MARISA K. BARRIE, PE
DIRECTOR

PUBLIC WORKS
COUNTY AIRPORTS
1960 JOE CROSSON DRIVE, EL CAJON, CA 92020
(619) 956-4800 FAX (619) 956-4801
www.sdcountyairports.com

March 5, 2025

ADDENDUM No. 1

REQUEST FOR PROPOSAL (RFP) – Long Term 50-Year Aviation Lease at Gillespie Field in El Cajon, California.

Addendum No. 1 forms a part of the contract documents and changes the original documents only in the manner and to the extent stated.

CHANGES:

1. "Purchase Existing Structures" section:
    a. Removed paragraph #1
    b. Removed "The bidders may choose to purchase…" and replaced with "The bidders shall purchase…"
    c. Removed the last sentence: "The sale price for the existing structures will be negotiated with the most qualified bidder. "
2. "Evaluation Criteria and Selection Process" section #2 "Revenue Arrangements":
    a. Removed "Sale of the structures…" and replaced with "Price offered for the sale of the existing structures …"

ADD:

1. "GUIDELINES AND REQUIREMENTS FOR PROPOSAL SUBMITTAL" section added the following details for the submission requirements:

"Parties participating in this proposal process shall submit:

- Letter of Interest/Business Plan (supplemented by conceptual plans for proposed leasehold improvements)
    - Who you are/Letter of Interest
        - Experience/Qualifications
        - Key individuals involved in the project and biographical statements of each person
    - Your proposal with detailed information of how you will meet the "Aviation Lease Objectives"

- Proposed rental rate structure
- Aviation business management concept and methods of operation (i.e. staffing, office hours, responsiveness to customer calls, etc.)
- Descriptions of construction materials, preliminary designs and conceptual plans for all Required Leasehold Improvements listed above
- Highlight proposed sustainability-enhancing projects
- Provide your estimated costs and timelines for each project
- Proposed purchase price for existing structures, note lump sum vs monthly payments
- Note the value/investment for all proposed Capital Improvements (minimum investment starting at $2,729,250)

- Outline Concept Benefits
- Detail Your Relevant Experience/Projects”

DELETE:

1. “GUIDELINES AND REQUIREMENTS FOR PROPOSAL SUBMITTAL” section: Delete **“**Acknowledgement of Review and Acceptance of Lease Terms”

To submit specific questions regarding this RFP, please contact the Properties Team by sending an email to the following three airport staff:

Carmela Gutierrez, Project Manager of Real Estate,

Carmela.Gutierrez@sdcounty.ca.gov;

Maru Cham, Sr. Real Property Agent,

Maru.Cham@sdcounty.ca.gov;

Ian Hodgson, Sr. Real Property Agent,

Ian.Hodgson@sdcounty.ca.gov

County of San Diego
Department of Public Works, Airports

Request for Proposals

"Long Term 50-Year Aviation Lease at
Gillespie Field in El Cajon, California"

COUNTY OF SAN DIEGO
Department of Public Works, Airports
Gillespie Field Administration Building
1960 Joe Crosson Drive
El Cajon, California 92020

Re-Issue Date: February 21, 2025

Proposals Due: April 18, 2025
5:00 pm (PST)

REQUEST FOR PROPOSALS

"Long Term Aviation Lease at Gillespie Field in El Cajon, California"

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- Letter of Interest / Business Plan
- Non-refundable Proposal Fee of $500.00
- Proposer's Questionnaire
- Airport Lease Economic Terms Form
- Offerors Disclosure Form

Additional Materials:

Attachment A – Market Rent Study – December 28, 2024
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TARGET TIMELINE

FOR REQUEST FOR PROPOSALS FOR LONG-TERM AVIATION LEASE AT GILLESPIE FIELD IN EL CAJON, CALIFORNIA

Description	Target Timeline
Publish RFP	January 6, 2025
Pre-Proposal Conference with Site Visit	January 9, 2025
Re-issued RFP	February 21, 2025
Submittal of proposals to County Due - 5:00 pm	**April 18, 2025**
Selection of Successful Proposal(s)	June 13, 2025
Finalize Lease Negotiations/ Sign Lease	July 18, 2025
Present Aviation Lease to Board of Supervisors	August 27, 2025
Lease Commencement	August 27, 2025

REQUEST FOR PROPOSALS
"Long Term 50-Year Aviation Lease at Gillespie Field in El Cajon, California"

The County of San Diego (County) is requesting proposals from qualified firms or individuals (Proposer(s)) interested in entering into a 50-year aviation ground lease with the County to manage, operate, rehabilitate, and maintain the existing aviation facilities situated on two parcels totaling (approximately 11 acres) of County-owned airport land located on the north-east side of Gillespie Field in the City of El Cajon, California.

The documents contained in this Request for Proposals (RFP) use the terms "proposal" and "offer," and "Proposer" and "Offeror" interchangeably.

INTRODUCTION

Gillespie Field (Airport) is a general aviation airport owned and operated by the County's Department of Public Works (DPW) within the municipal limits of the City of El Cajon. The Airport provides infrastructure, facilities, and services supporting general aviation communities.



Along with aviation-related facilities, the Airport includes three off-airport industrial parks developed in coordination with the airport land use compatibility plan. County Airports are self-funded through rents, leases, rates, and charges, and by federal and state grants. Revenue is used by DPW to ensure that all County airports are properly maintained and safe for airport users.

There are 19 aviation leaseholds located within the fenced aviation portion of the Airport. One of the largest leaseholds, occupying almost 11 acres, is Sky Harbor Hangars (Sky Harbor). The leasehold is improved with seven rows of aircraft storage hangars, varying in size. The leasehold is currently occupied, and it is expected that the tenants will remain in place upon commencement of a new lease between the successful proposer as the new Master tenant and the County. The new Master tenant will negotiate their terms with the current occupants and a new sublease will be needed between the Master tenant and the current occupants. The tenant mix is represented mostly by small general aviation aircraft and aircraft operators. Currently, the County of San Diego occupies a portion of

Hangar G and may enter a leaseback contract with the successful proposer. In addition, Mercy Air leases facilities and conducts its medevac helicopter maintenance operation from the Sky Harbor leasehold ramp area and will require a new lease with the new Master tenant.

To ensure the continuation of services to the existing general aviation clients of Sky Harbor, as well as to maintain a sustainable revenue stream for the County, the County desires to enter a new lease with a qualified and responsive party that would advance the Aviation Lease Objectives outlined in the following section of this RFP. Preference will be given to 50-year lease proposals.

Attachment A of this RFP refers to a Market Rent Study of the premises. Attachment B consists of a Commercial Property Condition Assessment performed by a certified inspector; Attachment C reports the findings of the San Diego County Fire Protection from April 2021. A current fire inspection is to be completed in the future in coordination with the winning proposer. Attachments D and E contain Federal Aviation Administration (FAA) technical data for Gillespie Field.

After the County's selection committee evaluation and ranking of proposers, the County will commence negotiating a lease with the highest-ranked proposer. If the County and the highest-ranked proposer cannot reach an agreement on the lease, the County may, at the County's sole discretion, terminate negotiations and elect to begin negotiations with the next highest-ranked proposer. The County may continue in this manner until the County successfully negotiates a lease and recommends approval to the Board of Supervisors or the County may elect to cancel this RFP. Proposers will be notified of the decision of the County's selection committee.

AVIATION LEASE OBJECTIVES

Upon approval of the lease by the County Board of Supervisors, the Lessee shall:

- **Rent the land:**
  Timely pay monthly rent for the lease of the land to the County. The initial monthly land rent will be subject to annual COLA increases, and periodic adjustments in accordance with the lease terms and line with other aviation leases at the Airport. The monthly rent for 10.971 acres at the current rate of $1451 per acre shall be $15,840.57 per month for a new lease over the land. The monthly rent for this lease is to be Triple Net (NNN), which means that the lessee is responsible for additionally paying property taxes, insurance, and maintenance costs of the leasehold upon commencement of the lease.
- **Purchase Existing Structures:**
  The bidders shall purchase the existing structures for a lump sum payment or a separate charge, paid monthly and subject to a charge of the current interest rate (Wall Street Prime) and 2% over the current index rate adjusted annually.

- **Make Capital Improvements:**

A capital investment starting at $2,729,250 is required to be added as improvements. The Capital Improvements shall be completed within the first 60 months of the lease. The Capital Improvements will be negotiated with the most qualified bidder.

- Continue the existing use of the leasehold as general aviation hangar storage as T hangars and Box hangars over Hanger Rows A through G of the leasehold totaling 149,040 square feet as depicted in the Site Description section. The selected proposer shall submit any plans to upgrade any portion of the Premises, to Real Property staff and must receive approval from the Director of Airports to confirm the upgrade falls within the current use of the premises, before beginning any building or construction project.

- Ensure a seamless transition of the leasehold from the County to the new Lessee, including transfer of utilities, telephone, and fire prevention monitoring system, providing continuous services to current tenants.

