

## A Note from the Deputy Director of Airports

**Brown Field**

**Municipal**

**Airport**



Dear Airport Tenants & Users,

I apologize, as it has been a long time since our last newsletter. Time got away from us due to the accelerated effort on the Master Plans for both airports and the lack of staffing at both airports. I am pleased to report that the Master Plans are in the "final" draft stage, thanks to Wayne Reiter, A.A.E., the Airports Division Program Manager. Both master plans will now begin the process of complying with the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA). The Airports Division Biologist, Cindy Dunn, has worked to ensure the master plans are ready to begin this environmental process. Please go to the Airports Website, <https://www.sandiego.gov/airports>, to find the link to the Airports Master Plans.

The Airports Division is now fully staffed and able to meet our mission of developing, operating, and maintaining Montgomery-Gibbs Executive Airport and Brown Field Airport as world class General Aviation Reliever Airports. In the past year we have said "farewell" to several employees and "welcomed" new employees to our Team. We were sorry to see our long-time Team Members leave, however, we are excited to have our new Team Members onboard and welcome their enthusiasm!

Both Airport Teams have been very busy since our last newsletter. Two highlights are: at Montgomery-Gibbs Executive Airport, the Terminal Building has been painted and new planter boxes along with paving stones are being installed and at Brown Field Airport, the 100th Anniversary of the airport was celebrated with Bonnie Antler the granddaughter Cmdr. Melville Brown, the airport's namesake in attendance.



The Airports Real Estate Section has brought several leases to fruition both at Montgomery-Gibbs Executive Airport and Brown Field Airport. This is a remarkable accomplishment and speaks to the professionalism of the members of our Real Estate Section! They have, not only been productive in leasing endeavors, but have excelled in professional training including attending the Western Regional Airport Property Managers conference, which was held in San Diego, where they led sessions and facilitated a positive experience for all in attendance.

The unsung, but indispensable members of our Airports Administrative Team, continue to work diligently ensuring that both airports receive the support they need, that our bills are paid accurately and on-time, and the Airports Division finances are monitored and well managed. Congratulations to Millie Moore, who was formerly our Word Processing Operator and who was recently hired as our new Pay Roll Specialist 1! Millie is a member of the Administrative Team.

As the calendar year comes quickly to its end, the Airports Division Team wishes all of you the best in the New Year.

Please do not hesitate to contact me if you have any questions about the Airports Division or what the division is doing.

Semper Fi,

Rod Propst, A.A.E.  
Deputy Director  
Real Estate Assets Department, Airports

# Hail and Farewell



## Welcome Josue Morejon

It is a pleasure to introduce Josue Morejon, pronounced: "Hos-sway More-Hon," the newest member of the Brown Field Operations Team. Josue moved to San Diego from Los Angeles in February of this year to work at San Diego International Airport as a station trainer, working for GAT Airline Ground Support. Josue joined GAT in November 2016 as a ramp agent at Burbank Airport and moved through the ranks to become a ramp supervisor. He also spent 9 years with NBC Universal Parks and Resorts at Universal Studios Hollywood, managing in various roles. Josue has always had a passion for aviation. In 2016, a career change allowed Josue the opportunity to cut his teeth in aviation and learn the ins-and-outs of the airline industry. Josue looks forward to the challenge ahead and opportunity that has been presented to him. Outside of work, Josue loves sports (looking for softball team, flag football or soccer), enjoys the arts, and simply staying engaged and doing something fun. "San Diego is perfect for that..."

