Total Control Panel

[Login](#)

To: mike@montereyairport.com

Message Score: 1

High (60): Pass

From:

My Spam Blocking Level: Medium

Medium (75): Pass

srs0+5q3v+47+delreyoaks.org-citymanager@ssmedia.com

Low (90): Pass

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This message was delivered because the content filter score did not exceed your filter level.

Chris Morello

From: Karen Minami <KMinami@delreyoaks.org>
Sent: Wednesday, April 04, 2018 11:49 AM
To: Denise Duffy; Chris Morello
Cc: Michael La Pier; Erin Harwayne
Subject: RE: General Plan Amendment Meeting

All,
Please look at the 17th, thanks in advance. Karen

-----Original Message-----

From: Denise Duffy [<mailto:Dduffy@ddaplanning.com>]
Sent: Wednesday, April 04, 2018 11:45 AM
To: Karen Minami <KMinami@delreyoaks.org>; cmorello@montereyairport.com
Cc: Michael La Pier <mike@montereyairport.com>; Erin Harwayne <eharwayne@ddaplanning.com>
Subject: RE: General Plan Amendment Meeting

Thank you, Karen,

Erin and I are available on the 17th.

Denise

Denise Duffy

Denise Duffy & Associates (DD&A)

947 Cass Street #5

Monterey Ca 93940

831 373-4341 Ext 13

www.ddaplanning.com <<http://www.ddaplanning.com>>

From: Karen Minami <KMinami@delreyoaks.org>
Sent: Wednesday, April 4, 2018 11:08 AM
To: cmorello@montereyairport.com
Cc: Michael La Pier <mike@montereyairport.com>; Denise Duffy <dduffy@ddaplanning.com>
Subject: General Plan Amendment Meeting

Hi Chris,

The City of Del Rey Oaks City Manager, Dino Pick, would like to have a meeting with Mike La Pier, Denise Duffy and whomever Mike wants from his team to discuss the scope of work for the General Plan Amendment request that the Del Rey Oaks received from the Airport.

Does Tuesday April 10th or the 17th at 9:00am work, please let me know which one works best? Also, I would be glad to set up a conference call for those who can make it.

Best Regards, Karen

Karen Minami

Deputy City Clerk

City of Del Rey Oaks

(831) 394-8511 Ext. 11

www.delreyoaks.org <<http://www.delreyoaks.org/>>

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Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Thursday, April 5, 2018 12:36 PM
To: Ernie Lostrom
Cc: Michael La Pier
Subject: Re: Meeting to discuss water transfer

Ernie,
You are correct, DRO's former Fort Ord property is in the MCWD, while the rest of DRO is in the CalAm service area.

Look forward to anything you find out.

Thank you,
Dino

Sent from my iPhone

On Apr 5, 2018, at 12:24 PM, Ernie Lostrom <ernie@lostrom.com> wrote:

Mike,

I know that Community Hospital did some water transfers, but that they were all within the Cal Am service area. Different water basins, but within the Cal Am service area.

Going to a different provider of water, and a different district, is a complication.

I will call Eric Robinson who is a very well respected water attorney in Sacramento to see if he knows of a way to accomplish inter-district transfers.

While the FORA water is Marina Coast, is the rest of DRO on Cal AM? Maybe there is a way to look at that as a pathway to a paper transfer of water.

I will let you know what I find out and then we can sit down to discuss.

All the best,

Ernie

LOSTROM & COMPANY, INCORPORATED
INVESTMENT REAL ESTATE
30 Ryan Court, Suite 240
Monterey, CA 93940

1+(831)646-1000

From: Michael La Pier <mike@montereyairport.com>
Sent: Wednesday, April 4, 2018 9:24 AM
To: Ernie Lostrom <ernie@lostrom.com>; Dino Pick <citymanager@delreyoaks.org>
Subject: Meeting to discuss water transfer

Ernie –

Dino and I met yesterday to discuss a number of things including future collaboration on the north side of the airport. As you and I talked about last week, DRO has some available water credits they might want to use as part of our collaboration however those credits involve Marina Coast Water District while the airport sits in the Cal Am district. You had indicated there may be a way to address this issue so DRO water credits could be used on airport property for future development.

