



# PALOMAR AIRPORT ADVISORY COMMITTEE

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

Clifford Kaiser  
*Chairman*

Charles Collins  
*Vice Chairman*

John O'Reilly  
*General Public*

Dan Frazee  
*General Public*

Jim Swain  
*General Public*

Gordon Nesbitt  
*Oceanside Representative*

Armen Kurdian  
*Vista Representative*

Shirley Anderson  
*Carlsbad Representative*

Kevin Karpé  
*San Marcos Representative*

November 16, 2023

TO: Supervisor Nora Vargas, Chair  
Supervisor Terra Lawson-Remer, Vice Chair  
Supervisor Joel Anderson  
Supervisor Jim Desmond

FROM: Clifford Y. Kaiser, Chairman  
Palomar Airport Advisory Committee

**ANNUAL COMMITTEE REPORT ON PALOMAR AIRPORT ADVISORY COMMITTEE  
ACTIVITIES FOR 2023.**

Enclosed is an annual report prepared by the Palomar Airport Advisory Committee (PAAC) which contains a summary of actions and recommendations for the calendar year 2023. This report was prepared in accordance with Article XL, § 738 of the Administrative Code of the County of San Diego.

If you have any questions or need additional information, please feel free to contact me at (760) 598-5005 or Jamie Abbott, Director of Airports, at (619) 956-4800.

Respectfully,

Clifford Y. Kaiser, Chairman  
Palomar Airport Advisory Committee

Attachment: Palomar Airport Advisory Committee – Annual Committee Report 2023

**ANNUAL COMMITTEE REPORT ON PALOMAR AIRPORT ADVISORY COMMITTEE  
ACTIVITIES FOR 2023**

This report was prepared in accordance with Article XL, § 738 of the Administrative Code of the County of San Diego. This report covers activities for the calendar year 2023, which included six PAAC meetings.

### **Findings and Recommendations**

January 19, 2023

- Chairman Cliff Kaiser and Vice Chairman Chuck Collins were elected to their positions.
- Mrs. Cham, Real Property Agent, provided a presentation to request approval of Amendments to Four Atlantic Aviation Leases at McClellan-Palomar Airport. Mrs. Cham presented information regarding proposed rent adjustments for McClellan-Palomar Airport to adjust rents to market rates as required by the existing lease language. All affected lessees agree with the proposed rent adjustments. Mrs. Cham read the recommended motion *“Palomar Airport Advisory Committee recommends that the County Board of Supervisors approve the proposed lease amendments with Palomar Airport Center LLC for Contracts 75627R, 75628R, 75629R, and 75631R.”* Mr. O’Reilly moved that the above motion be approved, Mr. Frazee seconded. The motion was approved with one abstention.

March 16, 2023

- Mr. Abbott presented, PAAC ordinance Amendment. Four options were presented to committee members and the public. PAAC members discussed the four options. Mr. Frazee moved the motion with option C; Mr. Nesbitt seconded. Motion was approved with one abstention.
- Option C consists of the following, District 3: five members / District 5: four members.
  - Two members who represents city of Carlsbad and three at-large seats nominated by Third Supervisorial District
  - Three seats designated for the cities of Oceanside, San Marcos, Vista; and one at-large seat nominated by the Fifth Supervisorial District.

May 18, 2023

- No Motion items were presented.

July 20, 2023

- Mrs. Gutierrez presented information regarding proposed amendment for aviation properties at McClellan-Palomar Airport. The proposed amendment would adjust rent on January 1, 2024, to reflect market rates as required by the lease language. Mrs. Gutierrez read the recommended *motion “Palomar Airport Advisory Committee recommends that the County Board of Supervisors approve the proposed lease amendment with Palomar Airport Center LLC for Contract 75758R.”* Mr. Kaiser moved that the above motion be approved; Mr. Frazee seconded. Motion was approved with two abstentions.

