

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
ADOPTED MINUTES
Meeting of October 8, 2019

Brown Field Airport, 1424 Continental Street, San Diego, CA 92154

MEMBERS PRESENT: Lisa Golden (Otay Mesa Community), Ron Lee (Brown Field Aviation User Group), Rich Martindell (Special Expertise), Chairman Tom Reid (Clairemont Community), Tom Ricotta (Brown Field Aviation Lessee), David Ryan (Special Expertise)

MEMBERS ABSENT: Jackie Anders (Serra Mesa Community) *excused*, Buzz Gibbs (Kearny Mesa Community) *excused*, J. H. Aldrich (Montgomery Field Aviation Lessee), Vice-Chairman Chuck McGill (Montgomery-Gibbs Aviation User Group) *excused*, Joel Ryan (MYF Tower) *excused*

STAFF PRESENT: Charlie Broadbent, Cindy Dunn, Thurman Hodges, Michele King, Millie Moore, Rod Propst, Rodel Riego, Andy Schwartz, Debbie Shauger

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Reid called the meeting to order at 3:38 PM. A quorum was present.

2. APPROVAL OF MINUTES

Chairman Reid requested any comments, changes, or deletions to the meeting notes from September 10, 2019. Mr. Reid noted one edit on Wayne's gift certificate is from AAC and Plus One. All in favor to approved with one change, one abstention Mr. Martindell, approved with one change as written.

3. NON-AGENDA PUBLIC COMMENT

Mr. Rothrock welcomed everyone and suggested to make the AAC take place at Brown Field twice a year. Maybe once in spring and once in fall.

4. NEW BUSINESS

None

5. OLD BUSINESS

None

6. STAFF REPORT

SDM General Update – Mr. Schwartz, SDM Airport Manager

- Thank you to EAA for hosting the AAC meeting.
- Pedestrian gate next to the Ops Crash Shelter was vandalized and is temporarily out of service. Currently working quickly to get it repaired.
- New signage has been put on all the entrance gates with the Ops contact information for tenants to use in the event of a question or concern.

- City Services is performing some street work on Sikorsky Street and the goal is to have it completed before the rainy season begins.
- Next Pilots Meeting will be on October 9th at 4:00 p.m. at the Brown Field Conference Room. Mr. Rothrock commented that the signs at entrance gates are confusing and people dial in on the key pad and do not use their phones. Mr. Schwartz responded that instructions will be provided on how to use the new key pad and summarized the instructions for the committee.

MYF General Update – Mr. Broadbent, MYF Airport Manager

- Operations is considering replacing the standby generator due to it being inoperable because of the generators age and parts needed to make repairs are not available.
- The Airport User/Pilot Meeting was held on October 2, 2019. Ms. Dunn gave an environmental over view of the airport and the Tower presented ATCT related items well.
- Statewide Stripes will add and refresh markings on October 13th thru 15th, 2019. Most of the work will be conducted at night. Runway 28R will be closed for up to 5 hours on Sunday night October 13th while the numbers are refreshed and the paint dries.
- For Airport safety, Davey tree will remove several trees on the West end of the airport, near Spiders on October 9th and 10th, 2019.

Tower Update – Mr. Demetris reported for Mr. Ryan, MYF Tower Manager

- Mr. Broadbent stated that Mr. Ryan was not able to attend the meeting due to staff shortage.
- Mr. Demetris (SDM Tower) reported that he has several projects planned, one being an internet upgrade that will require trenching from Otay Mesa Road to the SDM tower. There will need to be coordination with City staff to determine and acquire the correct permits for this work.
- The gate to the SDM tower is broken and the goal is to fix it soon.

Real Estate Update – Mr. Thurman Hodges, Supervising Property Agent

- Appraisals have been ordered for the three new office buildings and the retail center recently acquired from the Montgomery Field Associates LLC and the City is anticipating receiving the results in the next 60 days.
- Public Works is planning its occupancy of the three office buildings and they anticipate they may be occupying parts of the buildings by the end of the year.
- Airports is having weekly telephone meetings with Metropolitan Airpark (MAP), Federal Aviation Administration (FAA) and Fish and Wildlife to move forward with the National Environmental Policy Act (NEPA) analysis for the eventual FONSI.
- Currently working with Coast Air Center and FAA and all previous issues with the FAA have been resolved and they should be able to move forward in the next few days.
- Crownair began construction of new Field Base Operation (FBO) and will be providing a presentation on their project at the next Airport Advisory Committee (AAC) meeting.
- Four Points by Sheraton made a motion to convert to Chapter 7 on December 5th and mediation took place regarding the financial obligation they need to meet of the hotel before proposed settlement took place. The lender has agreed to remit the transient occupancy tax directly to the City. The next mediation meeting will be in two weeks and anticipating finalizing the issues and be able to move forward.
- Airports is committed to have the Request for Proposal (RFP) for the Gibbs Leasehold in circulation by January 2nd and hope to get a great response.

- Development of enhancements to the Real Estate Asset Management Program is anticipated to be completed before the end of the year and will be presented at the next AAC meeting following this completion. A Strengths Weaknesses Opportunity Threats (SWOT) analysis was completed.
- The Deputy Director has approved the installation of Fiber Optic to improve internet services to 100 mbs and currently evaluating options for AT&T high speed internet services for Brown Field. The reason for upgrade is the latest equipment is out of service.