Would you be interested in a lunch or a cup of coffee with Dino and I to talk this through?

Mike

Michael La Pier, A.A.E.
Monterey Regional Airport
200 Fred Kane Drive, Suite 200
Monterey, California 93940
(831)648-7000
mike@montereyairport.com
www.montereyairport.com

<image001.png>

Total Control Panel

To: mike@montereyairport.com
From:
srs0+jyt6+76+delreyoaks.org=citymanager@ssmedia.com

Message Score: 50
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High (60): Pass
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This message was delivered because the content filter score did not exceed your filter level.

Chris Morello

From: Chris Morello
Sent: Monday, May 14, 2018 8:24 AM
To: Dino Pick
Subject: RE: MRY Airport Draft EIR Traffic Discussion

I will send the invite to Erin as I have her email and ask her to share it with Denise. We didn't want to assume by inviting them without your direction.
See you tomorrow.

Chris

-----Original Appointment-----

From: Dino Pick [mailto:citymanager@delreyoaks.org]
Sent: Monday, May 14, 2018 8:23 AM
To: Chris Morello
Subject: Accepted: MRY Airport Draft EIR Traffic Discussion
When: Tuesday, May 15, 2018 10:30 AM-11:45 AM (UTC-08:00) Pacific Time (US & Canada).
Where: Board Room

Chris,
I would like to include Denise Duffy and Erin from DDA in this conversation since they are the City's on-call planning staff. Do you mind inviting them? Looking forward to the discussion.
Thank you,
Dino

Chris Morello

From: Erin Harwayne <eharwayne@ddaplanning.com>
Sent: Monday, May 14, 2018 11:09 AM
To: Chris Morello
Cc: Denise Duffy; Dino Pick
Subject: RE: MRY Airport Draft EIR Traffic Discussion

Hi Chris

Thank you very much for forwarding the invite. I am cc'ing Denise so that you have her email address. Unfortunately, we both have conflicts. Are you able to send us the meeting materials so that we may review and follow up with you afterward? We look forward to discussing with you.

Thanks

Erin

Erin Harwayne, AICP
Senior Planner/Project Manager
Denise Duffy & Associates, Inc.
947 Cass St. Suite 5
Monterey, CA. 93940
(831) 373-4341 ext 19
(831) 373-1417 (fax)
eharwayne@ddaplanning.com
website: www.ddaplanning.com

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From: Chris Morello <cmorello@montereyairport.com>
Sent: Monday, May 14, 2018 8:28 AM
To: Erin Harwayne <eharwayne@ddaplanning.com>
Subject: FW: MRY Airport Draft EIR Traffic Discussion

Erin

See below, Dino asked that I include you in a meeting at the Airport tomorrow regarding the draft Traffic analysis for our DEIR on the Master Plan. I have sent you the calendar invite, please share with Denise as I do not have her email address. There is a call in number included in the calendar invite if anyone is unable to attend in-person.

Thanks, Sorry for the short notice but the original invitation went out on May 7th.

Chris Morello
Senior Manager of Development and Environment
Monterey Regional Airport
831-333-2312
831-402-9444 mobile

Chris Morello

Subject: MRY Airport Draft EIR Traffic Discussion
Location: Board Room

Start: Tue 5/15/2018 10:30 AM
End: Tue 5/15/2018 11:45 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Chris Morello
Required Attendees: Julie.Oates@mottmac.com; john_olejnik@dot.ca.gov; Judi Krauss (jkrauss@coffmanassociates.com); grant@tamcmonterey.org; renny@monterey.org; caraker@monterey.org; SidorJ@co.monterey.ca.us; Mike LaPier (mike@montereyairport.com); Shelley Glennon (GlennonS@co.monterey.ca.us); citymanager@delreyoaks.org
Optional Attendees: Olejnik, John@DOT

If you are unable to attend in person a call in number will be provided in a calendar update later.

