

MONTEREY BAY ACADEMY AIRFIELD

Jack Bernard

ATTENTION ALL PILOTS: Monterey Bay Academy Airfield is back and better than ever! Located four miles west of Watsonville on a bluff overlooking Monterey Bay, the airfield has reopened to all pilots after over a decade of highly restricted use. The runway has been significantly improved and is now covered with grass. There is expanded parking and a picnic area right on the bluff.

Built prior to World War II, the facility (which also included training facilities and barracks) was run by the military from inception. Located on one of the most pristine spots in the Monterey Bay area, the land was vigorously bid for by private interests after the war, but a strong lobby led by the Department of Education saved it from development. The facility was awarded to The Seventh-day Adventists whose hard work turned it into a campus for the Monterey Bay Academy Christian High School.



It is by the grace of the Seventh-day Adventists that the airfield has been reopened. However, it must be financially self-sufficient to survive. Volunteers, led by school alumni Bob Carr and Terry Schmunk, have contributed time and money for the improvements. More improvement is forthcoming, most notably after the installation of a sprinkler system, which will significantly thicken the grass. Presently, use is free but donations are sorely needed to continue the improvements and pay for maintenance and insurance.

Donations can be sent to:
 Ocean Shore Aviation, LLC
 Box 7363
 Santa Cruz, Ca. 95061

A website is forthcoming and the A/FD will be updated with additional information. We also **ask that pilots not use the facility on Saturdays** as the school observes the biblical Sabbath day for worship.

Please come visit Monterey Bay Academy Airfield and support our efforts to make this facility one of the jewels of general aviation.

A Chance for Settlement

Dan Chauvet

The Watsonville Pilots Association (WPA) joined the Friends of Buena Vista and Sierra Club in a lawsuit against the City of Watsonville in December 2012. Caltrans Division of Aeronautics (CDOA) is also involved. This is follow-up litigation regarding the original General Plan 2030's lack of airport land use planning. The court requires a formal Settlement Meeting to allow parties to settle their differences and avoid a court trial.

The settlement meeting occurred on May 15th. Attending from WPA were John Randolph and Dan Chauvet, plus attorneys Jonathan Wittwer and Nicole Di Camillo. Bert Post, Ron Grubman and Attorney Bill Parkin were present from Friends of Buena Vista. And a representative from the Sierra Club attended. Missing because of schedule conflict was the state's attorney for CDOA. The City had two planning staff people, three members of the city council, the City Attorney, and a contract attorney. All present agreed to confidentiality to facilitate open communication---so details are omitted. As of now we do not know of progress on a settlement.

That said, there is reason to be optimistic that a settlement can be reached. The fact that council members, the decision makers, attended is encouraging.

A settlement would be highly desirable because:

- It would be the most economical way of settling differences.
- It would speed up the required Superior Court approval of the updated General Plan 2030 (litigation could hold up approval 4 to 6 years).
- Approval would allow the City to move forward with various development plans and permits within the Airport Influence Area.
- It would improve the relationship of all parties.

To better understand the issues involved with the WPA-city differences requires a time-line review of past occurrences. A highly abbreviated summary review is as follows:

- About 1992 through 2005 – Various efforts were made to protect the airport from development encroachment (to attain airport land use planning, as required by the State Aeronautics Act).
- May 24, 2006 – Litigation begins between WPA (and others) and the City
- March 15, 2008 – Superior Court decision requires rescinding the General Plan 2030 and its EIR.
- April 12, 2010 – The 6th Appellate Court decision upholds lower court and requires strict compliance in Santa Cruz County (and one other county) with the criteria in the California Airport Land Use Planning Handbook. This decision makes neither General Plan 2005 nor GP 2030 compliant with the court's required application of Handbook criteria.
- August 2011 – City initiates joint meetings with WPA representatives to update General Plan 2030.
- Mid-2012 – WPA representatives actively work with city staff on general plan Chapter 13, containing airport land use planning. Note: The City chose to not have an Airport Land Use Compatibility Plan incorporated in the General Plan, but to put

planning into chapter 13. Also WPA questioned when CDOA would review and contribute to plan content.

