



## AIRPORTS ADVISORY COMMITTEE

### Meeting Notice and Agenda

Wednesday, May 14, 2025, at 3:00 p.m.  
Location: Terminal Montgomery – Gibbs Executive Airport  
3750 John J. Montgomery Drive, San Diego, CA 92123

**Chair:** Peter Doft | **Vice Chair:** David Gordon

**Committee Members:** Gary List, Shawn Ellis, Ron Lee, Donald Chick, Chase M. Franzen, Rob M. Hixson, Melissa Johnston, Richard Ram, Cindy Scott, Jason Ponchetti, and non-voting member Joel Ryan.

**Committee Liaison:** Jorge Rubio, A.A.E.

#### **Public Participation Instructions:**

Members of the public may participate and provide comment in person, via telephone, the virtual platform, using the [webform](#) or e-mail submission as follows:

#### **In Person Testimony:**

If you wish to address the Committee on an item on today's agenda, please complete and submit a speaker form before the Committee hears the agenda item. You will be called at the time the item is heard.

If you wish to address the Committee during non-agenda public comment, please complete and submit a speaker form. However, California's open meeting laws do not permit the Committee to discuss or take any action on the matter at today's meeting. At its discretion, the Committee may add the item to a future meeting agenda or refer the matter to staff or committee. Individuals' comments are limited to three minutes per speaker. At the discretion of the Chair, if a large number of people wish to speak on the same item, comments may be limited to a set period of time per item.

#### **Joining the Webinar and Offering Phone-in Testimony**

The Airports Advisory Committee meetings will continue to offer the public a virtual participation option using the Zoom Webinar platform. Members of the public can offer public comment on agenda items or during Non-Agenda Public Comment by accessing the meeting online using a desktop computer, laptop, tablet, or Smartphone, or by calling into the meeting using a Smartphone, cellular phone, or land line.

**The link to join the Meeting Webinar by computer, tablet, or Smartphone is:**

<https://sandiego.zoomgov.com/j/1607617967>

**To join by telephone:**

Dial 833 568 8864

When prompted, input **Webinar ID: 160 761 7967**

**How to Speak to A Particular Item or During Non-Agenda Public Comment Via Virtual Platform:**

When the Chair introduces the item you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the “Raise Your Hand” button on your computer, tablet, or Smartphone, or by dialing \*9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Committee Liaison indicates it is your turn to speak, unmute your phone by tapping the Unmute button on your computer, tablet or Smartphone, or dial \*6 on your phone.

If you are speaking on Non-Agenda Public Comment, please note that California's open meeting laws do not permit the Committee to discuss or take any action on the matter at today's meeting. At its discretion, the Committee may add the item to a future meeting agenda or refer the matter to staff, Subcommittee, or Ad-Hoc Committee. Individuals' comments are limited to three minutes per speaker. At the discretion of the Chair, if a large number of people wish to speak on the same item, comments may be limited to a set period of time per item.

**Written Comment through Webform:**

**Comment on Agenda Items** may be submitted using the [webform](#) indicating the agenda item number for which you wish to submit your comment. Comments received by the start of the meeting will be distributed to the Committee Members and posted online with the meeting materials. All webform comments are limited to 200 words. Comments received after the start of the meeting but before the item is called will be submitted into the written record for the relevant item.

**REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS**

This information will be made available in alternative formats upon request, as required by the Americans with Disabilities Act (ADA), by contacting Giancarlo Vargas at 858-573-1405 or [giancarlo.vargas@sanidiego.gov](mailto:giancarlo.vargas@sanidiego.gov). Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting Giancarlo Vargas at 858-573-1405 or [giancarlo.vargas@sanidiego.gov](mailto:giancarlo.vargas@sanidiego.gov). Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services, or interpreters, require different lead times, ranging from five business days to two weeks. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

- 1. CALL TO ORDER and PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. NON-AGENDA PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES**
  - A.** April 9, 2025
- 5. UNFINISHED BUSINESS – None**
- 6. NEW BUSINESS**
  - A.** Approval of a Fifty (50)-year Percentage Lease with Alps Hospitality, Inc covering a hotel project on 19.27 acres of land located at Montgomery-Gibbs Executive Airport, 8110 Aero Drive, San Diego, CA 92123 and Consent to a Twenty-Five (25)-Year Sublease with SGIP Holdings LLC for the development and operation of solar panels on approximately two (2) acres of land and on the hotel roof top.
- 7. INFORMATIONAL ITEMS**
  - A.** Staff Reports
  - B.** Air Traffic Control Tower Reports
  - C.** Other Reports
    - Monthly Airport Operations Reports – April 2025
    - Monthly Noise Management Report – April 2025
    - Airports Projects Status Report – May 2025
- 8. COMMITTEE COMMENTS**
- 9. ADJOURNMENT**