- Manage, operate, rehabilitate, and maintain the leasehold, in accordance with the terms of the lease and adhering to all applicable laws, rules, and regulations, including, but not limited to: County of San Diego Airports Minimum Standards; County of San Diego Airports Policies and Procedures; County of San Diego Airports Rules and Regulations; and Schedule of Rates and Charges and Use Control Policy, copies of which can be found on the County Airports' website at San Diego County Airports.

- Maximize environmental sustainability and economic viability of the Premises by conserving energy and water resources, recycling and reducing waste in day-to-day operations, and incorporating Leadership in Energy and Environmental Design (LEED) principles in any future tenant improvement and/or construction design. In addition, adhere to County Airports, "Airport Sustainability Master Plan". The plan can be found on the County Airport website: Sustainability Management Plan.

- The Capital Improvements shall be completed within the first 60 months of the lease. Capital Improvements shall include and not be limited to:
    1. Pavement rehabilitation to airport standards
    2. Replacement of existing perimeter fencing with an architectural fence or the current standard, (not chain-link or vegetation) designed to accommodate the following security enhancements:
        - ✓ Fence must be at least 8 feet or to current standards, (i.e. half wall with fence on top)
        - ✓ Adequate lighting must be installed along the fence line to prevent unobserved entry into the premises during darkness
        - ✓ 8'-high walkthrough gates with cypher locks
          Only two automatic vehicle access gates
        - ✓ Automatic drive-through gates must automatically close in the event of failure or power outage.

- ✓ Automatic drive-through gates must have a security access control system), which prohibits gate code sharing

  All plans for security fencing and or walls and access gates must be submitted to and approved by the County Airports Director before construction.

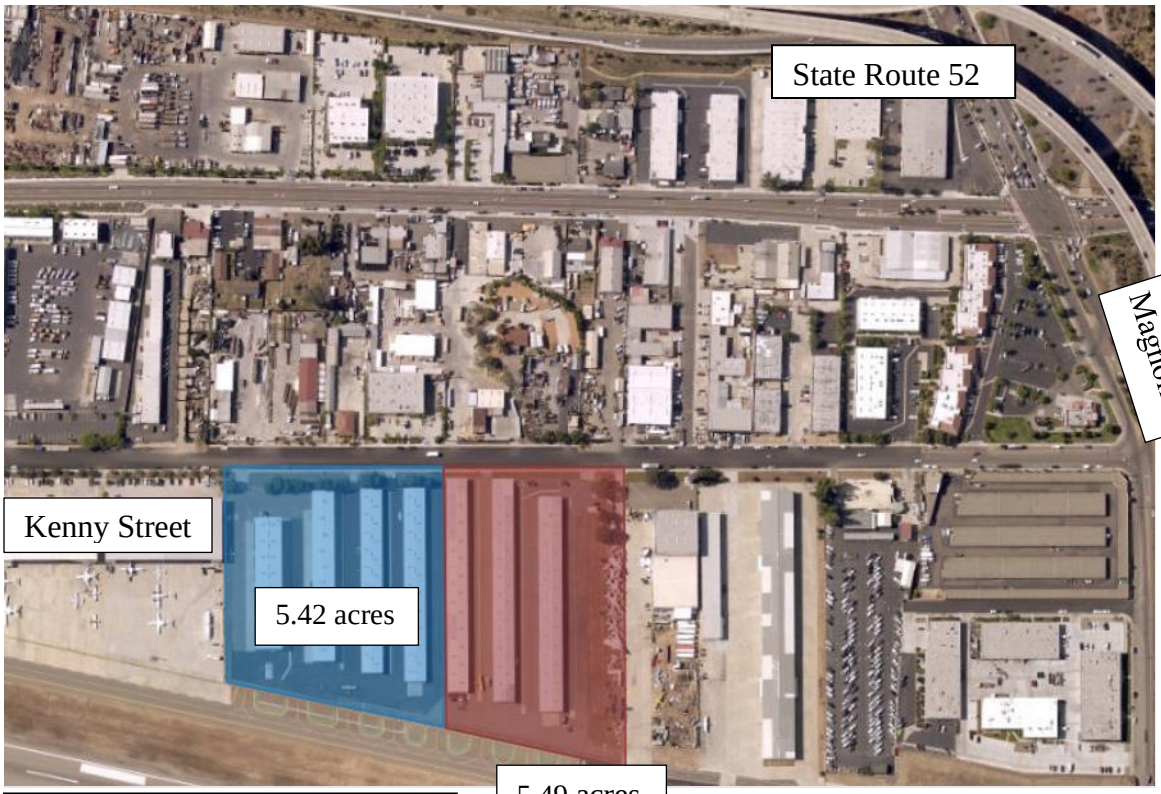
3. Parcel and mail drop boxes installed outside of the perimeter fence line to eliminate unescorted delivery ingress/egress.
4. Replacement of the existing grass areas with an aesthetically pleasing Xeriscaping (a combination of plant material, decorative rocks, artificial turf, etc. to reduce or eliminate the need for supplemental water from irrigation), in line with the “Airport Sustainability Management Plan”

Any plans for improvements shall require the County of San Diego, Department of Public Works, and Airport Director prior written approval, which may be withheld in the County’s sole discretion and must meet all current development standards and requirements (FAA, safety, stormwater, fire prevention, etc.). The date of Commencement of the term and monthly rent payments will be specified within the lease language before finalizing the Lease.

Any improvements shall be constructed in accordance with all applicable laws, codes, regulations, and ordinances. The selected proposer shall be solely responsible for obtaining all applicable permits.

PART 1 – SITE DESCRIPTION

The 10.917-acre property (Site) offered for an aviation lease consists of two parcels (5.42 acres and 5.49 acres), situated on the northeast side of Gillespie Field, at 425 Kenney Street, El Cajon, California. The Site is located on the edge of the municipal boundary of the City of El Cajon, abutting the City of Santee to the north, near several major San Diego highways: SR 52, SR 67, I-8, and SR 125.



The Site is improved with seven buildings, which contain aircraft storage hangars varying in type, size, and utility, as summarized in the table below:

Sky Harbor Hangars Existing Facilities

Building	Age	Sq/ft	Width	Length	Height	Type	Number
A	30	23520	48	490	16	Nested T-Hangar*	22
B	30	24480	48	510	16	Nested T-Hangar	23
C	30	23520	48	490	16	Nested T-Hangar	23
D	30	21120	48	440	16	Nested T-Hangar	21
E	30	18900	45	420	16	Nested T-Hangar	20
F	30	19500	50	390	20	Nested T-Hangar	10
G	30	18000	60	300	25	Box Hangar	4
** One Small Office*							

All measurements are approximate, the Proposer should confirm actual measurements.



The County is aware of the existing Padre Dam Easement located on the property, the approximate location of which is depicted in Attachment G.

The County does not guarantee any conditions or adequacy of any improvements, nor will the County provide any infrastructure or utilities.

There are two old monitoring wells on the property. Details are publicly available through RWQCB's GeoTracker website. The County strongly encourages parties participating in the proposal process to perform due diligence.

To submit specific questions regarding this RFP, please contact the Properties Team by sending an email to the following three airport staff:

Carmela Gutierrez, Project Manager of Real Estate,
Carmela.Gutierrez@sdcounty.ca.gov;

Maru Cham, Sr. Real Property Agent,
Maru.Cham@sdcounty.ca.gov;

Ian Hodgson, Sr. Real Property Agent,
Ian.Hodgson@sdcounty.ca.gov.

PART 2 – GUIDELINES AND REQUIREMENTS FOR PROPOSAL SUBMITTAL

Parties participating in this proposal process shall submit:

- Letter of Interest/Business Plan (supplemented by conceptual plans for proposed leasehold improvements)
    - Who you are/Letter of Interest
        - Experience/Qualifications
        - Key individuals involved in the project and biographical statements of each person
    - Your proposal with detailed information of how you will meet the "Aviation Lease Objectives"
        - Proposed rental rate structure
        - Aviation business management concept and methods of operation (i.e. staffing, office hours, responsiveness to customer calls, etc.)
        - Descriptions of construction materials, preliminary designs and conceptual plans for all Required Leasehold Improvements listed above
        - Highlight proposed sustainability-enhancing projects
        - Provide your estimated costs and timelines for each project
        - Proposed purchase price for existing structures, note lump sum vs monthly payments
        - Note the value/investment for all proposed Capital Improvements (minimum investment starting at $2,729,250).
    - Outline Concept Benefits
    - Detail Your Relevant Experience/Projects
- Non-refundable Proposal Fee of $500.00
- Proposer's Questionnaire
- Airport Lease Economic Terms Form
- Offeror's Disclosure Form

Proposals will be evaluated based on several criteria, including, the responsiveness to the Aviation Lease Objectives listed above and the value of economic benefits to the County. Additional criteria include experience in managing property and experience in development or improvements that incorporate leadership in energy environmental design (LEED) principles. As well as the proposer's business reputation as demonstrated by compliance with County lease requirements and all County, state, and federal labor laws, ability to finance Required Improvements, and comprehensiveness and neatness of the proposal as demonstrated by the thoroughness and presentation of the proposal.

