

# AGENDA CITY OF WATSONVILLE WATSONVILLE AIRPORT ADVISORY COMMITTEE MEETING



*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  
Hugh Seagraves - 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](mailto: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**

**Opportunity Through Diversity; Unity Through Cooperation.**

**Wednesday, January 27, 2021, 7:00 p.m.**

**WAAC**

**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 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 OCTOBER 28, 2020**

**3**

**5. PRESENTATIONS AND REPORTS**

**5.a. AIRPORT DIRECTOR'S PRESENTATION**

APPROVAL OF ADVISORY COMMITTEE BYLAWS UPDATE  
AIRPORT COMPLIANCE DOCUMENTS BIENNIAL UPDATES  
FAA REVIEWS LAND SWAP AND POTENTIAL PLA RELOCATION  
RUNWAY ZONE VISIBILITY CHALLENGES

**6**

- 5.b. **AIRPORT DIRECTOR'S PRESENTATION**  
MUNICIPAL AIRPORT MASTER PLAN UPDATE STATUS
- 5.c. **PUBLIC WORKS & UTILITIES DEPARTMENT PRESENTATION** 14  
PRESENTATION ON PROPOSED CITY WATER TOWER RESERVOIR
- 5.d. **COMMUNITY DEVELOPMENT DEPARTMENT PRESENTATION** 19  
PRESENTATION ON PRE-APPLICATION FOR DEVELOPMENT REVIEW  
MINI-STORAGE UNIT AT 70 NIELSON STREET

**6. ADJOURNMENT**

**The next Committee meeting will be held on April 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, 4<sup>th</sup> Floor, Watsonville, California

#### Remote Teleconference Meeting

<https://zoom.us/j/98416419182>

Or iPhone one-tap : US: +16692192599,,98416419182# or  
+16699009128,,98416419182# Or Telephone:Dial US: +1 669 219 2599 or +1 669 900  
9128 or +1 213 338 8477 Webinar ID: 984 1641 9182

**October 28, 2020**

**7:00 PM**

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#### 1. ROLL CALL

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

Absent: Marjorie Bachman, Hugh Seagreaves, Scott Randolph, Jeremy Lezin (Watsonville Pilot's Association)

Staff members present were Operations Supervisor Sam Rosas, Procurement Supervisor Robert Robertson, Assistant Administrative Analyst Alexandra Aguado

#### 2. PLEDGE OF ALLEGIANCE

N/A

#### 3. COMMUNICATIONS

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

N/A

#### 4. CONSENT AGENDA

A. Motion Approving Minutes for July 29, 2020 Meeting- No Motion was initiated. Quorum not met.

#### 5. ITEMS REMOVED FROM AGENDA

#### 6. PRESENTATIONS & REPORTS

A. Municipal Airport Master Plan Update Status

B. Presentation on Proposed City Water Tower Reservoir

Glen Ceresa- Ceresa asked, for the difference in cost for constructing the reservoir at the airport vs buying a piece of property and constructing it somewhere else. How will the reservoir benefit the airport?

Beau Kayser- Kayser responded, "finding a property that is in the vicinity of the existing infrastructure is very challenging. In addition, they have not explored other properties due to the cost of land, vicinity of the infrastructure and the need to potentially build a new booster station depending on the land."

Robert Robertson- Robertson included that the reservoir would benefit the airport as it would be an additional ground lease.

Joe Shelton- Shelton asked how tall the new reservoir will be and Kayser responded 25 feet.

Glen Ceresa- Ceresa asked about the longevity of the current tank and Kayser responded that the tank is 35 years old now and added that it is a steel tank reservoir and the conservative estimate is 50 years. Ceresa included that he has community water system that is 35 years and is failing. Ceresa added that the new tank is needed to maintain the current reservoir while the current tank is being maintained or repaired. Robertson added that a spare tank is needed to perform maintenance and repairs on the current tank.

Jose Shelton- Shelton asked what the difference in water quantity is between both tanks. Kayser responded that the new tank would hold 2.3 billion gallons vs the existing one at 3 billion gallons of water.

Dave Guerrieri- Guerrieri asked for clarification on size. Kayser responded that the existing tank is 25 feet and the proposed one will max out at 30 feet.

Robert Robertson- Robertson asked Kayser if both water tanks will be daisy chained together, both tanks will have the same level of water. Kayser included that they will be connected but can act independently. Shelton commented that if one develops a leak it can potentially take both of them out. Robertson responded that they could be isolated.

Chris Gularte- Gularte asked to see the access roads on the map. Kayser responded the access roads will be the same. Added that during construction there will be some traffic on (Emmy) potential spot for deliveries during the construction phase otherwise the access point will be the same which is off of Burchell.

Dave Guerrieri- Guerrieri asked for clarification on "the plan of what the red is depicting". Kayser responded that all of the shaded colors depict the density of the Santa Cruz tar plant. Guerrieri added that they can potential relocate tar plant to a different location and have an equal amount; some type of mitigation. Ceresa and Shelton both agreed that the State does not like that idea. Robertson added that since there is no tar plant present at the moment mitigation is not needed. Construction practices should be followed. He continued by stating that most of the airport has tar plant to which Guerrieri responded that it can potentially build a factor if the airport wanted to build more hangars. Guerrieri asked if there are also frogs present and Robertson responded that they would need no consult with biologists. In addition he stated that throughout his time here during projects they have never seen frogs present.