**CITY OF SAN DIEGO**  
**AIRPORTS ADVISORY COMMITTEE**  
**Draft MINUTES**  
**Meeting of April 9, 2025**  
**Montgomery-Gibbs Executive Airport**  
**3750 John J. Montgomery Drive, San Diego, CA 92123**

**1. CALL TO ORDER and PLEDGE OF ALLEGIANCE**

Chair Reid called the meeting to order at 3:03 p.m.

**2. ROLL CALL**

A quorum was present.

**MEMBERS PRESENT:**

Chair Tom Reid Clairemont Community	Donald Chick** Tierrasanta Representative
David Gordon Special Expertise	Melissa Johnston** Montgomery-Gibbs Aviation Lessees Representative
Ron Lee Brown Field Aviation User Group	Richard Ram*** Serra Mesa Community
Gary List** Brown Field Aviation User Group	Vice Chair Peter S. Doft*** Special Expertise Representative
Rob M. Hixson Otay Mesa Representative	Jason Ponchetti*** Brown Field Aviation Lessees Representative
Shawn Ellis Montgomery-Gibbs Aviation User Group Representative	Joel Ryan*** FAA Air Traffic Control Tower
Chase Franzen Kearny Mesa Representative	

**MEMBERS ABSENT:**

\* Joel Ryan is the non-voting member representing the FAA Control Tower at Montgomery-Gibbs Executive Airport (MYF).

\*\* Excused

\*\*\* Absent

**STAFF PRESENT:**

Jorge Rubio, David Reed, Debbie Shauger, Charles Broadbent, Jennifer Bearse, Thurman Hodges, Cheryl Mossa, Frank Santana, Latesha Newell, Rosalina Holmes, Nadia Nashi, Hannah Sax, and Giancarlo Vargas.

**3. NON-AGENDA PUBLIC COMMENT**

- A member of the public requested an update on the San Diego Community College District (SDCCD) lease negotiations.

#### **4. APPROVAL OF MINUTES**

##### **A. Minutes from the March 12, 2025 meeting.**

Member Lee made a motion to approve the minutes as written. Member Hixson seconded the motion. Member List abstained. Motion passed.

#### **5. UNFINISHED BUSINESS**

None

#### **6. NEW BUSINESS**

##### **A. Election of the Chair and Vice Chair of the City of San Diego Airports Advisory Committee**

Chair Reid made a motion to nominate Peter Doft as Chair of the Airports Advisory Committee. Member Franzen seconded the motion. All members voted in favor. Motion passes unanimously.

Member Lee made a motion to nominate David Gordon as the Vice Chair of the Airports Advisory Committee. Member Hixson seconded the motion. All members voted in favor. Motion passes unanimously.

##### **B. Airports Advisory Committee Bylaws**

Mr. Franzen made a motion to approve the amended Bylaws as written. Member. Lee seconded the motion. All members voted in favor. Motion passed unanimously.

#### **7. INFORMATIONAL ITEMS**

##### **A. Recommended Best Practices for Pilots at MYF**

Chair Reid provided a summary on the Recommended Best Practices for Pilots using Montgomery-Gibbs Executive Airport.

##### **B. Staff Reports**

###### Chief of Airports - Jorge Rubio, A.A.E.

- The terminal parking lot at the west end of MYF is scheduled to be reconstructed in May 2025.
- The public comment period for the Brown Field Airport Master Plan EIR ended on April 7<sup>th</sup>. Staff is waiting for the Planning Department to provide summaries.
- Airports' staff attended the Unmanned Aircraft Systems meeting in Miramar. Staff requested officials to require DJI drones to have restrictions operational restrictions when flying in the United States.
- The Transportation and Infrastructure' Aviation Subcommittee conducted a hearing on April 8<sup>th</sup> to provide an information on airport infrastructure, safety, and regulatory environment. To summarize: there are 3,200 airports of all sizes with 987 million passengers and 101 million aircraft operations. Passengers expected to surpass 1 billion by the end of 2025 and 1.4 billion in 2040.
- Chief of Airports Rubio took a moment to formally acknowledge and express his sincere appreciation to outgoing Chair Reid for his many years of dedicated service and collaborative leadership as a valued member of the Airports Advisory Committee.