NOTE: The acceptance of a Proposal by the County does not constitute approval of the submitted preliminary design of Required Improvements and tenant improvement plans,

should the offeror propose to make changes or upgrade the current improvements. The proposed improvements will be reviewed and approved individually at a later time.

Please thoroughly review the materials contained in this Submittal Package. This information will guide you in the preparation of your submittal.

Letter of Interest / Business Plan

This part of your submittal shall be a narrative introduction. This narrative shall contain the following elements.

Who You Are
Your letter of interest shall present a description of your experience and qualifications to operate and manage aviation businesses. If you represent a company or other organization, please describe the key individuals that will be involved in the project if you are ultimately selected to operate and manage this site for an aviation business. Include brief biographical statements for the key individuals.

Your Proposal
Your narrative shall describe how you are going to meet the Aviation Lease Objectives stated in this RFP, including staying within market rent rates in comparison to the other master tenants offering the same use at Gillespie Field and all County Airports as well as all other general aviation airports comparable to Gillespie Field leaseholders, and outline your aviation business management concept and methods of operation (i.e. staffing, office hours, responsiveness to customer calls, etc.). Include descriptions of construction materials, preliminary designs and conceptual plans for all Required Leasehold Improvements listed above. As an example, if proposed, indicate specific locations of solar power projects on the site map. Briefly describe any other sustainability-enhancing projects you would like to propose. Provide your estimated costs and timelines for each project. Adhere to County of San Diego Airports Minimum Standards; County of San Diego Airports Policies and Procedures; County of San Diego Airports Rules and Regulations; and Schedule of Rates and Charges and Use Control Policy, copies of which can be found on the County Airports' website at San Diego County Airports.

How Your Concept Would Benefit Gillespie Field
Please describe what is unique about your proposal and how it might benefit, and be benefited by, other aviation businesses at the Airport.

Relevant Experience/Projects
Please describe your relevant past or current experience that qualifies you and/or your organization to succeed in your aviation business concept. Please include brochures, if appropriate, and photographs of similar businesses you have successfully undertaken, or are currently involved with.

Non-Refundable Proposer's Fee

As a show of good faith interest in this Request for Proposals, the Offeror shall submit a non-refundable Proposer's Fee of $500.00, with the completed Proposal Package.

Payment may be made in the form of a check or money order only. County Airports cannot accept credit card payments. Please do not remit cash. Make check or money order payable to County of San Diego, Airports and reference Long Term Aviation Lease RFP fee, on the check stub. Remit payment at the time of submitting the Proposal.

Proposer's Questionnaire

In addition to the above documents, please complete the enclosed Proposer's Questionnaire. The first part of this questionnaire deals with personal information about you, and members of your organization. Please complete the appropriate sections that apply to you and your organization (i.e. sole proprietorship, partnership, corporation, or limited liability company). Please provide the four business references requested. Please fill in the requested financial data completely and attach the required forms or exhibits. In the sections dealing with your proposed method of operation and experience statement, you may refer to your narrative if the information requested has been provided there.

The submittal of a complete and detailed Proposer's Questionnaire will enable County Airports staff to evaluate your qualifications. Please note that the confidentiality of the information you submit cannot be guaranteed because the County is a public agency subject to applicable disclosure requirements, including the Public Records Act, California Government Code § 6250 et seq. The County intends to publish leases, which may contain some or all of the successful proposal(s), to its public website. If an Offeror asserts that information contained within its submission is confidential or proprietary: - It must be submitted in a separate clearly labeled exhibit with all pages marked as "CONFIDENTIAL/PROPRIETARY EXHIBIT;" and
- Offeror must provide a signed Nondisclosure Indemnification Agreement. See attachment H.

In accordance with the California Public Records Act, the County will not treat any terms and conditions as confidential or proprietary. If the County determines that a submission improperly designates terms and conditions as confidential or proprietary, the County may, at its sole discretion: (i) deem the information releasable; (ii) declare the submission non-conforming/non-responsive; or, (iii) take any other appropriate action.

Airport Lease Economic Terms Form

The Proposer shall propose economic terms for a Lease by completing the attached Airport Lease Economic Terms Form.

Offeror's Disclosure Form

In addition, the Proposer shall be required to complete and submit, as part of the proposal package, the Offeror's Disclosure Form which is attached hereto.

PART 3 – SUBMITTAL

It is recommended that Proposals are submitted in a format following the outline of this RFP and shall include all the required elements as described above. The proposal shall be signed with the name and title of the person duly authorized to sign the offer.

Proposals must be delivered to:

COUNTY OF SAN DIEGO – AIRPORTS
1960 Joe Crosson Drive
El Cajon, CA 92020-1236
Attn: Carmela Gutierrez

Selection without Discussion

Proposers are cautioned that any selection hereunder may take effect without discussion. Each Proposer shall present its best offer to County Airports.

Withdrawal of Proposals

Any Proposer may withdraw its offer by written request at any time before the selection of the successful Proposer by Airport staff; however, the $500.00 Proposal Fee is non-refundable.

PART 4 – EVALUATION CRITERIA AND SELECTION PROCESS

Proposals should give clear, concise information in sufficient detail and in the order presented below to allow for a comprehensive evaluation. The County shall have the discretion, but not the obligation, to construe any submission as non-conforming and ineligible for consideration if it does not conform to the Submittal Requirements described by these Submittal Items. The County shall also have the discretion to waive any irregularities or variances from these Submittal Items in any submission and/or seek Clarification.

Although the Submittal Requirements below are organized by Evaluation Criteria, the headings are only for purposes of organization and clarity. The County may evaluate the information provided under any section of the Submittal Requirements for each Evaluation Criterion (e.g., when evaluating the offeror's Technical Approach, the County is not limited to reviewing the information submitted in response to the Technical Approach section and may, for example, also rely on information submitted in response to the Offeror's Experience, Qualifications, Capacity, Competency, etc.).

1. Leasehold Management Concept 25 POINTS
   a) Responsiveness to County Objectives (10 points)
   b) Minimizing impact on existing users during transition (10 points)
   c) Proposed method of operation (staffing and office hours, response to customer calls) (5 points)

2. Revenue Arrangements 20 POINTS
   a) Price offered for the sale of the existing structures and Capital Improvements as defined in the aviation lease objectives.

3. Planning 15 POINTS
   a) Thoroughness of planning as demonstrated by detailed and achievable project timelines and specifications

4. Experience 10 POINTS
   a) Similar business experience (5 points)
   b) References (5 points)

5. Financial Strength 20 POINTS
   a) Capital strength (15 points)
   b) Credit history (5 points)

6. Extra Points 10 POINTS
   a) Sustainability projects and enhancements

Total Possible 100 POINTS

Selection Process

After the County's selection committee evaluation and ranking of proposers, the County will commence negotiating a lease with the highest-ranked proposer. If the County and

the highest-ranked proposer cannot reach an agreement on a lease, the County may, at the County's sole discretion, terminate negotiations and elect to begin negotiations with the next highest-ranked proposer. The County may continue in this manner until the County successfully negotiates a lease or the County may elect to cancel this RFP. Proposers will be notified of the decision of the County's selection committee.

PART 5 – DISCLOSURES AND ADDITIONAL INFORMATION - COUNTY'S RIGHTS PERTINENT TO THIS SOLICITATION

APPROVAL

The provisions outlined in this RFP do not constitute a binding agreement. A binding agreement will not be created until/unless the final lease agreement is fully executed by the selected proposer and the County. The County is not bound by the terms of any lease until the lease has been fully executed by the County.

COUNTY COMMITMENT

The County shall have the right to reject or accept any or all proposals, or any part of a proposal, for any reason at the County's sole discretion. Incomplete proposals or proposals with incorrect information may be cause for disqualification at the County's sole discretion.

This RFP does not commit the County to award a lease. This RFP does not commit the County to pay any cost incurred by a proposer in the submission of the proposal or in making necessary studies or designs for the preparation of the proposal. No reimbursable cost shall be incurred in anticipation of the approval of the lease contemplated by this RFP.

No prior, current, or post-award communication with any elected official, officer, agent, or employee of the County shall affect or modify any terms or obligations of this RFP except as explicitly provided for in this RFP.

LATE, MODIFIED, OR WITHDRAWN PROPOSAL

Any proposal received after the exact time specified for final receipt of proposals will not be considered unless the proposal is determined by the County that the late receipt was due solely to mishandling by the County after receipt by the County.

Proposals may not be modified after the due date, except for a modification resulting from the County's request for a revised proposal or an addendum to the proposal.

