

**MINUTES**  
**CITY OF SAN DIEGO**  
**AIRPORTS ADVISORY COMMITTEE**  
**Meeting of September 13, 2011**  
**Montgomery Field Terminal Building**

**MEMBERS PRESENT:** J. H. Aldrich (Montgomery Field Aviation Lessee), Jackie Ander (Serra Mesa Community), Tom Dray (Montgomery Field Tower), Buzz Gibbs (Kearny Mesa Community), Buzz Fink (Special Expertise), Scott Hasson (Tierrasanta Community), Bob Hitchcock (Brown Field Aviation User Group), Chuck McGill (Montgomery Field Aviation User Group), Kathy Monsour (Clairemont Community)

**MEMBERS ABSENT:** Lisa Golden (Otay Mesa Community), Rich Martindell (Special Expertise) (*excused*), Kevin O'Donnell (Special Expertise) (*excused*)

**GUESTS PRESENT:** Nici Boon, Ray Richmond, Tom Ricotta, Joe Russo

**STAFF PRESENT:** Christian Anderson, Chris Cooper, Roy Nail, Wayne Reiter, Mike Tussey

**1. CALL TO ORDER**

Chairman Fink called the meeting to order at 3:10 P.M. A quorum was present.

**2. PUBLIC INPUT**

Buzz Gibbs commented on changes in the aviation fuel industry. A company called World Fuel now controls approximately two-thirds of the country's avgas. They are the exclusive distributor for Chevron and Exxon in the U.S., and approximately one-third of the U.S. for ConocoPhillips.

Exxon dropped out of the aviation fuel business two weeks ago; after the end of the year, there will no longer be Exxon-brand aviation fuel. Chevron is expected to drop out sometime next year. ConocoPhillips is splitting up, and will most likely also drop out of the business.

Fixed Base Operators (FBOs) who sell avgas find it unsettling that only eight refineries produce avgas. It is possible that branded avgas could become unavailable within the next couple of years.

**3. APPROVAL OF MINUTES**

The minutes of the July 12 meeting were approved, as written, with Mr. Gibbs and Ms. Ander abstaining, due to their absence at that meeting.

#### **4. SPECIAL REPORTS**

##### Avgas Lawsuit Update

Buzz Gibbs and Ray Richmond gave an update on the pending litigation involving California avgas retailers. As a result of a previous lawsuit, Mr. Gibbs received a judgment that states he does not have to provide a Prop 65 notice for selling leaded avgas, hence, he is not involved in this pending litigation. Mr. Gibbs believes the lawsuit is a case of extortion.

Mr. Richmond also believes this is a case of legalized extortion. The coalition of companies, participating in this defense, have filed a counter-lawsuit against the California Attorney General (AG) and Center for Environmental Health (CEH), stating Prop 65 cannot override federal law (FAA, EPA), and that the FBO's, themselves, have never placed lead into the atmosphere.

To date, each of the participating FBOs have spent \$15,000, while the coalition has spent approximately \$300,000, contributing to the high cost of avgas.

There will be a hearing October 3, or at least by November 3, when the AG will decide if it will continue with the lawsuit. If not, the CEH will have to make a decision to continue without the AG, or withdraw. Another possibility is avgas may not be distributed or sold in California until this matter is resolved, due to the risk of continuing to provide it.

Mr. Gibbs referenced a study completed at Santa Monica airport that showed lead emissions 1000-times less than any known health hazard limit.

##### Sunroad Buildings at Spectrum

Airport Noise Abatement Officer Wayne Reiter gave a report on two new buildings to be built next to the existing 11-story Sunroad building one, located a half-mile north of MYF.

Construction of the 8-story building two will begin this Fall. Building three, an 11-story structure, along with two parking garages, received a no hazard determination from the Federal Aviation Administration (FAA), and a consistency determination from the Airport Land Use Commission (ALUC), verifying the use is compatible with the Airport Land Use Compatibility Plan (ALUCP) noise and safety zones. Building two will be occupied by Bridgepoint, who currently occupies building one.