### C. Specialized Helicopters Proposed Activities Expansion

Glen Ceresa- Ceresa asked Gularte "what the main sticking point is from your permit with the City of Watsonville" Gularte responded that the City doesn't want to allow what is considered an "event center". In addition, they don't want to have groups of people in the area but the way they are phrasing it doesn't have

a problem with our aviation activity. He wants to sell helicopter rides, airplane tours and flight trainings; when we bring in groups and associate both things together we should not be limited to how many customers we can have at one time. We are looking for the city to say we can have these many people in Zone 5. Ceresa asked if the city has a limit on the amount of people that can gather in Zone 5 since Gularte commented that other businesses such as GoJump has at least 40 people in the facility at one time. Ceresa added that based on what Gularte explained why would they not allow him to have group of people in the area based on history. Is it because it is a business or is it liability? Gularte is having difficulties with the Planning Department. Gularte added that he would like to add the activity that can be done in Zone 5 to the Master Plan. Gularte stated that any business should have as many customers as they want and wants to make sure that the WAAC is on the side of the businesses on the airport whether it's or people. We need to have something in place that doesn't allow the city to shut down.

Robert Robertson- Robertson asked if Gularte's intention was to rent out his space for events, "can I have 250 people out on the ramp and have your helicopter our here to give rides after the wedding reception"? Gularte responded yes, but there is a reasonable number, possibly 100 people.

Glen Ceresa- Ceresa asked who gave the concept the "Events Center" name and Gularte responded that he did. Gularte added that it is done all over California. He believes that this supports aeronautical activity as it supports his com0panu and it is play by the Commercial Standards. Gularte mentioned that there are over 70 parking spots available. Gularte would like the WAAC to support this.

Joe Shelton- Shelton asked "where Rayvon come down in all of this" to which Rosas responded; "Airport Management always support all Aviation and Non-Aviation businesses on the field and after speaking to the Airport Director regarding the matter he wants to wait on the City General Plan before making a decision. The City General Plan will make references to the recently agreed Airport Land Use Compatibility Plan and believes that if we move forward now the density standards required by PVUSD will be considered problematic. Gularte agreed and added that Rayvon has been supportive and helpful. Gularte will send a letter to the WAAC.

Glen Ceresa- Ceresa asked Rosas when the General Plan will be completed; Rosas responded the ALP will be completed in December 2020 and the General Plan will be completed in December 2021. Ceresa asked Gularte if he can wait until the next meeting in January 2021 and Gularte responded that he was looking to move this forward. Gularte asked Rosas for ideas of how to get support from the community and Rosas responded that the January 2021 meeting. Ceresa suggested a meeting at least 2 hours before the time set forth. Ceresa and Robertson suggested an RSVP for the coming meetings.

## **7. NEW BUSINESS**

- A. Motion Approving Advisory Committee Bylaws Update- No motion was initiated. Quorum not met.

## **ADJOURNMENT – at 8:22 PM**

The next Committee meeting will be held on January 27, 2021



Director's *Presentation*  
*to Airport Advisory Committee*

January 27, 2021



## **VIII: AMENDMENT OF THESE BY-LAWS:**

- A. These BY-LAWS will be reviewed at least once every two years by this Committee which may recommend amendments.
- B. Amendments must be proposed in writing to the Chairperson at least two months in advance of the next regularly-scheduled meeting. The Chairperson will promptly communicate the proposed amendment to the membership.
- C. Proposed amendments shall be voted on at the next regularly-scheduled meeting of the Committee and approval shall require a two-thirds vote of the membership.





June 15, 2019

Airport Tenants

RE: Airport Regulations update

Dear Tenant:

You may recall that two years ago the Municipal Airport updated the 1998 Airport Regulations. Airport regulations are an important primary compliance document and implementation is a recognized "Best Practice" by the Federal Aviation Administration (FAA).

Given our Airport Regulations serve us best when they reflect reality it is necessary for review and update over time. The City's Municipal Code allows for administrative Regulation updates.

Airport management has reviewed the 2017 Regulations and determined a number of edits are required. Although most edits are minor clarifications the list below notes the top ten edits relative to safety, service, and impact on tenants. Edits will be effective July 1, 2019.

1. Habitually Delinquent Accounts
2. Late fee percentage increased
3. Hangar Wait List due date changed
4. Cleaning fee for vacated hangars
5. Spray painting prohibited in hangars
6. Non aeronautical storage charges in Middle and End rooms
7. Non active/non-operational aircraft charges
8. Non permittee owned vehicles stored on behalf of others prohibited
9. Failure to ensure Airport has key lock/lock combination
10. Vehicular traffic traversing of Terminal transient ramp

The updated regulations are posted on [www.watsonvilleairport.com](http://www.watsonvilleairport.com), select Airport Compliance Documents. Regulations are reviewed on a biennial basis. If you have any questions, please contact us at the above phone number or via e-mail at [rayvon.williams@cityofwatsonville.org](mailto:rayvon.williams@cityofwatsonville.org).

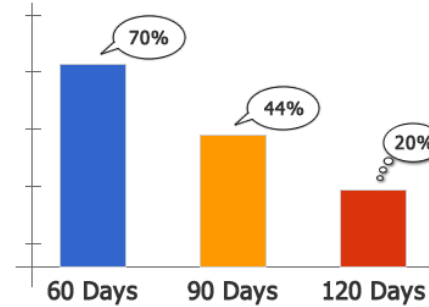
One more point of information. If you are not registered on the **Airport's Email Alert List**, please register today at [www.watsonvilleairport.com](http://www.watsonvilleairport.com). During the recent runway rehabilitation effort there were a number of tenants who never "got the word". The Alert List proved, once again, it is a great way to remain informed regarding Airport activities., but it only works if you sign up.

