

**AGENDA
CITY OF WATSONVILLE
WATSONVILLE AIRPORT
ADVISORY COMMITTEE
MEETING CONTINUED FROM APRIL 28, 2021**



Opportunity Through Diversity; Unity Through Cooperation.

Working with our community to create positive impact through service with heart.

Marjorie Bachmann - Representing Monterey Bay Ninety-Nines
Larry Lease - Representing Business Community
Orry Korb - Representing Watsonville Pilots Association
Dave Guerrieri - Representing on field Aviation Business Community
Joe Shelton - Representing Airport Area Residents residing in City
Glen Ceresa - Representing Airport Area Residents residing in County
Scott Randolph - Representing Experimental Aircraft Association#119

**<https://cityofwatsonville-org.zoomgov.com/j/1602455048>
Or iPhone one-tap: +16692545252,,1602455048#
Or Telephone: +1 669 254 5252 or +1 669 216 1590
Webinar ID: 160 245 5048**

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, the Santa Cruz County Health Officer Extended and Modified Shelter in Place Orders, and the Governor's Executive Orders N-25-20 and N-29-20, that allows attendance by members of the Planning Commission, City staff, and the public to participate and the Commission to conduct the meeting by teleconference, videoconference, or both.

HOW TO VIEW THE MEETING: There is no physical location from which members of the public may observe the meeting. Please view the meeting via the link available at:
<https://www.cityofwatsonville.org/1654/Watsonville-Airport-Advisory-Committee>

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit written comments by emailing alexandra_aguado@cityofwatsonville.org. All comments will be part of the meeting record. Emails received three hours before the meeting may not be uploaded to the Agenda and may not be seen by the Committee or staff. They will be added to the agenda the day after the meeting.

HOW TO PARTICIPATE DURING THE MEETING: Members of the public are encouraged to join the meeting through Zoom Webinar from their computer, tablet or smartphone at: <https://cityofwatsonville-org.zoomgov.com/j/1602455048> Or iPhone one-tap: +16692545252,,1602455048# Or Telephone: US: +1 669 254 5252 or +1 669 216 1590
Webinar ID: 160 245 5048 to express their comments.

For information regarding this agenda, please call the Watsonville Municipal Airport's Office at (831) 768-3575.

Americans with Disabilities Act



If you wish to attend a meeting and you will require assistance in order to attend and/or participate, please call the Watsonville Municipal Airport at least three (3) business days in advance of the meeting to make arrangements. The City of Watsonville TDD number is (831) 763-4075.



**AGENDA
CITY OF WATSONVILLE
WATSONVILLE AIRPORT ADVISORY COMMITTEE MEETING
CONTINUED FROM APRIL 28, 2021**

Opportunity Through Diversity; Unity Through Cooperation.

Wednesday, May 5, 2021, 7:00 p.m.

Pages

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS & ORAL COMMUNICATIONS

This time is set aside for members of the general public to address the Watsonville Airport Advisory Committee on any item not on the Agenda, which is within the subject matter jurisdiction of the Watsonville Airport Advisory Committee. No action or discussion shall be taken on any item presented except that any Committee Members may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters relating to Watsonville Airport Advisory Committee will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to staff for clarification and report. Any Committee Member may place matters brought up under Oral Communications on a future agenda. ALL SPEAKERS ARE ASKED TO ANNOUNCE THEIR NAME AND ADDRESS IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES.

3.a. ORAL COMMUNICATIONS FROM THE PUBLIC & COMMITTEE

4. CONSENT AGENDA

All items appearing on the Consent Agenda are recommended actions which are considered to be routine and will be acted upon as one consensus motion. Any items removed will be considered immediately after the consensus motion. The Chair will allow public input prior to the approval of the Consent Agenda.

4.a. MOTION APPROVING MINUTES OF JANUARY 27, 2021

3

5. PRESENTATIONS AND REPORTS

5.a. DIRECTOR'S REPORT

5.b. AIRPORT COMPLIANCE DOCUMENTS BIENNIAL UPDATES

5.c. UL94 UNLEADED AVIATION FUEL UPDATE

6. UNFINISHED BUSINESS

6.a. REVIEW WAAC PROPOSED BYLAWS

- a) Oral Report
- b) Committee Questions & Input
- c) Public Input
- d) Appropriate Action

7. ADJOURNMENT

The next Committee meeting will be held on July 28, 2021

Pursuant to Section 54954.2(a)(1) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day and on the City of Watsonville website at <https://www.cityofwatsonville.org/1654/Watsonville-Airport-Advisory-Committee>.

Materials related to an item on this Agenda submitted to the Committee after distribution of the agenda packet are available for public inspection in the Watsonville Municipal Airport (100 Aviation Way) during normal business hours. Such documents are also available on the City of Watsonville website at: <https://www.cityofwatsonville.org/1654/Watsonville-Airport-Advisory-Committee> subject to staff's ability to post the document before the meeting.

