

PALOMAR AIRPORT ADVISORY COMMITTEE
2192 Palomar Airport Road
Carlsbad, CA 92011
Phone: (760) 431-4646

MINUTES

Thursday, June 21, 2007

Chairperson Ramona Finnila called the meeting to order at 7:12 p.m. on Thursday, June 21, 2007 in the Carlsbad City Council Chambers, 1200 Carlsbad Village Drive, Carlsbad, California.

MEMBERS PRESENT

Chairperson Ramona Finnila, Vice-Chairperson Tim Hutter, Bob Gates, W.C. "Bill" Guier, Ginna Reyes and John Christensen.

Members present represent a quorum.

MEMBERS ABSENT

Chuck Collins, Tom Ricotta and Howard Williams.

COUNTY STAFF PRESENT

Present were Peter Drinkwater, Willie Vasquez, Dan Thompson, Lee Ann Lardy and Jim Swain.

ROLL CALL

The roll call was taken.

APPROVAL OF MINUTES

The PAAC members reviewed the minutes for the meeting of May 17, 2007. Bob Gates moved that they be approved. The minutes were approved unanimously.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

There were no public comments on items not on the agenda.

DIRECTOR'S REPORT – P. Drinkwater

Three bids have been received for the terminal and related projects. Edge Development is apparently the lowest bidder at \$19,955,159, which is within the County's budget. Edge had the largest number of questions during pre-bid and appears to have provided a quality bid document. Mr. Drinkwater expected more companies to submit bids but he was pleased with those who participated. As they appeared all to have been responsive and responsible.

Peter Dallas from the State of California videography division is producing this grant funded video on the importance of airports to local economies and why they should be kept open. Supervisor Bill Horn, Ramona Finnila, San Marcos Mayor Jim Desmond and other elected officials recently filmed segments for the video. At a future date the completed video will be presented to the PAAC.

PACIFIC ATHLETIC CLUB CARLSBAD, INC. AND PACIFIC SPORTS RESORT, INC. AMENDED AND RESTATED GROUND LEASES TO BE ASSIGNED FROM OLYMPIC RESORT JOINT VENTURE – L. Lardy

New leases for the Olympic Resort Hotel came before the PAAC in the Spring of 2006. At that time, representatives from the Pacific Athletic Club outlined their plans to develop the property. They now want to purchase the leases from Olympic and have requested some changes including protection of their investment due to the high cost of their planned improvements. Their lender wants to ensure the County provisions cover both the ground leases and the improvements. Also, they have requested the cure period be increased from five to thirty days. Mr. Hutter, Ms. Lardy and Mr. Drinkwater discussed the financial background review done by the Real Property agents. The company is financially strong and plans to develop the hotel into a high-end conference and spa destination. Mr. Hutter moved that the motion be approved. The motion passed unanimously.

FEDERAL AVIATION ADMINISTRATION SUPPLEMENTAL AGREEMENT TO AMEND GROUND LEASE FOR THE AIR TRAFFIC CONTROL TOWER – L. Lardy

The FAA operates the air traffic control tower at Palomar Airport with the footprint of the tower and parking at the tower waived for benefit of service provided. They have requested the area they are using be slightly increased to a quarter of an acre to accommodate other equipment and personnel necessary for tower support and to line up with their new security fence. Mr. Vasquez described the fence and how passengers would have access to Gate Two via an interior fence. Mr. Gates moved that the motion be approved. The motion passed unanimously.

REAL PROPERTY UPDATE: 1) COMING SOON: RFP FOR RESTAURANT – COMMITTEE INPUT AND 2) UPDATE ON STATUS ON NEW LEASES FOR BVP AND CIVIC – L. Lardy

Ms. Lardy had asked for input from the PAAC regarding the RFP for the restaurant in the re-developed terminal. Ms. Finnilla said she had heard that people would like to see a second floor on the restaurant. She had explained to them the economic constraints and the FAA requirements involved. Currently, there are three names on the interest list. Ms. Lardy welcomed any further suggestions.

The new leases for Civic Helicopters and BVP have been approved by the Board of Supervisors and joint operating agreements of the parties have been finalized. Additionally, Aegis has agreed to a sublease with Civic.

Customs and Border Protection signed the Memorandum of Understanding on June 1, 2007. Typically, service commences 90 days from the signing date. A meeting has been scheduled for mid-July with all parties to determine what needs to be done to move them into their temporary facility. Mr. Vasquez added that representatives from the Port of San Diego Customs will be attending future Palomar Airport Security Committee meetings.

In light of the PAAC's decision not to recommend the name Palomar Airport Road be changed, Mr. Grim is working on deleting any old references to Aircraft Road. This will update all of the GIS data bases and other information sources regarding the road name.

ALUCP PRESENTATION – Mike Grim and Eric Nelson

The San Diego County Regional Airport Authority has been developing the Airport Land Use Compatibility Plan (ALUCP). As a member of ATAG (ALUCP Advisory Group), Mr. Grim is starting a public outreach plan to allow as many people as possible a chance to participate. He had previously discussed with the PAAC the state requirements for the plan along with its organization and history. The plan includes policy statements which speak to applicability, project processing and the compatibility criteria. It also contains compatibility maps and technical data. The four components of the land use compatibility criteria are: noise, safety, airspace protection and over flight. Six rural airport ALUCPs were adopted in December, 2006 by the Airport Land Use Commission (ALUC). Their general policies will likely be repeated in the urban airport ALUCPs. He spoke of the mapping approval status for the ALUCP and outlined the next steps to be taken. Those included approval of safety zone mapping and compatibility tables for all of the urban airports, preparation of draft ALUCPs and environmental review documents and the public review and comment period. Mr. Grim will be making this presentation to the Carlsbad City Council and the cities of Vista and San Marcos. He is also available to present it to interested local organizations. ALUC staff will also conduct public workshops, anticipated in September 2007.