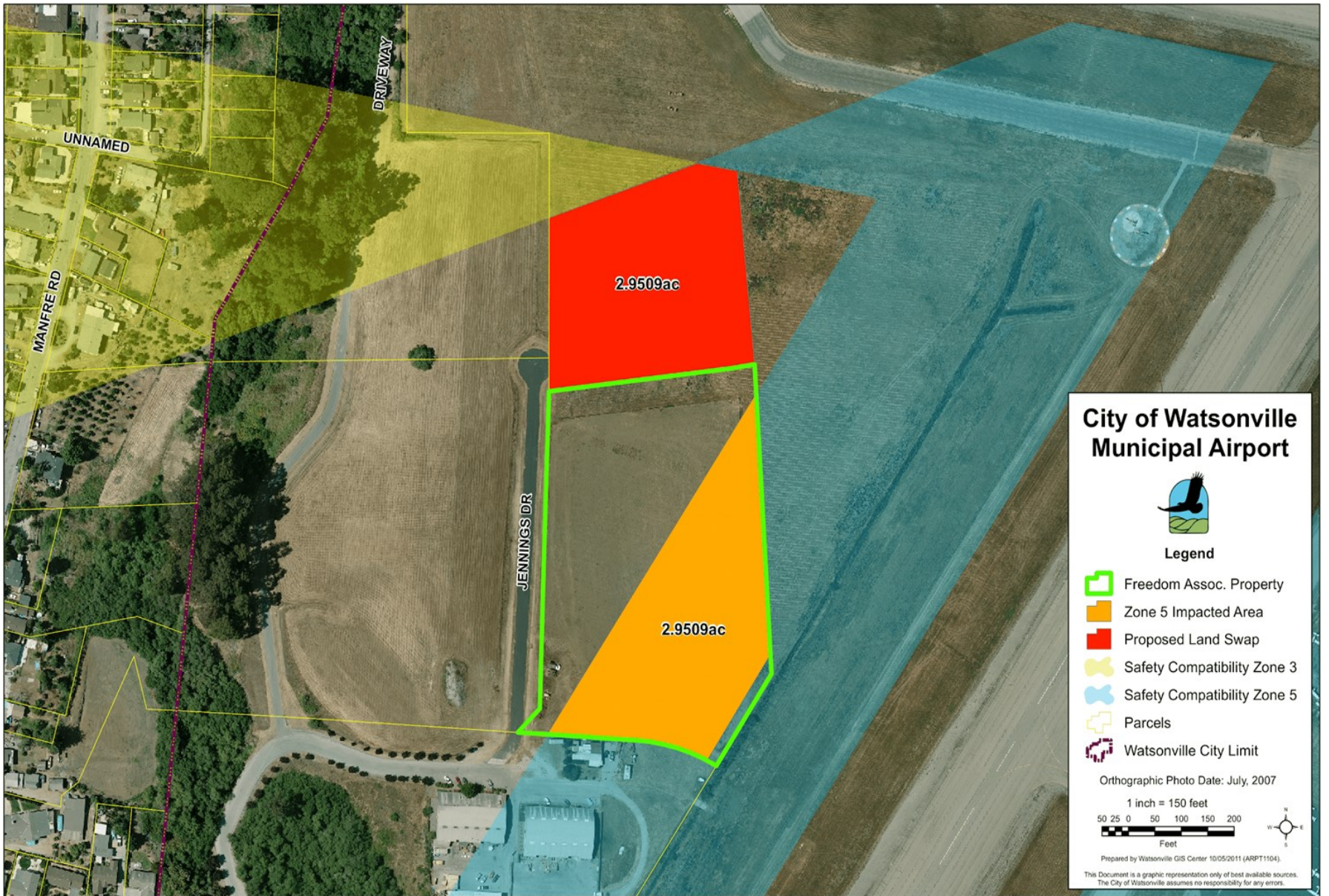
Thank you for your continued patronage and support of Watsonville Municipal Airport.