#### **5. STAFF & DEPUTY DIRECTOR'S REPORT**

Airports Deputy Director Mike Tussey recognized Kathy Monsour and the great food she brings to the meetings.

##### MYF General Update

Mr. Tussey reported Gate 8 is out of service, but will be back in service tomorrow.

During the recent power outage (Sept 8 – 9), the MYF emergency generator worked properly, using approximately 40% of the propane fuel. The generator powers the lights for Runway 10L/28R, the primary taxiways and the beacon.

##### MYF Tower Report

Tower Manager Tom Dray indicated back-up power for the localizer and glide slope are provided by batteries, which last approximately 4 – 8 hours. Those batteries died during the

outage. Back-up power for the tower, excluding the air conditioning, is provided by a generator. The MALSR approach lights do not have any back-up power supply. Mr. Aldrich asked what size generator would be needed for the MALSR, and if consideration had been given to installing one. Mr. Dray was not aware of any consideration, but would ask about the requirements.

Mr. Dray also indicated that SAN is a designated 24/7 blackout-proof facility. FAA maintenance staff transferred generators there to run the glide slope and localizers, and anything else necessary to maintain uninterrupted IFR operations.

### Noise Report

Airport Noise Abatement Officer Wayne Reiter reported:

- The Quarterly Noise Report for July – September will be released next month. Most of the complaints from the past couple months have been from Royal Highlands, located off the end of Runway 28L at MYF, and are related to the left traffic pattern and left 270s.
- The new, re-branded Airports website went live last month.
- The AAC luncheon will take place at the 94<sup>th</sup> Aero Squadron on Tuesday, December 13, from 11:30 A.M. – 1:30 P.M. An accurate list of attendees is needed, since payment for the event is due prior to the luncheon. Ms. Monsour indicated she will not be attending.

A conversation about the power outage ensued.

### MYF/SDM Property Issues

Property Agent Christian Anderson reported:

- A Right of Entry (ROE) for an auto storage lot at SDM is under an eviction notice for compliance issues. The tenant should be out by the end of the month. The vacated lot will not be re-leased due to staffing and FAA mandates.
- Caltrans requested a water line easement at the northeast corner of SDM for a mitigation site. We denied the request due to pending development and access road improvements.
- A mechanic at MYF sent out flyers throughout the airport soliciting maintenance work. The individual was located at Pacific Wings and informed of his unauthorized practices.
- We were contacted recently by a solar energy company desiring to put solar panels on MYF. If the airport decides to pursue this sort of endeavor, it would go through the RFP process.

### SDM General Update

Acting Airport Manager Chris Cooper reported:

- The new emergency generator worked perfectly during the power outage, using only one-eighth of a tank of diesel fuel for 10.5 hours of operation.
- Gates and electric meters have been installed as part of the Perimeter Fence Project. The contractor is currently electrifying the system, and will soon be installing and testing one of the wireless gate controllers.
- Staff is taking care of the weeds prior to the start of the rainy season.

### SDM Development Update

SDM Development Project Manager Roy Nail reported he and READ Director Jim Barwick will be presenting a request to LU&H tomorrow at 2:00 P.M. for an 18-month extension of the Exclusive Negotiating Agreement (ENA) with DPC. The request is due to delays caused by the Brewster injunction and the Otay Mesa Community Plan Update, specifically delays in the traffic modeling associated with the update. The purpose of the extension is to get the developer through the entitlement process so they can get a Leasehold Development Agreement (LDA), Site Development Permit and Environmental Impact Report (EIR) approved by City Council by the end of 2012.

Mr. Gibbs made a **motion** for the AAC to recommend approval of the 18-month extension of the ENA with DPC. The motion was seconded by Mr. Hasson. After a discussion of an Infrastructure Finance District (IFD), the motion passed unanimously.