Proposals may be withdrawn by written notice signed by a duly authorized representative of the proposer.

KNOWLEDGE OF RFP AND PROPOSAL CONDITIONS

Before submitting a proposal, proposers shall carefully read all sections of this RFP, including all forms, schedules, attachments, and exhibits, and shall fully inform themselves as to all existing conditions and limitations.

DILIGENCE MATERIAL

If provided, diligence material is subject to the following disclaimer:

> "Neither the County nor any of County's agents, advisors, or representatives has made or makes any representation or warranty, express or implied, as to the accuracy or completeness of any diligence material. Without limiting the generality of the foregoing, the diligence material may include certain assumptions, statements, estimates, and projections provided by or with respect to the County. The assumptions, statements, estimates, and projections reflect various assumptions made by the County, which assumptions may or may not prove to be correct. No representations are made by the County as to the accuracy of any assumptions, statements, estimates, or projections."

DUTY TO INQUIRE

Should a proposer find discrepancies in or omissions from the RFP, plans, specifications, or other documents, or should the proposer be in doubt as to their meaning, the proposer shall at once notify the County in writing to the COUNTY OF SAN DIEGO – AIRPORTS 1960 Joe Crosson Drive El Cajon, CA 92020-1236 Attn: Carmela Gutierrez.

If the County determines that clarification is necessary, a written addendum will be issued and posted on the County's website. The proposer will be responsible for periodically checking the above website for any addenda. The proposer will be responsible for determining if any addenda to this RFP have been posted on the website up to the final date of submittal. The County will not be responsible for any oral instructions nor for any written materials provided by any County personnel that are not also posted on the above website.

QUESTIONS REGARDING WORKING FAMILIES' ORDINANCE (WFO):

What elements are impactful to our stakeholders?

- Lessees having 20 or more employees (W2 or 1099)
- Lessee completing a capital project of over $1,000,000, or single trade of $25,000

If these two factors apply to the stakeholder, WFO applies and requires prevailing wages for contractors.

For questions regarding WFO please contact the County office below:

Office of Labor, Standards and Enforcement (OLSE)
Contact: Branden Butler, Branden.Butler@sdcounty.ca.gov

Working Families Ordinance:
https://www.sandiegocounty.gov/content/sdc/OLSE/working-families-ordinance.html

Prevailing wage rate information:
https://www.dir.ca.gov/OPRL/2024-1/PWD/index.htm

https://www.dir.ca.gov/OPRL/2024-1/PWD/SanDiego.html

QUESTIONS REGARDING POSSESSORY TAXES

For questions regarding the possessory tax applied to a leasehold on County land; please contact the County office below:

Office of Jordan Z. Marks,
Assessor/Recorder/County Clerk
Contact: Michael E. Trigueros, Supervising Appraiser,
Michael.trigueros@sdcounty.ca.gov

EXPLANATION TO PROPOSERS

Questions or requests for clarifications regarding the RFP shall be submitted in writing to the County of San Diego Airports staff listed here no later than 5:00 p.m. on April 11, 2025.

- Carmela Gutierrez at Carmela.Gutierrez@sdcounty.ca.gov
- Maru Cham Maru.Cham@sdcounty.ca.gov
- Ian Hodgson Ian.Hodgson@sdcounty.ca.gov

No other person should be contacted with regard to this RFP. Responses to inquiries will be posted on the County's website at:
https://www.sandiegocounty.gov/content/sdc/dpw/airports/airportsmain/business.html.

In no event will the County be responsible for ensuring that inquiries by prospective proposers have been received by the County. Oral explanations or instructions will not be binding. Any explanation concerning this RFP will be provided to all prospective proposers in the form of an addendum to this RFP through posting on the County's website. No response will be provided to questions received after the deadline stated in this RFP as it may be modified by the County.

DEBRIEF AND REVIEW OF CONTRACT FILES

When a proposer has been notified by the County that the proposal is no longer being considered, the proposer may request a "debriefing" from the County on the findings about that one proposal (with no comparative information about proposals submitted by other proposers). After the lease agreement contemplated by this RFP is executed, any interested party may make an appointment to review the proposals and any other releasable documents. Copies of any documents desired by the reviewer will be prepared at the requestor's expense in accordance with the California Public Records Act and current County rates for providing copies.

NEWS RELEASES

Proposers shall not issue any news release pertaining to this RFP without prior written approval of the County, which may be withheld in the County's sole discretion. A minimum notice of six (6) business days is required for approval of any news release.

CLAIMS AGAINST THE COUNTY

Neither proposers nor any representatives of proposers shall have any claims against the County or any of the County's elected officials, agents, or employees arising out of or relating to this RFP or these procedures (other than those arising under an executed lease with the selected proposer in accordance with the terms of the lease).

EMPLOYMENT OFFERS

Until the lease contemplated by this RFP is executed, proposers shall not, directly or indirectly, solicit any employee of the County to leave the County's employ in order to accept employment with the proposer, proposer's affiliates, actual or prospective contractors, or any person acting in concert with the proposer, without prior written approval from the County. This paragraph does not prevent the employment by a proposer of a County employee who has initiated contact with the proposer.

CANCELLATION OF RFP

The County reserves the right to cancel this RFP at any time without prior notice and makes no representation that any lease will be awarded to any proposer. Additionally, the County expressly reserves the right to postpone opening responses to this RFP for the County's convenience, and/or to waive any informality or irregularity in the responses received.

PROTEST PROCEDURE

County Board of Supervisors Policy A-97 shall apply to all protests, except that (i) "Director" means the Director, Department of Public Works (ii) "Contracting Officer" means the Real Property Project Manager and (iii) "Contracting Office" means County Airport. All protests shall be made in writing and shall be filed with the Real Property office, Carmela Gutierrez at Carmela.Gutierrez@sdcounty.ca.gov. Copies of the Board Policy are available from the Clerk of the Board, 1600 Pacific Highway, San Diego, CA 92101, or on the County's website at: www.SanDiegoCounty.gov under the Clerk of the Board's web page.

PART 6 – AIRPORTS AVIATION LEASE PROCESSING FEE AND ADDITIONAL REVIEWS, ENTITLEMENTS AND REQUIREMENTS

A non-refundable lease processing fee of $3,000 will be payable by the successful Proposer(s) at the beginning of the aviation lease negotiation process if the standard/sample lease form is used. Any substantive changes to the standard/sample lease form may require an additional fee to compensate for the County's increased legal review costs. The final negotiated aviation lease will be subject to review and approval by the Board of Supervisors.

It is the Proposer's responsibility to determine if any additional reviews, permits, licenses or other entitlements are necessary for the management and operation of the proposed aviation business. The County shall not be responsible for any fees associated with any environmental reviews required by the federal, state or local laws, orders or ordinances, or the issuance of any required permits related to designing, developing, maintenance, operating, management, use, and occupancy of the leasehold. All such fees shall be paid by the successful Proposer(s). Additionally, upon issuance of the Lease, the selected Proposer(s) will be responsible for all fees and taxes associated with the day-to-day operation and management of the leasehold and will be required to comply with the insurance requirements set forth in the Lease Agreement. The selected Proposer(s) will be responsible for securing and paying all expenses for all utilities and services serving the site including, but not limited to, gas, electricity, water and sewage charges, trash removal, telephone, and fire suppression system. In the year 2023, the total amount paid for all utilities and services serving the site was $37,426. In the year 2024 the amount paid for all was reconciled through October 2024 and is $26,939. The County will work with the selected Proposer(s) to transfer the utility, trash, and fire monitoring services to the selected Proposer(s) upon the commencement date of the lease.

The negotiated Aviation Lease terms shall not be construed as a binding agreement until approved by the County Board of Supervisors.

PART 7 – SUBMITTAL CHECKLIST / REQUIRED PROPOSAL FORMS

The following forms and questionnaires shall be thoroughly completed, signed, and included, along with the non-refundable Proposal Fee payment, as part of your Proposal submittal:

- □ Letter of Interest / Business Plan
- □ Non-refundable Proposal Fee of $500.00
- □ Proposer's Questionnaire
- □ Airport Lease Economic Terms Form
- □ Offeror's Disclosure Form
- □ Acknowledgment of Review of Lease Terms

PROPOSER'S QUESTIONNAIRE

PART A.1
(TO BE COMPLETED BY SOLE PROPRIETORSHIP / SMALL BUSINESS / TRUST)

Completion of this Proposer's Questionnaire is necessary to provide County staff with enough information about the Proposer to make a considered recommendation to the County's Board of Supervisors.

An Aviation Lease Agreement at Gillespie Field in El Cajon, California, shall not be considered until all the information requested in this Questionnaire is received. Statements must be complete and accurate. Omission, inaccuracy, or misstatement shall be cause for rejection.