Montgomery - Gibbs Executive Airport (MYF) – Mr. Charles Broadbent, MYF Airport Manager

- There were over 30,000 operations in March 2025.
- Powerland was the lowest responsible bidder for the Mowing and Spraying contract.
- The Senior Operations Assistant interviews were conducted, and we are working on extending two conditional offers.
- Gate 8 will have the track replaced as a long-term fix.
- The repairs to the perimeter fence are being conducted as of this week.

Brown Field Municipal Airport (SDM) – Mr. Andrew Schwartz, SDM Airport Manager

- Brown Field had 7,335 operations in March, down 2% for this month compared to last year. Total count (Calendar/YTD) 20,065 operations are down 4% compared to the count for the same time last year (20,814).
- Gate #2 chain broke and repaired. Perimeter fence damage on POGO ROW repaired.
- Staff continues to work with Neal Electric to trouble shoot some electrical issues with airfield field lighting system signs. Beacon is working again. PAPI's on 26R are OTS. Tilt switch indication rendering PAPI's OTS.
- An Runway Safety Action Team (RSAT) meeting scheduled for Tuesday, 4/29/25 1:00 p.m. – 3:00 p.m.
- The ATIS automated phone lines are out.
- Staff is still working on follow-up with leaseholders on hangar inspection items.
- Stormwater Inspection scheduled for Monday April 14.
- Air Pollution Control – Emission Inventory for 2024 complete.
- The State Water Board water sample was collected on 3/11/25 and has been sent to lab and passed.
- 26R closure for repair to landing threshold has been canceled for 2nd time due to material delays (oil).
- Staff is working on finding a new site for the Parachuting Drop Zone at SDM due to airport development.
- Staff is continuing to work on tire clean-up on old car yard site.

Airports Lease Administration – Jennifer Bearse, Program Manager

- Construction of Fixed Based Operator (FBO) with San Diego Airpark (SDA) is underway. Continue to have discussions on development of other parcels.
- Staff is working with City Attorney's Office (CAO) on legal action against AERO-ABRE related to environmental remediation and underpayment of rent.
- Staff is working on a Lease with SDA and a memorandum of understanding (MOU) with Customs and Border Protection (CBP) to allow for CBP operations in FBO facilities.
- Staff is currently negotiating a new MOU with San Diego Fire Station 43 at Brown Field.
- Experimental Aircraft Association (EAA) to exercise option to extend the size of the leasehold. EAA to submit a permit application to Development Services Department for construction of additional hangars this month.
- Staff is working with CBP on MOU for construction of new CBP facility at Brown Field.
- Staff has requested an appraisal of airport land and facilities at Brown Field Airport pursuant to the revised 700-10 policy requiring annual appraisals.
- Staff is working with 94th Aero Squadron on short-term lease renewal for patio/outdoor space. Appraisal has been finalized and Airports putting together new lease.
- Drafted new lease for SDCCD for construction of new hangar and facilities. Reviewing comments from SDCCD.