■September 2012 – the WPA and city staff disagree regarding Section 13.i.5, of chapter 13. This provision pertains to private parcels in runway safety zones, essentially on the airport. Note: The Nordic Natural Building is entirely in zone 6 (the airport traffic pattern zone, not in runway safety zones 1 through 5).

■December 2012 – WPA joins legal action against the City regarding remaining issues in the updated general plan. Note: the WPA provided information to be inserted or pasted into the general plan text, which city staff would not accept.

In conclusion, the WPA has invested time, effort and financial resources to attain airport land use planning that will protect Watsonville Airport from damaging encroachment. State law includes this objective, “to prevent the creation of new noise and safety problems” around airports. The settlement meeting is an opportunity to prevent another four to six year holdup of approval of airport land use planning in the General Plan.

The following is a synopsis of statements made by Dan and Sarah Chauvet at the Watsonville city council meeting held on June 11, 2013.

They share it here for the purpose of keeping WPA members informed about airport issues:

Airport Projected Budget is Balanced, But Questions Remain

The Watsonville Airport Advisory Committee asked Airport Manager Rayvon Williams to give a synopsis of the airport budget. On June 3 he reviewed and discussed it with the Advisory Committee. On the evening of the fourth, he presented a comprehensive presentation at a town hall meeting at the EAA building, illustrated with PowerPoint for clarity. The airport appears to be in the black.

A major question remains---the advertised airport debt of \$4.7 million dollars. Some attending the budget meetings know the source of a small part of that debt, but a line-item list of the remaining debt is needed, with dates when debts were incurred.

At the last council meeting, June 11th, Mr. Ezequiel Vega, the city's administrative services director, was asked to help the airport manager prepare this list and examine each item for accuracy, equitability and legitimacy--for public inspection. It was also brought to his attention was that this is an opportunity to reconcile a past diversion of funds.

Another WPA speaker, Sarah Chauvet, thanked the Airport Manager for meeting with his constituents and going over the airport budget in some detail. “[Rayvon] is the first of five airport managers, four of whom I have known personally, who has done this, to my knowledge.”

Rayvon Williams
Watsonville Airport Manager

HIGHLIGHTS

- (1) Opening of PROPS Restaurant and Flight line Lounge
- (2) Localizer Performance Vertical (LPV) WAAS approach
- (3) Incidental Take Permit Application submitted to California Fish and Game
- (4) Ascent replaces Chevron as branded fuel at Island
- (5) FAA approves Specs & Plans for Taxiway Charlie reconstruction
- (6) FAA approves airport's aviation operations forecast
- (7) Airport Layout Plan (ALP) updated , last update 2008
- (8) Begin Community Noise Equivalent Level (CNEL) studies
- (9) Proposed a Parachute Landing Area as part of ALP update
- (10) \$10,000 Caltrans grant for Ramp Security Cameras
- (11) Runway 8-26 magnetic heading updated to Runway 9-27
- (12) Successful launch of *Second Saturdays @ KWVI!!*
- (13) City Public Works agrees to move storage building at Rwy 20 departure
- (14) Airport Driving range revenues exceed \$100,000
- (15) Airport awards outsource of Driving Range to Pacific Golf centers
- (16) Fire Inspections move to an annual event
- (17) Comprehensive Hangar Inspections completed in three days
- (18) Tenant Appreciation Day successful; 1st Tenant-of-the-year award (Hank Wempe)
- (19) Successful Day-in-the-Sky event
- (20) Well attended Open House , return of "Dime-a-pound-Rides"
- (21) United Flight Services obtains new architect
- (22) Airport "officially" sponsors 48th annual Fly-In at \$10,000.00 level
- (23) Launch cloud based Fuel management system with iPhone POS units
- (24) Renewed two long-time leaseholds; added another first time leasehold
- (25) Updated Airport Municipal Code reviewed by tenant committee
- (26) Airport Manager appointed to American Red Cross Board of Directors
- (27) Airport manager holds first Town Hall to review 2013-2015 budget
- (28) Airport Manager introduces Emergency Airlift Command Team concept
- (29) New Fuel Discount structure introduced
- (30) Self Service Fuel Island celebrates 20 year anniversary

