



CITY OF SALINAS
AIRPORT COMMISSION STAFF REPORT

DATE: MAY 28, 2026

DEPARTMENT: ADMINISTRATION, AIRPORT DIVISION

BY: LISA MURPHY, ASSISTANT

FROM: MATT NELSON, AIRPORT MANAGER

TITLE: AIRPORT ACCESS PERMIT; ARCHER AVIATION, INC. (715 VANDENBERG STREET, SALINAS) IDENTIFIED AS APN: 003-863-040

RECOMMENDED MOTION:

A motion from the Airport Commission recommending the City Manager issue an Airport Access Permit to Archer Aviation, Inc. to grant permission for Archer Aviation, Inc. to taxi aircraft to and from the property located at 715 Vandenberg Street identified as APN: 003-863-040.

EXECUTIVE SUMMARY:

Archer Aviation, Inc. (“Archer”) has occupied and has commenced manufacturing operations at property located adjacent to the Salinas Municipal Airport (“Airport”)—715 Vandenberg Street—identified as APN: 003-863-040 and has requested permission to taxi aircraft to and from the property onto the Airport. The Permit has an initial ten-year term and a monthly fee of \$10,000.

BACKGROUND:

Archer has leased the property at 715 Vandenberg Street (former Reyes Coca Cola bottling warehouse) identified as APN: 003-863-040, containing a total of approximately 459,556 square feet of land area, as shown as follows on Exhibit A. This property sits adjacent to the Airport boundary, but does not have direct access to the airport. Archer desires to have direct access to the Airport so that it may taxi aircraft to and from the property onto the Airport. The proposed Permit will provide dedicated gate access for Archer aircraft and personnel to enter the Airport boundary.

The monthly base Permit fee is \$10,000/month and is subject to annual adjustments. The use of the property for which the access permit is issued shall be restricted to those uses defined in the City of Salinas Municipal Code Chapter 37- *zoning*. Uses specifically not allowed are aeronautical and aeronautical-related services to the general public. No airport access will be permitted from any residential dwelling or residential facilities. Archer will be making improvements to their property in order to gain access and that neither the City nor the Airport will have a financial obligation.

The first-year rental amount will positively benefit the Airport Enterprise Fund by \$120,000 for year 1.

CEQA CONSIDERATION:

The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

Not Applicable

STRATEGIC PLAN INITIATIVE:

This action supports the City Council’s Goal of Economic Development: Maximize the use of the Airport property to boost economic growth; Support and engage with both new and established businesses to promote economic growth and job creation; and strategically explore and expand economic development opportunities throughout the City. (City of Salinas Strategic Plan 2025-2028)

DEPARTMENTAL COORDINATION:

The future implementation of this resolution involves the following departments: City Council, Finance, and Legal. City Council will approve the Airport Access Permit. Airport Division oversees the development of the project’s plans, specifications, and required permitting with the Federal Aviation Administration. The Finance Department administers the appropriation of funds. The Legal Department reviews pertinent documents/contracts to ensure the City is in compliance with applicable laws and regulations.

FISCAL AND SUSTAINABILITY IMPACT:

There will be no impact on the City’s General Fund.

During the Original Term, Archer will pay a Permit fee of \$10,000 month, adjusted pursuant to the Permit, to the Airport Enterprise Fund.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
16100	NA	Airport Access Permit	NA	NA

ATTACHMENTS:

Resolution