

Tehachapi Airport Hangar Owners Association
Organized under the California Pilots Association, a 501c3 Corp.
POB 940, Tehachapi, CA 93581
661-822-2827

July 18, 2016

Certified Mail, Return Receipt Requested

Tehachapi City Council Members
Grimes, Nixon, Wiggins, Wahlstrom, Smith
115 S. Robinson St.
Tehachapi, California 93561

CC: Mr. Greg Garrett, City Manager,
City of Tehachapi

City of Tehachapi Community
Development Department

Kern County Board of
Supervisors

Mr. Glen Stephens, P.E., Air
Pollution Officer, EKAPCD
2700 "M" St., #302
Bakersfield, California 93301

Re: City of Tehachapi plan to negate the need to accomplish NEPA document required by the FAA as a condition for constructing a dirt motocross track at the Tehachapi Municipal Airport, within the City Limits of Tehachapi

Dear Council Members,

The Tehachapi Airport Hangar Owners Association ("TAHOA") is dedicated to the preservation of the Tehachapi Municipal Airport AND represents hangar owners who have made a long-term financial investment at the airport, in the form of airplane hangar ownership.

All members are currently bound to the City of Tehachapi via their hangar Lease Agreement and are in "good standing", with the same. It is also clear that each hangar owner invested at the Tehachapi Airport based on

the continued safe, properly maintained and viable operation of the airport provided by the City of Tehachapi.

Historical perspective:

The City of Tehachapi unveiled their "Event Center" to the public during the City Council meeting on April 15, 2013. At no time after this date was any attempt made by the City of Tehachapi to reach out to any TAHOA member to discuss this project or the impact it may have on the continued safe and viable operation of the Tehachapi Municipal Airport. As quoted in the Tehachapi News article dated April 23rd, 2013, City Manager Greg Garrett made the comment, "We'll continue to have open dialog with the community, the council and anybody that wants to participate. It's not set in stone." (as written). It is not clear who the "dialog" was with but it was not any TAHOA member, past or present.

You may recall that on or around April 9, 2013, the City of Tehachapi Airport Commission held its regularly scheduled meeting (Note: the Airport Commission was abolished by the Tehachapi City Council in December of 2013 and no representation exists between the hangar owners and the City Staff). A primary discussion item presented during this meeting was the "Event Center". It was stated by former Airport Manager Tom Glasgow, "the FAA must approve anything to do with use of airport grounds". "In addition to knowing that it is compatible with aviation, planes flying and what kind of buildings you're going to have there," he said, "they want to know that you're charging a fee and making money for the airport."

Unfortunately, neither the City Manager nor the Airport Manager took action on the very words conveyed to the public. Our discussions with the FAA (and Caltrans) reveal no information nor request for review/approval for the "Event Center" was made until approximately 3 weeks ago when something changed and FAA Planner, Mr. George Buley, was assigned to the project. Had the City of Tehachapi started the process at the inception of the "Event Center", this community would be well provisioned to understand any issues or challenges that may exist. They did not.

Obviously, the FAA response (to the Event Center project and specifically the motocross track) was not what the City of Tehachapi expected, otherwise the City would not be frantically working to avoid the National Environmental Protection Act (NEPA) requirements by spinning off the from

the associated portion of the Tehachapi Municipal Airport and thus negate the NEPA requirement.

Environmental Impact Reports (EIR's) and the NEPA process are in place to protect the citizens from substances and conditions that the State and Federal Government have determined to be hazardous. You cannot buy a new car without a catalytic converter so why should the citizens of Tehachapi buy a new facility when the essence of its operation will create certain air and noise pollution?

It is the position of TAHOA that any action which may impact the safe and viable operation of the Tehachapi Airport be discussed with TAHOA members and be agreed only by Lease Agreement amendment or by City Council resolution regarding the matter. Please remember, the City has not spoken to any airport hangar owners or airport users about anything related to this proposal.

The City Council must take decisive action and stop any action related to subdividing the Tehachapi Municipal Airport solely to negate the NEPA requirement of ensuring public health and safety. The City perpetually claims the Airport Enterprise Fund is "in the red" but as most know, accounting practices allow numbers to be manipulated, as needed. Stop the appraisal, stop the dissection of the airport, stop the devaluation of our mutual investments and stop bleeding this airport into failure.

If the only acceptable option is to spend tax payer funds to ensure the process is accomplished in a transparent manner, so be it. Otherwise, consider stopping the project in its entirety and protect the health of the public's poor in Ashe Village and the private financial infrastructure of airport hangar owners at the Tehachapi Municipal Airport.

