

February 15, 2023

Prepared for Wendy Thomas

Supervisor, District 3

El Dorado County

Revenue Opportunities at Placerville Airport, El Dorado County

Opportunities exist at the Placerville airport to better serve the community and create a significant income stream for El Dorado County. By finishing the development of the hangar sites at the east end of the Placerville Airport, the county could develop a significant revenue stream while at the same time serving the increasing needs of private and commercial aviation in our county. This could overcome the current airport revenue shortfalls.

History*

In approximately 2000, the FAA approached the management of the airport informing them that they were in violation of FAA regulations at the east end of the airport. Their regulations required a 7:1 clearance from the centerline of the runway to any obstacles lateral to that centerline. This required the removal of much of the hillside on the northeast end of the airport. In reviewing the FAA's edict, management at that time saw an opportunity to get help from the Federal Government to expand the number of hangars available for general aviation commercial operations, and addition of an east end heliport. Staff negotiated the FAA to fund the planning, surveying, grading, paving, and striping of five taxiways that could be used to develop hangars on. About 90% of the work was completed to having a fully functioning, income producing hangar area for Placerville Airport. We estimate that the FAA currently has approved space for 25 General Aviation hangars and 10 commercial hangars. Thousands of yards of earth were cut away from the existing hillside and relocated to the west to make pads for new hangars. The taxi ways were finished, paved, and striped, and drainage was constructed. Some electrical work has been done to provide lighting for the project.

The county needed to run water and power to the site to meet code requirements for the development, which is partially done. There is an 8-inch

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hydrant and an electrical terminal power pole within about ¼ mile of the site. Apparently, there is some concern about an 8-inch water line being big enough to meet code today, but that could be easily overcome with a storage tank and pump at the site.

The county never completed the project for reasons unknown. We have been told that no records exist at the county to explain why the hangar development project was delayed or abandoned.

Revenue Potential for El Dorado County

Just doing some cursory math, a conservative estimate for the lease income that could be developed for the county in the short run comes to over \$100,000 per year (see addendum A).

This estimate does not include longer term revenue streams which could be acquired by getting FAA approval for more commercial hangars and a heliport down at the east end. There are more paved taxiways and FAA graded clearings that were created and paid for by the FAA but the approval for these sites was never finished, probably because the county ran into budget problems during one of the recessions during that time frame.

This estimate also does not include potential incomes from Property Taxes, fuel sales, and possessory taxes that would be derived from private and commercial aircraft owners that would build hangars on the site.

Attached to this document you will also find a list of general aircraft owners who are interested in building hangars at Placerville airport. This list was created with very little effort as the demand for hangars in this area is enormous. If we put the word out throughout Northern California, there is no doubt we could lease out every space we could develop here.

Many new businesses could be attracted to Placerville Airport with the development of commercial hangar space. The lucrative commercial potential for FBO's (Fixed Base Operators) to establish themselves here could provide additional revenues such as fuel sales, sales taxes, payroll taxes, income taxes and

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the economic stimulus it would provide to the local area by stimulating commerce. It is public knowledge that the El Dorado County Sherrif wants to build a hangar here for the Airbus helicopter they hope to purchase. It is rumored that PG&E, and Mountain Enterprises have also recently inquired about hangars for their helicopters. Any one of these FBO's could bring substantial revenue to EDC. A few years ago, when CalStar medical transport was based here they produced approximately \$5,000/month for the county as an example.

A Jet Center is not out of the realm of possibility. Any business, when considering a site for operations, considers the availability of a nearby airport in its business plan. Some more excavation at the east end could produce room for a hangar that size, and the length of the runway is long enough for jets as it is, although some legal qualifications would have to be met. (See Illustration 1)

Existing aircraft ramp tie - downs could be retro fitted with overhead shade roofs with solar panels for ramp A and ramp C. These up-graded plane parking tie-downs could potentially generate a considerable up charge in storage fee increases. These improvements will produce a nearly "All-weather" enhanced protection storage area for the valuable aircraft at the PVF airport. These additions will provide protection from the Sun, UV, Rain, Hail, and snow, and would be highly desirable to local pilots. (See Illustration 2)

Additional revenues could be generated by attracting a restaurant and marketing for movie industry opportunities.

Respectfully submitted,

Patrick W. Philbrick – Airport User

530.217.7704

patphilbrick@pm.me

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Additional Attachments

Also attached to this document are the list of interested private aircraft owners who have expressed interest in building hangars at Placerville airport, and some Google Earth photos of the sites that could be developed.

Addendum A

Assumptions for Annualized Revenue Estimates

Average size of a General Aviation Hangar: 1680 sq. ft.