PALOMAR AIRPORT MARKET EXPLORATION – R. Finnila

Ms. Finnila spoke of the number of possibilities open to Palomar Airport over the next ten to fifteen years, including turboprop service or if the runway is extended, regional jet service. Due to the landfill it's uncertain at this time what remediation or clearing would be required. She recently presented to the North County Economic Development Council, the market exploration analysis conducted by SH&E on developing better market service for Palomar Airport. They were very receptive and supportive of the airport. This group will work with Ted Owens from the Carlsbad Chamber of Commerce on Palomar Airport route service development issues.

FLY FRIENDLY PROGRAM PROGRESS REPORT – J. Swain

On June 2, 2007, Mr. Swain spoke on the Fly Friendly program at Palomar Estates West with Bill Guier in attendance. They received good feedback and Mr. Guier said that the presentation went very well. Mr. Swain attended an open house hosted by Hensley Properties and the YAK flying organization later that day. Bressi Ranch residents were invited to the open house. Several pilots groups and organizations were represented. Mr. Swain, Ms. Finnila and Mike Grim made a Fly Friendly presentation to the ALUCP Advisory Group on June 5, 2007. A presentation will be made at the Ocean Hills Country Club on July 11, 2007.

AIRPORT COMMUNITY RELATIONS REPORT – J. Swain

- ➔ Monthly Operations Count: 18,448
- ➔ Annual Operations Count: 91,597
- ➔ Monthly Air Carrier Passenger Enplanements: 4,589
- ➔ Annual Air Carrier Passenger Enplanements: 21,680
- ➔ Monthly Air Carrier Passenger Throughput: Revenue Out: 4,107; Revenue In: 3,381; Non-Revenue Out: 482; Non-Revenue In: 457; Total Passenger Throughput: 8,427
- ➔ Local Traffic: 5,155
- ➔ Itinerant Traffic: 13,293
- ➔ Monthly Concerns: 38
- ➔ Annual Concerns: 235

- Ratio of Concerns to Operations for May: 38 concerns for 18,448 aircraft, which is 1 concern for every 485 operations.
- Community Noise Concerns by area: Southwest: 25; Southeast: 9; Northwest: 1; Northeast: 3. Other areas had one noise concern.
- Noise Concerns by type: Noise: 7; VNAP: 12; Low: 6; Over flights: 13.
- Noise Concerns by aircraft type: Propellers: 12; Jets: 15; Helicopters: 10; No Aircraft Type Specified: 1; Commercial: 0
- Noise Concerns by time of day: 0700 to 1700: 15; 1700 to 2200: 10; 2200 to 0700: 13
- Flight operations during quiet hours: 2200 to 0500: 283 [Props: 192 (3 concerns received); Jets: 67 (2 concerns received), Helicopters: 24 (0 concerns received)]; 0500 to 0700: 102 [Props: 71 (0 concerns received); Jets: 31 (8 concerns received); Helicopters: 0.

R6/24 VNAP COMMITTEE – T. Hutter

The R6/24 VNAP Committee did not meet last month. The committee had agreed to ask for \$3,000 from each of the surrounding cities. The checks are to come to the Palomar Airport Manager's Office for deposit in the Airport Enterprise Fund. To date no money has been received; however, San Marcos has advised that they will be donating the requested \$3,000. Mr. Swain is awaiting an official letter from FAA Environmental staff. The map is almost completed.

STAFF REPORT – W. Vasquez

The airport fence upgrade was completed on June 19, 2007. The new fence looks great although a few small areas need minor adjustments. The FAA fencing upgrade was scheduled to begin in June, 2007 but has been postponed to early July, 2007 due to scheduling problems with the FAA Facilities Staff.

Mr. Vasquez is planning to have some slurry work done on Taxiway Delta. Additionally, he is working on relocating the taxiway and runway control circuitry from the existing terminal to the north side of the airport. The relocation is planned for next month. It will be adjacent to the ILS Antenna in an Electrical Vault. There will also be a new generator installed there. A new fiber cable will be run between the tower and the new vault.

A committee is working on a selection for a new fire contractor. There are two companies being considered.

MEMBER ANNOUNCEMENTS

Mr. Guier announced that Mr. Vasquez had spoke at a Quiet Birdmen meeting on June 18, 2007. His presentation was on Palomar Airport's current status and its future and was well received.

Ms. Reyes announced that Vision Air launched their service on June 15, 2007 and that their service was going well.

Ms. Finnila announced that Mr. Collins had been in a motorcycle accident in May but was recovering. Ms. Reyes had sent a plant to him on behalf of the PAAC. Mr. Collins was very appreciative of the plant and the gesture. She also announced that the San Diego County Regional Airport Authority was going to start discussions with the airports in San Diego County

about how they could collaborate and work together on different airport issues. Ms. Finnila will keep the PAAC informed about their progress.

SET AGENDA FOR MEETING ON JULY 19, 2007

The next meeting of the Palomar Airport Advisory Committee will be on July 19, 2007.

ADJOURN

The meeting was adjourned at 9:18 pm.

By: _____
Dan Thompson, Administrative Secretary I