Fallbrook Airpark Advisory Committee

Fallbrook Community Airpark ♦ 2155 South Mission Road ♦ Fallbrook, CA 92028 ♦ (760)723-8395

Tom Wilson
Chairperson

Thomas Bowman
Vice Chairperson

David Duffer
Fallbrook Representative

Phil Delaney
Fallbrook Representative

Ken Kalbfell
Fallbrook Representative

The regular meeting was called to order on Monday, August 3, 2026, at 7:02 p.m. at the Fallbrook Public Utility District, located at 990 East Mission Road, Fallbrook, CA 92028.

ROLL CALL	Members present represent a quorum.
Tom Wilson	Present
Thomas Bowman	Absent
Ken Kalbfell	Present
Phil Delaney	Present
David Duffer	Present

COUNTY OF SAN DIEGO STAFF PRESENT

Jamie Abbott, Deputy Director—Public Works, County of San Diego Airports Division

Ursla Null, Program Coordinator—Land Use and Environment Group, County of San Diego Airports Division

Meadow Chase, Airport Manager, Fallbrook Community Airpark, County of San Diego Airports Division

PUBLIC COMMUNICATION

There was no public communication.

APPROVAL OF MINUTES

The minutes from the Monday, May 4, 2026, regular meeting were noted and approved without changes. Motion was made by Mr. Ken Kalbfell and Mr. David Duffer to approve without changes, passing with the ayes of all present.

AIRPORT DIRECTOR'S REPORT (Jamie Abbott)

Mr. Jamie Abbott provided a requested update on the Operations Building replacement at Fallbrook Airpark. Mr. Abbott stated that it may be possible for an outside party or entity to construct an Operations Building replacement at Fallbrook Airpark and lease or sell it upon completion to the County of San Diego Airports, as proposed originally by Mr. Thomas Bowman. He encouraged any outside party interested in leasing and constructing facilities on

airport property at Fallbrook Airpark to reach out to the County of San Diego Airports to discuss details.

Mr. Abbott provided a requested update on the environmentally sensitive areas and species habitats at Fallbrook Airpark. Mr. Abbott stated that the information currently available on the environmentally sensitive areas and species habitats at Fallbrook Airpark was based on biological data from the 2006/2007 Master Plan and Program Environmental Impact Report (PEIR) for Fallbrook Airpark, with no updated biological studies or habitat assessments having been conducted or completed at Fallbrook Airpark to supersede said documents.

PROPOSED CHANGES TO SCHEDULE OF RATES AND CHARGES (Jamie Abbott and Ursla Null)

Mr. Jamie Abbott and Ms. Ursla Null presented on proposed changes to the Schedule of Rates and Charges. Ms. Null stated the proposed amendment to the Schedule of Rates and Charges was administrative only and would reauthorize low-value, short-term leasing under Government Code 25537 at a higher monthly rent, establish new fees in the Schedule of Rates and Charges that were previously collected as rent, and make minor adjustments to language to clarify language. The FAAC requested copies of the Schedule of Rates and Charges with the proposed changes incorporated for their review prior to acceptance of a motion. The FAAC requested to postpone the motion to a special meeting on a proposed date and time of Monday, August 31, 2026, at 7:00 p.m., to be held virtually via Zoom and to cover the proposed changes to the Schedule of Rates and Charges.

REAL PROPERTY'S REPORT (Jamie Abbott On Behalf Of Carmela Gutierrez)

On behalf of Ms. Carmela Gutierrez, Mr. Jamie Abbott stated the biennial leasehold compliance inspections of the aviation leases at Fallbrook Airpark due in 2026 were postponed to Fall 2026 due to weather and will be scheduled by the County of San Diego Airports Real Property Department directly with the master lessees.

AIRPORT MANAGER'S REPORT (Meadow Chase)

Ms. Meadow Chase reported no security items at Fallbrook Airpark. On the subject of contracted security services at Fallbrook Airpark, Mr. David Duffer brought to the attention of the County of San Diego Airports that contract security officers at Fallbrook Airpark appeared to no longer be conducting interior patrols of Fallbrook Airpark as otherwise directed in the Site-Specific Post Orders and on-site training, based on the first-hand observations of airport tenants and conversations in person between airport tenants and said contract security officers. Ms. Chase stated her intentions to investigate and remedy as needed with the current contractor for security services at Fallbrook Airpark. The FAAC expressed their support for the contract security officers continuing to conduct both exterior and interior patrols of Fallbrook Airpark.

Under maintenance items, Ms. Chase reported routine maintenance tasks had been conducted and completed at Fallbrook Airpark, to include mowing, soil stabilizer application, sweeping,

restriping, and tree trimming. She also reported littering remained a recurring issue in the Viewing Area.

Ms. Chase stated the monthly operations counts at Fallbrook Airpark for May 2026, June 2026, and July 2026 were unavailable, pending computer equipment replacements and upgrades and troubleshooting of the physical traffic counter by the manufacturer.

NEW BUSINESS

There was no new business.

COMMITTEE MEMBERS' COMMENTS

There were no committee members' comments.

ADJOURNMENT

The proposed date, time, and location were set for a special meeting on Monday, August 31, 2026, at 7:00 p.m., to be held virtually via Zoom and to cover proposed changes to the Schedule of Rates and Charges. The date, time, and location were also set for the next regular meeting on Monday, November 2, 2026, at 7:00 p.m., to be held in person at the Fallbrook Public Utility District located at 990 East Mission Road, Fallbrook, California 92028 if available. Mr. Ken Kalbfell made a motion for the meeting to be adjourned at 8:16 p.m. Mr. Phil Delaney seconded. The motion carried.

By Meadow Chase
Meadow Chase, FAAC Secretary