Minutes

Regular Meeting of the Watsonville Airport Advisory Committee Council Chambers

275 Main Street, 4th Floor, Watsonville, California

Remote Teleconference Meeting

<https://cityofwatsonville-org.zoomgov.com/j/1602455048>

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January 27, 2021

7:00 PM

1. ROLL CALL

Marjorie Bachman (Monterey Bay 99's), Hugh Seagraves (Non-Aviation Business), Glen Ceresa (County Resident), Dave Guerrieri (Airport Fixed Based Operator), Joe Shelton (City Resident) Scott Randolph (EAA #119) Orry Korb (Watsonville Pilots Association).

Absent: Hugh Seagraves

Staff members present were Airport Director Rayvon Williams, Operations Supervisor Sam Rosas, Planning and Procurement Supervisor Robert Robertson and Assistant Administrative Analyst Alexandra Aguado

2. PLEDGE OF ALLEGIANCE

Glen Ceresa led the Pledge of Allegiance

3. COMMUNICATIONS

A. Oral Communications from the Committee Members & Members of the Public

Orry Korb- Shared that he was representing WPA as an interim after Jeremy Lezin's resignation. The WPA is talking with another member of the organization about becoming a permanent representative of the WAAC.

4. CONSENT AGENDA

A. Motion Approving Minutes for October 28, 2020 Meeting-

Marjorie Bachman moved to approve minutes, Orry Korb Seconded. Minutes approved.

Marjorie Bachman- Marjorie asked if Chris Gulate from Specialized had submitted the letter he said he would send to the Airport and the WAAC. Rayvon responded, no.

5. ITEMS REMOVED FROM AGENDA

6. PRESENTATIONS & REPORTS

A. Airport Director Presentation

Approval of Advisory Committee ByLaws Update

Scott Randolph- Scott states, “we don’t need to have Exhibit A imbedded into the application”. Marjorie adds that the “address and mailing address are redundant”. Dave asks, “can we reference the form and state that there will be an application but not attach an application to the By-Laws?” Rayvon responds, “we want the form to be generic so we can use it for other things”. Scott recommends to add the following “complete an application as provided by the Airport Manager”. Marjorie proposed to add “submit an application” instead of submit a letter requesting an application.

Orry Korb- Orry asked if we are looking for Professional resume or resume of pilot experience? Rayvon responded that it was up to them.

Rayvon Williams- Rayvon directed the WAAC to look through the document and send in their edit. Marjorie said that there were edits made that she had not seen before. Scott adds that he had not reviewed the document either.

Orry Korb- Orry suggests to add the ByLaws to the April agenda but not as a consent item. Dave adds, “we can add the item as a consent item to the agenda and if there are comments we can pull it”. Scott states that “no one should understand that they don’t have an opportunity to discuss it”.

Marjorie Bachman- Marjorie proposes the following changes. Under V officers, section C- The Chairperson should sign all correspondence. Under V officers, section E- The Secretary should deliver the minutes within a timely fashion. Under VI Procedures, section E- Add “in person or virtually as needed”. Scott agrees that we should add some verbiage under VI Procedures, section E that states it is practical to add a person remotely and the Bylaws should provide for it. Orry shares the following “Brown Act allows for members of public body to join the meeting from a remote location outside of the jurisdiction as long as the addressable location is on the agenda. The agenda must be posted outside the room or location where you will be participating and allow members of the public to come into the room and luster to the meeting if they would like to do so”.

Rayvon Williams- Rayvon will get on a Zoom call, 2 members at a time. Meet individually and come together with one unified document. Send the updated document to the WAAC in late February or well before the next meeting.

Dave Guerrieri- Dave asked “does the City Council have a waiver from the Brown Act to meet the way they meet or do they post an agenda from wherever they are meeting”? Glen referenced the meeting agenda notes. Scott suggested that we add “in person or as provided for by current City policy or regulations under VI Procedures, section E. Orry suggested that we add “Provided for by law” instead.

Marjorie Bachman- Marjorie will send the updates to Rayvon and Alexandra.

Airport Compliance Documents Biennial Updates

Scott Randolph- Good call on getting an early look by our constituents. What is the time frame? We need at least a month to get the message to our constitutes based on the monthly meetings. Rayvon shares that the draft letter will be shared with the WAAC in March and the final letter will go out to the tenants in April. Scott added that even the airport doesn’t have the final text, he would like to go to his membership and say “the airport is looking at these areas and this is the direction they are thinking. What are your comments, what’s your feedback, what’s your reaction and then I can share that with Rayvon”?

Glen Ceresa- Can you provide a hint on what the edits will be? Rayvon responded: 1) Loosen the corporate hangar

rules. Establish aeronautical utility - allow boats and trailers if the space is available. Must be able to walk around the airplane. 2) Put up signage that only allows tenants and tenants guests to be on the field. We can begin citing people who violate the rules.

Glen Ceresa- Suggested to change the code for the gate more often. Rayvon shared with the WAAC that we will be changing gate codes this July. Scott asked "how do you plan on notifying everyone"? Rayvon responded "through their hangar statements. Also communicate via email. Suggests that tenants buy gate codes at a discounted price. Scott suggests that Airport Staff programs the buttons in people's cars that way they no longer need to have the clicker. Rayvon responded that pilots do not trust Airport Staff to do that.