- MOU with San Diego Police Department (SDPD) Eastern Substation for 9225 & 9265 AERO Drive is out for signature. Annual rental revenue to Airports is \$576,000 per year with 3% escalations.
  - Staff is working with Crown Air on new, longer-term agreement for transit ramp parking. Also working with Crown Air on amending their lease to provide for financing of the Executive Airpark leasehold.
  - Staff is drafting new lease with Advanced Aircraft Services. Appraisal has been finalized.
  - Staff is drafting license agreements for Lot 8A hangars, along with the tiedowns at the terminal ramp and Lot 8A.
  - Drafted new lease for Alps Hospitality Group. With CAO for legal review. Developer is reporting that tomorrow a Marriott Subcommittee will consider their proposal to upgrade the hotel franchise agreement to the Tribute Brand. Processing a consent to Sublease and Non-Disturbance and Attornment Agreement (NDA) SDNA for a solar project at 8110 Aero Dr. Hotel. Reviewing Glare Study. Appraisal for the new hotel lease completed. Appraised rental value is \$1,890,000. Project will generate more than \$1 million per year in additional revenue to Airport Enterprise Fund.
  - Engineering and Capital Projects (ECP) will be leasing all vacant spaces at 8525 Gibbs Dr. Evaluating building systems and planning the building for occupancy.
  - Transportation and ECP may be expanding their footprint at 8575 Gibbs and taking the remainder of vacant space in that building. Evaluating building systems and planning the building for occupancy.
  - Request for quote (RFQ) has been posted on Planet bids for Real Estate Broker and Property Management company for office & retail buildings. Bids were due 3/10. Evaluation of bids received to commence in early May.
  - Staff is drafting amendment and new lease for existing Lessee (Clown Market) to lease an additional 2,300 sq. Ft. and relocate liquor store. Lessee to retain existing space for separate ice cream and water business.
  - Ordered an appraisal of the fair rental value for the retail center.
- C. Brown Field Municipal Airport Air Traffic Control Tower Report
- Mark Demetris provided the latest updates from the Brown Field Air Traffic Control Tower.
  - There will be a Runway Safety Action Team (RSAT) meeting on Tuesday April 29<sup>th</sup>, 2025 at the Brown Field Conference Room.
  - The updated Automated Surface Observing Systems (ASOS) phone number is (619) 333-1055.

D. Other Reports  
N/A

## 8. COMMITTEE COMMENTS

- Chair Reid expressed his sincere appreciation for Mark Demetris and the Brown Field tower staff for all the effort and professionalism they bring to the Brown Field Municipal Airport.

## 9. ADJOURNMENT

The meeting adjourned at 3:45 p.m. Next meeting will be May 14, 2025.

Respectfully submitted,

Giancarlo Vargas  
Administrative Aide 1

May 14, 2025

Airports Advisory Committee  
3750 John J. Montgomery Drive  
San Diego, CA 92123

**Subject:** Item 6.A: Approval of a Fifty (50)-year Percentage Lease with Alps Hospitality, Inc covering a hotel project on 19.27 acres of land located at Montgomery-Gibbs Executive Airport, 8110 Aero Drive, San Diego, CA 92123 and Consent to a Twenty-Five (25)-Year Sublease with SGIP Holdings LLC for the development and operation of solar panels on approximately two (2) acres of land and on the hotel roof top.

**Overview:**

This action is to recommend to City Council to approve a Fifty (50)-year Percentage Lease with Alps Hospitality, Inc covering a hotel project on 19.27 acres of land located at Montgomery-Gibbs Executive Airport, 8110 Aero Drive, San Diego, CA 92123 and a Consent to a Twenty-Five (25)-Year Sublease with SGIP Holdings LLC for the development and operation of solar panels on approximately two (2) acres of land and on the hotel rooftop.

**AIRPORTS ADVISORY COMMITTEE RECCOMENDATION(S) TO CITY COUNCIL:**

- A. A resolution declaring that approval of a Fifty (50)-year Percentage Lease with Alps Hospitality, Inc. covering a hotel project on 19.27 acres of land located at Montgomery-Gibbs Executive Airport, 8110 Aero Drive, San Diego, CA 92123 and Consent to a Twenty-Five (25)-Year Sublease with SGIP Holdings LLC for the development and operation of solar panels are... (Environmental Determination to be completed by Planning Department).
- B. A resolution approving a Fifty (50)-year Percentage Lease with Alps Hospitality, Inc. covering a hotel project on 19.27 acres of land located at Montgomery-Gibbs Executive Airport, 8110 Aero Drive, San Diego, CA 92123
- C. A resolution consenting to a Twenty-Five (25)-Year Sublease with SGIP Holdings LLC for the development and operation of solar panels.

**Discussion:**

City (Landlord) owns the 19.27-acre parcel of land which, the City leased to Alps Hospitality Inc., a California corporation (the “**Lessee**”), as ground lessee and successor by assignment from 8110 Aero Drive Holdings, LLC, a California limited liability company, pursuant to that certain Percentage Lease dated October 17, 1983, by and between the City and Montgomery Airport Hotel, Ltd., a Texas limited partnership, and filed in the Office of the San Diego City Clerk on October 17, 1983.



Alps Hospitality has been in the hospitality industry for the past 16 years and operates hotels in Milpitas, Carlsbad, Solana Beach, and at 8110 Aero Dr., San Diego, California. Alps was awarded Developer of the Year by Intercontinental Hotel Group, a Franchise Group for its hotel developments in Carlsbad. The development consisted of a Full-Service Holiday Inn and an extended stay Staybridge Suites Hotel constructed on 9.6 acres. The developer was highly recommended by the former Mayor of Carlsbad and by the City Manager of Milpitas.

