

Montgomery-Gibbs Executive Airport  
Airport Master Plan Advisory Committee Meeting #1

Serra Mesa Recreation Center – Meeting Room  
Tuesday, April 18, 2017, 3 – 5 p.m.

**Advisory Committee Members Present**

Al Boyce, Montgomery-Gibbs Executive Airport Tenant  
Bob Basso, Montgomery-Gibbs Executive Airport Tenant  
Brenda Perez, Federal Aviation Administration Airports District Office  
Chris Sluka, Montgomery-Gibbs Executive Airport Flight School  
Chuck McGill, Montgomery-Gibbs Executive Airport Tenant/Airports Advisory Committee  
Dave Gordon, Plus One  
Dave Ryan, Crownair/Airports Advisory Committee  
Garret Hollarn, San Diego County Regional Airport Authority  
Heather Dagle, Flattop/Marigold  
Henry Sickles, Montgomery-Gibbs Executive Airport Tenant  
Joel Pointon, Clairemont Town Council  
Lisa Lind, City of San Diego, Planning Department  
Robyn Badilla, Kearny Mesa Planning Group  
Scott Hasson, Tierrasanta Town Council/Airports Advisory Committee  
Tom Reid, Plus One

**Project Team Members Present**

Wayne Reiter, City of San Diego  
Michael Hotaling, C&S  
Ralph Redman, C&S  
Lewis Michaelson, Katz & Associates  
Natalia Hentschel, Katz & Associates  
Bree Robertoy, Katz & Associates  
Marissa Twite, Katz & Associates  
James Duke, Atkins

**Welcome and Introductions**

Following a welcome by City of San Diego Airports Division Program Manager W. Reiter, M. Hotaling, Project Manager, introduced members of the project team and thanked the Advisory Committee (Committee) for their participation. L. Michaelson then introduced his role as facilitator and reviewed the Committee process and meeting agenda.

Committee members each received a binder containing the Committee Principles of Participation, Public Involvement Plan, member roster, project fact sheet, frequently asked questions document and a meeting agenda. The binders will be updated with new project materials at each meeting.

To view project and meeting materials, including the materials and presentation referenced in this meeting summary, visit the Airport Master Plan website at <http://www.SDAirportPlans.com/documents/>.

### **Advisory Committee Mission and Principles of Participation**

L. Michaelson began the presentation with an overview of the Committee's mission and Principles of Participation. The Committee will be responsible for understanding and providing advice on technical information and act as liaisons and ambassadors to constituents and stakeholder groups. They have been asked to participate in up to seven meetings throughout the Airport Master Plan process.

Committee members were asked to introduce themselves and state their personal role and objectives for participating in the Committee. Roles and objectives Committee members identified included:

- Providing technical information and guidance to the project team
- Calling attention to airport impacts (e.g., noise impacts) on surrounding communities and finding solutions for those impacts
- Ensuring general aviation is protected and the airport remains friendly to all users
- Realizing the best use of the airport property from a business and user prospective
- Ensuring all interests of the airport's tenants are represented in the Airport Master Plan
- Reporting back to constituency and stakeholder groups

### **Airport Master Plan Overview**

M. Hotaling presented on the need, goal, objectives, elements and schedule for an Airport Master Plan. Committee members were then asked to provide feedback regarding the objectives of the Airport Master Plan and to share any possible objectives that were not included. The following is feedback concerning the objectives of the Airport Master Plan:

- T. Reid: Make sure small airport operations are protected and uses are balanced.
- D. Gordon: There should be an incentive for the City to promote businesses and make it affordable for businesses to operate at the airport. It is expensive for a business to operate at the airport.
  - The Federal Aviation Administration (FAA) does not provide funding for revenue generation projects, but they also want airports to be self-sustaining.
- S. Hasson: I don't see an objective that specifically addresses considering the surrounding community.
- T. Reid: Encouraging competition (e.g., allowing multiple fuel providers) allows prices to remain fair.

### **Public Involvement Plan**

N. Hentschel provided an overview of the Public Involvement Plan for the project. The plan was created as a roadmap for community involvement in the Airport Master Plan process and entails broad community participation across multiple channels.