Sincerely,

Kenneth R. Hetge
Acting President,
Tehachapi Airport Hangar Owners Association

From: Michael Kopriva [REDACTED]
Sent: Monday, July 18, 2016 4:56 PM
To: Christopher B. Kirk <Chris@tehachapicityhall.com>
Subject: Airport Land Reclassification

Dear Sir,

It has come to my attention that the City of Tehachapi intends to designate approximately 70 acres as non-aviation use property that the City of Tehachapi may then use or lease for other purposes. In addition, in past City Council meetings the City of Tehachapi has expressed interest in using the property for a dirt bike track. I implore you to please reconsider this detrimental action and encourage the others on the council to do likewise for several reasons.

First, assuming that the property were to be used for this purpose the amount of dust and particulate matter created from dirt bike tracks is a safety of flight hazard due to reduced visibility. Additionally, dust ingested by aircraft engines will have a long term effect and will reduce the life of those engines.

Secondly, the health of an airport and the propensity to bring growth, industry, and jobs is directly proportional to the treatment of the airport by the City Council. The reclassification of approximately 70 acres of airport property as non-aviation sends a clear message to any business considering the use of the Tehachapi airport that the City Council does not value local business and industry and therefore Tehachapi is not a fertile location for business growth. This has already been seen through the exit of Icon Aircraft to the Nut Tree Airport where the local city went above and beyond to attract business to their airport.

Thirdly, your airport is one of the pride and joys of Tehachapi, especially considering the huge aviation community from Mojave Spaceport and Edwards AFB. The action of designating the property as non-aviation will be detrimental to the airport, will discourage business development, and will negatively impact the City of Tehachapi's image and desirability as a place to live and work. Once again, please reconsider this detrimental action.

Sincerely,

Michael Kopriva

(Tehachapi: Pilot, Engineer, Homeowner, and Airport User)

From: Chris Chaney [mailto: [REDACTED]]
Sent: Monday, July 18, 2016 9:57 AM
To: Christopher B. Kirk <Chris@tehachacityhall.com>
Subject: Tehachapi Airport

Dear Mr. Kirk,

As a local aerospace engineer living in Tehachapi, I'm concerned about a proposed ordinance to be voted on tonight that will allegedly rezone airport land for other purposes.

Proximity to TSP and the exciting group of locals who frequent it was a major factor in my selection of Tehachapi as a place to live two years ago. The airport and the people and projects located there are instrumental in attracting and retaining aerospace minded residents, many of whom are engineers working in the valley at Scaled Composites, TSC, BAE, Northrop, and Edwards.

With hanger space at TSP such a commodity, I am distressed to hear that local airport property may be seeded for other uses, which may prevent the expansion of the airport to meet the growing needs of the community. Please take into account the effect of a well-supported general aviation airport and its property on the retention of aerospace minded residents as you vote tonight.

Thank you.

Chris Chaney

Design Engineer

Scaled Composites, LLC

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From: Erik Lassen [mailto: [REDACTED]]
Sent: Monday, July 18, 2016 10:08 AM
To: Christopher B. Kirk <Chris@tehachapicityhall.com>
Subject: Dirt Bike Motorcross Track

Dear Mr. Kirk,

I'm currently a tenant at the Tehachapi airport, and there are a number of pilots and hanger owners who are concerned and worried about the proposed dirt bike track development that city hall is considering. When I've asked the other owners about what the plans include, no one can exactly explain the scope and size of the proposed development, other than its trying to re-zone 70 acres from the current airport property.

Do you have a project summary, map or any other type of document that better explains the proposed changes so that we can better understand the size and scope? I've heard that the meeting for the council to vote on this matter is tonight, is that correct?

Thanks,

Erik Lassen

[REDACTED]

[REDACTED]

Tehachapi, CA 93561

[REDACTED]

From: Josh Sinclair [mailto: [REDACTED]]
Sent: Monday, July 18, 2016 10:08 AM
To: Christopher B. Kirk <Chris@tehachapicityhall.com>
Subject: motocross track at the airport?!

Chris,

Is there any truth to the rumor that there are plans to build a motocross track at the airport? As a Tehachapi homeowner, taxpayer and pilot I do not support this. There are plenty of other places to build a motocross track that will not throw dirt in the air and affect aircraft operations.

Is the city planning on selling the land or leasing it? I do not support any efforts to sell taxpayer owned land to private developers, especially if that land is part of a service like the airport.

Also this sounds like a project that will have strong opposition and most likely involve litigation. As a member of the Citizens Board Oversight Committee for the hospital, I saw how much money was wasted on litigation... on a facility that is NEEDED by the community. I do not support any of our tax dollars being wasted on litigating a project that is NOT NEEDED by the community and could easily be built somewhere less controversial.

