



U.S. Department
of Transportation
**Federal Aviation
Administration**

Western-Pacific Region
Airports Division
Safety and Standards Branch

777 S. Aviation Blvd., Suite #150
El Segundo, CA 90245

January 25, 2023

Mr. Cody Roggatz
Director of Aviation
County of Humboldt
Department of Aviation
3561 Boeing Avenue
McKinleyville, CA 95519

Land Use Compliance Inspection

Dear Mr. Roggatz:

This letter is in regard to the land-use compliance inspection of Humboldt County Airports which includes California Redwood Coast-Humboldt County Airport (ACV), Murray Field (EKA), Garberville (O16), Rohnerville (FOT), Dinsmore (D63) and Kneeland Airport (O19) between August 13, 2018 and August 24, 2018. Robert Lee, Airports Compliance Specialist, Safety & Standards Branch, Western Pacific Region; George Aiken, Airports Regional Compliance Specialist, Safety & Standards Branch Western Pacific Region; Cathryn Cason, Lead Airports Compliance Specialist, Office of Airport Compliance and Management Analysis conducted the inspection.

This letter serves to close the Land Use Inspection. The Airport has satisfactorily addressed all the findings identified in the inspection to include:

- The airport must reconcile disparities between conveyance documents (all land acquired by the airport, less three land releases approved by FAA), the 5010 and the ALP. A report documenting all disparities and corrective actions needed must be sent to this office for review.
 - Between April 30, 2021, and January 28, 2022, the County submitted multiple studies, appraisals and lease updates identifying corrective action measures to correct disparities. Additionally, the County received Airport Improvement Program Project Number 03-06-0010-049-2021, for an Airport System Study, which includes updates to all ALPs.
- The County must review all leases and other airport property use agreements and amend the documents as necessary to include the following: Standard Subordination clause, reference requiring the tenant's compliance with the airport's minimum standards, and an escalation clause. Lease review should also ensure that all applicable leases are in compliance with the FAA Hangar Use Policy.
 - County approved updated Lease Agreements on December 14, 2021, to meet required criteria.

- The County must inventory all non-aeronautical uses of airport land at the six, County-owned airports, and provide a list of non-aeronautical uses to FAA for acknowledgement and approval. Once approved, all non-aeronautical land uses must be identified on the ALP. All future/proposed non-aeronautical uses of airport land must be submitted to FAA for review and approval, prior to the granting of a land release.
 - County has inventoried all non-aeronautical uses at its six County owned Airports and provided supporting documentation in January 2022. County is incorporating FMV for non-aeronautical uses.
- Humboldt County must immediately submit financial information for the California Redwood Coast - Humboldt County Airport (ACV) to the FAA. This submittal is required by the FAA Authorization Act of 1994, and should be sent via FAA Form 5100-126, and FAA Form 5100-127.
 - Confirmed and closed on May 6, 2021.
- The County must set and charge rates to make the airport system as self-sustaining as possible. The airport should periodically conduct an appraisal report of airport facilities to ensure that rental/lease rates are periodically adjusted to reflect fair market value for non-aeronautical leases, and an appropriate lease/rental rate for aeronautical leases and rentals.
 - December 14, 2021 –Humboldt County approved General Aviation Lease and Use Agreement Template and the Non-Commercial Aircraft Storage License Agreement Template based on Rental studies completed in April 2021, for all six airports to promote self-sustainability and include language that includes periodic adjustments.
- Fiscal Year 2017 Single Audit and Passenger Facility Report
 - June 16, 2021 - Addressed by the County of Humboldt Office of the Auditor - Controller

We appreciate the work that has been done over the last several years to resolve the issues within the land use inspection corrective action plan. If there are any questions, please contact me at (424) 405-7272 or by email at victor.globa@faa.gov.

Sincerely,

Victor Globa
Airport Compliance Program Manager

cc: Laurie Suttmeier, Manager, San Francisco Airports District Office
Amy Choi, Assistant Manager, San Francisco Airports Districts Office
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