



**AGENDA**  
**CITY OF GUSTINE**  
**AIRPORT COMMISSION**  
**COUNCIL CHAMBERS, CITY HALL**  
**352 5<sup>th</sup> STREET GUSTINE, CALIFORNIA**  
**Teleconference Line (408)650-3123**  
**Access code: 624-344-989**  
**SEPTEMBER 8, 2020 – 6:30 P.M.**

In accordance with State and County "stay-home" orders and in an effort to protect public health and prevent the spread of COVID-19 (novel coronavirus), the City of Gustine will conduct the Airport Commission meeting in accordance with the Governor's Executive Order N-29-20 as follows:

1. Council Chambers at City Hall will be closed to the public. The Airport Commission encourages the public to join the meeting from your computer, tablet or smartphone by following the link: <https://global.gotomeeting.com/join/624344989> or via telephone by dialing (408)650-3123 access code: 624-344-989
2. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may do so by joining the meeting virtually or by dialing in via telephone. Members of the public who choose to use the teleconference line are urged to place themselves on MUTE while listening in order to reduce static and background noise. A list of telephone keypad commands is available immediately following the Airport Commission agenda in the agenda packet. Alternatively, members of the public may provide comment on an item by submitting an email to the City Clerk at: [mcorrea@cityofgustine.com](mailto:mcorrea@cityofgustine.com). Email comments will be read aloud at the meeting and included in the record, and will be subject to the same three (3) minute time limit when read aloud. Please include the agenda item in the subject line of the email. All email comments must be received by 5:00 p.m. on Tuesday, September 8, 2020 to be included in the meeting.
3. If you have questions or require accommodation, please contact the City Clerk's office at (209) 854-9407 as soon as possible.

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**CALL TO ORDER - PLEDGE OF ALLEGIANCE**

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**ROLL CALL**

Commission Members: vacant – Ramos – Lucas – Villalobos – Chairperson  
Anderson – Ex-Officio Turner

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**PUBLIC COMMENT**

*Members of the audience may address the Airport Commission on any item that has been described in the notice for the meeting before or during consideration of that item and may step to the podium, state their name and City of Residence for the record and make their presentation. Please limit presentations to three minutes.*

*Members of the public, who have questions regarding a specific agenda item, may comment on that item before consideration of that item, when recognized by the Chair.*

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**CITY OF GUSTINE AIRPORT COMMISSION CONSENT AGENDA**

**1. Minutes of the June 9, 2020 Regular Meeting**

*Recommendation: Review and approve*

## **CITY OF GUSTINE AIRPORT COMMISSION ADMINISTRATIVE AGENDA**

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### **2. DISCUSSION & DIRECTION: Projects for Inclusion in the Airport Capital Improvement Program**

1. *Receive Staff Report*
2. *Receive Public Comment*
3. *Hold discussion and provide Staff with direction*

### **3. DISCUSSION & DIRECTION: Hangar Replacement/Repair Options**

1. *Receive Staff Report*
2. *Receive Public Comment*
3. *Hold discussion and provide Staff with direction*

## **AIRPORT MANAGER REPORT**

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## **COMMISSIONER REPORTS**

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## **ADJOURNMENT**

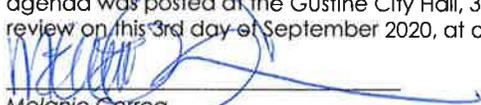
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### **Note:**

1. *In compliance with the Americans with Disabilities Act, a disabled person requesting a disability-related modification or accommodation to participate in this meeting, must contact City Hall at (209) 854-6471 or (209) 854-2127 (fax). Requests must be made as early as possible, preferably one-full business day before the start of the meeting.*
2. *Any document provided to a majority of the Airport Commission regarding any item on this agenda is available for public inspection during normal business hours at the front counter of City Hall located at 352 5<sup>th</sup> Street, Gustine, CA. Documents or writings received after the general distribution of the agenda are also available for inspection.*

### **CERTIFICATION**

I, Melanie Correa, Deputy City Clerk, do hereby declare under penalty of perjury that the foregoing agenda was posted at the Gustine City Hall, 352 5<sup>th</sup> Street, Gustine CA and made available for public review on this 3<sup>rd</sup> day of September 2020, at or before 2:00 p.m.

  
\_\_\_\_\_  
Melanie Correa

## GUSTINE AIRPORT COMMISSION MEETING LOGIN / DIAL-IN INSTRUCTIONS

Web Login:

<https://global.gotomeeting.com/join/624344989>

Dial in: (408) 650-3123

Access Code: 624-344-989

Dial-in Participants:

The following keypad commands are available to those who dial-in to attend the meeting telephonically:

- **\*6** – Mute or unmute your audio.
- **\*3** – Turn "on-hold" beeps on or off
- **\*4** – Hear a menu of keypad commands available to you.

