



Airport Advisory Committee

October 26, 2022

1. Roll Call

Glen Ceresa (County Resident), Dave Guerrieri (Airport Fixed Based Operator), Mercedes Eulitt (City Resident), Orry Korb (WPA), Scott Randolph (EAA)

Absent: Larry Leases (non-aviation business)

Staff Member Present: Airport director, Rayvon Williams, Operations Manager, Sam Rosas

2. Pledge of Allegiance

Lead by Dave Guerrieri

3. Communication

A. No comments from the audience

4. Consent Agenda

A. Motion approving Minutes of July 27, 2022 Meeting Motion was initiated by Dave and second by Scott. Minutes Passed.

6a. Community Development Project

- Presented by Sarah Wikle from Community Developments
- Starbucks Drive through on safety zone 4 (1726 Freedom Blvd) with site improvements
- Proposed elevation 19 feet 4in. in heights will file 7460 for the construction
- Scott Randolph asked if the proposal was reviewed with the California aeronautical Act. Sarah confirmed that it has been reviewed.
- CDD Director reported that a building use permit was acquired for the project development.
- Orry asked if lighting for the building was reviewed. Sarah replied that the Lighting Plan was in review for the building

b. Airport Layout Plan Update

- Presented by Rayvon Williams
- Airport Layout Plan: Town Hall to present proposed future ALP
- Relocation of RWY 27 Threshold (shortening of RWY 27) same length of South County Reidhillview but larger than Palo Alto Airport.
- Extension of RWY 9, new TWY on 27 with Chevrons
- Private individual with private hangars on the west side of the field.
- Relocation of the Compass Ross and a Taxi lane from the compass to UFS



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- New Tie-down area in the South Side due to losing existing tie-downs due to the hangar visibility issue.
- Future land swap moving to a formal process with the FAA
- Glen Ceresa asked about the RWY 2-20 extension not being on the ALP. Rayvon responded in the last 7 years we are in the 50k-60k operations per year. To get the extension we require operations from larger aircraft. WVI design aircraft is a King Air 350 which reduced the chances of extending the RWY. Glen asked about VTOLs in WVI. Rayvon responded that VTOLs are expected to come in 2027 but weather will be a challenge.
- Dave asked if a tower will help save the RWY 09-27 from being shortened. Rayvon will look into the question.
- Scott surprised on changes to the ALP such as the private hangars and compass around UFS. He believes the area with four large hangars could be better developed for more hangars. Rayvon: the airport would not put hangars in that area because the private developer is responsible for figuring out access to the hangars with Nordic Naturals.
- Scott Randolph wants the opportunity to discuss private hangars, land, and compass to UFS which he was unaware of during the time he was involved with Kimley Horn
- Glen asked by Localizer being moved? Rayvon responded the localizer shack is being relocated by the FAA and it will be High Altitude DME/ localizer.
- Taxiway D will be moved to ensure no direct access after exiting RWY 2-20 directly into specialized ramp.
- Dave asked why we don't get the rest of the area in Zone 5. Doesn't believe it is a fair trade. Rayvon reported that Nordic Natural is responsible for appraisal, moving fences, permits, etc. Dave asked why we don't wait for the compatibility plan.
- The WAAC would like to meet with Kimley Horn prior to the ALP being finalized.
- Orry would it be possible to develop the area if the land swap does not happen? Rayvon responded that the challenge is limitation with vehicle travel restriction to that area due to the design criteria.
- Glen question location of the runup area.
- Townhall meeting is requested from the committee for after Thanksgiving.
- Marjorie Bachman in 2017 document signed by Nordic Natural that they would not make any development. Contract between WPA and Nordic Natural which the City has no control over.

c. 2021-2022 Year in Review

- Said Tenant of the Year.
- Glen comments praised 4th grade trips and asked how is the relationship with new Ellas new owner. Rayvon reported that it's a good example of never judge a book by its cover



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because she has invested into heavily into the restaurant and good marketing plan.
Doing a good job at the airport.

D. Directors Report

- Presented Financial Report ended the quarter at \$275K
- Scott asked why the fuel is higher in WVI compared to Marina. Rayvon responded that prices always increase and decrease and WVI tries to keep its margin to cover maintenance, employees, etc.
- RFP process for 50 Aviation Way: we have received some responses. WVI is looking for the value that the businesses are bringing to the airport. The review committee will include the COW risk manager, and airport staff.
- Safety Stand-down will be held in winter.
- 75 anniversary for the airport with the local aviation groups.
- Field Access Upgrade timeline: Will hold survey for tenants prior to the implementation
- Directors Supplemental Slides
 - Statement to the Council regarding noise complaints
 - WAAC will like to rewrite the verbiage

Unfinished Business

- None
- Orry asked for an update regarding the court decision on the UFS case. Rayvon reported that Laurie met with the City Manager regarding the issue. City manager had questions and is awaiting for Laurie's responses.
- Marjorie Bachman asked if the FAA lawyers determined that WVI is not being compliant? Rayvon responded by saying that he did not have an answer for that.

New Business

- None to report

Adjourn