Chairman Reid inquired about the time line regarding the RFP on Gibbs lease.

Mr. Hodges responded once a successful proposal has been identified Airports anticipates making some decisions by the end of this month and next step is a recommendation be made to the City Council. Once City Council has approved it will be 60 – 90 days transition period.

Discussion took place regarding the Gibbs lease.

Mr. Gordon inquired about the Coast Air permits.

Mr. Hodges responded Coast Air is ready to pull permits any day, they haven't paid their fee yet but they are ready to, and all issues with Development Services (DSD) resolved.

Mr. Propst responded the first new project in 40 years was Crownair's project. Three years later Crownair is breaking ground and Airports is excited to have the new development.

Noise and Special Projects – Mr. Lushbaugh (absent) for Airport Program Manager

Mr. Broadbent stated that Mr. Lushbaugh is not able to make this meeting due to staff shortage but will give the noise report at the next AAC meeting.

Mr. Broadbent reported one noise violation at 4:00 a.m. and well above the noise limit. All the rest were warnings.

Environmental Report - Ms. Dunn *Biologist*

- Ms. Dunn is assisting the Fire Department with the development of their parking pad for their existing Firehawk that they acquired. Section 7 consultation between the FAA and USFWS will take place in the next week or two and anticipate starting construction by late November of this year. Ms. Dunn also explained what Section 7 consultation is and how it fits into the environmental permitting process.
- Ms. Dunn gave a summary of what the Vernal Pool Habitat Conservation Plan (VPHCP) and its main conservation goals and how Airports has been compliant with the VPHCP through our annual monitoring. An additional part of the VPHCP requirement is for Airports to create a Vernal Pool Airport Operations Plan that highlights all the airport operations activities at both SDM and MYF that could potentially impact vernal pools. This plan will need to be approved by Planning and by USFWS and any activities listed will be considered maintenance and will be covered activities per the VPHCP.
- MAP EA is another project that Ms. Dunn has been a part of, she is currently heading the weekly EA calls between MAP and the FAA (USFWS is not a part of these calls). For MAP, the FAA has also entered Section 7 consultation with USFWS, but since it is not a CATEX technically USFWS can have up to 145 days to review the project. However, one benefit to the City adopting the VPHCP is that any project that involves impacts to vernal pools is given a more streamlined process of Section 7 review.
- Ms. Dunn has taken on overseeing the Master Plan, and has recently dealt with some recent minor edits to the MYF ALP, along with the review of the MYF Cultural technical report for the EIR.
- Ms. Dunn took the AAEE Airport Wildlife Manager Training Course, which was incredibly informative and has brought her closer to becoming a qualified airport wildlife biologist.

- AAEE UAS Conference is coming up in November of which both Charlie Broadbent and Ms. Dunn will be attending. Ms. Dunn was invited to speak on a panel about the LiDAR/Drone project that took place at MYF in December 2018. We are hoping to have this presentation completed enough to provide it to the AAC committee in November.
- Lastly, the MYF Wildlife Hazard Assessment (WHA) is the biggest project that Ms. Dunn is working on. She has completed her one-year study of the airport and surrounding areas and is working to draft the WHA report which is also the last requirement needed to become a qualified airport wildlife biologist. Ms. Dunn gave a summary of the rough statistics that were determined based on the observations during the study.

Mr. Gordon inquired about the meaning of LiDAR.

Ms. Dunn responded with Light Detection and Radar (it is Light Detection and Ranging).

Mr. Gordon then inquired about the ruts on the Coast Air leasehold and if they would pose an issue for future development.

Ms. Dunn then explained that she spent a rainy season monitoring that rut to see if it would hold water for long enough to allow for fairy shrimp. She did not see water pooling for long enough for it to be deemed adequate fairy shrimp habitat. However, she also instructed the airport manager to instruct Coast Air that they should do something about driving over the ruts and possibly deepening which may eventually create fairy shrimp habitat.

Deputy Director Update – Mr. Propst

- With Mr. Reiter leaving the Airport, his job duties have been distributed among other staff members. Ms. Dunn has taken over environmental planning, master plans, and the environmental assessment for MAP. Mr. Propst stressed the importance of having current wildlife assessments.
- Airports is interviewing 4 candidates for the Program Manager this week.
- There are 13 applicants for the Asset Manager position and once the offer is made for the Program Manager, the Asset Manager interviews will take place.
- October 9th at 2:00 p.m. at the City Administration Building (CAB) on the 12th floor Mr. Propst will present to the Land Use and Housing Committee and City Council the business plan and all are welcomed.

7. ANNOUNCEMENTS

Chairman Reid informed the AAC that he spoke with Mr. Day at a Leadership Conference regarding filling the positions for the AAC to put on the fast track and anticipating completing the process by the end of October.

Mr. Shiner representative for Councilmember from the Sixth District introduced himself to the AAC taking over for Mr. Young.

8. ADJOURNMENT

The meeting adjourned at 4:36 PM.

The next meeting will be held on November 12th, 2019 at Montgomery-Gibbs Executive Airport.

Respectfully,
Millie Moore