In accordance with Executive Order N-29-20 and the State's proclamation of emergency regarding the threat of the COVID-19 virus, all members of the public are encouraged to abide by local and state public health recommendations, including but not limited to the CDPH's imposition of "social distancing" requirements to allow space of 6 feet per person at public events.

In order to comply with these measures and still provide public access to the City Council's meeting, the City is temporarily providing a free online meeting platform and a free teleconference line in which members of the public may login, or call-in and participate in the meeting, which is available by logging into the above website address or by dialing: (408) 650-3123; access code: 624-344-989.

**MINUTES OF THE  
GUSTINE AIRPORT COMMISSION  
REGULAR MEETING  
JUNE 9, 2020**

**CALL TO ORDER - PLEDGE OF ALLEGIANCE**

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Chairperson Anderson advised of the meeting modifications available to the public in accordance with the Executive Order N-25-20, as stated on the meeting agenda. Chairperson Anderson called the meeting to order at 6:30 P.M. and conducted the pledge of allegiance.

**ROLL CALL**

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Commissioners: Ramos, Villalobos, Ex-Officio Turner, Chairperson Anderson

Staff Present: Airport Manager Jami Westervelt and Administrative Analyst Amanda Trigo

**PUBLIC COMMENT**

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There was no public comment.

**CITY OF GUSTINE AIRPORT COMMISSION CONSENT AGENDA**

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**1. Minutes of the February 11, 2020 Regular Meeting**

*Recommendation: Review and approve*

Chairperson Anderson introduced the consent calendar. Commissioner Villalobos made a motion to approve the February 11, 2020 minutes. The motion was seconded by Chairperson Anderson and carried 3-0.

**CITY OF GUSTINE AIRPORT COMMISSION ADMINISTRATIVE AGENDA**

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**2. Committee Organization: Election of a Committee Chairperson**

1. Receive Staff Report
2. Receive Nominations
3. Receive Public Comment
4. Consider a motion to elect a Committee Chairperson

Airport Manager Westervelt introduced the staff report. There was no public comment. Commissioner Villalobos made a motion to re-elect Chairperson Anderson as the Committee Chairperson. Commissioner Ramos seconded the motion and it was carried 3-0.

**3. DISCUSSION: Fly-In Planning**

1. Hold discussion

Airport Manager Westervelt started the discussion off by informing the Commission that the Fly-In is considered part of Phase 4 of the Governor's plan to re-open and inquired whether or not the Commission members wanted to continue the plan for a 2020 Fly-In, or postpone the event until next year due to the current Covid-19 pandemic. Chairperson Anderson relayed that she was concerned about the amount of people who would attend, to which Commissioner Villalobos agreed. Commissioner Ramos inquired on whether or

not we would be able to contact pilots prior to knowing if the event would still take place, to see if they would be willing to commit to the event, to which Airport Manager Westervelt advised. Ex-Officio Turner advised that it was a lot of time and money to put into an event we are unsure will be approved. All Commissioners were in agreeance that the 2020 Fly-In be postponed until October of 2021.

#### **AIRPORT MANAGER REPORT**

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Airport Manager Jami Westervelt advised that although the Airport Fence and Gates project was completed, there was an accident that damaged over 100 feet of the Airport Fence. She advised that the Airport received \$30,000 from the Cares Act that can be used for maintenance costs and that the money would be used for regular operations and maintenance. She advised that gate cards had been issued to tenants. She further advised that the fuel pump repair is not in the budget this fiscal year and that they are tentatively planning to fix it next fiscal year. Lastly, she advised that she had received some interest in hangar availability, and that there is a waiting policy that has not been updated for several years.

#### **COMMISSIONER REPORTS**

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Commissioner Villalobos advised that he had nothing to report.

Chairperson Anderson welcomed Commissioner Ramos to the Commission,

Commissioner Ramos advised that he had nothing to report.

Ex-Officio Turner advised that he had nothing to report.

#### **ADJOURNMENT**

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Commissioner Villalobos made a motion to adjourn the meeting. The motion was seconded by Commissioner Ramos. The meeting adjourned at 6:53 P.M.

**ATTEST:**

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**DEPUTY CITY CLERK**



ITEM NO. 2

## AIRPORT COMMISSION AGENDA ITEM

**SEPTEMBER 8, 2020**

**PREPARED BY:** Jami Westervelt, Airport Manager

**SUBJECT:** Discuss Projects for inclusion in the Airport Capital Improvement Program (ACIP)

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### **BACKGROUND/DISCUSSION**

The Federal Aviation Administration (FAA) requires the City to review and approve its Airport Capital Improvement Program (ACIP) submission on a yearly basis. The FAA includes the submission in its internal FAA document that serves as its primary planning tool. FAA states it uses the document "to identify and prioritize critical airport development and associated capital needs for the National Airspace System. It also serves as the basis for the distribution of grant funds under the Airport Improvement Program (AIP)."