<table>
<tr><td colspan="3">Name of Proposer exactly as it will appear on the Lease:
1.</td></tr>
<tr><td colspan="3"></td></tr>
<tr><td colspan="3">Full Name and other Names or Aliases of Proposer:
2.</td></tr>
<tr><td colspan="3">Telephone:
3.</td></tr>
<tr><td colspan="3">Business Address:
4.</td></tr>
<tr><td colspan="3"></td></tr>
<tr><td colspan="2">Business Phone/Cell Phone:
5.</td><td>Email:
6.</td></tr>
<tr><td colspan="2">Residence Address:
7.</td><td>How Long:
8.</td></tr>
<tr><td colspan="3">Present Position or Title:
9.</td></tr>
<tr><td colspan="3">Spouse's Name:
10.</td></tr>
</table>

PROPOSER'S QUESTIONNAIRE

PART A.2
(TO BE COMPLETED BY LIMITED LIABILITY COMPANY - LLC)

Completion of this Proposer's Questionnaire is necessary to provide County staff with enough information about the Proposer to make a considered recommendation to the County's Board of Supervisors**. A Questionnaire must be provided for each member of the LLC.**

An Aviation Lease Agreement at Gillespie Field in El Cajon, California, shall not be considered until all the information requested in this Questionnaire is received. Statements must be complete and accurate. Omission, inaccuracy, or misstatement shall be cause for rejection.

<table>
<tr><td colspan="3">Name of LLC exactly as it will appear on the Lease:
1.</td></tr>
<tr><td colspan="3"></td></tr>
<tr><td colspan="3">Full Name and other Names or Aliases of Member:
2.</td></tr>
<tr><td colspan="3">Telephone:
3.</td></tr>
<tr><td colspan="3">Business Address:
4.</td></tr>
<tr><td colspan="3">.</td></tr>
<tr><td colspan="2">Business Phone/Cell Phone:
5.</td><td>Email:
6.</td></tr>
<tr><td colspan="2">Residence Address:
7.</td><td>How Long:
8.</td></tr>
<tr><td colspan="3">Present Position or Title:
9.</td></tr>
<tr><td colspan="3">Spouse's Name:
10.</td></tr>
</table>

LIMITED LIABILITY COMPANY STATEMENT

1. State of Filing: _____

2. Date of Filing with Secretary of State: _____
   Enclose copy of filing and any operating agreement or supporting documentation.

3. Has the LLC transacted business in the County of San Diego, California?

   Yes ( ) No ( ) If yes, state most recent date: _____

4. Name, address and title(s) of the manager(s), if any:

Name	Address	Title(s)

5. Name, address and share of each member:

Name/Title(s)	Address	Share %

PROPOSER'S QUESTIONNAIRE

PART A.3
(TO BE COMPLETED BY CORPORATION)

Completion of this Proposer's Questionnaire is necessary to provide County staff with sufficient information about the Proposer to make a considered recommendation to the County's Board of Supervisors**. A Questionnaire must be provided for each corporate officer (President, Vice-President, Secretary, and Treasurer) and for each Director holding 10% or more of the issued stock.**

An Aviation Lease Agreement at Gillespie Field in El Cajon, California, shall not be considered until all the information requested in this Questionnaire is received. Statements must be complete and accurate. Omission, inaccuracy, or misstatement shall be cause for rejection.

<table>
<tr><td colspan="3">Name of Corporation exactly as it will appear on the Lease:
1.</td></tr>
<tr><td colspan="3"></td></tr>
<tr><td colspan="3">Full Name and other Names or Aliases of Officer ( ) and/or Director ( ):
2.</td></tr>
<tr><td colspan="3">Telephone:
3.</td></tr>
<tr><td colspan="3">Business Address:
4.</td></tr>
<tr><td colspan="2">Business Phone:
5.</td><td>Cell Phone:
6.</td></tr>
<tr><td colspan="2">Residence Address:
7.</td><td>How Long:
8.</td></tr>
<tr><td colspan="3">Present Position or Title:
9.</td></tr>
<tr><td>Email:
10.</td><td colspan="2">.</td></tr>
<tr><td colspan="3">Spouse's Name:
11.</td></tr>
</table>

CORPORATION STATEMENT

1. State of incorporation: _____

2. Date of incorporation: _____

3. Is the corporation authorized to do business in the State of California?

   Yes ( ) No ( ) If yes, as of what date: _____

4. The corporation is held: Publicly ( ) Privately ( )

5. If publicly held, how and where is the stock traded?

6. List the following:

		Authorized	Issued	Outstanding
(a)	No. of Voting Shares:			
(b)	No. of Non-voting Shares:			
(c)	No. of Shareholders:			
(d)	Value per share of Common Stock:			
	Par $			
	Book $			
	Market $		As of	/ /

7. Name, address and share of each member:

Name/Title(s)	Address	Share %

REFERENCES

PART B
(TO BE COMPLETED BY ALL PROPOSERS)

List four persons or firms with whom the Proposer has conducted business transactions during the past three years. At least two of the references named are to have knowledge of the Proposer's debt payment history. At least one reference must be a bank or lending institution with whom the Proposer is presently conducting business.

REFERENCE NO. 1
Name:_____ Telephone: _____
Firm:_____
Title:_____
Address:_____
_____
Nature and magnitude of purchase, sale, loan, business association, etc.:
_____
_____

REFERENCE NO. 2
Name:_____ Telephone: _____
Firm:_____
Title:_____
Address:_____
_____
Nature and magnitude of purchase, sale, loan, business association, etc.:
_____
_____

REFERENCE NO. 3
Name:_____ Telephone: _____
Firm:_____
Title:_____
Address:_____
_____
Nature and magnitude of purchase, sale, loan, business association, etc.:
_____
_____

REFERENCE NO. 4
Name:_____ Telephone: _____
Firm:_____
Title:_____
Address:_____
_____
Nature and magnitude of purchase, sale, loan, business association, etc.:
_____
_____

FINANCIAL DATA

PART C
(TO BE COMPLETED BY ALL PROPOSERS)

FINANCIAL STATEMENT

Attach a complete report, prepared in accordance with good accounting practice, reflecting the Proposer's current financial condition. The report must include a balance sheet and income statement. The Proposer must be prepared to substantiate all information shown.

PROPOSED METHOD OF FINANCING DEVELOPMENT

Development at the County's Gillespie Field, to which this proposal relates, shall be financed in the following manner:

METHOD OF OPERATION AND EXPERIENCE STATEMENT

PART D
(TO BE COMPLETED BY ALL PROPOSERS)

PROPOSED METHOD OF OPERATION (DESCRIBE)

EXPERIENCE STATEMENT

Enumerate in detail the duration and extent of the Proposer's business experience with special emphasis upon experience with business of the type to which this proposal relates. Also enumerate in detail the pertinent experience of the persons who will be directly involved in design, development, operation and management of the business to which this proposal relates.

OTHER DATA AND ACKNOWLEGEMENT

PART E
(TO BE COMPLETED BY ALL PROPOSERS)

OTHER INFORMATION

Please provide any other information, which the Proposer feels will be helpful in evaluating the Proposer's ability to successfully operate and manage an aviation business at Gillespie Field.

The Proposer acknowledges and agrees that the County has the right to make any inquiry or investigation it deems appropriate to substantiate or supplement information contained in this Questionnaire and authorizes the release to County of any and all information sought in such inquiry or investigation.

Date:

Signed:

Title:

AIRPORT LEASE ECONOMIC TERMS FORM

The Proposer shall propose economic terms for a Lease, by filling the blanks below in conformance with the minimum

Term: 50 Years
Monthly Rent Only: Starting bid at $190,086.84 per year - Triple Net (NNN)

Proposed Lease Term: _____ Years

Proposed Rent per Year Payment: $_____

The initial base monthly rent will become payable starting on the commencement date of the lease.

The County shall not be responsible for any fees associated with any environmental reviews required by the federal, state or local laws, orders or ordinances, or the design and build-out of, or modifications or repairs to, the facilities and the issuance of any required permits related to designing, developing, construction, maintaining, operating, use or occupancy of the premises. The selected Proposer/Lessee will be responsible for all fees and taxes associated with the design, development, construction, maintenance, operation, use, occupancy, and management of the leasehold.

After the Lease is issued, the selected Proposer will be responsible for all fees and taxes, beginning from the commencement date of the lease, associated with the day-to-day operation and management of the leasehold and will be required to comply with the insurance requirements as set forth in the Lease Agreement.

OFFEROR'S DISCLOSURE FORM

GENERAL INFORMATION. The Offeror hereby certifies that all statements and all answers to questions herein are true and correct to the best of its knowledge and belief. Statements must be complete, accurate and in the form requested. County reserves the right to confirm and request clarification of all information provided. Incomplete disclosures may deem Offeror's Proposal to be non-responsive by County, and the Proposal may be rejected and returned.