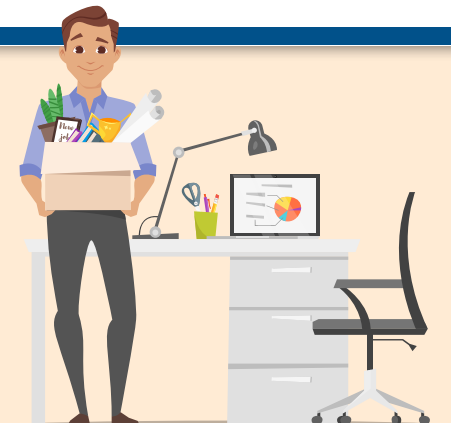
## Welcome Alejandro Vida

Meet, Alejandro Vida, one of the newest members of our Airports Operation Team. Alejandro began work as a Grounds Maintenance Worker II (GMW-II) in December of 2017 at Brown Field Airport. Before coming to work at the City, Alejandro worked as a foreman for Aztec Landscaping in San Diego. In his spare time, he likes spending time outdoors, riding quads and going to the park with his wife and 2 kids. Alejandro looks forward to the challenge ahead and opportunity that has been presented him as a member of the City Airports Operations Team.



## Welcome Mark Reiner

We would like to welcome Mark Reiner as our new Airport Operations Assistant at Montgomery-Gibbs Executive Airport. Mark became interested in aviation as a young boy, growing up just down the street from McClellan-Palomar Airport in Carlsbad, where his dad would take him to sit and watch airplanes. After graduating from high school, he obtained a degree in Aviation Management from Southern Illinois University. Mark served as a line service technician at CRQ, giving him vital knowledge about being around a busy airfield while maintaining a safe and secure environment for all pilots and passengers. Mark is very excited to join the City of San Diego Team and looks forward to making many memorable connections along the way.



# Hail and Farewell *(cont.)*



## Welcome Cooper Lushbaugh

We would like to welcome Cooper Lushbaugh as a new Airport Operations Assistant at Montgomery-Gibbs Executive Airport. An Orange County native, growing up next to MCAS El Toro left Cooper with a lifelong fascination with aviation that has always driven him forward. He graduated with honors from both Orange Coast Community College and California State University Los Angeles, earning degrees in Aviation Science and Aviation Administration, respectively. His airport career began as a docent at the Lyon Air Museum at John Wayne Airport, later progressing to working at Signature FBO in Long Beach as a CSR/Line Service Technician. Cooper is a dedicated member of the American Association of Airport Executives (AAAE), serving his student chapter as both treasurer and secretary during his school years, and is currently a member of the SWAAAE Diversity Committee. In addition, he participated as a student speaker at both the 2017 and 2018 SWAAAE winter conferences, speaking on the effects of employee turnover on safety standards and the ability of GA airports to attract millennial talent. His hobbies include hiking, reading, and playing with his dog, Deckard.

## Welcome Jaime Ocampo, Jr.

Jaime first started with the City of San Diego 5 years ago with Parks and Recreation Department at Mission Bay. He was promoted to Grounds Maintenance Worker II and transferred to Mira Mesa, where he had been for the past 3 years. Jaime is now a Utility Worker II at Montgomery-Gibbs Executive Airport. During his spare time Jaime enjoys going to the beach and riding his jet skis or riding his quads out in the desert.



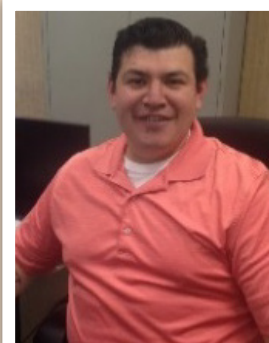
## Welcome Back Patrick Buttermore

Patrick Buttermore returns to the Brown Field Operations Team after working at Brown Tower for the Summer. He worked as an Operations Assistant at Brown Field previously from August 2017 to May 2018.

Patrick spent 9 years as an air traffic controller in the United States Marine Corps, where he served 2 tours of duty in Iraq, including Fallujah. Patrick is pursuing an Aviation Aeronautics Degree from Embry-Riddle University, as well as a Private Pilot Certificate.

## Farewell to Albert Bejarano

Best wishes to Albert as he pursues his new role as Airport Operations Supervisor at El Paso International Airport, Texas. Albert joined the MYF Operations Team in May 2016 and departed in May 2018.