Average size of a commercial hangar: 4000 sq. ft

Lease cost for GA hangar: \$.082 sq. ft

Lease cost for Commercial Hangar: \$.164 sq. ft.

Potential revenue from sites currently approved by the FAA-:

25 general aviation hangars: \$41,328/year

10 commercial hangars: \$78,700/year

Total potential revenue: \$120,000/year

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Illustration 1



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Illustration 2

Ramps A & C can be developer for shade/WX protection with Solar Panels



— Ramp A
— Ramp C

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PLACERVILLE AIRPORT
EL DORADO COUNTY,
CA

EAST END DEVELOPMENT

8/7/2022

NAME	OWN A/C	BUSINESS/HANGAR	BOX or TEE	PHONE	EMAIL	BUSINESS OR HANGAR
TREVOR ANDERS	N3700J			530-295-3399	inverted2001@hotmail.com	yes
RAY ARCENEUAUX				916-296-7481	rayar@arceneuaux.com	YES
LYNN ASPEGREN	N134LC			707-494-6782	aspeg555@aol.com	
KEN BAIOCCHI				916-983-0384	kbaiocchi@hotmail.com	YES
ROB BULAGA				310-691-0697	rbulaga@jrc.com	YES
JUAN A DELAZAR AZAR				530-957-4712	delazarp@jrc.com	YES
DOUG DELAPP				530-622-7660	dldelapp@jrc.com	yes
CORY EDGECOMB	N11YS			916-220-6620	edgcombc@comcast.net	YES
TRACEY FREMD				847-217-4786	tfremd@jrc.com	yes
GLENN & JUDI GORDON	N442M			916-813-7210	judygordon@gmail.com	YES
TONY GUNGLIONS				408-602-1246	thugland3@aol.com	YES
ROGER HUBBARD				530-622-8486	redmrg@yahood.com	YES
JENNIFER JARRETT				530-363-3435	jarrettj@jrc.com	YES
JAMES JOHNSON				916-296-9104	jjohnson@yahoo.com	YES
DALE KRAL	N8437W			408-209-7567	denlovis@gmail.com	YES
BEN LOVUM				831-214-4247	lugerld@yahoo.com	yes
DAVE LUGERT	N733RN			530-306-1717		YES
JOHN NATALLA		COUNTY				

C:\Users\jim\Documents\EAAD\DISPLAY DAV\PVF EAST END HANGAR INTEREST

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PLACERVILLE AIRPORT
EL DORADO COUNTY,
CA

EAST END DEVELOPMENT

8/7/2022

NAME	OWN A/C	BUSINESS/HANGAR	BOX or TEE	PHONE	EMAIL	BUSINESS OR HANGAR
DON NEITHINGER				916-835-6093	ndi888@yahoo.com	YES
TODD NOVELLO				408-623-0141	trngjohn7@gmail.com	YES
PATRICK PHILBRICK	N711AR			530-217-7724	patrickphilbrick@att.net	YES
MARK PILKINGTON	N560AQ				markp@wagneris.com	YES
GREG STEIN, R WAMPACH	N2375C			916-862-0175	greg.stein77@gmail.com	yes
TIM SULLIVAN	N7909H			530-417-0761	timsv@pacbell.net	YES
JOHN VYBRAL	N8437W			530-644-1011	vybral@protonmail.com	YES
R WAMPACH, G STEIN	N2375C			530-306-1730	rwampach@att.net	yes
JIM WILSON	N8437W	COUNTY		916-337-6700	James.Wilson.consulting@gmail.com	YES

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Interested in Selling a Hangar or Opening a Business at the East End of Placerville Airport PVF

The Building Department of the Placerville County Specific Only 3rd Party and Chandelover Party are commissioning an economic impact study to determine the feasibility of developing hangars at the east end of the Placerville Airport. The results of this study will be presented to the Board of Supervisors in hopes of encouraging them to set fees, taxes or develop the project. Anyone interested in partnering with the County to build these hangars or business at the east end of the airport should contact the Board of Supervisors or contact the Placerville County Building Department. If you are interested and we will forward it to the Building Department to add in their study.