Offeror Name: _____

Address: _____

City: _____ **State:** _____ **ZIP:** _____

Telephone No.: (___) _____ **FAX Number: (___)** _____

E-Mail Address: _____

Disclose the name of each officer, director, principal, and owner of each proposing entity and/or shareholder who owns or controls five percent (5%) or more of the business entity. This page may be photocopied if additional space is required. The individuals listed below are disclosed as having the noted relationship with the business entity/Offeror listed above. Show appropriate letter in the box to the left.

KEY:	**A=Officer**	**E=Controller of 5% or more of stock**
	B=Director	**F=Spouse**
	C=Principal	**G=Child under the age of 18**
	D=Owner	

1.		7.	
2.		8.	
3.		9.	
4.		10.	
5.		11.	
6.		12.	

CERTIFICATION: I hereby certify that the information which I have provided on this form is true and correct, that I am authorized to sign on behalf of the business set out above and, if requested by the County, will provide, within ten (10) days of notice, the necessary documents to substantiate the information provided on this form.

Name: _____ **Title:** _____

(CORPORATE SEAL)

Dated: _____

AMENDMENT LETTER TO AN APPRAISAL REPORT
FAIR MARKET RENT APPRAISAL

Of
Sky Harbor Hangars



425 - 545 Kenney St., El Cajon
San Diego County
CA, 92020

As of
November 12, 2024

Prepared For
The County of San Diego,
Departments of General Services Real Estate
and Department of Public Works-Airports
c/o Ms. Eva Stresemann
The County of San Diego
5560 Overland Ave., Suite 410
San Diego, CA, 92123

Prepared by
David Burningham, MAI

January 22, 2025

The County of San Diego, Departments of General Services Real Estate and Department of Public Works-Airports
c/o Ms. Eva Stresemann
Valuation Project Manager
The County of San Diego
5560 Overland Ave., Suite 410
San Diego, CA 92123

Re: Amendment Letter to an Appraisal Report, Real Estate Appraisal
425 - 545 Kenney St., El Cajon,
San Diego County, CA, 92020

Dear Ms. Stresemann:

This letter constitutes an addendum to the full narrative fair market rent appraisal report for the above referenced property with a date of value of November 12, 2024 and a date of report of December 28, 2024. This addendum is to hereafter to become an inseparable part of the original appraisal report. All of the data included in the original report is incorporated herein by reference.

The subject is an existing aviation hangar complex development. The hangars are comprised of a mix of box and T-hangars. The average small T-hangar size is 1,032 SF and the large T-hangars average 1,940 SF in size. The average box hangar size is 4,500 SF. The overall total Rentable Building Area (RBA) is 156,457 square feet. Building A, B, and C improvements were constructed in 1988 and building D, E, F and G improvements were constructed in 1993. The site area is 10.917 acres or 475,545 square feet.

The client requests a summary of the concluded rents, which are as follows:

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), I have made the following value conclusion(s):

Value Conclusion

Appraisal Premise	Hangar Type	Date of Value	Value Conclusion
Fair Market Rent	Small T-hangars (Bldgs A, B, C, D & E)	November 12, 2024	$0.57 /SF/Mo Gross
Fair Market Rent	Large T-hangars (Bldg F)	November 12, 2024	$0.47 /SF/Mo Gross
Fair Market Rent	Box Hangars (Bldg G)	November 12, 2024	$0.85 /SF/Mo Gross

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false, as of the effective date of the appraisal, I reserve the right to modify my value conclusions.

1. None.

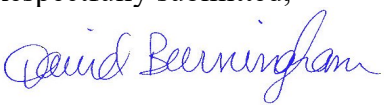
The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None.

The opinions of value expressed in this report are based on estimates and forecasts that are prospective in nature and subject to considerable risk and uncertainty. Events may occur that could cause the performance of the property to differ materially from my estimates, such as (but not limited to) changes in the economy, interest rates, capitalization rates, financial strength of tenants, and behavior of investors, lenders, and consumers. Additionally, my opinions and forecasts are based partly on data obtained from interviews and third party sources, which are not always completely reliable. Although I am of the opinion that my findings are reasonable based on available evidence, I am not responsible for the effects of future occurrences that cannot reasonably be foreseen at this time.

If you have any questions or comments, please contact me. Thank you for the opportunity to be of service.

Respectfully submitted,



David Burningham, MAI
Certified General Real Estate Appraiser
CA Certificate #AG036349, Exp: 02/08/27

Attachment B

NATIONAL PROPERTY INSPECTIONS | SAN DIEGO
858.888.0848
j@npi-sd.com
https: www.npi-sd.com



COMMERCIAL PROPERTY CONDITION ASSESSMENT

425 Kenney St SKY HARBOR HANGARS @ Gillespie Field
El Cajon CA 92020

San Diego County Department of Public Works ATTN: Alfonso Freyjes

SEPTEMBER 8, 2020



Inspector
J. William Naish
ASHI, CREIA, and NACHI Certified Inspector
760.519.8222
j@npi-sd.com

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2: Property Condition Assessment Details 6
3: Roof 7
4: Exterior 11
5: Plumbing 17
6: Electrical 18
7: Hangar Bays 24
8: Hangar Onsite Office 29
9: Mercy Air Interiors 30
10: Accessibility/Life Safety 36
11: Restroom Facilities 42
12: Neighborhood 45

Commercial Property Condition Assessment

SUMMARY

1.1.1 Executive Summary - Property Overview & Estimated Repair Costs: Items of Concern
3.1.1 Roof - General: Observed Previous Repairs
4.2.1 Exterior - Driveways/Parking Lots/Walkways: Faded Line Striping
4.2.2 Exterior - Driveways/Parking Lots/Walkways: Parking Lot Requires Maintenance
4.2.3 Exterior - Driveways/Parking Lots/Walkways: Recommend Sealcoating Remaining Asphalt
4.2.4 Exterior - Driveways/Parking Lots/Walkways: Asphalt Deterioration
4.2.5 Exterior - Driveways/Parking Lots/Walkways: Poor Repairs Prior to Re-Sealing
6.6.1 Electrical - Main Service Hangars "E": Panel "E" Breaker "BLANKS" Missing
9.1.1 Mercy Air Interiors - General: Cabinetry Damaged
9.2.1 Mercy Air Interiors - Doors: Noticeable Gap
9.3.1 Mercy Air Interiors - Floors: Carpet Stains
9.3.2 Mercy Air Interiors - Floors: Severe Wear
9.4.1 Mercy Air Interiors - Walls: Partial Repair to Drywall
9.5.1 Mercy Air Interiors - Ceilings: Partial Repair to Drywall
9.7.1 Mercy Air Interiors - Clothes Dryer: Improper Vent Pipe Used - Fire Hazard
9.7.2 Mercy Air Interiors - Clothes Dryer: Improper Termination Point
10.1.1 Accessibility/Life Safety - Exterior Accessibility : Entrance May Not Be ADA Compliant
10.1.2 Accessibility/Life Safety - Exterior Accessibility : Ratio of Accessible Parking to General Parking Inadequate
10.1.3 Accessibility/Life Safety - Exterior Accessibility : No ADA Compliant Space at Office
10.1.4 Accessibility/Life Safety - Exterior Accessibility : Recommend Accessibility Signage & Line Striping
11.1.1 Restroom Facilities - ADA/Accessibility: Sinks Missing ADA Drain Covers

1: EXECUTIVE SUMMARY

		A	EX	N/A	D
1.1	Property Overview & Estimated Repair Costs	X			X

A = Assessed EX = Excluded/Not Inspected N/A = Not Applicable/Not Present D = Deficiency

Observations

1.1.1 Property Overview & Estimated Repair Costs

Active Deferred Maintenance

ITEMS OF CONCERN

Overall the structures appeared to be in good condition. The hangar bays appeared to be in good condition, however most I looked at were full of tenants' items and little could be seen. There was an extensive use of extension cords, but otherwise few utilities to inspect.

Major deferred maintenance items are defined in the report and not every item is addressed. Major deferred maintenance items are defined as those issues that are of significant magnitude or expense, or detrimentally affects the intended operation of the facility.

The bathrooms at the end of the hangar buildings appeared to be in good condition and with some minor adjustments could become ADA acceptable.

The main issues are:

- About 50% of the asphalt at the apron & parking areas requires repairs, adding a slurry coat, and re-line-striping. { $80,000 - $125,000}
- Mercy Air Interiors are worn and could use a "refresh". (It is unknown what is lessor or lessee's responsibility to maintain and repair.) {$5,000 - $10,000}
- ADA Upgrades at the office, bathrooms, and parking areas should be accomplished. I'd recommend adding well defined and delineated handicap spaces on the property and hot water drain boots at bathroom sinks. The parking space signage and parking space graphics would done in concert with the resealing of the parking areas. NOTE: This IS NOT A Professional Certified Accessibility Specialist (CASp) evaluation but an overall general observation which should be reviewed by a professional in the field. {$1,000 - $10,000}

2: PROPERTY CONDITION ASSESSMENT DETAILS

Information

Property Overview: PCA Scope Included

The intent of this Property Condition Assessment (PCA) (Inspection) is to identify and communicate conspicuous defects or material deferred maintenance of the subject property's material systems or components as they are observed on the date of the inspection. This is a visual review of readily accessible areas and components to include lots and grounds, parking areas, exterior surfaces including doors and windows, the roof and interior; visible structural components, observe condition and operation of electrical, HVAC, and plumbing system. The inspection is not technically exhaustive and no excavation or disassembly of components is performed. Hidden or obstructed defects may not be observed. In addition, some components are assessed on a random sampling of like items, such as electrical outlets.