From: Erin Harwayne [<mailto:eharwayne@ddaplanning.com>]

Sent: Thursday, May 17, 2018 11:41 AM

To: Dino Pick <citymanager@delreyoaks.org>; Denise Duffy <Dduffy@ddaplanning.com>

Cc: Karen Minami <KMinami@delreyoaks.org>

Subject: RE: Monterey Regional Airport Traffic Meeting (Attorney-Client Communication-Privileged and Confidential) DO NOT FORWARD

Hi Dino

I plan on sitting down with the traffic report tomorrow. Do you want to let me know your concerns now so I can pay extra attention as I review? We could then discuss early next week, if you like.

Thanks

Erin

Erin Harwayne, AICP

Senior Planner/Project Manager

Denise Duffy & Associates, Inc.

947 Cass St. Suite 5

Monterey, CA. 93940

(831) 373-4341 ext 19

(831) 373-1417 (fax)

eharwayne@ddaplanning.com

website: www.ddaplanning.com

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From: Dino Pick <citymanager@delreyoaks.org>

Sent: Wednesday, May 16, 2018 3:56 PM

To: Denise Duffy <dduffy@ddaplanning.com>; Erin Harwayne <eharwayne@ddaplanning.com>

Cc: Karen Minami <KMinami@delreyoaks.org>

Subject: FW: Monterey Regional Airport Traffic Meeting (Attorney-Client Communication-Privileged and Confidential) DO NOT FORWARD

Denise/Erin,

Let me know when you have a moment to discuss. There are several traffic numbers I am concerned about.

Thanks,

Dino

Dino Pick

City Manager

City of Del Rey Oaks

(831)394-8511 ext 112

From: Judi Krauss [<mailto:jkrauss@coffmanassociates.com>]

Sent: Wednesday, May 16, 2018 3:50 PM

Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Friday, May 18, 2018 3:45 PM
To: Michael La Pier
Subject: Re: Revised draft RV park JPA

Mike,

Let's huddle next week. We have created some expectations that now need to be managed carefully or we run the risk of eroding trust and momentum.

Look forward to talking next week. Have a good weekend.

Dino

Sent from my iPhone

On May 18, 2018, at 12:07 PM, Michael La Pier <mike@montereyairport.com> wrote:

Dino –

I'd like to suggest we push this to your June meeting / my July meeting unless that causes you problems internally on your end. There doesn't seem to be a problem here other than needing time to make certain everyone of my Board members is supportive and understands. We also need to talk about the management fee (I'm going to ask for 10% since the ground lease is so low) and the revenue split after capital cost recovery. I'm ok with some level of revenue sharing however a 50/50 split seems to favor the City perhaps to strongly on land the airport is already committing to at a far below market rate rent.

Also, based on our conversation regarding the election, I'd like to have some conversation around delaying the Police Consolidation Agreement until after November as well. I really think the two have to walk a similar timeline and I fully understand the need to wait on the general plan amendment.

I know we will need to discuss. Happy to do so.

Mike

Michael La Pier, A.A.E.

Monterey Regional Airport
200 Fred Kane Drive, Suite 200
Monterey, California 93940

(831)648-7000

mike@montereyairport.com

www.montereyairport.com

<image003.png>

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Thursday, May 17, 2018 10:12 AM
To: Michael La Pier <mike@montereyairport.com>
Subject: RE: Revised draft RV park JPA

Dino Pick

From: Erin Harwayne <eharwayne@ddaplanning.com>
Sent: Tuesday, May 22, 2018 3:03 PM
To: Dino Pick; Denise Duffy
Cc: Karen Minami
Subject: RE: Monterey Regional Airport Traffic Meeting (Attorney-Client Communication-Privileged and Confidential) DO NOT FORWARD

Hi Dino

I understand! I have some time tomorrow afternoon if you would like to discuss.

Thanks

Erin

Erin Harwayne, AICP

Senior Planner/Project Manager

Denise Duffy & Associates, Inc.