The City submitted the attached ACIP document last year. Since that time, the City completed the drainage project from the previous ACIP under budget. Therefore, the City will have funds to carry forward into the updated document, which could move forward timeline of completion of some of the projects on the list.

At the meeting, staff will be asking Commission members to contribute input on capital improvement projects at the airport within the next five to seven years. This input will help inform the update to the ACIP, which the Commission will need to approve at the following meeting.

### **RECOMMENDATION**

Hold discussion and provide direction.

### **EXHIBIT(S)**

A) 2020-2024 Airport Capital Improvement Program (ACIP)

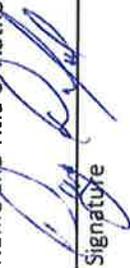
FIVE YEAR ACIP

Airport: Gustine Municipal Airport  
Sponsor: City of Gustine, CA  
Date: October 2019

Federal Fiscal Year	Project Description	Requested Federal Funding	Proposed Local Funding	Estimated Total Project Costs
2020	Airport Layout Plan Update (Funding Year)	\$ 157,500	\$ 17,500	\$ 175,000
	Subtotal 2020	\$ 157,500	\$ 17,500	\$ 175,000
2021	Airport Layout Plan Update (Continuation)	\$ 157,500	\$ 17,500	\$ 175,000
	Subtotal 2021	\$ 157,500	\$ 17,500	\$ 175,000
2022	Runway Surface Rehabilitation (Design and Construction)	\$ 450,000	\$ 50,000	\$ 500,000
	Subtotal 2022	\$ 450,000	\$ 50,000	\$ 500,000
2023	Extend Parallel Taxiway, Phase 1 (Design)	\$ 198,000	\$ 22,000	\$ 211,111
	Subtotal 2023	\$ 198,000	\$ 22,000	\$ 211,111
2024	Extend Parallel Taxiway, Phase 2 (Construction Phase 1)	\$ 450,000	\$ 50,000	\$ 500,000
	Subtotal 2024	\$ 450,000	\$ 50,000	\$ 500,000

Doug Dunford, City Manager

Name and Title of Authorized Representative



Signature

12/17/19

Date



ITEM NO. 3

## AIRPORT COMMISSION AGENDA ITEM

**SEPTEMBER 8, 2020**

**PREPARED BY:** Jami Westervelt, Airport Manager

**SUBJECT:** Discuss Hangars and Options for Repair / Replacement

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### **BACKGROUND/DISCUSSION**

The City of Gustine offers hangars for lease at Gustine Airport. The City owns the permanent hangars at the airport, while individuals own each of the four portable "T" hangars, located near the fueling station. The privately owned hangars are all in acceptable condition.

The conditions of each permanent hangar vary from very good to complete disrepair, with the latter being the result of severe wind events that took place at the airport in recent years. The City received FEMA funds to repair some of these hangars from one of the incidents. However, the funds call for repair of the structure. At the time of this report, staff has been unable to secure a vendor willing and interested to do repairs on any part of the existing metal buildings. While these repairs seem straightforward, the fact remains that the companies that have access to the type of materials and equipment needed generally sell new buildings and this is a more profitable prospect. The FEMA amount did not match the estimates staff has received for replacement of even one hangar.

Staff has fielded some interest in renting hangars in the last year, but the City cannot rent out the open hangars that are in disrepair. The callers have expressed interest in the airport due to the current rental rates. Gustine Airport rental rates have not increased since 2008. The City opted not to raise the rates for rentals in its recent update of City fees, again due to the condition of the hangars.

The situation is not unique for small, general use airports in the Central Valley. The Airport budget is very tight, with limited funding sources that do not provide enough funding to replace multiple hangars.

FAA funds a small amount of Capital Improvements yearly for each airport but the list of other required and needed runway and grounds improvements will take up ACIP allocations for the City for some time. FAA staff shared with airport staff that it is rare for the FAA to fund hangars and, if so, it has happened only

after the airport has completed work on all other priority needs (Master Plan, Layout Plan, Runway Improvements and more).

Staff continually seeks grant opportunities through other sources but has not yet had success identifying a viable potential grant source for hangar improvements.

If the Airport borrows the funds to replace hangars from any source, the loan would require proof of sufficient revenue to make loan payments on the loan. Should the Commission wish staff to approach the Council for such a loan, a plan to repay would still be required.

Another option Commission members previously inquired about is one in which the airport offers tenants the opportunity to pay for building hangars and forgo land rental costs until the hangar cost is repaid out of the rent offset. The challenge in these types of agreements is that the tenant-builder generally occupies the structure for such a long period of time that by the time the City owns the structure and can collect fees for the land and structure, the structure is at end of useful life. It is unknown the level of interest in this area for this type of agreement. However, legal Counsel would be required to insure that the agreement protects the interest of the Airport and the City.

Staff will ask Commission members for additional avenues to pursue and seek direction from the members on which option(s) they support.