The Lessee acquired the subject property in June 2023, from a previous owner who had recently filed for bankruptcy and immediately began making improvements that has increased occupancy and revenue. The Lessee renovated interior and exterior spaces and landscaping, performed deferred maintenance, refurbished the golf course and painted the structures.

The Lessee has a franchise agreement with Marriott Inc. and is proposing to make improvements that will enable the Lessee to perform a significant up-conversion of the hotel from a Four Points by Sheraton brand to a Marriott premium Tribute brand.

The proposed new Lease provides Lessee with a fifty-year (50-year) lease term. As additional consideration for the new lease, Lessee agrees to make improvements, totaling a minimum of \$8,000,000, to the Premises as provided below:

1. Total renovation of 223 guest rooms.
2. Replacement of all finishes, Furniture, Fixtures and Equipment.
3. Patio additions to ground floor pool-facing rooms.
4. Lobby Improvements.
5. Fitness Center expansion and upgrade.
6. Renovation of main restaurant, including Zero Emissions Municipal Buildings and Operations policy (ZEMBOP) compliant improvements.
7. Modernization of all public restrooms.
8. Modernization of banquet areas.
9. Installation of advanced golf simulation technology.
10. Pool and Deck Resurfacing.
11. Renovation of 9-hole golf course.
12. Installation of four new pickleball courts.

Lessee is requesting City to consent to a thirty-four (34)-year Sublease with SGIP Holdings LLC for the development and operation of solar panels on approximately two (2) acres of land and on the hotel rooftop as follows:

Description	Area
Each Solar Panel	28 square feet
Solar Panels constructed on Carports	981 panels, consisting of 27,000 sq ft.
Solar Panels constructed on Rooftop	551 panels, consisting of 15,345 sq. ft.

The investment by SGIP Holdings LLC ("Tenant" under the sublease) will be approximately \$5 million in infrastructure improvements and will facilitate compliance with ZEMBOP. The solar panels provide

renewable energy generated from sunlight to the hotel. The consent provides the Tenant with a non-disturbance and attornment agreement that provides for Tenant's continued occupancy of the property, in the event of a termination of the master lease.

City Strategic Plan Goal(s)/Objective(s):

This action relates to the Strategic Plan's Priority Area: Foster Local Community Prosperity through its hospitality services for San Diegans and visitors.

This action also relates to the Strategic Plan's Priority Area: Protect and Enrich Neighborhoods by providing visitors and San Diegans with hospitality services.

Fiscal Considerations:

The new rent revenue to the Airport expected in the first year of the Lease is \$2 million, an increase of approximately \$1.3 million. The Lease provides for periodic adjustment to the minimum rent and percentage rent rate adjustments on the sixth (6<sup>th</sup>) year of the lease term and every ten (10) years thereafter. All rent is required to be deposited into fund 700033, Airport Enterprise.

Fund 700033, Airport Enterprise, will also receive additional revenue of two percent (2%) of the value of all consideration payable on any assignment of the Lease.

Surplus Land Act

Staff has determined that the future leasing of the City-owned property located at 3873 Kearny Villa Road, Bldg. 120, San Diego, CA 92123 is not a "disposition of surplus land" as defined by HCD in Surplus Land Act Guidelines § 102(h)(1), because the Lease does not contemplate any development or demolition. In addition, the property is needed for the City's use as a general aviation airport as set forth in the Montgomery Field Airport Master Plan. As a result, the Lease is not subject to the Surplus Land Act.

Charter Section 225 Disclosure of Business Interests:

Alps Hospitality, Inc, a California corporation  
Sharad Kandwala, President/CEO  
8110 Aero Dr  
San Diego, CA 92123

Environmental Impact:

To be determined by the City's Planning Department

Climate Action Plan Implementation:

This project will facilitate compliance with ZEMBOP.

Equal Opportunity Contracting Information (if applicable):

EOC exempts lease agreements where the City is not the lessee.

Letter to Airports Advisory Committee

May 14, 2025

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Previous Council and/or Committee Actions:

This item will be heard at Committee prior to Council.

Sincerely,

Jorge Rubio, A.A.E.