947 Cass St. Suite 5

Monterey, CA. 93940

(831) 373-4341 ext 19

(831) 373-1417 (fax)

eharwayne@ddaplanning.com

website: www.ddaplanning.com

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From: Dino Pick <citymanager@delreyoaks.org>

Sent: Thursday, May 17, 2018 11:47 AM

To: Erin Harwayne <eharwayne@ddaplanning.com>; Denise Duffy <dduffy@ddaplanning.com>

Cc: Karen Minami <KMinami@delreyoaks.org>

Subject: RE: Monterey Regional Airport Traffic Meeting (Attorney-Client Communication-Privileged and Confidential) DO NOT FORWARD

Thanks, Erin.

My concerns are circled in the version Karen scanned and sent you earlier. I am concerned about the traffic counts for full build out scenarios and how they should be contextualized. Short of that, the numbers will cause residents, especially in the Oaks, to lose their minds☺

Dino Pick
City Manager
City of Del Rey Oaks
(831)394-8511 ext 112

Chris Morello

From: Erin Harwayne <eharwayne@ddaplanning.com>
Sent: Wednesday, May 30, 2018 12:50 PM
To: Chris Morello
Cc: Dino Pick
Subject: RE: MRY Airport Draft EIR Traffic Discussion

Hi Chris

Thanks again for sending the administrative draft traffic study to us. We will be reviewing and getting back to you with any questions.

As a follow-up to our meeting, I am working to revise our scope of work to include the phased approach we discussed. I will be sending it to you later this week for input.

Thanks

Erin

Erin Harwayne, AICP
Senior Planner/Project Manager
Denise Duffy & Associates, Inc.
947 Cass St. Suite 5
Monterey, CA. 93940
(831) 373-4341 ext 19
(831) 373-1417 (fax)
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From: Chris Morello <cmorello@montereyairport.com>
Sent: Monday, May 14, 2018 8:28 AM
To: Erin Harwayne <eharwayne@ddaplanning.com>
Subject: FW: MRY Airport Draft EIR Traffic Discussion

Erin

See below, Dino asked that I include you in a meeting at the Airport tomorrow regarding the draft Traffic analysis for our DEIR on the Master Plan. I have sent you the calendar invite, please share with Denise as I do not have her email address. There is a call in number included in the calendar invite if anyone is unable to attend in-person.

Thanks, Sorry for the short notice but the original invitation went out on May 7th.

Chris Morello



Denise Duffy & Associates, Inc.

PLANNING AND ENVIRONMENTAL CONSULTING

June 22, 2018

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

Subject: Monterey Regional Airport's Proposed Master Plan Project

Dear Mr. Pick:

Based on prior communications, Denise Duffy and Associates, Inc. (DD&A) has prepared the following scope of work and budget to provide environmental and planning consulting services associated with the Monterey Regional Airport's Proposed Master Plan.

If you have any questions concerning the enclosed information, please do not hesitate to contact me at (831) 373-4341, ext 19. We look forward to working on this project with the City of Del Rey Oaks.

Sincerely,

Erin Harwayne, AICP
Project Manager/Senior Planner
Denise Duffy & Associates, Inc.

MONTEREY REGIONAL AIRPORT'S PROPOSED MASTER PLAN PROJECT

Scope of Work June 2018

The City of Del Rey Oaks (City) has requested that DD&A prepare a scope of work and budget to provide environmental and planning consulting services associated with the Monterey Regional Airport's (Airport) Proposed Master Plan (proposed project). The Monterey Peninsula Airport District (MPAD or District) is currently updating their Airport Master Plan (AMP), which sets forth a conceptual framework for possible future airport development within a 20-year planning horizon. The MPAD is anticipated to release their Public Draft Environmental Impact Report (EIR) for the Proposed Master Plan within the next two to three months. Specifically, the City has requested that DD&A assist City staff with preliminary environmental review of the proposed project. Below is a detailed description of anticipated tasks, corresponding assumptions, and associated work products that will be prepared under this scope of work for the proposed project.

Task 1. Project Initiation

This task includes initial review and early consultation with the City and MPAD. It includes attendance by DD&A at one (1) meeting with City staff for the purpose of developing and implementing a clear and comprehensive strategy for proceeding with the proposed project, including an understanding of communication protocol. This task includes confirmation of project objectives, revisions to the scope of work, and establishment of the project approach.