# City of San Diego Celebrates 100 Years of Aviation History at Brown Field

**ORIGINALLY A MILITARY AIRFIELD, AIRPORT TODAY SERVES MANY TYPES OF  
AIRCRAFT, SUPPORTS BORDER AREA BUSINESSES**



On October 26, 2018, community and business leaders celebrated the 100th anniversary of the City of San Diego's Brown Field Airport. This milestone event took place during Fleet Week, to acknowledge the important role the airport played for the U.S. Navy during World War II and the Korean War.

The airport, originally named East Field in honor of Army Maj. Whitten J. East, opened in 1918 when the U.S. Army established an aerial gunnery and aerobatics school to relieve congestion at North Island. In 1943, the U.S. Navy took over the airfield and later that year, the name was changed to NAAS Brown Field in honor of Navy Commander Melville S. Brown. Between 1943 and 1946, the Army and Navy utilized NAAS Brown Field for training in various aircraft. In 1946, the Navy decommissioned Brown Field and turned it over to San Diego County as surplus. In 1951, the Navy reopened Brown Field due to the increased military activity from the Korean War. On Sept. 1, 1962, the Navy transferred ownership of Brown Field to the City of San Diego, with the condition that it remains an airport for the use and benefit of the public.

Today, Brown Field is a busy general aviation airport. The types of aircraft that operate at Brown Field include private, corporate, charter, air ambulance, law enforcement, fire rescue, flight training, cargo, skydiving, banner towing and airships. The airport recently underwent major upgrades to its runways and taxiways, and plans are in the works for a new Customs facility and business park.

Bonnie Antler, granddaughter of the airport's namesake, Melville S. Brown, attended the event, along with guest speakers: City of San Diego Councilmember David Alvarez, whose district includes Brown Field; Alejandra Mier y Teran, Executive Director of the Otay Chamber of Commerce; and Cybele Thompson, City of San Diego Real Estate Assets Director.

The ceremony kicked-off under sunny skies with a Girl Scouts Color Guard and skydive display during the National Anthem. A colorful variety of aircraft surrounded the venue, with representation from locally-based aviation enthusiasts and businesses, helicopters from San Diego Fire-Rescue, and San Diego Police, U. S. Customs and Border Protection, and two F/A-18 Hornets from VMAT-101 'Sharpshooters' from MCAS Miramar.



Melville S. Brown was a career officer in the U.S. Navy from 1910 – 1936. Born on March 8, 1889, he was appointed to the Naval Academy in 1906 from Chicago, Illinois and commissioned a Naval Officer in 1910. Lieutenant Commander Brown served as Commanding Officer of two Clemson-Class Destroyers: USS Truxtun (DD-229) when the vessel was commissioned in 1921, and USS Macdonough (DD-331) from 1924 – 1925. He also served on staff at the Naval War College in Newport, Rhode Island, with the Department of the Navy in Washington, D.C., and as the gunnery officer aboard USS Saratoga (CV-3). In 1935, Commander Brown earned his Naval Aviator designation (No. 4171), and in 1936 was the Executive Officer of the USS Lexington (CV-2). On November 2, 1936, Commander Brown was killed while piloting an F2F-1 (S/N 9660) assigned to USS Lexington while attempting to make a forced landing in a field near Descanso, California. He is interred at Fort Rosecrans National Cemetery alongside his wife.





## Congratulations to Joel Hughey

Joel was promoted from Airport Operations Assistant at Brown Field to Senior Airport Operations Assistant at Montgomery-Gibbs Executive Airport. Joel is a San Diego native with a lifelong passion for aviation. He began flight training at MYF with National Air College and Scandinavian Flight School in the early 2000's and worked at Gibbs Flying Service as a Line Service Technician for 6 years prior to joining the City of San Diego in 2015. Joel looks forward to many more years with the City of San Diego Airports Division and is thankful for the new opportunity.