Josh Sinclair

From: hugh shane [mailto: [REDACTED]]
Sent: Monday, July 18, 2016 1:03 PM
To: Christopher B. Kirk <Chris@tehachapicityhall.com>
Cc: Ken Hetge < [REDACTED]>
Subject: proposed conversion of airport property to dirt bike track

Sir,

I am contacting you to express my disapproval of the City's plan to spin off approximately 70 acres of the Tehachapi Municipal Airport and permanently declare it as "non-aviation" in order to then convert it to a dirt bike track. Doing so will degrade the utility of the airport and demonstrates a blatant disregard for aviation safety. There are plenty of other places in the region that could be turned into a dirt bike track, while airports like ours are valuable, scarce resources that should not be compromised without very good reason.

Sincerely,

Hugh A. Shane

Tehachapi, CA

From: Roger Hayes [mailto: [REDACTED]]
Sent: Monday, July 18, 2016 11:39 AM
To: Christopher B. Kirk <Chris@tehachapicityhall.com>
Subject: Spin Off 70 acre parcel from airport

Mr. Kirk

Assistant City Manager

I am the President and co-owner of Sierra Technical Services located at 101 Commercial Way, Unit D on the Tehachapi Airport.

Sierra Technical Services recently moved to the Tehachapi specifically because of the availability of potential growth opportunities for our business.

We purchased Unit D late last year and are in negotiations to purchase Unit A – ICON Aircraft’s original main facility.

Our purchase of Unit A is awaiting City Council’s 1st right of refusal for this property.

Our business is in a substantial growth period with multiple opportunities for additional very rapid growth – similar to what ICON experienced a few years ago.

We have located at the Tehachapi airport for various reasons – available facilities and a large pool of professional and technical staff that can meet our rapid growth plans.

Unlike ICON, we do plan to remain and grow in the Tehachapi area.

Although I do not have all the details and have only recently moved up to the Tehachapi area I am concerned with a proposal to spin-off a large plot of land from the Airport and plans to use this area for a motocross track. [REDACTED]

There is a motocross track in Lancaster that was allowed to be installed against the freeway adjacent to the Antelope Valley Fairgrounds (Avenue H and I-14). [REDACTED]

I have driven by that motocross track numerous times where the blowing dust from the motocross track caused substantial driving hazards to traffic along the freeway.

On several occasions, I have witnessed almost “white out” conditions from dust from this motocross track. [REDACTED]

I believe the owners try to take steps toward keeping the dust down by spraying large amounts of precious water on the track but sometimes this is inadequate.

In most cases they do an excellent job controlling the dust with large amounts of water. However, that is not always the case.

[REDACTED]

A motocross track located adjacent to the Tehachapi Municipal Airport can easily cause dangerous conditions to aircraft arriving and/or departing the airport property.

The only way to prevent the track from creating large dust storms is by spraying large amounts of water on the track during their races or practices.

Without wasting this water, the dust storms are most likely to create dangerous flight conditions for aircraft incoming and/outgoing the Tehachapi airport.

In addition to the safety-of-flight issue, the dust can create problems for both homeowners and businesses like mine. We build composite aerospace structures and do require clean and dust-free environments.

Additionally, can we afford to use our precious water to try to control the dust to prevent a dangerous condition?

I do support the desire of the city to provide such recreational facilities in the Tehachapi area, but strongly urge you and the City Council to reconsider approving these plans due to public safety and seek an alternative site that does not pose risk to aircraft traffic and/or highway traffic.

Please reconsider the location for this proposed motocross track to an area much further away from the airport and freeway.

Thanks

Roger Hayes

[REDACTED]

Sierra Technical Services, Inc.

[REDACTED]

Tehachapi, CA. 93561

[REDACTED]

www.sierratechnicalservices.com

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From: Yvonne Dunlap [REDACTED]

Sent: Monday, July 18, 2016 4:33 PM

To: Christopher B. Kirk <Chris@tehachapicityhall.com>

Subject: re:motocross trax

I am a concerned citizen and home owner here in the lovely Golden Hills area.

I am VERY concerned about the city allowing that VERY noisy sport in our town.

I just happen to live off of a area where just two cyclist sneak on to, the noise and dust is unbelievable ..and that is just from two bikes.

The safety of the airport would also be in jeopardy. It is a ongoing task to keep runways clear of debris, the dust it would kick up for pilots taking off and landing.

Need I remind our community of the value of our airport in times of disaster. It is a much needed resource for everyone whether one is a pilot or not.

I am begging to to protect our most valuable resource.

Respectfully yours,

Yvonne Dunlap

[Sent from Yahoo Mail on Android](#)

From: Ed Dunlap [mailto:edunlap@teahachapicityhall.com]
Sent: Monday, July 18, 2016 4:40 PM
To: Christopher B. Kirk <Chris@teahachapicityhall.com>
Subject: Proposed motocross track

Dear sir,

I am writing to protest the proposed motocross track slated for the Tehachapi airport area. As a pilot, flight instructor and regular user of the airport, the parceling of space for the purpose of a public motorcross track raises multiple concerns including:

Use of airport property - The FAA has a responsibility to ensure the safety of the public in the air and on airport real estate. This proposal should not proceed another moment without their analysis and report.