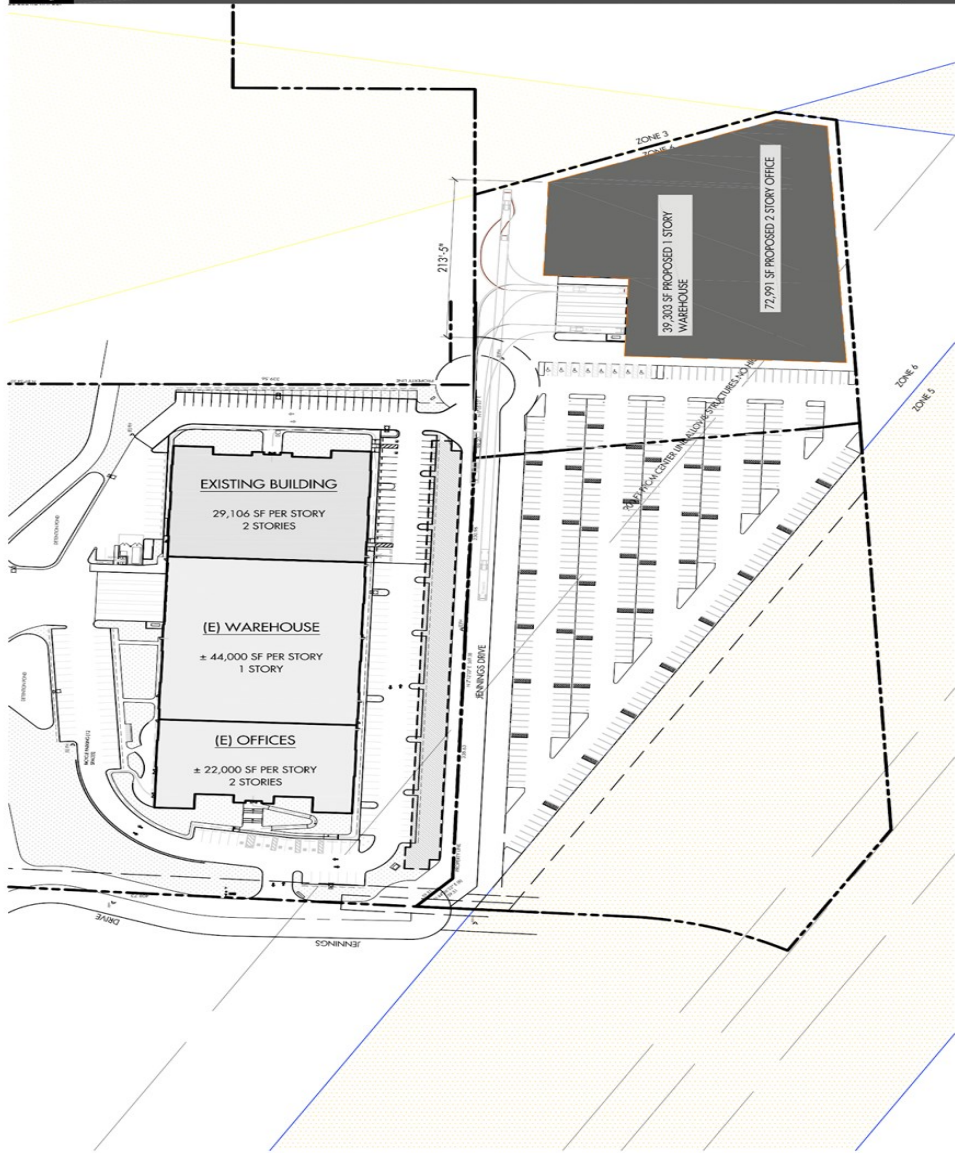
Sincerely,

Rayvon Williams  
Director, Municipal Airport

## Chance of Recovery Delinquent Accounts Receivable







SITE PLAN B

Rev Date: Dec 11 18

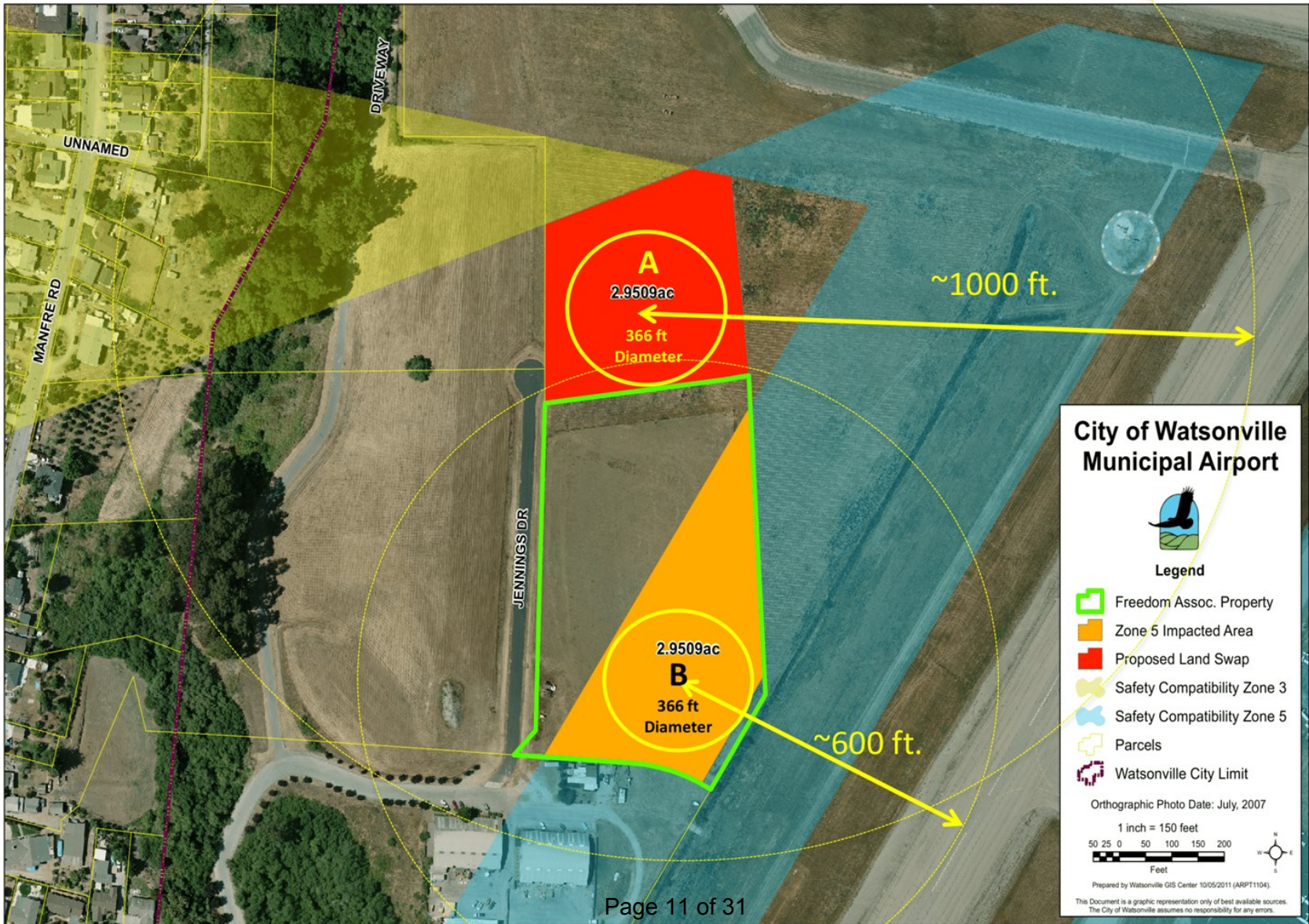
390 PARKING SPACES



Advisory Committee



# Parachute Landing Area possible Land Swap option



**City of Watsonville  
Municipal Airport**

**Legend**

- Freedom Assoc. Property
- Zone 5 Impacted Area
- Proposed Land Swap
- Safety Compatibility Zone 3
- Safety Compatibility Zone 5
- Parcels
- Watsonville City Limit

Orthographic Photo Date: July, 2007

1 inch = 150 feet

50 25 0 50 100 150 200

Feet

Prepared by Watsonville GIS Center 10/05/2011 (ARPT1104).

This Document is a graphic representation only of best available sources. The City of Watsonville assumes no responsibility for any errors.

# Runway Visibility Zone challenges....

## An unintended consequence



Advisory Committee

Date: Feb 7, 2018  
From: FAA Flight Procedures  
To: Watsonville Airport

Mr. Williams,

The Flight Procedures Team is in the process of creating a new RNAV departure procedure for Watsonville and we ran into an issue while evaluating the RWY 27 departure procedure.

It appears the Runway Visibility Zone is blocked on the east side of RWY 2 between RWY 2 and RWY 27 by hangars. The attached Google Earth file has the RVZ displayed in white. If the hangars are still at the locations shown in the attached file, then we need to restrict departures from RWY 27.

I will have a NOTAM issued for KWVI that says RWY 27 departures NA and will have the procedures amended accordingly.

Request that you log into the Aeronautical Chart Change website and request the following note added to the SOUTHWEST CHART SUPPLEMENT.  
[https://www.faa.gov/air\\_traffic/flight\\_info/aeronav/aero\\_data/Aero\\_Chart\\_Changes/](https://www.faa.gov/air_traffic/flight_info/aeronav/aero_data/Aero_Chart_Changes/)

### Aeronautical Chart Change Details

- Product Category: Supplemental Chart/Pub
- Product: Airport/Facility Directory : Southwest U.S.
- Page Number: 239
- Description: WATSONVILLE MUNI (KWVI): Please add the following to the Airport Remarks section  
All departures prohibited on Rwy 27 due to rwy visibility blocked by hangars/buildings.