### **RECOMMENDATION**

Hold discussion and provide direction.

### **EXHIBIT(S)**

- A) City of Gustine Municipal Airport Hangar Inspection Report (copy of report previously issued to Commission).

# City of Gustine Municipal Airport Hangar Inspection Report 2020

## **CITY OF GUSTINE**

PO BOX 16 - 352 5<sup>TH</sup> STREET

GUSTINE CA 95322

OFFICE (209) 854-6471 – Fax (209) 854-2127

[www.cityofgustine.com](http://www.cityofgustine.com)



**CITY OF GUSTINE**  
**JANUARY 2020 AIRPORT HANGAR INSPECTIONS**

February 4, 2020

Inspections of the City of Gustine Municipal Airport Hangars were conducted on January 13<sup>th</sup> and 20<sup>th</sup>, 2020 by Jami Westervelt, Economic/Community Development Director and Airport Manager; Dan Arnold, Interim Public Works Director; and Mike Brinkman, contract Building Official. Personnel completed these inspections to assess life safety and health violations, general structural conditions of Hangars, and to determine if any lease agreement violations exist. This document contains a detailed assessment of each hangar, as well as a summary list of findings from these inspections.

*NOTE BY CITY: The photos herein include planes in the hangars or on the grounds the day of the inspections. The photos do not make up a full representation of all the tail numbers based at Gustine Airport.*

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Hangar # or Description: 1 Date of Inspection: 1-13-2020

Aircraft in Hangar Information:

Number: **N2738L** Notes on aircraft: 172 H Cessna

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

**Very Good, no visible signs of repairs needed.**

Safety concerns (Check any boxes and add notes): **NONE**

- Fire Hazards \_\_\_\_\_
- Electrical amperage or other \_\_\_\_\_
- Modified wiring \_\_\_\_\_
- Hoisting mechanisms over struts or braces \_\_\_\_\_
- Hazardous materials \_\_\_\_\_
- Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping
- Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

**Excellent. Very well maintained.**

Items related to terms of the lease (Check any boxes and add notes): **NONE**

- Storage of non-aviation related property \_\_\_\_\_
- Any evidence of subletting \_\_\_\_\_
- Other \_\_\_\_\_

Other items of note:

**Tenant attended inspection and requested City put back flagpole he installed in the ground to the north of hangar. Due to safety concerns, City staff hammered it flat as it posed a tripping hazard. During inspection, City staff advised that installation by tenant was an unsafe change to airport property and advised the tenant not to attempt to install on airport property in this manner in the future.**

# Hangar #1



Hangar # or Description: 2 - Empty Date of Inspection: 1-13-2020

Aircraft in Hangar Information: **NONE**

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **Various exterior panels in disrepair, replace or reattach as needed;**
- **Sliding doors not working, needs to be rebuilt;**
- **West wall 4x4 center support off base, needs to be reset;**
- **Roof panels are damaged and missing. Entire roof panels and any dry-rotted roof rafters must be replaced.**

Safety concerns (Check any boxes and add notes): **NONE**

Fire Hazards \_\_\_\_\_

Electrical amperage or other \_\_\_\_\_

Modified wiring \_\_\_\_\_

Hoisting mechanisms over struts or braces \_\_\_\_\_

Hazardous materials \_\_\_\_\_

Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping

Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

**None - Empty**

Items related to terms of the lease (Check any boxes and add notes): **NONE**

Storage of non-aviation related property \_\_\_\_\_

Any evidence of subletting \_\_\_\_\_

Other \_\_\_\_\_

Other items of note:

## Hangar #2



Hangar # or Description: 3

Date of Inspection: 1-13-2020

Aircraft in Hangar Information: **NONE**

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **Sliding doors not working, needs to be rebuilt;**
- **Roof panels are damaged and missing. Entire roof panels and any dry-rotted roof rafters must be replaced.**

Safety concerns (Check any boxes and add notes):

X - Fire Hazards: **John Deere lawn tractor had battery charger plugged into electrical outlet for an unspecified time. Charger was unplugged.**

Electrical amperage or other \_\_\_\_\_

Modified wiring \_\_\_\_\_

Hoisting mechanisms over struts or braces \_\_\_\_\_

Hazardous materials \_\_\_\_\_

Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping

Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

**During inspection hangar was generally empty with some items left in Hangar.**

Items related to terms of the lease (Check any boxes and add notes): **NONE**

Storage of non-aviation related property \_\_\_\_\_

Any evidence of subletting \_\_\_\_\_

Other \_\_\_\_\_

Other items of note:

**Following inspection, tenant confirmed with Airport Manager that aircraft was in the shop the day of the inspection.**

# Hangar #3



Hangar # or Description: 4

Date of Inspection: 1-20-2020

Aircraft in Hangar Information: **Plane in Hangar had no numbers or identification, possible "Experimental".**