Deputy Director, Chief of Airports

# Monthly Airport Operations Report

## April 2025



### MONTGOMERY-GIBBS EXECUTIVE AIRPORT

Flight Operations (Month)	Apr-25	Apr-24	% Diff
	33,337	34,167	-2.4%

Based A/C	458
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Flight Operations (CY)	2025 YTD	2024 YTD	% Diff
	123,363	120,948	2.0%

Flight Operations (FY)	FY25 YTD	FY24 YTD	% Diff
	324,304	295,559	9.7%

Unleaded AvGas (UL94 Gal)*	Available	Sold Jan-25	Sold FY25 YTD
	575	0	25.70

Total Operations 10-Year History	
2024	385,806
2023	321,830
2022	307,188
2021	292,805
2020	276,208
2019	253,090
2018	226,588
2017	207,103
2016	200,676
2015	216,295

Operations Office Revenue	FY25 YTD	FY24 YTD	% Diff
Landing Fees	\$27,033.99	\$12,415.06	117.8%
Transient A/C Parking	\$19,629.00	\$12,790.00	53.5%
Monthly A/C Parking	\$396,458.32	\$386,914.11	2.5%
Vehicle Parking	\$3,627.00	\$3,506.00	3.5%
Conference Room	\$1,900.00	\$2,180.00	-12.8%
Other	\$4,889.32	\$4,628.98	5.6%
<b>Total</b>	<b>\$453,537.63</b>	<b>\$422,434.15</b>	<b>7.4%</b>

\* Prices for AvGas and UL94 may vary. For up to date price information visit: <https://www.airnav.com/airport/KMYF>

### BROWN FIELD MUNICIPAL AIRPORT

Flight Operations (Month)	Apr-25	Apr-24	% Diff
	8,617	8,071	6.8%

Based A/C	157
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Flight Operations (CY)	2025 YTD	2024 YTD	% Diff
	28,682	28,885	-0.7%

Flight Operations (FY)	FY25 YTD	FY24 YTD	% Diff
	76,876	75,283	2.1%

Total Operations 10-Year History	
2024	93,525
2023	92,255
2022	94,925
2021	106,001
2020	100,462
2019	86,358
2018	78,916
2017	77,355
2016	86,027
2015	93,529

Operations Office Revenue	FY25 YTD	FY24 YTD	% Diff
Landing Fees	\$100,652.00	\$87,104.00	15.6%
Transient A/C Parking	\$7,607.00	\$4,600.00	65.4%
Vehicle Parking	\$46,830.00	\$30,505.00	53.5%
Other	\$300.00	\$310.00	0.0%
<b>Total</b>	<b>\$155,389.00</b>	<b>\$122,519.00</b>	<b>26.8%</b>



# Economic Development Department

## Monthly Noise Management Report- April 2025

### Montgomery Gibbs Executive Airport

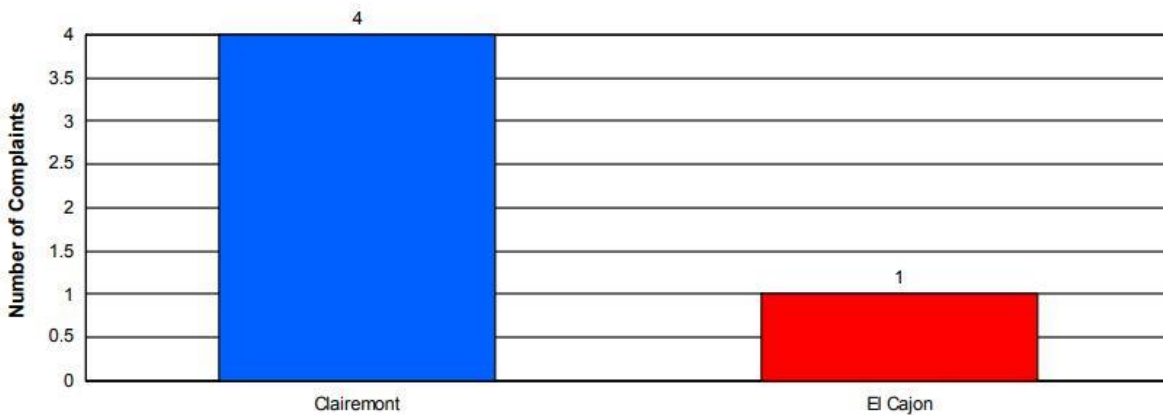
Noise Abatement Violations\*

Day: 0

Night: 0

Total of Fine Amount for the Month: \$0

### Community Complaint Totals



Total Number of Complaints: 5

### Community Complaint Details

Community	Number of Complainants	Number of Complaints	YTD Total Complaints
Clairemont	4	4	12
El Cajon	1	1	1
Totals:	5	5	13