# Aviation Saves...

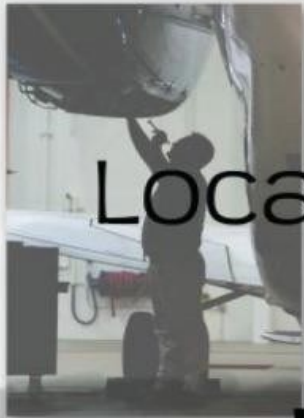
# Lives

# Local Economies

# Jobs

# Communities

# Businesses



# Watsonville Airport Advisory Committee

Wednesday, October 28, 2020

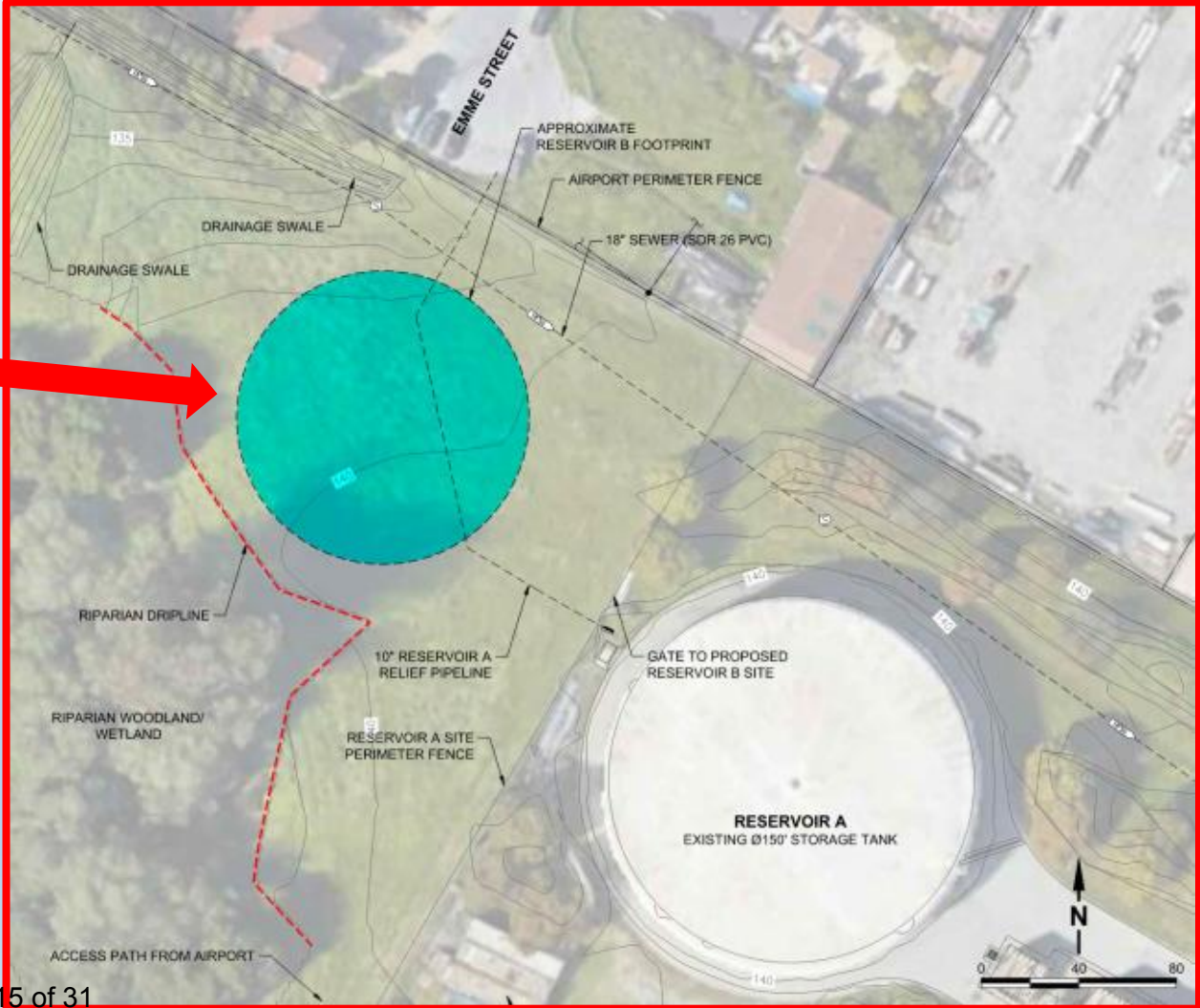
Beau Kayser

Water Operations Supervisor



Watsonville  
CALIFORNIA

# NEW RESERVOIR





# ENVIRONMENTAL REVIEW



## NEXT STEPS

- Regulatory outreach
- Begin design
- Solicit bids
- Start construction - 2022
- Project completion - 2023

# Thank you

October 28, 2020



**Watsonville**  
C A L I F O R N I A

# Self Storage Facility

70 Nielson Street, Watsonville CA, 95076



Pre-Application no. 857

Watsonville Airport Advisory Commission | January 19, 2021

# Overview

- Project location
- Proposed project
- Procedure
- Discussion
- CEQA
- Findings
- Recommendation

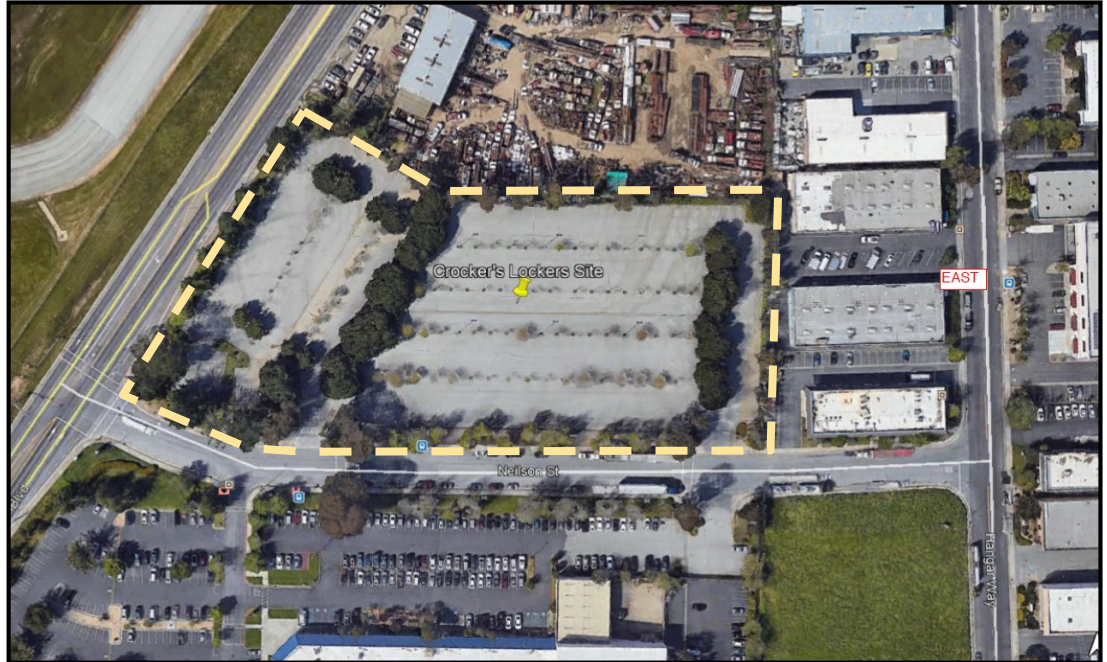


# Project Location

Address: 70 Nielson Street

Size: 4.4± acres

Use: Parking lot



# Project Location

General Plan: Industrial

Zoning: Industrial Park (IP)



# Project Location

## Airport Safety Zones:

- Inner Approach/Departure Zone (“2”)
- Sideline Zone (“5”)
- Traffic Pattern Zone (“6”)