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **Sliding doors not working, needs to be rebuilt;**
- **Roof panels are damaged and missing. Entire roof panels and any dry-rotted roof rafters must be replaced.**

Safety concerns (Check any boxes and add notes):

Fire Hazards: \_\_\_\_\_

Electrical amperage or other \_\_\_\_\_

X - Modified wiring: **Overhead lights are not wired per code, use of extension cords not allowed.**

Hoisting mechanisms over struts or braces \_\_\_\_\_

Hazardous materials \_\_\_\_\_

Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping

Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

**Generally empty with some items left in Hangar. Hangar shows no evidence of recent use.**

Items related to terms of the lease (Check any boxes and add notes):

Storage of non-aviation related property \_\_\_\_\_

Any evidence of subletting\_

X - Other: **Provide correct plane identification on paperwork for file** \_\_\_\_\_

Other items of note:

# Hangar #4



Hangar # or Description: 5 Date of Inspection: 1-13-2020

Aircraft in Hangar Information:

Number: **N1953D** Notes on aircraft: Beachcraft Bonanza

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

**No issues with Hangar**

Safety concerns (Check any boxes and add notes):

- Fire Hazards: \_\_\_\_\_
- Electrical amperage or other \_\_\_\_\_
- Modified wiring: \_\_\_\_\_
- Hoisting mechanisms over struts or braces \_\_\_\_\_
- Hazardous materials \_\_\_\_\_
- Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping
- Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

**Excellent**

Items related to terms of the lease (Check any boxes and add notes):

- Storage of non-aviation related property \_\_\_\_\_
- Any evidence of subletting \_\_\_\_\_
- Other: \_\_\_\_\_

Other items of note:

# Hangar #5



Hangar # or Description: 6 – EMPTY Date of Inspection: 1-13-2020

Aircraft in Hangar Information:

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_  
Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_  
Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **No issues with Hangar structure**
- **There are no doors for Hangar, new doors and track needed.**

Safety concerns (Check any boxes and add notes):

- Fire Hazards: \_\_\_\_\_
- Electrical amperage or other \_\_\_\_\_
- Modified wiring: \_\_\_\_\_
- Hoisting mechanisms over struts or braces \_\_\_\_\_
- Hazardous materials \_\_\_\_\_
- Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping
- Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

Items related to terms of the lease (Check any boxes and add notes):

- Storage of non-aviation related property \_\_\_\_\_
- Any evidence of subletting \_\_\_\_\_
- Other: \_\_\_\_\_

Other items of note:

# Hangar #6



Hangar # or Description: 7 Date of Inspection: 1-13-2020

Aircraft in Hangar Information:

Number: **N40153** Notes on aircraft: **1946 Stentson**  
Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_  
Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **No issues with Hangar structure**
- **Doors appear in good condition; however, they do not operate (frozen).**

Safety concerns (Check any boxes and add notes): **NONE**

- Fire Hazards: \_\_\_\_\_
- Electrical amperage or other \_\_\_\_\_
- Modified wiring: \_\_\_\_\_
- Hoisting mechanisms over struts or braces \_\_\_\_\_
- Hazardous materials \_\_\_\_\_
- Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping
- Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

**Hangar in Fair condition; appears that the Hangar does not get frequently used.**

Items related to terms of the lease (Check any boxes and add notes):

- Storage of non-aviation related property \_\_\_\_\_
- Any evidence of subletting \_\_\_\_\_
- Other: \_\_\_\_\_

Other items of note:

# Hangar #7



Hangar # or Description: 8 Date of Inspection: 1-13-2020

Aircraft in Hangar Information:

Number: N6499E Notes on aircraft: \_\_\_\_\_  
Number: N3528 Notes on aircraft: Experimental  
Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **No issues with Hangar structure**

Safety concerns (Check any boxes and add notes):

- Fire Hazards: \_\_\_\_\_
- Electrical amperage or other \_\_\_\_\_
- X – Modified wiring: Front overhead lights not wire per code, use of extension cords not allowed
- X – Hoisting mechanisms over struts or braces: Items hung from rafters
- Hazardous materials \_\_\_\_\_
- Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping
- Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

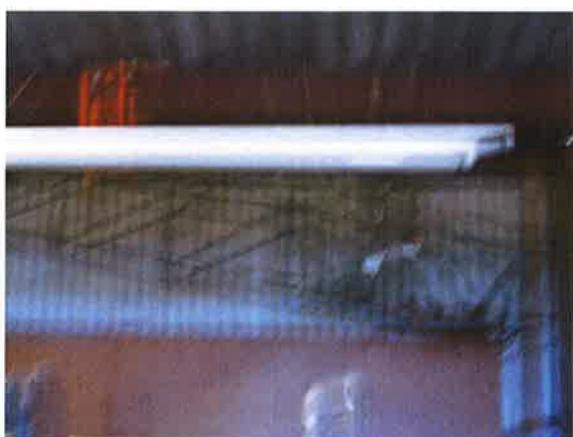
**Hangar in Good condition**

Items related to terms of the lease (Check any boxes and add notes):