Property Overview: In Attendance
Client, Maintenance Staff

Property Overview: Occupancy
Occupied

Property Overview: Type of Building
Airport Support Facility

Property Overview: Weather Conditions
Hazy/Overcast

Property Overview: Temperature (approximate)
88 Fahrenheit (F)

Property Overview: Measurable Rain in last 48 hours?
None

Electronic Building Search: Building Permit Findings

An electronic building permit search was performed. This search goes back to 2004.

There were no permits issued by the City of El Cajon in the last 16 years. Currently there are no open permits.

NOTE: The following information is provided as a courtesy only. There is no guarantee nor warranty concerning the validity of the information. It is only as good as the municipalities ability to maintain data's accuracy and keeping the database up to date.

The full report is attached.

Limitations

Property Overview

PCA SCOPE EXCLUSIONS

This Property Condition Assessment (PCA) (inspection) will EXCLUDE: any elevator(s), environmental issues such as asbestos, lead paint, mold, air-borne pollutants, legal compliance with ADA regulations, any electrical voltage over 110V/120V, sewer lines, hazardous waste, noise pollution, geological faults, and area flood conditions. In addition, the Inspection Report does not address termite infestation and termite damage, compliance with building codes or regulations of any governmental or non-governmental entity or agency. Specialty systems such as security alarms, fire alarms, fire suppression or emergency lighting are assessed only on a general overall visual basis.

3: ROOF

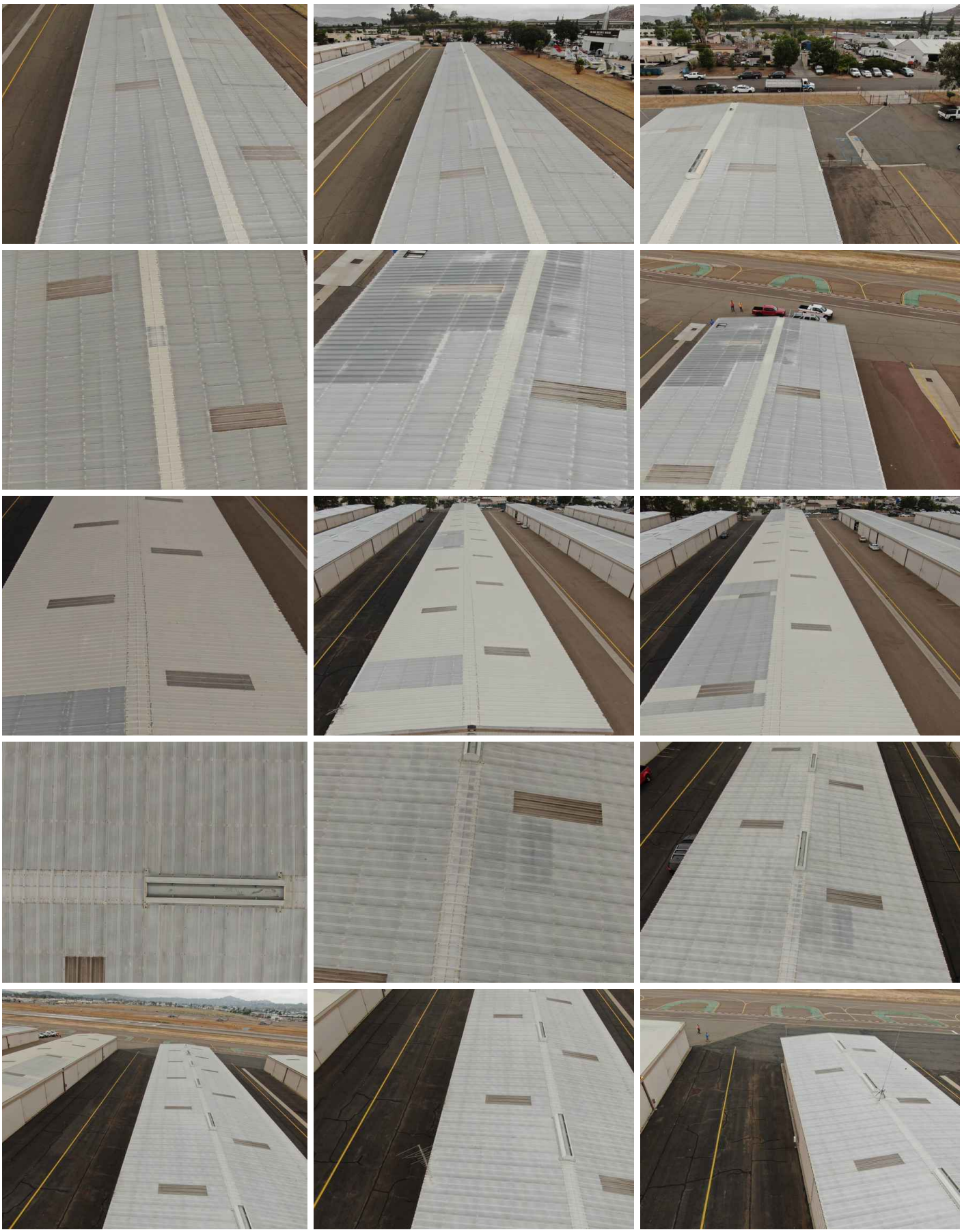
		A	EX	N/A	D
3.1	General	X			

A = Assessed EX = Excluded/Not Inspected N/A = Not Applicable/Not Present D = Deficiency

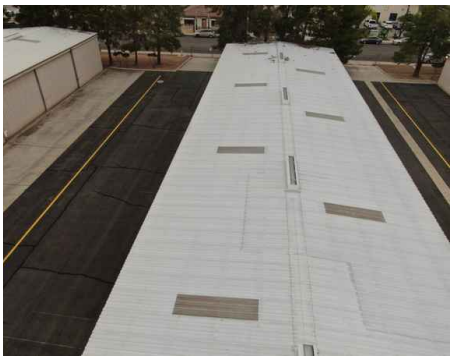
Information

General: Inspection Method

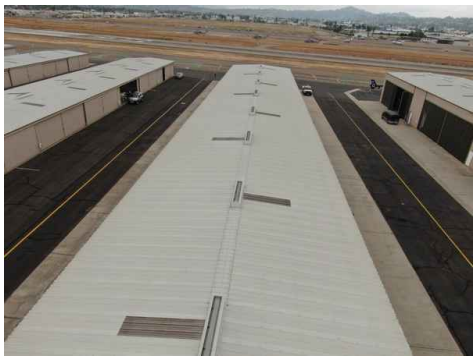
Drone















General: Material
Metal

General: General Condition

The metal roofs appeared to be in serviceable condition at the time of the inspection.

General: Roof Type/Style
Gable

General: Roofs Approximate Age
>20 Years

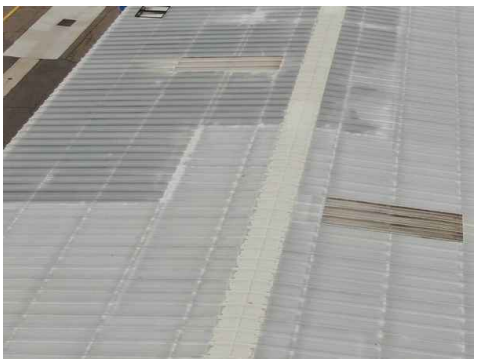
Observations

3.1.1 General

Anticipated Near Future Deferred Maintenance Item

OBSERVED PREVIOUS REPAIRS

Noted previous roof repairs. They appeared to be good condition with acceptable workmanship.





4: EXTERIOR

		A	EX	N/A	D
4.1	General	X			
4.2	Driveways/Parking Lots/Walkways	X			X
4.3	Siding, Flashing & Trim	X			

A = Assessed EX = Excluded/Not Inspected N/A = Not Applicable/Not Present D = Deficiency

Information

General: Topography
Reasonably Level

Driveways/Parking Lots/Walkways: Parking Lot Material
Asphalt

Driveways/Parking Lots/Walkways: General Photos



Driveways/Parking Lots/Walkways: Parking Lots Require Ongoing Maintenance

A Sealcoat is typically recommended to be accomplished every 7-10 years to maintain the structure of the asphalt surface. If it is not maintained, then the asphalt begins to crack, water enters the cracks and traffic makes the parking area degrade quickly, which then requires much more costly repairs.