# Proposed Project

- **Construct a 150,160± square-foot, self-storage facility**
  - Four 1-story buildings
  - Two 2-story buildings
  - One managers unit
  - Provide 1,137 storage units
- **Additional site improvements:**
  - New onsite circulation and parking
  - New landscaping, lighting and fencing
  - New stormwater facilities



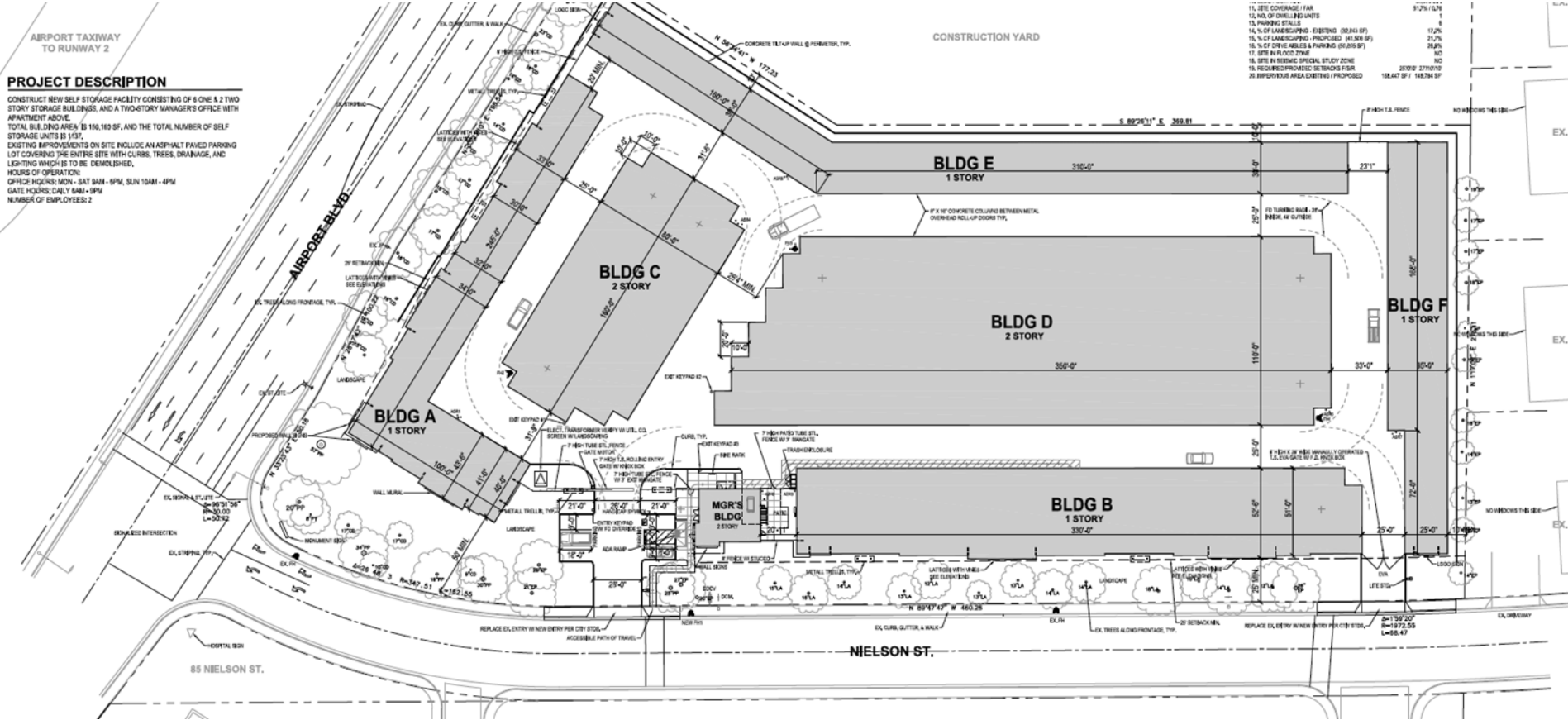
### PROJECT DESCRIPTION

CONSTRUCT NEW SELF-STORAGE FACILITY CONSISTING OF 8 ONE & 2 STORY STORAGE BUILDINGS, AND A TWO-STORY MANAGER'S OFFICE WITH APARTMENT ABOVE.

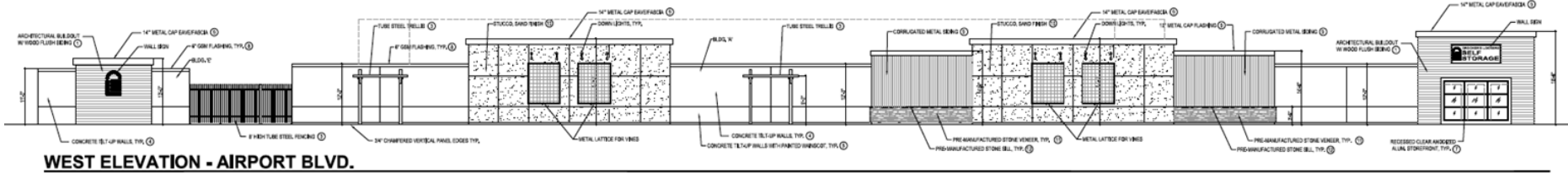
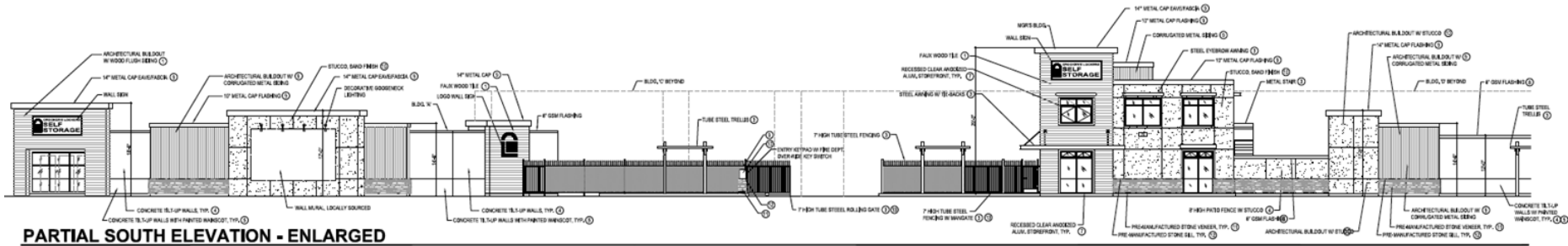
TOTAL BUILDING AREA IS 116,160 SF, AND THE TOTAL NUMBER OF SELF-STORAGE UNITS IS 1937.

