



PALOMAR AIRPORT ADVISORY COMMITTEE

McClellan Palomar Airport ♦ 2192 Palomar Airport Road ♦ Carlsbad, California 92011 ♦ (760) 431-4646

Charles Collins
Chairman

Clifford Kaiser
Vice Chairman

John O'Reilly
General Public

Dan Frazee
General Public

Ronald Lovick
General Public

Gordon Nesbitt
Oceanside Representative

Thomas Ricotta
Vista Representative

Ronald Cozad
Carlsbad Representative

Calvin Weeks
San Marcos Representative

MINUTES

Thursday, February 16, 2017

Chairperson Chuck Collins called the meeting to order at 7:00 p.m. on Thursday, February 16, 2017, at the City of Carlsbad Council Chambers, 1200 Carlsbad Village Drive, Carlsbad, California.

ROLL CALL

The roll call was taken.

MEMBERS PRESENT

Chairperson Chuck Collins, Gordon Nesbitt, Cal Weeks, John O'Reilly, Tom Ricotta, Ron Lovick and Dan Frazee were present, which represented a quorum. Vice Chairperson Cliff Kaiser joined the meeting in progress.

Chairperson Chuck Collins introduced Ron Lovick as a new member to the committee. Mr. Lovick briefly introduced himself. He is from California, moved to Carlsbad in 1980 to work with the Carlsbad Police Department, left the police department and became an entrepreneur. He has built two aircraft (RV-8 and RV-12) and has over 900 hours of flying experience.

MEMBERS ABSENT

Ron Cozad was absent.

COUNTY STAFF PRESENT

Present were Peter Drinkwater, Olivier Brackett, Laura Estrada, Jessica Turner, Lee Ann Lardy and Ian Hodgson.

PUBLIC COMMUNICATIONS REGARDING ITEMS NOT ON THE AGENDA

Mr. Collins advised the public that meetings are held using Roberts Rules of Order and anyone interested in speaking will need to fill out a Public Speaker slip and give it to airport staff. The slip will allow speakers three minutes at the podium.

Mr. Thorley expressed confusion that the agenda for this meeting did not include his document given to the committee in September. Mr. Collins acknowledged that document was received by the committee with no further comment. The committee did review and the members agreed that the items had previously been covered or would be covered in a future meeting.

REAL PROPERTY REPORT – GREAT LAKES AIRLINES- L. Lardy

Mrs. Lardy, Project Manager, announced that County Airports has reached an agreement with Great Lakes Airlines, a Part 121 carrier, to begin commercial service from McClellan-Palomar Airport to Los Angeles International Airport. Great Lakes will be operating two types of aircraft, Embraer EMB-120, 30 seat aircraft and the Beechcraft 1900D in both 9 and 19 seat configurations. She also advised that TSA services will need to be reinstated prior to Great Lakes starting operations. County Airports is optimistic services can begin as soon as April 2017.

Mrs. Lardy introduced John Freeman, Regional Director of Stations, from Great Lakes Airlines who gave a presentation about their company and the proposed service.

Following the presentation speakers in favor of the airline included; Ted Owen, president of the Carlsbad Chamber of Commerce; Michael Howes, Principal with Howes, Webber and Associates; Timothy Stripe, President of Grand Pacific Resorts; Michael Whitney, Lease holder at Palomar Airport; Josh Mazar, Carlsbad resident and Business Owner; Dan Thompson, Former Airport Employee; and Joe Gabaldo, Carlsbad resident.

Mr. Thorley wanted to know the difference between Great Lakes Airlines and JetSuiteX. Mr. Collins advised that they operate under different regulations.

Mr. Bender wanted to know what fares would be for tickets. Mr. Freeman advised that he does not have a definite answer for that.

APPROVE MINUTES FOR NOVEMBER 2016 AND JANUARY 2017 MEETING

Mr. Collins reviewed that regulations state that in order for a committee to pass motion items there needs to be a quorum of least half or more than half of the members on the committee present. He also advised that minutes are still taken in a meeting even if a quorum was not present, as well as, committee members can still vote for minutes of a meeting they were not present at, as minutes are a collection of notes of the process of the previous meeting. The minutes will be given in a draft format to be reviewed by committee members to verify that they are business like and do express the previous meeting setting.