## New Ramp Marking Lines at Brown Field

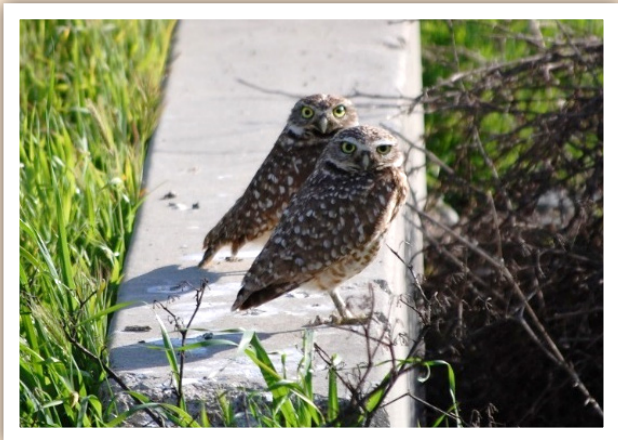


Many of you may have seen them and are wondering what they are, what they indicate and what affect they will have on you moving about on the airport ramp.

One important component of our ongoing efforts to improve surface safety at Brown Field Airport involves conducting Runway Safety Action Team (RSAT) meetings at least once each year. These events are led by the FAA in conjunction with Airport Operations Management to promote airfield safety. The RSAT unites all major airport interests including pilots, tenants, fixed base operators, airport operations and Air Traffic Control (ATC) in the common goal of improving upon processes that promote airfield harmony. Participants who attend are encouraged to participate with their input and recommendations to achieve a safety resolution. In some cases, a resolution may lead to an "actionable item." Not all discussions warrant a course of action, rather the attitude that safety and vigilance is paramount in the minds of all at the airport.

One actionable item from last year's RSAT was the installation of ramp identification markings. These markings detailed below were installed to make the ramp more identifiable to those unfamiliar with the airport's outdated landmarks. In days past, many unfamiliar pilots and newly-trained ATC personnel would struggle to learn sections of the ramp by its use of obsolete designations like, "Old Paladin" or "Flying J." The references were only useful for locals and the clairvoyant. After much debate it was determined that the ramp should be marked with delineation lines and accompanying text to identify each ramp by number. The idea being that pilots and controllers could utilize numbered boxes to identify ramp space from R-1, or Ramp-One which begins at the dirt edge of the U.S. Customs box to Ramp R-7, or Ramp-Seven terminating at the east end of the First Flight ramp. By dividing the ramp into identifiable quadrants, pilots and controllers would be more harmonious communicating location. The markings are in their infancy and we would really like to hear how they are working, so please tell us what you think.

Every year, at the start of the breeding season, the burrowing owls in San Diego move about, searching for mates and adequate breeding burrows in which to rear their young. The Western burrowing owl (*Athene cunicularia hypugaea*), currently listed as a Species of Special Concern, once had a widespread population throughout southern California, but now in San Diego County only one successful breeding population remains. This population is in Otay Mesa, just north of Mexico, and includes Brown Field Municipal Airport (SDM). For years, these owls have come to SDM, where the robust ground squirrel populations, the regular mowing of the airfield, and the protection of the airport fence, have unintentionally provided a haven for the laying, incubating, hatching, and rearing of burrowing owl chicks.



This past spring, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, City of San Diego, County of San Diego, and other such organizations took part in the active relocation of five burrowing owl pairs from SDM to temporary hacking cages and artificial burrows established ten miles away, at the Rancho Jamul Ecological Reserve. The hope with this relocation is to start a new breeding node for the San Diego County population of burrowing owls.

The Rancho Jamul Ecological Reserve has been preparing for this relocation for a decade, with preparation including the installation of artificial burrows, hacking cages, and grassland management to keep the habitat suitable for both burrowing owls and ground squirrels. Recently, the implementation of a grazing program also

helped to prepare the habitat for better suitability for the squirrels and owls.

The five burrowing owl pairs that were moved from SDM, had been transported to the hacking cages at Rancho Jamul for a month as a temporary step in the process to help them adjust to their new environment. At the end of this one-month adjustment period, the hacking cages were removed, and all five pairs of owls showed signs of egg laying.

Despite the loss of these five burrowing owl pairs, there are still several more family groups of owls at SDM, and plenty of burrows for more owls to inhabit. We at the City, wish these new owls well in their new home, and hope the effort of creating a new breeding population is eventually successful.





