

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
THE EAST KERN AIRPORT DISTRICT
July 3, 2007**

The Board of Directors of the East Kern Airport District duly met for a Regular Meeting at the District Offices in the Administration Building at Mojave Airport, Mojave, California, at the hour of 2:00 o'clock p.m. on Tuesday, July 3, 2007.

President Balentine called the meeting to order and led those assembled in the Pledge of Allegiance.

The Clerk called the roll and the following Directors were present: Balentine, Painter, Rutan and Walker. Also present were the District's General Manager, Stuart Witt, Director of Business Operations, Tom Weil and Deputy Counsel, Scott Nave.

President Balentine presented the Agenda. Upon motion by Director Rutan, seconded by Director Painter and unanimously carried, it was:

RESOLVED: That the agenda be approved as submitted.

CONSENT CALENDAR

President Balentine presented the Consent Calendar. Director of Business Operations requested change to Bob White's lease to include his wife Jean as an addition on the agreement. Upon motion by Director Painter, seconded by Director Rutan and unanimously carried, Consent Calendar was approved as submitted with change noted above.

3A) Minutes of June 19, 2007:

RESOLVED: That the Minutes of the Regular Meeting of June 19, 2007 be approved as submitted and further reading thereof be waived.

3B) Bob and Jean White Lease: District Staff has reviewed the proposed lease and determined that the project is exempt under CEQA title 14CCR Section 15301 and General Manager is authorized to file a notice of exemption, as necessary.

RESOLVED: That Lease Agreement with Bob and Jean White be approved as submitted for ground lease site #940 (approximately 1,680 sq.ft.) and the President and Secretary authorized to execute the same on behalf of the District.

3C) Mike and Sally Melvill Lease: District Staff has reviewed the proposed lease and determined that the project is exempt under CEQA title 14CCR Section 15301 and General Manager is authorized to file a notice of exemption, as necessary.

RESOLVED: That Lease Agreement with Mike and Sally Melvill be approved as submitted for ground lease site #975 (approximately 2,100 sq.ft.) and the President and Secretary authorized to execute the same on behalf of the District.

NEW BUSINESS:

DIRECTOR OF BUSINESS OPERATIONS REPORT

4A) General Fund Check Registers 06/15/07 – 06/28/07: Upon motion by Director Painter, seconded by Director Rutan and unanimously carried, it was:

RESOLVED: That Board approve checks on register date June 15, 2007 in the amount of \$111,159.42, checks on register date June 22, 2007 in the amount of \$40,943.73 and checks on register date June 28, 2007 in the amount of \$4,677.99.

GENERAL MANAGER'S REPORT

4A) High Desert Wireless Broadband Communication: Staff discussed with Board quotation from High Desert Wireless Broadband Communications for the pre-purchase and installation of six wireless 5.350 GHz radios and Base Station equipment for EKAD fire system as part of FAA Grant #03-06-154-19 for TSA Phase II Security Project. General Manager noted that cost of radios will be recovered when grant funding is received in October of this year. Upon motion by Director Walker, seconded by Director Painter and unanimously carried, it was:

RESOLVED: That Board approve the pre-purchase of six wireless 5.350 GHz radios and base station equipment at an amount not to exceed \$15,502.70.

4B) Mojave Chamber of Commerce: General Manager discussed Mojave Chamber of Commerce request for District's financial support for the 70th Annual Gold Rush Days. The Mojave Chamber will be commemorating the 131st Anniversary of the founding

of the town of Mojave. General Manager recommended supporting the event in the range of \$250 to \$500. Director Rutan made a motion to authorize \$200.00 which was seconded by Director Walker. After further discussion, Director Balentine recommended that District support this event in the amount of \$500.00 since the airport is an integral part of the community and this is an excellent PR opportunity. Director Walker withdrew her second to the motion and Director Rutan withdrew his motion. Upon Motion by Director Walker, seconded by Director Painter and unanimously carried, it was:

RESOLVED: That Board approve Mojave Chamber of Commerce request for District's participation in the form of an advertisement sponsorship in support of Mojave Gold Rush Days in an amount not to exceed \$500.00.

