

FALLBROOK AIRPARK ADVISORY COMMITTEE

FALLBROOK COMMUNITY AIRPARK
2155 S. Mission Road, Fallbrook, CA 92028
Phone: (760) 723-8395

MINUTES

The meeting was called to order at 7:02 P.M. on November 19, 2007 at the Fallbrook Senior Center, 399 Heald Lane, Fallbrook, CA.

ROLL CALL Members present represent a quorum.

Tom Cooper	Present
Joe Fedorchak	Present
Carl Morrison	Absent
David Duffer	Present
Doug Dwyer	Present

COUNTY STAFF PRESENT

Peter Drinkwater, SD County Airports Director
Bo Donovan, Fallbrook Airport Manager
Leeann Lardy, SD County Projects Manager, Airports-Real Estate

MINUTES

The minutes from the August 2007 meeting were approved. The motion was made by Mr. Fedorchak , seconded by Mr. Cooper and was approved with 4 ayes, 0 nays.

COMMITTEE BUSINESS

Mr. Fedorchak's resignation was acknowledged, effective at the conclusion of this meeting. The Committee then recommended for consideration two (2) members of the Airpark community as Mr. Fedorchak's replacement. Those gentlemen are Mr. Charlie Cobb and Mr. Ken Kalbfell. These recommendations will be passed along to the Board of Supervisors, with comment by County Airports staff. The motion was made by Mr. Dwyer and seconded by Mr. Cooper. It was passed, 4 ayes, 0 nays.

The current Committee member's reappointment for an additional term was noted.

Mr. Dwyer presented to the Committee, for discussion, a letter addressed to the Board of Supervisors. This letter requested the Board appoint an individual or entity, independent of the Department of Public Works, to resolve issues raised by public members of the Airpark community. The letter would state there had been public comment at past FAAC meetings alleging that staff has not appropriately directed County funds and applied for available Federal Aviation Administration funding for the development of the Airpark.

Mr. Dwyer felt that the letter was needed because the Committee does not have the expertise to determine if recent public comments had any merit and they do not want to keep going in circles with one member of the public saying the County Airports staff is not proceeding appropriately and staff having to repeat the same explanation.

There was considerable discussion regarding this letter. Mr. Drinkwater pointed out that the FAA and State Aeronautics already had served as an unbiased third party and they supported County Airports' plan. If the Board were to take the action requested within the letter, it may generate additional expense, distract staff and negatively impact the work goals in place to finalize EIR Study, the Master Plan and the mandated FAA process. Mr. Fedorchak and Mr. Cooper indicated surprise at the draft letter and did not support sending the proposed letter.

Because the letter was not a published Agenda item, it could not be voted on and was tabled for the February meeting.

NEW AIRPORT LEASES

Ms. Lardy presented the outlines for new leases for L18 Corporation and Aircraft Hanger Management. (See attachments)

Regarding the L18 Corporation lease, a motion was made by Mr. Cooper and seconded by Mr. Dwyer to recommend to the Board of Supervisors that they approve the lease. The motion was passed, with 4 ayes, 0 nays.

Regarding the L18 Corporation lease, a motion was made by Mr. Dwyer and seconded by Mr. Fedorchak to recommend to the Board of Supervisors that they approve the lease. The motion was passed, with 4 ayes, 0 nays.

DIRECTOR'S REPORT

Mr. Drinkwater informed the Committee of the resignation of Jeff Hebreo from his position as Administrative Analyst III and that a search is underway for a replacement.

COMMENTS

Ms. Lila MacDonald spoke on behalf of Fallbrook Youth Baseball (FYB) and expressed concerns regarding the term of their lease agreement and its cancellation clause. Ms Lardy assured Ms. MacDonald that it was not the intention of the County to terminate their agreement to accommodate another use. It was pointed out that a \$1.00 per year agreement was not possible because of the FAA's grant assurance policies. Ms. Lardy explained the FAA requires Airports receive fair market value for

non-aeronautical use. County staff has proposed a very reasonable rent, offered a generous credit for the use of the Erosion Control Center and offered to continue its \$5,000.00 credit for sponsorships for another year. This was as far as they could go without jeopardizing federal funding projects for the entire County Airports system. Mr. Drinkwater reminded the FYB Board that County Airports staff was still willing to help with creative solutions to the monthly lease payments and Mr. Dwyer also stated that Friends of Fallbrook Community Airpark were available to assist in fund raising. Other members of the FYB Board expressed similar concerns.

Mr. David Mahlum expressed concern for the lack of focus, as to the Master Plan and its funding process and anything counterproductive that would cause additional delays. He gave examples such as the constant bickering and battles over the processes within the Master Plan and FAA funding and what has and hasn't been done in the past, going back several years, and continually being brought before the Committee.

Mr. Cobb and Mr. Kalbfell also spoke briefly and expressed their desire to serve, if selected, on the Committee.

CORRESPONDENCE

There was no correspondence to report.

STAFF/MANAGER'S REPORT

Mr. Donovan reported on the following:

- The EIR Study Report is now ready for its 45 day community comment/review period. It is expected to be placed before the community in mid December. Given that time line, it is expected to be ready for submission to the Board of Supervisors by February or early March.
- The Airpark's involvement in the fire fighting response and the airport's NOTAM closure during the fires was discussed. Mr. Donovan expressed pride in the Airpark's response and its ability to serve the Fallbrook area community in this way.
- Mr. Donovan expressed concerns over security issues, namely the theft of fuel and runway incursions. Additional budget for full weekend security guard coverage has been approved by the Director and will begin this weekend and continue through the end of January. The airport community was also asked to be aware of these kinds of things and to report them, in detail, as soon as possible.

- Noise complaints. Only one, from a gentlemen one mile off the approach end of Runway 18. Mr. Donovan will be meeting with the gentleman both at the airport and his home to work the problem.
- Operations count. 4,788 for the month of October, no doubt spiked by the fire fighting aircraft traffic. The pace is 36,677 for the year.
- Leasehold compliance. The Committee asked the Airport manager to look into all of the unsightly salvage and building materials being stored on the AHM leasehold.

Mr. Donovan reported that the Storm Water Inspection that forced a clean up on the Aberle leasehold was being complied with and should be completed by this Wednesday. Mr. Donovan will conduct a follow up inspection November 30, 2007.

NEW BUSINESS

The Committee's Year End Report has been drafted. A motion was made by Mr. Dwyer and seconded by Mr. Duffer to approve the report with typo corrections and additions. The motion passed with 4 ayes, 0 nays.

Mr. Donovan informed the committee that meeting dates for 2008 had been confirmed with the Fallbrook Public Utilities District.

SET AGENDA FOR NEXT MEETING

The next regularly scheduled meeting is scheduled for Monday, February 4, 2008 at 7:00 P.M. at the Fallbrook Public Utilities District's meeting room. The Committee would like to discuss at that meeting:

New Committee member selection/nomination status

The Chairman's letter to the Board of Supervisors

Confirmation of the Committee's Year-End Report

Approval of the minutes from the May 2007 meeting

The scheduling process for Special FAAC meetings

Staff follow up on requests

EIR Status Report

ADJOURN

A motion was made by Mr. Cooper to adjourn the meeting and was seconded by Mr. Dwyer. It was approved with 4 ayes, 0 nays. The meeting was adjourned at 8:54 P.M.

Bo Donovan
Airport Manager
Fallbrook Community Airpark