Noise - I travel regularly past motocross facilities on highway 395 near Adalanto and highway 14 in Lancaster. The noise, smoke and dust created by these bikes is simply unacceptable for an area within the city. It is apparent that anyone who supports this proposal is not aware of just how much noise they create. Weekends and holidays will become a time to leave town for those that live nearby, just to get away from the noise. Dust, smoke and debris Whatever revenue this track may generate, risks greater loss from unhappy residents once they hear the noise.

Safety - Having a track this close to the airport invites hazards that can potentially cause incidents, accidents and injury. Pilots landing and taking off will be impacted by reduced visibility from the blowing dust, which could cause an accidents and injury.

I implore you to reconsider this proposal. You are putting our wonderful community at great risk. Please consider the long term impact before you proceed. Be sure residents really understand what will happen and how it will negatively affect them.

Respectfully,

Edward Dunlap

Golden Hills/Tehachapi Resident

From: William Brown [mailto: [REDACTED]]
Sent: Monday, July 18, 2016 4:41 PM
To: Christopher B. Kirk <Chris@tehachapicityhall.com>
Cc: Ken Hetge < [REDACTED] >
Subject: Splitting off FAA land from Tehachapi Municipal Airport

This email is regarding the separation of land from the Tehachapi Municipal Airport to build a motocross track. I am in opposition of this proposed plan as it can create unsafe situations for local pilots. Further more, there are safety concerns for those patrons of the proposed motocross park.

The Tehachapi Municipal Airport is more than just a recreational airport for the local pilots such as;

- 1) local businesses - these companies. bring revenue and industrie to Tehachapi.
- 2) Emergency Operations - the most recent benifit of this airport was the support ALL local residents benifited from, the mudslides. A great majority of the locals were helped by the pilots who flew those stranded (both in Tehachapi whom could not get out and those that were in other cities such as Mojave and California City) that could not get home. The local pilots did this on their own time and at no charge. Events like this could break a community, however the pilots that donated their time and money were a big part of the city feeling close and keeping that sense of community which is why we live in Tehachapi.

Not to mention, motocross tracks are extremely loud and create large amounts of dust and dirt, not to mention the amount of traffic that would be created on the local streets in that area. One must think of the extra law enforcement that will be needed when large events are to take place, these events often include a large amount of campers, and drinking. The revenue you believe you will make will be going out for the safety of the community.



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www.aopa.org

July 18, 2016

The Honorable Susan Wiggins
Mayor
City of Tehachapi
115 South Robinson Street
Tehachapi, CA 93561

RE: Release of Tehachapi Municipal Airport Property

Dear Mayor Wiggins,

The Aircraft Owners and Pilots Association (AOPA) represents 350,000 pilots, aircraft owners, and aviation enthusiasts, of which 34,000 reside in the State of California. AOPA is committed to ensuring the continued viability, growth, and development of airports across the United States. According to the staff report provided in the agenda packet for tonight's City Council meeting, the City is considering options for the future of land that is currently on airport property but being used for non-aeronautical purposes.

We understand there is a desire to develop a motocross track on this property, however, the pathway that has been provided by the Federal Aviation Administration (FAA) is being viewed by some as too costly and time consuming. As an alternative, city staff has proposed a sale of the property from the airport to the City as a means to shorten the timeframe and lower the cost of environmental compliance.

Specifically, the FAA has stated that such development plans would prompt a requirement for an environmental assessment. The cost of such an environmental assessment is estimated at approximately \$100,000. While this amount is not negligible, at least 90% of this cost is eligible for Airport Improvement Program funding. The City would only be liable for about \$10,000 of the cost. As the City receives a guaranteed entitlement of \$150,000 per year for Tehachapi Municipal Airport, in addition to other programmed funds, the people of Tehachapi should not be lead to believe that such an environmental assessment is a barrier.

While proceeds from the sale of the land would be deposited to the airport enterprise fund, this one-time payment comes at the expense of future revenue resulting from use of the property. The sale would also reduce the size of the airport and further limit future airport development. The airport is already partly encroached by roads and residential development on land that will likely never become available for airport use. AOPA encourages the City to consider the positive

economic impact of Tehachapi Municipal Airport and recognize that the airport is a public asset worth protecting. AOPA also encourages the City to gain a complete understanding of FAA requirements under "Option 2" and "Option 3" prior to committing to a decision as these requirements have not been fully represented in the staff report.

Thank you for considering our comments. If I may be of further assistance, please contact me at 202-609-9702 or adam.williams@aopa.org.

Sincerely,



Adam Williams
Manager, Airport Policy
AOPA

CC:

Mayor Pro-Tem Kim Nixon
Councilmember Phil Smith
Councilmember Ed Grimes
Councilmember Dennis Wahlstrom