# Airport Real Estate Highlights for 2018

## **Montgomery-Gibbs Executive Airport**

### ***Air Center MYF, LLC (Corporate Helicopters)***

In February, the City Council approved a 50-year lease agreement with Corporate Helicopters for the development and operation of 9.87 acres of vacant aeronautical land between the transient ramp and the Gibbs Flying Service parcel. Corporate Helicopters intends to offer full-service helicopter fixed base operator services by investing a minimum of \$5 million, up to \$9 million, in leasehold improvements, to include:

- 40,900 sq. ft. of executive hangars
- 113,018 sq. ft. of concrete ramp
- 6,000 sq. ft. of offices

### ***Coast Air Center, LLC.***

In July, the City Council approved a 40-year lease agreement with Coast Air Center, LLC for the development and operation of 9.4 acres of aeronautical property formerly operated by National Air College. The proposed development includes a full-service fixed base operator and will occur in 2 phases over 4 years. Highlights of the proposal include:

- A total of \$5.8 million in leasehold improvements
- 12,000 sq. ft. community hangar
- 5,000 sq. ft. flight training offices
- 3,000 sq. ft. pilot lounge
- 16,175 sq. ft. of executive hangars
- Community aircraft wash rack
- Refurbishment of existing hangars and pavement

## **Brown Field Municipal Airport**

### ***Metropolitan Airpark, LLC***

In October, the City Council approved 59 ground lease and license agreements, for a 50-year term, with Metropolitan Airpark LLC for the development of approximately 207 acres of mostly unimproved land at Brown Field in 4 phases over 20 years. Highlights of the development include:

- \$119 million of on-airport infrastructure improvements
- \$26 million and over 700,000 sq. ft. of jet aviation fixed base operator and aircraft hangars
- A helicopter fixed base operator
- Two hotels
- Over 1.5 million sq. ft. of aviation industrial, commercial and retail

### ***Air Traffic Control Tower***

In October, the City Council approved a new 20-year lease agreement with the Federal Aviation Administration to maintain and operate a control tower at Brown Field.



## Runway 8L-26R Rehab Project Complete

The City completed a major renovation of the main runway at Brown Field, Runway 8L-26R. Construction took place over two phases and accomplished the following:

- Demolition and reconstruction of approximately 1,700 feet of the eastern end of the runway.
- Mill and overlay of approximately 5,500 feet of the center section of the runway.
- Joint and crack repairs of the western concrete section of the runway.
- Repair of failed runway shoulder sections.
- Signage replacement to re-designate Taxiway Alpha into separate and distinct taxiways.

Total project cost, including design and construction, was approximately \$12 million. Funding was provided by three FAA grants totaling \$10.7 million, a Caltrans grant for \$218,732, and the rest from the Airports Fund. The runway will be able to accommodate any aircraft expected to use Brown Field for at least the next 20 years.

## Airport Master Plan Update

Airport Master Plans for Montgomery-Gibbs Executive Airport and Brown Field are nearly complete. Elements that have been completed since January 2017 include:

- Inventory of existing facilities
- Aviation Demand Forecast
- Facility Requirements
- Environmental Overview
- Economic Impact Analysis
- Alternatives Analysis
- Pavement Analysis and Pavement Management Plan
- Recycling, Reuse and Waste Reduction Plan
- Selection of Preferred Alternative
- 5 Planning Advisory Committee (PAC) Meetings
- 3 Public Meetings

Elements that are in progress include preparation of Airport Layout Plans for each airport and finalizing the Financial Feasibility and Capital Financing Plans. Next, we will begin Environmental Impact Reports for each plan, consolidate the master plan documents and obtain FAA approval of each Airport Layout Plan. For more information, please see the project website: <http://www.sdairportplans.com/>

For comments or suggestions on the content or format of this newsletter,  
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Flight Times is published by the City of San Diego, Airports Division  
3750 John J Montgomery Drive, San Diego, CA 92123