DD&A will also attend one (1) project initiation meeting with the City and MPAD to: 1) collect relevant background information for the proposed project and site; 2) confirm team expectations related to assignments and roles, appropriate paths of communication, and other related communication protocols; 3) discuss critical milestones; 4) discuss project objectives and goals, project description, and project baseline; 5) confirm the scope of work; and 6) determine any additional project information needs. *Please note that this task assumes that DD&A staff, including the Project Manager, and select representatives from DD&A would attend the meeting.*

Deliverables: Final Scope of Work/Budget

Task 2. Research and Review of Existing Documentation

In order to fully understand available background materials for the proposed project, DD&A will review available mapping and project data, and research background materials for relevant information. DD&A also may conduct a site visit as part of this task, if one is determined to be necessary. DD&A will review the Public Draft EIR for the Proposed Master Plan and associated technical studies, 2015 MPAD Draft Master Plan including Appendix B: Environmental Overview, Initial Study, and other relevant Airport planning documents. DD&A will coordinate with the City to compile any comments on the Public Draft EIR and associated technical studies in a letter format. This task may require peer review from technical consultants; an estimate for this service is included in the attached budget. This task includes two (2) meetings with City and/or MPAD. *Please note that this task assumes that DD&A staff, including the Project Manager, and select representatives from DD&A would review the site only if needed.*

Deliverables: Draft and Final Comment Letter(s)

Task 3. Meeting Attendance

This scope of work assumes that DD&A will attend regular project meetings, in addition to the meetings described in the preceding tasks. These meetings will be on an as-needed basis and scheduled accordingly. These meetings may be focused on a particular topical issue as determined necessary by DD&A, City, and MPAD. As part of this task, DD&A will prepare meeting materials, including sign-in sheets and agendas, if requested. *Please note that for preliminary budgeting purposes, this task assumes 10 hours of meeting time with attendance from DD&A's Principal and Project Manager and support from DD&A staff.*

Deliverables: Meeting Materials, if requested

Schedule

DD&A estimates that the preliminary environmental review process will require approximately three (3) months, including the 45-day public review period associated with the Draft EIR.

Budget

DD&A will invoice on a time-and-material basis, with an initial not-to-exceed (NTE) amount of \$35,603. The attached budget identifies anticipated costs for this scope of work and includes costs associated with on-going project management and meeting attendance during this phase. Staff time according to task may vary depending on the needs of the project and requests by the City. This cost estimate summary is based on the current project information and DD&A's experience with similar projects. DD&A will notify the City when 75% of the overall NTE budget amount has been expended. DD&A's budget includes estimated hard costs to cover the direct expenses for the project including, but not limited to, production, mileage, deliveries, and travel-related expenses for staff.

Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Monday, August 6, 2018 2:07 PM
To: Michael La Pier
Subject: FW: Friday Meetings MRY/DRO

Mike,

I'm happy to drop the recurring meeting. Let me know when you want to meet again to discuss the preparatory work for a General Plan amendment, mutually beneficial revenue generation and potential purchase of mitigation property. Nothing time sensitive from my end. We have two good confidence building steps under our belts (almost) with the RV storage and PD agreement.

Best,
Dino

Dino Pick
City Manager
City of Del Rey Oaks
(831)394-8511 ext 112

-----Original Message-----

From: Karen Minami
Sent: Monday, August 06, 2018 9:47 AM
To: Dino Pick <citymanager@delreyoaks.org>
Subject: FW: Friday Meetings MRY/DRO

FYI

-----Original Message-----

From: Amanda Porter [<mailto:amandap@montereyairport.com>]
Sent: Monday, August 06, 2018 9:29 AM
To: Karen Minami <KMinami@delreyoaks.org>
Cc: Michael La Pier <mike@montereyairport.com>
Subject: Friday Meetings MRY/DRO

Hello Karen,

Mike asked that I reach out to you regarding the reoccurring Friday meetings between him and Dino. He mentioned that the discussions have pretty much been wrapped up and there may not be a need to meet on Friday or moving forward. Would you be able to check with Dino to see if he has reason to keep the Friday meeting(s), and if not, could you cancel the reoccurring invitation you had set up?

Thank you!

Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Monday, August 6, 2018 5:25 PM
To: Michael La Pier
Subject: RE: Friday Meetings MRY/DRO

Mike,
All sounds good.
Dino

Dino Pick
City Manager
City of Del Rey Oaks
(831)394-8511 ext 112

From: Michael La Pier [mailto:mike@montereyairport.com]
Sent: Monday, August 06, 2018 4:08 PM
To: Dino Pick <citymanager@delreyoaks.org>
Subject: RE: Friday Meetings MRY/DRO

Dino –

Let's plan on meeting again after we get the meet and confer done and the PD agreement goes to the Board for consideration. The other opportunities you spelled out are not time critical on our end with the exception of teeing up the gp amendment prep work.

Mike

Michael La Pier, A.A.E.
Monterey Regional Airport
200 Fred Kane Drive, Suite 200
Monterey, California 93940
(831)648-7000
mike@montereyairport.com
www.montereyairport.com



From: Dino Pick <citymanager@delreyoaks.org>
Sent: Monday, August 6, 2018 2:07 PM
To: Michael La Pier <mike@montereyairport.com>
Subject: FW: Friday Meetings MRY/DRO

Mike,

I'm happy to drop the recurring meeting. Let me know when you want to meet again to discuss the preparatory work for a General Plan amendment, mutually beneficial revenue generation and potential purchase of mitigation property. Nothing time sensitive from my end. We have two good confidence building steps under our belts (almost) with the RV storage and PD agreement.

Best,
Dino

Dino Pick
City Manager
City of Del Rey Oaks
(831)394-8511 ext 112

-----Original Message-----

From: Karen Minami
Sent: Monday, August 06, 2018 9:47 AM
To: Dino Pick <citymanager@delreyoaks.org>
Subject: FW: Friday Meetings MRY/DRO

FYI

-----Original Message-----

From: Amanda Porter [<mailto:amandap@montereyairport.com>]
Sent: Monday, August 06, 2018 9:29 AM
To: Karen Minami <KMinami@delreyoaks.org>
Cc: Michael La Pier <mike@montereyairport.com>
Subject: Friday Meetings MRY/DRO

Hello Karen,

Mike asked that I reach out to you regarding the reoccurring Friday meetings between him and Dino. He mentioned that the discussions have pretty much been wrapped up and there may not be a need to meet on Friday or moving forward. Would you be able to check with Dino to see if he has reason to keep the Friday meeting(s), and if not, could you cancel the reoccurring invitation you had set up?

Thank you!

Amanda Porter

EXECUTIVE ASSISTANT

P 831.648.7000 ext. 206

Dino Pick

From: Michael La Pier <mike@montereyairport.com>
Sent: Monday, October 15, 2018 2:09 PM
To: Dino Pick
Subject: RE: Master Plan EIR comments

Dino –

I am traveling to Chicago for meetings tomorrow evening and Wednesday. Back in the office on Thursday. Can we talk Thursday or Friday? Otherwise, I can ask Chris Morello to talk with you. She is somewhat up to speed on our previous conversation.

Mike

Michael La Pier, A.A.E.

Monterey Regional Airport
200 Fred Kane Drive, Suite 200
Monterey, California 93940
(831)648-7000

mike@montereyairport.com

www.montereyairport.com



From: Dino Pick <citymanager@delreyoaks.org>
Sent: Monday, October 15, 2018 1:02 PM
To: Michael La Pier <mike@montereyairport.com>
Subject: Master Plan EIR comments

Mike,
Do you have time for a call tomorrow to discuss the City's comments on the Airport Master Plan EIR?
Thanks,
Dino

Dino Pick
City Manager
City of Del Rey Oaks
(831)394-8511 ext 112

To: Dino Pick <citymanager@delreyoaks.org>; eharwayne@ddaplanning.com

Cc: Chris Morello - MPAD (cmorello@montereyairport.com) <cmorello@montereyairport.com>; Scott Huber <shuber@cotalawfirm.com>

Subject: Monterey Regional Airport Traffic Meeting (Attorney-Client Communication-Privileged and Confidential) DO NOT FORWARD

Dear City of Del Rey Oaks,

Thank you for attending the Draft Traffic Analysis Technical Meeting at the Monterey Regional Airport on May 15, 2018. Below is a link for the administrative draft *Traffic Impact Analysis (TIA)*. After the discussion at yesterday's meeting we felt it best to provide a copy of the full draft document for your review and input prior to the release of the Draft EIR. We ask that you understand this is an administrative draft and not for reproduction, although if there is someone else in your agency that would be the lead review person for this project, please share the document with them.