NO.	Name	Member of business	Type of Hangar or Lease	Open in Area??	PHONE	EMAIL	Interested in Airport activities
1	Patrick Phillips	hangar	Full Hangar	YES/NTA	530-217-7704	patrickphillips@pacnet.com	YES
2	Glenn and Judi Gordon	Hangar	Full	YES-N/4/2M	547-717-7876	glennjudygordon@comcast.net	YES
3	Richard Kamm		Full	YES-N/2/3/2	530-201-7228	RICHARDKAMM@ATTN.NET	YES
4	Greg Skin	Hangar	Full	YES-N/2/3/2	916-912-0175	gregskin77@comcast.net	YES
5	TIM Sullivan	Hangar	Full	YES-N/1/7/9/9/4	530-917-0361	tim.sullivan@pacnet.com	YES
6	Tracey Fyfe	Hangar	Full	Denial	916-220-6620	fyfe@pacnet.com	YES
7	Jennifer Jarrett	hangar	Full	YES	530-608-8486	rednare3@yahoo.com	YES
8	JOHN VIBIRAL	hangar	Full	NTA/3/7/4	530-644-1014	VIBIRAL@PACNET.COM	YES
9	Rogael Hossain	Hangar	Full	Denial	908-602-1416	Rhubbard3@AOL.COM	YES
10	Dale Krul	Hangar / Vac	Full	YES-N/5/4/3/4	916-306-9104	dkrul@pacnet.com	YES
11	James Johnson	hangar	Full	YES	530-963-3435	JamesJohnson@pacnet.com	YES
12	Rod Nevarez	hangar	Full	YES	908-623-0141	rodnevarez@pacnet.com	YES
13	Rob Bolaga	Business/Hangar	Full	YES	916-983-0384	rob@frekaero.com	YES
14	Robert Anderson	Business/Hangar	Full	YES			
15	IZEBE ANDRES	Hangar	Full	YES	(530) 651-3320	IZEBEANDRES@GMAIL.COM	YES
16	David Luyfert	Hangar	Full	YES	(831) 219-4247	luyfert@pacnet.com	YES
17	Sean Lauer	Hangar	Full	YES	(408) 700-7567	Sean.Lauer@pacnet.com	YES
18	Jim Wilson	Hangar	County	YES	916-337-6700	James.Wilson@pacnet.com	YES
19	Key BAIJOSEHI						
20	John Nishida		Full County	YES	530-306-1717	KBAN@OCEANFORMAIL.CO	YES

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Interested in Building a Hangar or Opening a Business at the East End of Placerville Airport?

The Auburn Department of Planning & Community Development is currently accepting applications for the development of a new hangar and business at the East End of Placerville Airport. The results of the study will be presented to the Board of Supervisors at their next meeting. If you are interested in participating with the County by building a hangar or opening a business at the airport, please contact the project manager, anyone interested in participating with the County by building a hangar or opening a business at the airport will need to provide the project manager with the following information:

NO.	Name	Hangar or Business	Type of Hangar or Business	Own or Rent?	PHONE	EMAIL	Interested in Airport Address? (Yes/No)
01	Patrick Mitchell	Hangar	Full Hangar	Yes/NTIKR	530.217.3704	patrickmitchell@comcast.net	Yes
02	Mark Piffenberger	Full	Full	Yes/STOCK	530.200.6668	markpiffenberger@comcast.net	Yes
03	Deanna Delaney	Full	Full	Yes	530.957.1712	delaneyd@comcast.net	Yes
04	Tommy Guadagnoli	Full	Full	Yes	916.813.7210	thomsguadagnoli@comcast.net	Yes
05	John A. del 1202	Full	Full	Yes	310.691.0692	del1202@comcast.net	Yes
06	Ray Arceneaux	Business	Business	Yes	916.296.7481	Bechpilot@aol.com	Yes
07	DONNETHINGER	Full	Full	Yes	916.835.6093	nettinger@comcast.net	Yes
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LOCAL AIRPORT COMPS

Ground Lease Rates - Non Commercial
 By Scott Herring via phone calls to airports 7/20/2019

AIRPORT	AIRPORT ID	\$ SF/PER MONTH	\$ SF/PER YEAR	Base Size 3000 sq/ft
Placerville / Georgetown	KPVE/E36	0.082	0.980	2,940.00
Calaveras County Airport	KCPU	0.050	0.600	1,800.00
Quincy, Ca	201	0.040	0.480	1,440.00
Auburn, Ca	KAUN	0.039	0.470	1,410.00
Columbia, Ca	O22	0.039	0.470	1,410.00
Grass Valley, Ca	KG00	0.033	0.400	1,200.00
Visalia, Ca	KVIS	0.032	0.380	1,140.00
Porterville, Ca	KPTV	0.026	0.310	930.00
Mariposa Airport	KMPI	0.023	0.280	840.00
Minden, Nv	KMEV	0.015	0.180	540.00
Red Bluff		0.0466		
		0.033	0.397	Average excluding EDC

Yr. 2023

S/F @ No.

.082 = PVF

Highest .050 = KCPU

.032 = Difference

40% Greater

S/F @ No.

.033 Avg

.082 = PVF

± 250% greater