The PAAC members reviewed the minutes for the November 2016 meeting. Mr. Nesbitt moved the minutes be approved, which they were. All members present voted Aye.

The PAAC members reviewed the minutes for the January 2017 meeting. Mr. Frazee moved the minutes be approved, which they were. All members present voted Aye.

Mr. Thorley requested that the minutes contain more detail. Mr. Collins advised that the committee and staff are endeavoring to add more details to the minutes, such as those in the January meeting minutes.

DIRECTOR'S REPORT – P. Drinkwater

Mr. Drinkwater said the next Master Plan meeting will not be conducted in March. He will try to have a new Master Plan meeting date by the next PAAC meeting. He provided two new sections of the website where people can go to get more information. Mr. Drinkwater also advised that once an EIR draft is published there will be a 45 day comment period for the public.

Mr. Bender asked if Kimley-Horn had given a target date for completion of the document. Mr. Collins advised he is not aware but recalls the original timeline said the third quarter of this year. Mr. Drinkwater clarified and said the EIR is part of the Master Plan process and this cannot be completed without the EIR as they are dependent on one another.

Mr. Thorley asked about the workshop and timeframe of when things would be presented to the Board of Supervisors. Mrs. Lardy explained that if the draft document is postponed that would also postpone the Board of Supervisors voting on it.

**LEASE AMENDMENT FOR VERIZON WIRELESS, DBA VERIZON WIRELESS-
PREMISE ADJUSTMENT** – I. Hodgson

Mr. Hodgson, Senior Real Property Agent, presented information regarding proposed amendment with Verizon Wireless LLC. The amendment would increase premises to allow space for installation of an emergency generator and proportionally increase rent. The effective date for this amendment would be April 12, 2017. Mr. Hodgson read the recommended motion *“Palomar Airport Advisory Committee recommends that the Board of Supervisors approve the First Amendment to Telecommunications Site Lease Agreement between the County of San Diego and Verizon Wireless, LLC (County Contract Number 500303).”*

Mr. Frazee and Mr. Lovick asked questions about what type of generator would be installed and the location. Mr. Hodgson answered.

Mr. Bender requested more information on how cost of living adjustments and periodic rent renegotiations were established and why language was being amended on this lease. Mr. Hodgson responded that cost of living adjustments are based on the Consumer Price Index (CPI) used for Los Angeles, Riverside and Orange Counties. Mrs. Lardy responded that rent renegotiation is based on annual cost of living increase. Mrs. Lardy also responded that the lease language has been changed as the previous language caused problems with renegotiation and was not practical for when parties could not agree on as well as update basic information.

Mr. O'Reilly moved that the above motion be approved, the motion was approved unanimously.

LEASE AMENDMENT FOR ROYAL JET, INC.-NEGOTIATED RENTAL ADJUSTMENT– I. Hodgson

Mr. Hodgson, Senior Real Property Agent, presented information regarding proposed amendment with Royal Jet, Inc. The amendment would provide a five year rental adjustment and update lease language. The effective date for this amendment would be August 1, 2017. Mr. Hodgson read the recommended motion *“Palomar Airport Advisory Committee recommends that the Board of Supervisors approve the Fourth Amendment to Aviation Lease between the County of San Diego and Royal Jet, Inc. (County Contract Number 121934)”*.

Mr. Frazee, Mr. Collins and Mr. Lovick had additional questions regarding capital projects, storm water language, type of modifications, years of agreements, and details on lease term. Mr. Hodgson answered all questions.

Mr. Whitney a representative with Royal Jet, Inc. described modifications to the existing hangar as well as storm water system upgrades.

Mr. Bender stated he wanted to know what the County does when a tenant is building things. He also asked about lease rate differences between landfill and non-landfill impacted property, and advised that the rate increases were not consistent with other lease amendments. Mr. Collins answered that when a lease is first agreed on, at that point and time they would have been built to code. Mr. Collins also let Mr. Bender know tenants cannot build over landfill.