2012-2013 Year in review



LOWLIGHTS

- (1) City announces Airport Fund balance has a \$4,700,000 deficit
- (2) Multiple break-in's to maintenance shed
- (3) Fly-In & Air Show attendance continues to disappoint
- (4) Lost one good employee
- (5) Pilots file suit against "Hazard" section of General Plan
- (6) Multiple pilot legal actions based on Hangar rule violations
- (7) Six months of no lease income at 125 Aviation Way
- (8) FAA rejects Turbo-fan aircraft as KWVI's critical aircraft
- (9) Airport Driving Range experiences net income loss
- (10) One forced landing mid-field in spring

A look ahead to 2013-2014:

- 1) **Runway 20 Safety:** Remove building at departure end. Remove trees at approach end.
- 2) **Infrastructure:** Reconstruction of Taxiway Charlie west of rwy 20.
- 3) **Operations:** Update airport rules and policies. Bring technology to daily administration operations.
- 4) **Finances:** Refine airport *Profit & Loss model* and ensure *Fair Market Value (FMV)* pricing.

The five-year airport improvement plan summary (requested; not funded):

- 2013: Pay-off 1993 hangers* and runway signage upgrade**
2014: Re-evaluate drainage, seal cracks and remark runway 2-20, Taxiways A, D, E, & F.
2015: Construct north parallel taxiway, seal cracks on runway 9-27.
2016: Grade & drain site, pave and construct 3 nested T-hangers (50 units).
2017: Runway 2-20 extension by 680 feet.

*= via Airport Enterprise Fund, **=FAA funded

Scholarships

It seems that most of us in the WPA have acquired the certificates and ratings that we have sought. And many of us know people who dream about learning to fly, or have already begun the journey, but whose progress has been stymied by the lack of funds. There are a few scholarships offered locally that sometimes go unclaimed. Below are listed some of these scholarships, and a few others, in hope that our members can pass this information on to those pilots who could use some financial assistance to continue pursuing their dreams.

The Monterey Bay Chapter of the Ninety-Nines www.montereybay99.org

Pajaro Valley Aviation Academy www.pajarovalleyaviation.org

Santa Cruz Rotary:

www.santacruzrotary.org/pdf/VocationalScholarships.pdf

EAA offers a number of different scholarships. Check their web site: www.eaa.org/

Here is a link that was included on the AOPA Aviation e-brief on June 21, 2013.
<http://www.rapp.org/archives/2013/06/scholarships/>

National Agriculture Aviation Association

<http://www.agaviation.org/content/agricultural-aviation-scholarship-news>

If any members are aware of other scholarships that may help someone in the aviation community, please forward the information to me and I'll publish it in the fall edition of our newsletter.

Events you may have missed over the past 3 months

Tenant Appreciation Day (took place on March 30th): The new airport restaurant Props, and the Airport, partnered by providing a "free lunch"(yes, it was free!), to the airport tenants. 75 people attended. Hank Wempe was chosen as "Tenant of the Year"; A raffle was held for two tenants to win a pass on their hangar rent for a month; same with two tie downs, and two 20-gallon Avgas vouchers, as well.

Airport Open House (took place on June 15th): Approximately 500 people attended. The Fly-In Board (not the Airport) provided fuel for the 99s to give rides (100 rides were given). The Airport partnered with Freedom Elementary to sponsor a coloring contest for the three 5th grade classes (see the airport web site for winner's info).

Second Saturday continues to be popular...lowest fuel prices within 50nm; discounts at Props restaurant and you can get an opportunity to have your aircraft's personal property tax exempted.

Coming Events

WPA meetings & WINGS Seminars

- **JULY 31 WINGS Presentation, Airport Manager Annual Report, and MBA Airfield Report.**
- **AUGUST No Meeting.] Watsonville Air Show & Fly-In (8-30 to 9-01)**
- **SEPTEMBER 25 WINGS Presentation: Fitness for Flight: Aero-medical Issues for Pilots**

WPA Officers

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