September 21, 2023

- Mrs. Gutierrez presented information regarding proposed Seventh Amendment to three Leases that will amend the rental section to reflect the below negotiated rental. Lease 75728R is \$3,073 per acre per month. Western Flight currently pays \$10,307 per month for this 3.41-acre Lease. Approval of the proposed amendment will raise the base monthly rent to \$10,479. Lease 75729R is \$2,505 per acre per month. Western Flight currently pays \$10,097 per month for this 4.12-acre Lease. Approval of the proposed amendment will raise the base monthly rent to \$10,321. Lease 75730R is \$3,073 per acre per month. Western Flight currently pays \$1,361 per month for this .45-acre Lease. Approval of the proposed amendment will raise the base monthly rent to \$1,383. Mrs. Gutierrez read the recommended motion *"Palomar Airport Advisory Committee recommends that the County Board of Supervisors approve the proposed lease amendment with Western Flight, Inc. for Contracts 75728R, 75729R, 75730R."* Mr. Kaiser moved that the above motion be approved; Mr. O'Reilly seconded. Motion was approved unanimously.

November 16, 2023

- A draft of the PAAC Annual Report for 2023 was presented to the committee for review and recommendations. Mr. Collins moved the following motion be approved, *"Palomar Airport Advisory Committee recommends that the Chairman sign the Annual Report for 2023, as will be completed after the November 16, 2023, meeting"*. Mr. Frazee seconded the motion. The recommended motion was approved.

### **Additional Activities**

The PAAC meetings serve as a public forum for attendees to express comments and ask questions about airport operations. Much of the public comment is regarding aircraft noise concerns. Public comment allows for the PAAC and Airport staff to inform residents about airport operations and explore the opportunities to address their concerns.

The PAAC also supports the Fly Friendly program in several ways. A significant component of that program is education. The PAAC has taken a role of educating residents in the local communities, as well as the pilot communities. The PAAC also works closely with airport users and pilot communities, including the Palomar Airport Association. PAAC Members and Airport Staff frequently attend the Palomar Airport Association meetings to provide airport updates and information regarding the Fly Friendly Program.

Informative presentations were provided to committee members and attendees during the PAAC meetings in 2023. At every PAAC meeting Mr. Otto or Mr. Reiner presented the Airport Monthly Performance Report.

In May, Chairman Cliff Kaiser provided a presentation on FAA response letter to the committee members and the public. The letter was a reply to Dom Betro-Solamar HOA and Gary Greening-Spyglass HOA. Some of the questions HOA's had about the airport included safety, VNAP, and flying patterns. Kevin Karpe provided a presentation on the

Dashboard. Dan Frazee provided a presentation on FAA Review of Noise Policy and Jamie Abbott provided a presentation on the Sustainability Management Plan.

In July, Mr. Otto provided a presentation on Solamar/Spyglass HOA questions to FAA review to committee members and the public as well as information regarding the VNAP Subcommittee.

In September, Mrs. Gutierrez advised motion was passed for Loker sale in April 2019, it is an industrial property. The First tentative date for the meeting to be held with the Board of Supervisors to approve the sale to move forward is October 24, 2023, and the second one will be on January 23, 2024, these dates could be rescheduled. More details to come in future meetings.

In November, Mr. Abbott provided a presentation regarding PAAC Appointment Process. PAAC Appointment Process will consist of the following. District 5, One member of Oceanside, San Marcos, Vista and At-Large, District 3, two members of Carlsbad and two At-Large, CAO, one member At-large.

The Palomar Airport Advisory Committee is proud to have served the County Board of Supervisors and the residents of North County in 2023.

**Committee Members and Terms of Office**

<b>Palomar Airport Advisory Committee Terms of Office</b>			
<b>Committee Member</b>	<b>Committee Title</b>	<b>Year Appointed</b>	<b>Term Expires and Nominating Authority</b>
Clifford Kaiser	Chairman- General Public	2011	01/02/2024
Charles Collins	Vice Chairman- General Public	2004	01/02/2024
Shirley Anderson	Carlsbad Representative	2023	01/04/2027
Dan Frazee	General Public	2016	01/02/2024
Jim Swain	General Public	2019	01/02/2024
John O'Reilly	General Public	2008	01/02/2024
Gordon Nesbitt	Oceanside Representative	2015	01/02/2024
Armen Kurdian	Vista Representative	2023	01/04/2027
Kevin Karpé	San Marcos Representative	2019	01/02/2024