EXISTING IMPROVEMENTS ON SITE INCLUDE AN ASPHALT PAVED PARKING LOT COVERING THE ENTIRE SITE WITH CURBS, TREES, DRAINAGE, AND LIGHTING WHICH IS TO BE DEMOLISHED.

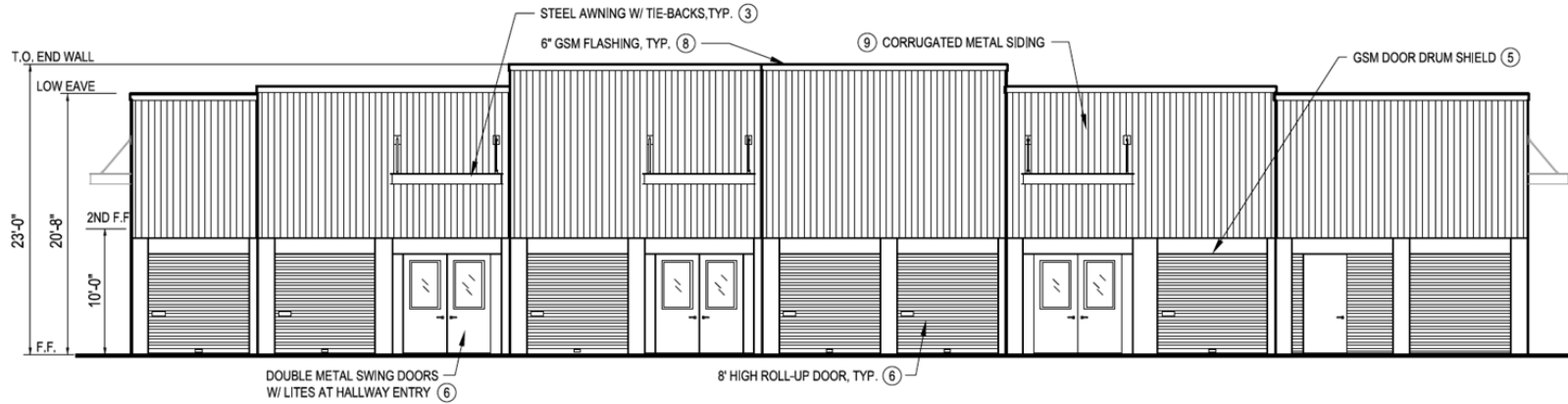
HOURS OF OPERATION:  
OFFICE HOURS: MON - SAT 9AM - 6PM, SUN 10AM - 4PM  
GATE HOURS: DAILY 8AM - 9PM  
NUMBER OF EMPLOYEES: 2



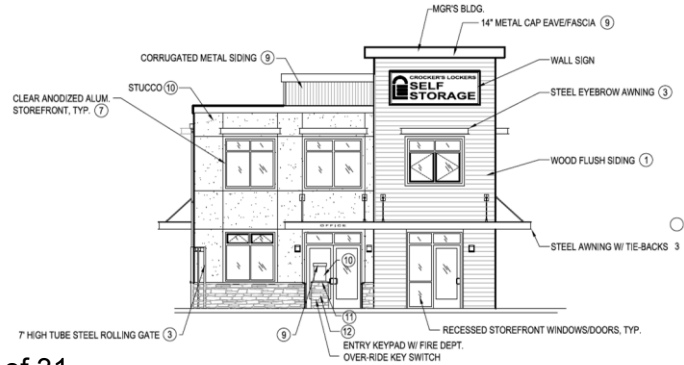
# Site Plan



# Elevations



## **BLDG D WEST ELEVATION (INTERIOR FACING)**



**Elevations**



# Artistic Rendering

# Procedure

- **Special Use Permit** to allow an mini-warehouse use (DLU 114), pursuant to WMC § 14-16.503 and WMC § 14-36.040
- **Design Review** for all new construction, exterior remodeling, additions, or changes in use requiring additional parking, pursuant to WMC § 14-12.400

# Planning Issues

- Airport land use compatibility
- Access & traffic safety
- Parking & circulation
- Lighting
- Drainage & runoff
- Environmental review

# Q & A

**Justin Meek, AICP**  
**City of Watsonville**  
**Community Development Dept.**

[justin.meek@cityofwatsonville.org](mailto:justin.meek@cityofwatsonville.org)