<https://app.box.com/s/0b2qzpgvj5t26a95i50nmd6zkvzvy9h>

As provided in the MOA for the *Monterey Regional Airport Environmental Impact Report (EIR) TIA*, the projects that will be evaluated within the EIR include all the projects recommended in the Airport Master Plan as well as the overall on-airport land use plan (which could include non-aviation development and redevelopment of the Old Industrial area on the Airport).

Short- and intermediate-term projects are being evaluated at a project-specific level. Long-term projects are only addressed in the EIR at a programmatic level due to the lack of project details available for projects likely to be implemented more than ten years from now. Future environmental analysis for long-term projects will be required prior to approval.

Please feel free to reach out to Chris Morello at Monterey Regional Airport with any questions you might have.

Sincerely,

Judi Krauss, AICP | Associate

Coffman Associates, Inc. | 4835 E. Cactus Road, #235, Scottsdale, AZ 85254

602-993-6999 | (602) 377-6615 (cell) | coffmanassociates.com

Planning for Your Success!

Maria Jasso

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Saturday, November 3, 2018 6:37 AM
To: Michael La Pier
Subject: Re: Airport EIR

Yes, really.

Sent from my iPhone

On Nov 2, 2018, at 7:10 PM, Michael La Pier <mike@montereyairport.com> wrote:

Really?

Get [Outlook for iOS](#)

From: Dino Pick <citymanager@delreyoaks.org>
Sent: Friday, November 2, 2018 6:08 PM
To: Hans Uslar
Cc: Michael La Pier
Subject: Re: Airport EIR

Hans,

We were blindsided by language in the EIR that said members of our council and the airport board had been meeting regularly. The resulting furor required a press release. My apologies for not sharing with you ahead of time. Our official comment letter will be heard by council next week. I have shared the draft with mike and will send it over to you next week.

Dino

Sent from my iPhone

On Nov 2, 2018, at 3:34 PM, Hans Uslar <uslar@monterey.org> wrote:

Hi Guys,

FYI

The Herald inquired today about the Airport EIR - specifically about a statement made DRO (according to the Herald), which states that it does not support a north side access road through DRO because it is inconsistent with DRO's general plan. DRO would rather see an access road go through our City via Fremont Street and Airport Rd.

Staff responded to the Herald stating:

"The City of Monterey (City) understands and supports the Airport's efforts to implement improvements that will enable Monterey Regional Airport to accommodate safe air travel responsive to future demand with

resiliency. However, the City of Monterey does not support the Project as proposed (Proposed Project). The City supports the Environmentally Superior Alternative 1 Project (with some amendments) because it is more consistent with Monterey General Plan and Casanova/Oak Knoll Neighborhood Plan goals and policies.

North Side Road: The City of Monterey supports the Alternative 1 Project prioritization to develop the "north side" road connection to Del Rey Oaks. The City requests that the "north side" road be the first project constructed so construction traffic can be eliminated through the Casanova Oak Knoll (CONA) neighborhood. Otherwise, there are significant unavoidable impacts of construction traffic through a single family residential neighborhood. By constructing the "north side" road as part of the initial project, all construction vehicles and new trips to the redeveloped north side of the Airport will approach the Airport via State Highway 218 instead of through residential roads in the CONA neighborhood. In contrast, the City does not support the Proposed Project approach because it would add construction-related vehicular trips, as well as trips to the redeveloped north side of the Airport, to intersections and road segments that have been identified as operating deficiently during the peak commute hours under existing conditions."

Dino,

I had not heard about the DRO statement. I used for my response our draft letter, which, Mike, you should have.

Thank you.

Hans Uslar
City Manager
City of Monterey
(831) 646 - 3884

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