The Committee was asked to identify other ways for the project team to engage stakeholders in the Airport Master Plan process. The Committee suggested providing presentations to other airport groups (e.g., Plus One), submitting articles to City Council newsletters and using community forums such as Nextdoor. The Committee was directed to send any future suggestions to W. Reiter, City of San Diego.

## Key Considerations

R. Redman presented the key considerations the project team has identified for the Airport Master Plan to date:

- Facilities: Making sure capacity accommodates forecasted demands
- Displaced threshold: Identifying why it exists and the impacts if it is removed
- Airfield pavement condition: Assessing existing conditions and maintenance for the next 10 years; the FAA will fund this prior to other improvements
- Airfield geometry: Analyzing how runway incursion risk can be reduced in some areas and addressing areas that don't meet current FAA regulations
- Aircraft storage: Making sure safety and separation standards are maintained
- Environmental constraints: Considering biological resource and noise restrictions
- Land use compatibility: Working with Airport Land Use Commission and identifying surrounding air space boundaries
- Financial feasibility: Ensuring feasibility of proposed development and feasibility for end users

## Opportunities and Constraints

Committee members were asked to provide feedback regarding opportunities and constraints that were not identified by the project team and should be included in the Airport Master Plan:

- J. Pointon: Has the impact of new aircraft types such as hovercraft and drones been considered?
- S. Hasson: The Airport Master Plan needs to have a clear vision to get buy-in from the community. Other considerations are: non-aviation uses, traffic altitudes (i.e., are they correct?) and noise contours. The community doesn't agree that the current studies are accurate.
  - Approach and departure noise contours will be evaluated. Items like that will be brought to the Committee for review before they are brought to the community.
- C. McGill: Mixed types of aircraft (e.g., helicopters) can cause traffic problems and noise differences.
- D. Ryan: Who is addressing safety issues (e.g., fixed person rotary, geometry)?
  - R. Redman is the principle planner for the project and will be analyzing safety issues. The Airport Master Plan will not include a risk management analysis. However, the FAA will not approve plans that do not address current safety issues. The FAA's number one objective is safety.
- D. Gordon: If any area will be repurposed, we don't want to displace any business or entity from the airport.
- B. Basso: There has been a hangar shortage at the airport since I can remember. There are 60 acres suitable for hangars on the property. If a study was done, it would be possible to get federal and state funding to pay for construction of new hangars on the property.

## Other Advisory Committee Questions and Comments

In addition to the specific feedback requested by the project team, the following questions and comments were given by the Committee:

- B. Basso: Is the project team working with the Aircraft Owners and Pilots Administration (AOPA) on this project?
  - The AOPA usually only gets involved with controversial issues, but the project team welcomes input from everyone. The project consultant has not worked directly with the AOPA on an Airport Master Plan in the past.
- J. Pointon: Representatives from City Council did not attend the meeting. This project is very important and deserves special attention.
  - Lisa Lind is representing the City. Representatives from the offices of Councilmembers Scott Sherman and Chris Cate have committed to participation on the Committee. Councilmember Lorie Zapf was not asked to participate on the Committee.

### Public Comment

At the meeting's closing, L. Michaelson invited members of the public to provide comment. He also encouraged them to reach out and provide feedback to their representative on the Committee. The following public comments were made:

- During the planning process, keep in mind the rich, historical potential of the airport and preserve those things (e.g., airport structures).
- The project team could send a mailer to residents near the airport and invite them to provide their email addresses to receive project updates.

### Next Steps

- W. Reiter is the single point of contact for questions and comments regarding the project.
- The City of San Diego will review project deliverables first, followed by the Committee, then the public. All deliverables will be electronic and 8.5" x 11" or 11" x 17". If Committee members would like to receive printed materials for review, they should contact W. Reiter. Committee members will have a minimum one-week review period for materials.
- Dates for upcoming meetings and workshops not set yet, but a two-week notice will be provided for all meetings.
- If any Committee members object to W. Reiter distributing their email addresses to the rest of the Committee, they should inform W. Reiter.