\*Noise Abatement Violations only apply to Montgomery Gibbs Executive Airport as the City ordinance/policy was passed and put into place prior to the Airport Noise and Capacity Act of 1990



# Economic Development Department

## Monthly Noise Management Report- April 2025

### Brown Field Municipal Airport

#### **Community Complaint Totals:**

Zero complaints for the month of April

#### **Community Complaint Details:**

Zero complaints for the month of April

\*Noise Abatement Violations only apply to Montgomery Gibbs Executive Airport as the City ordinance/policy was passed and put into place prior to the Airport Noise and Capacity Act of 1990

## Projects Progress Update

May 2025

### **Montgomery-Gibbs Executive Airport (MYF)**

- Airports Master Plans
  - Weekly Meetings with Consultant and City Planning Department to streamline Environmental Impact Report updates.
  - Brown Field's Draft Environmental Impact Report comment period ended April 7 2025
- MYF Terminal Parking Lot East Rehabilitation
  - 100% Design received; received bids for construction
- Spiders Lot Pavement Rehabilitation
  - 100% Design received. On hold.
- MYF Terminal Apron Rehabilitation
  - Submitted FAA grant application
- Air Center MYF (Corporate Helicopters)
  - Working with Tenant on FAA Environmental documents

### **Brown Field Airport (SDM)**

- Taxiway Golf, Taxiway Bravo Rehab, Taxiway Charlie (G1) Rehab Realign, Pavement Removal Project
  - Completed 90% Design. Submitted FAA Grant application
- Airport Terminal Roof Replacement
  - Project kick off meeting held 9-16-2024
  - Engineering and Capital Projects Department Quick Build Team expects to have project out to bid by the end of May
- San Diego Airpark Project
  - Construction Activities on Phase 1 continue.
  - Conducting Phase 2 environmental work on Phase 2 parcels
- Access Control System
  - Working with City and FAA on procurement, routing Mayoral Action
- Customs and Border Protection General Aviation Inspections Facility
  - Proposed New Facility would be within new FBO building terminal.

**Subject:** FW: [EXTERNAL] Webform submission from: Meeting Agenda Public Comment  
**Date:** Wednesday, April 30, 2025 9:57:19 AM

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-----Original Message-----

From: City of San Diego Official Website <NoReply@sandiego.gov>  
Sent: Tuesday, April 29, 2025 8:17 PM  
To: Commissions Public Comment <CommissPublicComment@sandiego.gov>; Rubio, Jorge <JERubio@sandiego.gov>  
Subject: [EXTERNAL] Webform submission from: Meeting Agenda Public Comment

Submitted on Tue, 04/29/2025 - 20:16

NAME:  
Arjun Dave

EMAIL:  
[REDACTED]

ADDRESS:

San Diego, California 92123

PHONE NUMBER:  
[REDACTED] 2687

BOARD  
Airports Advisory Committee

OR

COMMISSION:

MEETING DATE:  
2025-05-14

COMMENT TYPE:  
Agenda Comment / Closed Session Comment

AGENDA ITEM NUMBER:  
7D

**COMMENTS:**

I'm a resident of Serra Mesa writing to express concern regarding the continued sale and usage of leaded aviation fuel at Montgomery-Gibbs Executive Airport.

Leaded fuel (100LL) is the largest source of airborne lead emissions in the United States. Our children are exposed to lead, which enters their blood and can cause developmental issues and serious long-term health consequences.

This should be addressed with urgency—especially when a cleaner alternative exists, and is available at the airport thanks to Councilmember Campillo's efforts to get the 1000-gallon fuel bowser available.

But early reports suggest that unleaded fuel sales remain low, because its use is not required and not incentivized. The result: great infrastructure, but no results.

We now have an opportunity to make this a success story for pilots, the community, and the environment. Let us lead on this topic among other airports, and beat the 2031 deadline set by state law.

Thank you for your service and consideration. I look forward to seeing the Committee lead on this issue with urgency and integrity, starting in the upcoming meeting.