

## **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 out 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 company 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