### MYF/SDM Airport Capital Improvement Programs (ACIP)

Mr. Tussey gave a brief description of the ACIP and solicited input from the AAC and public regarding projects for MYF and SDM. All airports that receive federal grants are required to submit an ACIP, which is essentially a project wish-list by the airport sponsor to the FAA.

Security access control improvements for MYF were the result of several Vehicle and Pedestrian Deviations (V/PDs) occurring within a short time period – three in one month. Normally, general aviation airports are not grant eligible for security gates; but the FAA Regional Manager, Mark McClardy, managed to secure funding for the project from Washington DC. The improvements will include proximity cards and other enhancements at approximately \$500,000.

Ms. Ander asked about a hangar at Spiders, which appears not to have been painted for quite some time. Mr. Tussey explained the ENA with Corporate Helicopters to develop that area. Corporate Helicopters currently has the ENA in their possession, and we are awaiting their response.

There were no further comments or objections to the ACIP, as presented.

### Airport Land Use Compatibility Plans

Mr. Reiter gave a report on ALUCPs. In 2010, the ALUCPs for MYF and SDM were adopted by the ALUC, which is part of the San Diego County Regional Airport Authority.

In order to conform to the new ALUCPs, City Planning needed to amend the Land Development Code and Community Plans surrounding MYF, SDM, SEE and Miramar. Those amendments were approved by City Council in April for the Resolution and May for the Ordinance.

The amendments went back to the ALUC for a consistency determination, and on September 1, were conditionally approved. The ALUC expressed concern and felt the amendments allowed incompatible land uses in the noise and safety zones of MYF and Miramar, if the development were designated as infill. The conditions for approval were: remove SDM from infill development, since no infill map was included for SDM; infill for MYF and Miramar is at least conditionally compatible; and exclude incompatible infill development in the noise and safety zones.

Since the ALUC conditionally approved the amendments, City Planning will need to go back to City Council to approve the conditions.

Mr. Gibbs provided an explanation of infill.

Mr. Tussey gave an update of the following Airport Capital Improvement/Consultant Projects:

#### SDM Capital/Consultant Projects

- Rwy 8L/26R Rehab Design: Est. November Council to award design contract to HNTB. (Project construction is likely to be done in 3 phases.) \$656,000 (consultant) + \$400,000 (City)
- Design for Twy A Partial Rehab at 35%, Atkins. \$194,108, no longer grant funded.
- Perimeter Fence Phase II Construction: May 23 – Oct 21, in progress. 90 working days.

#### MYF Capital/Consultant Projects

- Access Control: Electronic card readers for existing gates; \$475,000 grant
- Construction for Rwy 10L/28R Rehab: July 26 Council, advertise for proposals in the fall, \$3.8 million grant. Feb/Mar start.
- Design for Rwy 5/23 and Twy G Rehab at 40%, Kimley-Horn, \$400,000 grant.
- Design for Twy C and Runup at 45%, Atkins, no longer grant funded.

Mr. Dray asked about the Rwy 5/23 rehab start date of March 2012, as reported on the ACIP. This would coincide with start date of Rwy 10L/28R rehab start date. Mr. Tussey explained what is reported on the ACIP is a very optimistic outlook. Construction of 5/23 will likely be one to two years later than reported on the ACIP.

### **6. ANNOUNCEMENTS**

Chairman Fink announced the next AAC meeting will be at the EAA, Brown Field on October 11 at 3:00 P.M.

Vice-Chair McGill announced the MCAS Miramar Airshow will take place September 30 – October 2. Pilots need to check NOTAMs for MYF closures.

Joe Russo announced the EAA will host a fly-in/open house/campout at their facility at SDM October 15 – 16.

Ms. Ander announced a Community Fair in Serra Mesa on October 15.

### **7. ADJOURNMENT**

The meeting was adjourned at 4:15 P.M.

Respectfully submitted,

Wayne J. Reiter