Mr. Thorley asked about the timeframe on the last appraisal on airport property and questioned how rent was being increased without knowing the value of the property. Mr. Collins responded that the County does it for a fair price as they routinely review the comps and property airport values, not commercial property, as well as use other airports in the area in their negotiations.

Mr. O’Reilly moved that the above motion be approved, the motion was approved unanimously.

LEASE AMENDMENT FOR CIVIC HELICOPTER’S, INC.- LEASE 1 AND 2-NEGOTIATED RENTAL ADJUSTMENT– I. Hodgson

Mr. Hodgson, Senior Real Property Agent, presented information regarding proposed amendment with Civic Helicopter’s, Inc. The amendment would provide a five year rental adjustment and update lease language for both leases. The effective date for this amendment would be August 1, 2017. Mr. Hodgson read the recommended motion *“Palomar Airport Advisory Committee recommends that the Board of Supervisors approve the Second Amendment to Aviation Lease between the County of San Diego and Civic Helicopters, Inc. (County Contract Number 121961) and the Third Amendment to Aviation Lease between County of San Diego and Civic Helicopters, Inc. (County Contract Number 121962).”*

Mr. Bender requested clarification of calculation for each lease being increased as he gets different percentage increases on each lease compared to other tenants. Mrs. Lardy clarified that

the two leases were calculated individually not together. Mr. Bender also requested the next agenda include how the County calculates airport rent for the land, the buildings and how it varies with each tenant.

Mr. Frazee moved that the above motion be approved, the motion was approved unanimously.

AIRPORT MONTHLY PERFORMANCE REPORT – J. Turner

Report for January 2017:

- Monthly Operations Count: 12,424
- Annual Operations Count: 12,424
- Monthly Air Carrier Passenger Enplanements: 0
- Monthly Air Carrier Passenger Throughput: 0
- Annual Air Carrier Total Passengers: 0
- Monthly Concerns: 262
- Annual Concerns: 262
- Community Noise Concerns by area: Southwest: 110; Southeast: 53; Northwest: 11; Northeast: 88
- Jet Flights during quiet hours (2200-0700): 67
- Propeller Flights during quiet hours (0000-0600): 16

Mr. Bender asked if the noise monitor was operational and what percentage of the operations it will capture.

Mr. Thorley asked for information on the United flight at 30,000 feet and wanted to know if WebTrak did not capture this flight. Ms. Turner advised that the caller identified the aircraft of concern as the United aircraft.

STAFF REPORT – O. Brackett

Mr. Brackett reported that he was invited to do a presentation along with the Borrego and Fallbrook Airport managers for the Gillespie Field Pilots Association. He was able to give a general report, Master Plan update and VNAP information to a group that does not always hear it. He stated that he was also invited to the PAA meeting as the guest speaker and was able to give them general updates. Mr. Brackett reported that the slopes had been seeded.

Mr. Kaiser addressed his comments regarding Mr. Thorley's and Mr. Bender's documents or any documents received from the public, and their request for items. He advised the committee reviews items to see if they will be put on the agenda and when would it be appropriate to address these items.

Mr. Bender wanted clarification on whether the Master Plan is a 2015-2030 plan or 2017-2037 plan.

COMMITTEE MEMBER COMMENTS

Mr. Frazee suggested that Ms. Turner include material from the noise meeting she attended earlier in the day as he believes it will help the PAAC committee and community members better understand what is happening. He also provided information of the FAA NextGEN Metroplex workshop he attended on February 2, 2017. He felt that public participation was handled properly by the FAA and they were able to answer the questions and concerns regarding how changes will affect airports, including Palomar Airport.

SET AGENDA FOR MEETING ON APRIL 20, 2017

No items were given by the PAAC members.

Mr. Bender requested two items:

1. How does the County set rent for tenants taking into account land value?
2. Would like a presentation on the location of the Displaced Threshold and whether or not it limits size of aircraft at Palomar Airport?

ADJOURN

The meeting was adjourned at 8:52 pm.

By: 
Laura Estrada, Administrative Secretary I