FAA Reviews Land Swap and Potential PLA Relocation

Rayvon Williams- I have been instructed to work with the FAA to determine if tandem jumps can be made in the potential PLA Relocation. The FAA's San Jose Flight Standards District Office (FSDO) will make the call. No decision has been made yet but I have been requested to move in this direction. Marjorie asked if they will also look into the safety of putting a building in the red safety zone. Rayvon responded that they wouldn't because that is zone 6 and a building can be built there. Marjorie shared a document. Marjorie continued by stating two objections: 1. Proposed PLA is very close to approach end of 09. 2. We must incorporate an Airport Land Use Plan into the General Plan. The ALUP won't be incorporated until the end of 2021. Rayvon shared that even if the land swap was approved, Nordic Naturals wouldn't break ground anytime soon. Dave asked that they discuss the land swap when Nordic Naturals in present. Scott shared that the court ordered that the City cannot approve anything in terms of construction. He asked if we have explored or considered property purchase options? Is it safe and will it interfere in 10 years? Rayvon shared that we could've purchased the land for three million dollars but at the time the airport was 3 million dollars in debt. We work hard to be self-sufficient.

Runway Zone Visibility Challenges

Rayvon requested two volunteers to help with the Runway 27 visibility zone issue. Dave and Glen volunteered.

B. Presentation on Proposed City Water Tower Reservoir

Scott Randolph- Scott asked if the access is located to the east of the lumberyard. Beau responded yes, that is Burchell. Scott included that it is a bit residential. Beau mentioned that the only access point will be Burchell. The street parallel to Burchell Street is Emme Lane and may be used for some deliveries or construction access but that is to be determined.

Scott Randolph- Scott asked if the current tank would be rehabilitated and kept in service or would it be demolished and removed? Beau replied that they intend to keep in in service. In decades it once it reaches the end and it can no longer be rehabilitated or maintained it will be demolished and likely another one will be put in its place. Scott asked if there is a current land lease. Beau answered yes.

Glen Ceresa- - Glen asked if the land use lease reflect the dollars for releasing half of an acre. Rayvon answered, "the City doesn't get a break in the lease. We have an established lease for the reservoir. In the appraisal process we don't include the opportunity cost that could be inferred from your comment". Rayvon shared the we will appraise the property again before 2024. In addition, through the reversion clause, any ground lease property at the airport, at the conclusion of the construction, will revert back to the airport. Scott commented that we should study the land rates in the future. Scott shared that this is flat land with access to the runway and without tar plant which makes it very valuable. We have an obligation to favor aviation. Rayvon explained that if we were to build hangars, it would be in that area.

Scott Randolph- Scott asked about alternatives considered. Beau responded that they looked for other areas in the zone where they needed the additional storage but couldn't find a parcel that would accommodate the reservoir needed. In addition, they would need to build a new booster station to move that water from the reservoir out into the system which we presently have there with the existing reservoir. We would be building reservoir and pump station if it were not located next to our existing reservoir. The other reason for having a reservoir next to the existing is for redundancy so that we can take one down and make it a Siamese operation or work alone but together they have a lot of operational flexibility.

Glen Ceresa- Glen asked if both tanks are at the same elevation. Beau responded yes, they will be the same elevation as the existing one. Glen followed with "is the existing tank the same elevation as the hangars" to which Beau responded that they appear to be on the same level.

Marjorie Bachman- Marjorie asked "what zone will the tank be in". Beau responded that he didn't know but it should be in the same one as the existing one. Rayvon responded that it is in zone 5.

C. Community Development Department Presentation

Scott Randolph- The managers unit looked like it was taller than two stories. Justin responded that it was only two stories. Scott said "you mentioned zones 2,5 and 6, is this project compatible with what those zones can contain?" Justin replies that since we don't have a project at hand that it one of the things they will have to look at to make sure it doesn't meet or exceed limitations for development.

Dave Guerrieri- Dave shared that some storage facilities have a residential area for the owner or manager and was wondering if that was the case for this storage facility. Justin replied that the managers unit would be their residential area. Marjorie shared that the ALUP states that multistory building is prohibited in zone 2, which will fall under no discretion. Marjorie added, nothing should be permitted until after the Airport Land Use Compatibility Plan is incorporated into the General Plan. In addition, Marjorie asked if Justin had looked into what is allowed in zone 2. Justin responded that what he shared is only the pre-application. Rayvon added that Marjorie's point will be noted as part of the application process.

Scott Randolph- Scott asked about special considerations regarding lighting immediately adjacent to the touch down zone for an instrument runway. Justin responded that it would be downcast, relatively low and poles that are no higher than 20 feet. It will be shielded and downcast.

Marjorie Bachman- Marjorie asked about trees. Justin mentioned that the trees depicted are existing trees.

Dave Gurreri- Dave asked for staff to check compliance order to see if there has been an update relative to residencies in the vicinity or airports or any other orders that may help bring clarity to the compliance order. Rayvon will look into it and get back to the WAAC.

D. Municipal Airport Master Plan Update Status

ADJOURNMENT – at 8:40 PM

The next Committee meeting will be held on April 28, 2021