- X – Storage of non-aviation related property Race Car parts and other car related items
- X – Any evidence of subletting Possible second experimental plane
- Other: \_\_\_\_\_

Other items of note:

# Hangar #8



Hangar # or Description: 9 – EMPTY Date of Inspection: 1-13-2020

Aircraft in Hangar Information:

Number \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_  
Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_  
Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **Hangar structure appears to be repairable; however, the entire roof rafters and covering must be installed. Missing roof damaged from storms.**
- **Doors appear to be in repairable condition.**

Safety concerns (Check any boxes and add notes):

- Fire Hazards: \_\_\_\_\_
- Electrical amperage or other \_\_\_\_\_
- Modified wiring: \_\_\_\_\_
- Hoisting mechanisms over struts or braces \_\_\_\_\_
- Hazardous materials \_\_\_\_\_
- Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping
- Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

Items related to terms of the lease (Check any boxes and add notes):

- Storage of non-aviation related property \_\_\_\_\_
- Any evidence of subletting \_\_\_\_\_
- Other: \_\_\_\_\_

Other items of note:

# Hangar #9



Hangar # or Description: 10 Date of Inspection: 1-13-2020

Aircraft in Hangar Information:

Number: N7667W Notes on aircraft: Cherokee 180

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **No issues with Hangar structure**
- **Doors appear in good condition.**

Safety concerns (Check any boxes and add notes): **NONE**

- Fire Hazards: \_\_\_\_\_
- Electrical amperage or other \_\_\_\_\_
- Modified wiring: \_\_\_\_\_
- Hoisting mechanisms over struts or braces \_\_\_\_\_
- Hazardous materials \_\_\_\_\_
- Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping
- Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

**Hangar in Excellent condition**

Items related to terms of the lease (Check any boxes and add notes): **NONE**

- Storage of non-aviation related property \_\_\_\_\_
- Any evidence of subletting \_\_\_\_\_
- Other: \_\_\_\_\_

Other items of note:

# Hangar #10



Hangar # or Description: 11 Date of Inspection: 1-13-2020

Aircraft in Hangar Information: **NONE**

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_  
Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_  
Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **No issues with Hangar structure**
- **Roof panels and various side panels have pinholes throughout that should be sealed.**
- **Doors appear in good condition.**

Safety concerns (Check any boxes and add notes): **NONE**

- Fire Hazards: \_\_\_\_\_
- Electrical amperage or other \_\_\_\_\_
- Modified wiring: \_\_\_\_\_
- Hoisting mechanisms over struts or braces \_\_\_\_\_
- Hazardous materials \_\_\_\_\_
- Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping
- Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

**Hangar in Good condition**

Items related to terms of the lease (Check any boxes and add notes): **NONE**

- Storage of non-aviation related property \_\_\_\_\_
- Any evidence of subletting \_\_\_\_\_
- Other: \_\_\_\_\_

Other items of note:

# Hangar #11



Hangar # or Description: 13 – EMPTY Date of Inspection: 1-13-2020

Aircraft in Hangar Information:

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **Hangar structure in very bad condition, there is damage to entire structure and recommended to be demolished.**

Safety concerns (Check any boxes and add notes):

- Fire Hazards: \_\_\_\_\_
- Electrical amperage or other \_\_\_\_\_
- Modified wiring: \_\_\_\_\_
- Hoisting mechanisms over struts or braces \_\_\_\_\_
- Hazardous materials \_\_\_\_\_
- Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping
- Other \_\_\_\_\_

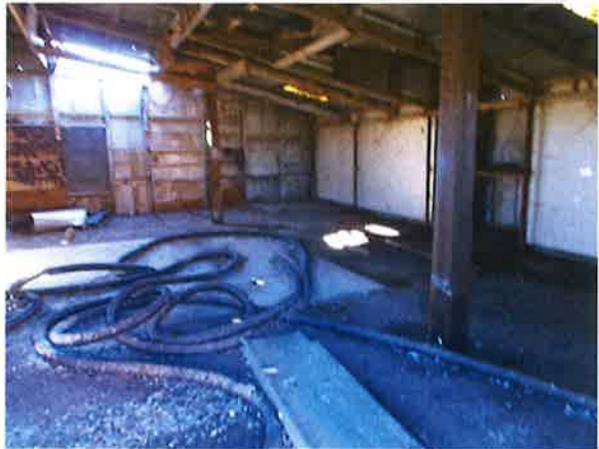
General maintenance by the tenant (Write notes below):

Items related to terms of the lease (Check any boxes and add notes):

- Storage of non-aviation related property \_\_\_\_\_
- Any evidence of subletting \_\_\_\_\_
- Other: \_\_\_\_\_

Other items of note:

# Hangar #13



Hangar # or Description: 15 Date of Inspection: 1-13-2020

Aircraft in Hangar Information:

Number: N8813B Notes on aircraft: Damaged Non-operational

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **No issues with Hangar structure**
- **Various roof panels are missing and entire roof should be replaced. Dry rot or damaged rafters should also be replaced.**
- **Doors are operational.**

Safety concerns (Check any boxes and add notes):

- Fire Hazards: \_\_\_\_\_
- Electrical amperage or other \_\_\_\_\_
- Modified wiring: \_\_\_\_\_
- Hoisting mechanisms over struts or braces: \_\_\_\_\_
- Hazardous materials \_\_\_\_\_
- Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping
- Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

**Hangar is cluttered with non-operational items.**

Items related to terms of the lease (Check any boxes and add notes):

- X – Storage of non-aviation related property Work truck
- Any evidence of subletting \_\_\_\_\_
- Other: \_\_\_\_\_

Other items of note:

# Hangar #15



Hangar # or Description: 16 Date of Inspection: 1-13-2020

Aircraft in Hangar Information: **NONE**

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **No issues with Hangar structure**

Safety concerns (Check any boxes and add notes):

Fire Hazards: \_\_\_\_\_

Electrical amperage or other \_\_\_\_\_

X – Modified wiring: **Overhead lights not wire per code, use of extension cords not allowed**

Hoisting mechanisms over struts or braces: \_\_\_\_\_

Hazardous materials \_\_\_\_\_

X – Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping: **Evidence of all listed above**

Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

**Hangar in Fair condition**

Items related to terms of the lease (Check any boxes and add notes):

X – Storage of non-aviation related property **Race Car, truck and other car related items**

Any evidence of subletting \_\_\_\_\_

Other: \_\_\_\_\_

Other items of note:

**Generally, in good condition**

# Hangar #16



Hangar # or Description: 17 Date of Inspection: 1-13-2020

Aircraft in Hangar Information: **Damaged and miscellaneous plane parts**

Number: \_\_\_\_\_ Notes on aircraft: No identification on planes

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **No issues with Hangar structure other than minor damage to rear portion of metal panel.**
- **Main Hangar doors not operating with mechanical motor.**

Safety concerns (Check any boxes and add notes):

Fire Hazards: \_\_\_\_\_

Electrical amperage or other \_\_\_\_\_

X – Modified wiring: Wiring for overhead door has exposed "J"-box wires near Hangar door motor.

Hoisting mechanisms over struts or braces: \_\_\_\_\_

Hazardous materials \_\_\_\_\_

Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping:

Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

**Hangar in Good condition**

Items related to terms of the lease (Check any boxes and add notes):

Storage of non-aviation related property \_\_\_\_\_

Any evidence of subletting \_\_\_\_\_

Other: \_\_\_\_\_

Other items of note:

# Hangar #17



Hangar # or Description: Porta Hangar – A Date of Inspection: 1-13-2020

Aircraft in Hangar Information:

Number: N8428M Notes on aircraft: Cesna 182

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **No issues with Hangar structure other than bottom rails in contact with ground have various rust damage.**

Safety concerns (Check any boxes and add notes): **NONE**

- Fire Hazards: \_\_\_\_\_
- Electrical amperage or other \_\_\_\_\_
- Modified wiring: \_\_\_\_\_
- Hoisting mechanisms over struts or braces: \_\_\_\_\_
- Hazardous materials \_\_\_\_\_
- Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping:
- Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

**Hangar in Excellent condition**

Items related to terms of the lease (Check any boxes and add notes):

- Storage of non-aviation related property \_\_\_\_\_
- Any evidence of subletting \_\_\_\_\_
- Other: \_\_\_\_\_

Other items of note:

# Porta Hangar – A



Hangar # or Description: Porta Hangar – B Date of Inspection: 1-13-2020

Aircraft in Hangar Information:

Number: NONE Notes on aircraft: Ultra-Light

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **No issues with Hangar structure other than bottom rails in contact with ground have various rust damage.**

Safety concerns (Check any boxes and add notes): **NONE**

- Fire Hazards: \_\_\_\_\_
- Electrical amperage or other \_\_\_\_\_
- Modified wiring: \_\_\_\_\_
- Hoisting mechanisms over struts or braces: \_\_\_\_\_
- Hazardous materials \_\_\_\_\_
- Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping:
- Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

**Hangar in Excellent condition**

Items related to terms of the lease (Check any boxes and add notes):

X – Storage of non-aviation related property: **Tire and truck camper shell**

X – Any evidence of subletting: **Possible evidence—aircraft inside does not belong to the current tenant.**

Other: \_\_\_\_\_

Other items of note:

**Owner of aircraft and the tenant on the lease were present at the inspection.**

# Porta Hangar – B



Hangar # or Description: Porta Hangar – C Date of Inspection: 1-13-2020

Aircraft in Hangar Information:

Number: 10RKH Notes on aircraft: Phantom 103

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **No issues with Hangar structure other than bottom rails in contact with ground have various rust damage.**

Safety concerns (Check any boxes and add notes): **NONE**

- Fire Hazards: \_\_\_\_\_
- Electrical amperage or other \_\_\_\_\_
- Modified wiring: \_\_\_\_\_
- Hoisting mechanisms over struts or braces: \_\_\_\_\_
- Hazardous materials \_\_\_\_\_
- Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping:
- Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

**Hangar in Excellent condition**

Items related to terms of the lease (Check any boxes and add notes):

- Storage of non-aviation related property: \_\_\_\_\_
- Any evidence of subletting: \_\_\_\_\_
- Other: \_\_\_\_\_

Other items of note:

**Tenant was present.**

## Porta Hangar – C



Hangar # or Description: Porta Hangar – D Date of Inspection: 1-13-2020

Aircraft in Hangar Information:

Number: N3DC Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **Bottom rails in contact with ground have various rust damage.**
- **Broken door spring.**

Safety concerns (Check any boxes and add notes): **NONE**

- Fire Hazards: \_\_\_\_\_
- Electrical amperage or other \_\_\_\_\_
- Modified wiring: \_\_\_\_\_
- Hoisting mechanisms over struts or braces: \_\_\_\_\_
- Hazardous materials \_\_\_\_\_
- Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping:
- Other \_\_\_\_\_

General maintenance by the tenant (Write notes below):

**Hangar in Fair condition but needs some cleanup of waste.**

Items related to terms of the lease (Check any boxes and add notes):

- Storage of non-aviation related property: \_\_\_\_\_
- Any evidence of subletting: \_\_\_\_\_
- Other: \_\_\_\_\_

Other items of note:

# Porta Hangar – D



Hangar # or Description: Quonset Hut & fenced yard Date of Inspection: 1-13-2020

Aircraft in Hangar Information: NONE

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Number: \_\_\_\_\_ Notes on aircraft: \_\_\_\_\_

Condition of the structure (Write notes below on structure itself):

- **No issues noted.**

Safety concerns (Check any boxes and add notes):

Fire Hazards: \_\_\_\_\_

Electrical amperage or other \_\_\_\_\_

Modified wiring: \_\_\_\_\_

Hoisting mechanisms over struts or braces: \_\_\_\_\_

X – Hazardous materials: **Possible improper storage/disposal of various products in fenced yard**

Evidence of spray painting, open flame torch, arc welding, sand blasting, paint stripping:

X – Other: **Electrical subpanel dead-front not installed over breakers.**

General maintenance by the tenant (Write notes below):

**Fair condition**

Items related to terms of the lease (Check any boxes and add notes):

Storage of non-aviation related property: \_\_\_\_\_

Any evidence of subletting: \_\_\_\_\_

Other: \_\_\_\_\_

Other items of note:

**Tenant was present for inspection. See concerns listed above.**

# Quonset Hut and Fenced Yard



## **Conclusion and summary of conditions**

**Hangar #1:** No issues with structure or any current lease violations.

**Hangar #2:** Needs significant repairs, currently not leased.

**Hangar #3:** Needs significant repairs, appears leased but not used.

**Hangar #4:** Needs significant repairs, appears leased but not used.

**Hangar #5:** No issues with structure or any lease violations.

**Hangar #6:** No issues with structure, just needs new doors.

**Hangar #7:** No issues with structure; needs door work; appears leased but not used regularly.

**Hangar #8:** No issues with structure; minor electrical violations; possibly lease violations of non-aircraft use.

**Hangar #9:** Needs significant repairs, currently not leased.

**Hangar #10:** No issues with structure or any lease violations.

**Hangar #11:** Minor issues with structure (roof), no lease violations.

**Hangar #12:** No Structure present.

**Hangar #13:** Significant damage to structure, recommend removal/demolition of structure.

**Hangar #14:** No Structure present.

**Hangar #15:** Needs significant repairs to roof and doors; possible lease violations of non-aircraft use.

**Hangar #16:** No issues with structure; minor electrical violations; possibly lease violations of non-aircraft use.

**Hangar #17:** No significant issues with structure; no lease violations.

**Porta Hangar – A:** Minor issues with structure (rusting metal rails). No lease violations.

**Porta Hangar – B:** Minor issues with structure (rusting metal rails); possibly lease violations of non-aircraft use.

**Porta Hangar – C:** Minor issues with structure (rusting metal rails); no lease violations.

**Porta Hangar – D:** Minor issues with structure (rusting metal rails and broken door spring); no lease violations.

**Quonset Hut & fenced yard:** Minor issues with structure (electrical, chemical storage). To be determined whether these constitute lease violations. No other visible lease violations.

Respectfully submitted:

Mike Brinkman  
Contract Building Official  
City of Gustine