4C) Negative Declaration for Mojave Airport Master Precise Development Plan:

Background – At the time the Mojave Specific Plan was approved by Kern County, the County added a Precise Development (PD) Plan overlay to the existing zoning throughout the downtown Mojave area, including the Mojave Airport. This action resulted in the need for applicants of projects to prepare a Precise Development Plan for proposed construction and development projects which require county land use approvals, and request review and approval from the County prior to obtaining some types of building permits. This requirement also affected construction and development projects on Mojave Airport property. To expedite County processing for proposed development projects on Airport property, the County recommended Airport prepare a single Master PD Plan, which will cover the land-side (non airfield) portion of the Airport ownership. Currently the County requires each individual proposal/applicant to prepare their individual PD Plans at the County (prior to getting building permit approvals) which can result in delays in getting projects approved and constructed. Once approved by Kern County, the Master PD Plan for the Airport will allow new construction projects at the Airport (which require land use approvals from the County) to be expedited, as long as the type of proposed project has been generally identified in the Master PD Plan. In some circumstances, certain projects will still have to be reviewed by the County; however, most projects on the Airport will be able to by-pass a formal PD Plan review and separate CEQA analysis at the County. As currently contemplated, the Airport will have initial review authority for projects prior to being

submitted to the County for approval. This local approval authority will be based on the County's pre-approved Master PD Plan. General Manager read opening statement regarding the plan process as follows: A draft Master PD Plan was developed by EKAD consultants and staff and has been informally reviewed by the Kern County Planning Department. The goal of the PD Plan is to identify general parameters for development throughout the Airport, and define where, and under what circumstances, specific types of development should occur.

The Draft Master PD Plan and accompanying Initial Study were prepared and distributed for review and comment during a 30 day comment period. The Initial Study utilized information contained in the Mojave Specific Plan and Specific Plan EIR, since development at the Mojave Airport was included in the overall analysis in the Mojave Specific Plan EIR. The Initial Study, proposed Negative Declaration and Notice of Intent to adopt a Negative Declaration were delivered via California Overnight to the State Clearinghouse on May 11, 2007, and were also mailed directly to other agencies and interested individuals listed in the Appendix of the Initial Study. The Notice of Intent was also published in the Bakersfield Californian on May 16, 2007 and in the Mojave Desert News on May 17, 2007.

The EKAD received three comment letters on the Initial Study. Letters were received from the following:

1. Office of Planning and Research (dated June 12, 2007)
2. California Department of Transportation/District 9 (dated May 30, 2007)
3. California Public Utilities Commission (dated June 1, 2007)

One comment email was received from:

1. Kern County Air Pollution Control District (dated June 8, 2007)

The letters and email did not oppose the project or the proposed Negative Declaration and the issues raised will be addressed by other agencies, or have been clarified relating to minor technical corrections needed in the Master Precise Development Plan. No environmental impacts will occur with the approval of the project. Copies of the comment letters and email and the Response to Comments are attached to this staff report.

This Final Draft Mojave Airport Master PD Plan text was modified from the text

included as the Project Description for the Initial Study. The revisions are based on comments received on the Initial Study and changes were made for clarification purposes only. Upon motion by Director Painter, seconded by Director Walker and unanimously carried, it was:

RESOLVED: That Board adopts the Negative Declaration for the Mojave Airport Master Precise Development Plan; to authorize filing of the Notice of Determination and that General Manager be authorized to execute documents on behalf of District.

CLOSED SESSION

Board adjourned to Closed Session to discuss Real Property Negotiations. Upon motion by Director Walker, seconded by Director Painter and unanimously carried, it was:

RESOLVED: That the Board adjourn to Closed Session.

Board reconvened to Open Session.

CLOSED SESSION REPORT

The General Manager updated the Board on the status of lease negotiations with The Spaceship Company. No action was taken and no other items were discussed.

ADJOURNMENT

There being no further business to come before the Board, the Chair adjourned the meeting at 2:48 p.m.

RESOLVED: That the regular meeting of July 3, 2007 be and the same is hereby adjourned.

President

ATTEST:

Secretary

(SEAL)