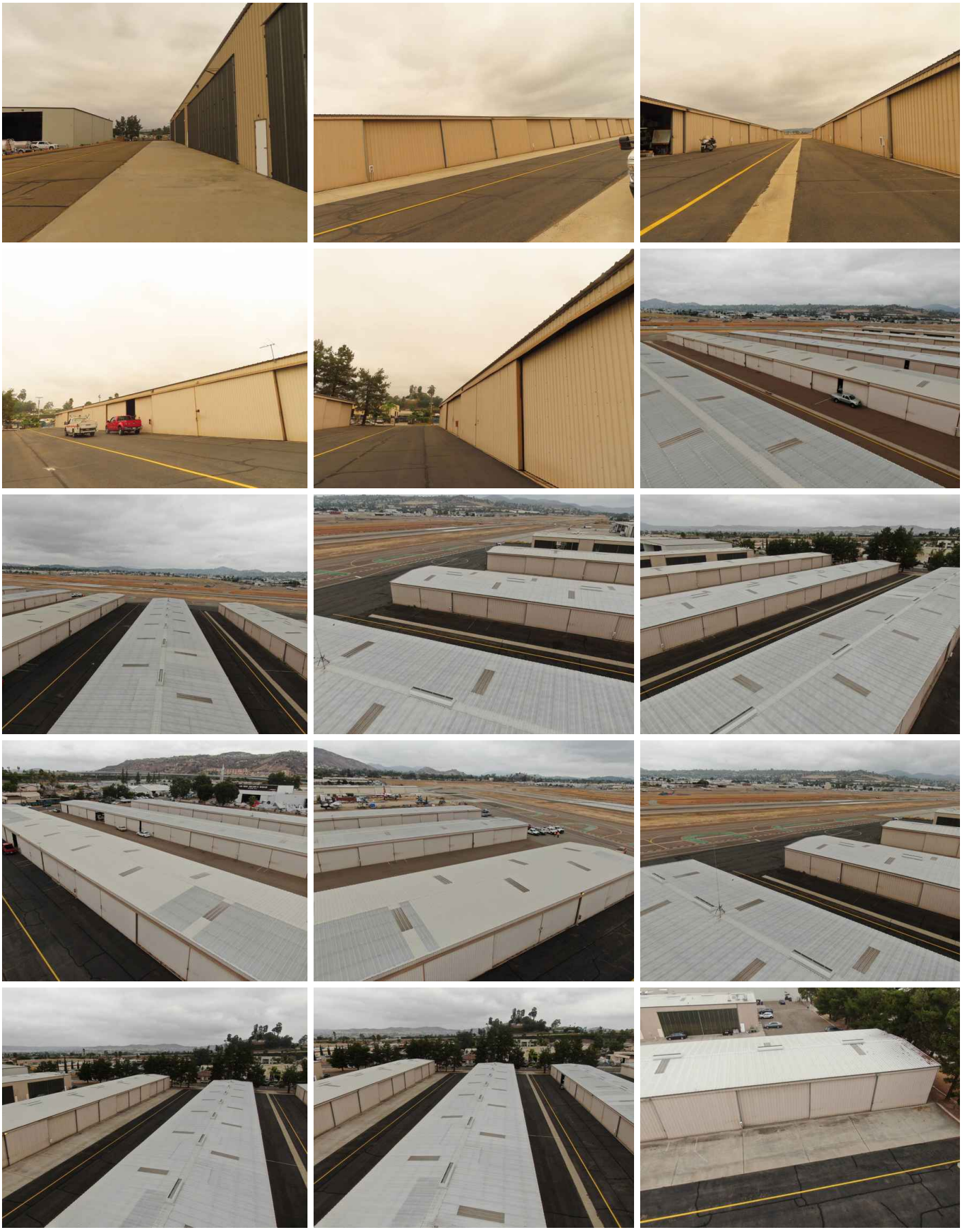
Driveways/Parking Lots/Walkways: Surface Size Estimate
240,000 Sq. Ft.

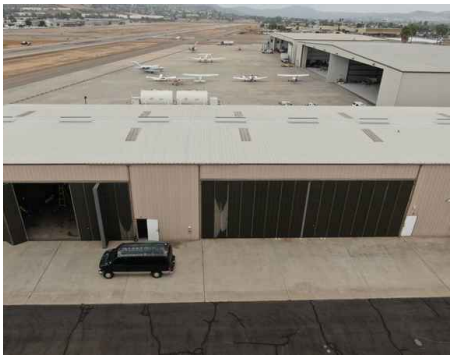
Siding, Flashing & Trim: Siding Material
Metal

Siding, Flashing & Trim: Siding Style
Panels

Siding, Flashing & Trim: General Condition

The Hanger Bay Exteriors and interiors appear to be in acceptable condition based on an exterior & limited interior visual inspection.






Limitations

General

LANDSCAPE IRRIGATION & DRAINAGE SYSTEM NOT WITHIN SCOPE

The landscape irrigation/sprinkler system and topographical drainage systems are not within the scope of the typical Property Condition Assessment. If further review or testing of equipment is required, I'd recommend retaining a landscape licensed professional.

General

PLANT MATERIAL AND CORRESPONDING ELEMENTS ARE NOT WITHIN THE SCOPE

All landscaped areas, trees, plant material, ground cover - organic or otherwise, and associated systems are outside the scope of this general Property Condition Assessment (PCA) except to the extent that it may hinder or affect the functionality and/or operation of the structure(s). This includes, but is not limited to irrigation, lighting and drainage.

Observations

4.2.1 Driveways/Parking Lots/Walkways

Active Deferred Maintenance

FADED LINE STRIPING

The line striping has faded and the parking areas (as well as designated handicap parking) should be re-line-striped once new slurry coat is applied.

Recommendation

Contact a qualified professional.





4.2.2 Driveways/Parking Lots/Walkways

Active Deferred Maintenance

PARKING LOT REQUIRES MAINTENANCE

The asphalt parking lot is in need of maintenance. It appears to have been deferred for an extended period of time. I'd recommend the cracks be sealed and then entire parking lot be slurry-coated and re-striped. If not accomplished in the next 12-18 months, the cracks will worsen with weather and vehicle traffic and a more aggressive, more expensive measure will need to be taken, such as removal of the top coat by grinding and re-applying 2-3 inches of new asphalt.

4.2.3 Driveways/Parking Lots/Walkways

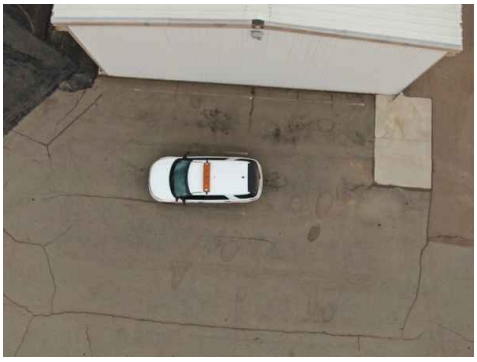
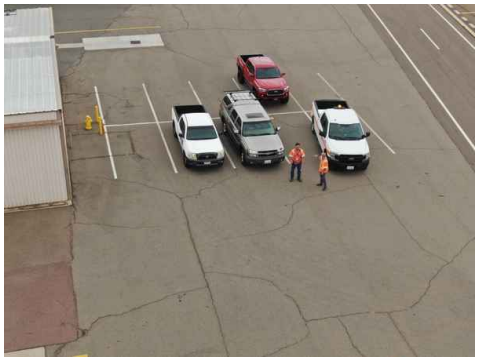
Active Deferred Maintenance

RECOMMEND SEALCOATING REMAINING ASPHALT

It appears about 1/2 of the driveways (or about 110,000 sq. ft.) and none of the front parking areas were re-surfaced when the other portion was done recently I'd recommend a sealcoat be applied and new line-striping be accomplished within the next 12-24 months to help protect the parking surface from further deterioration. It is important to remove and replace all deteriorated areas prior to seal coat - do not simply cover the bad asphalt. See Below.

Recommendation

Contact a qualified professional.




4.2.4 Driveways/Parking Lots/Walkways

Active Deferred Maintenance

ASPHALT DETERIORATION

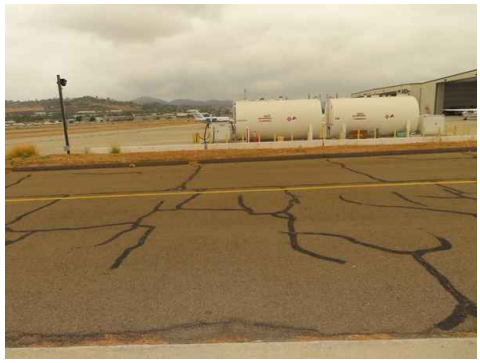
There are areas with extensive cracking and loose pieces of asphalt. I'd recommend those areas be removed and replaced with new asphalt prior to re-sealing the balance of the area with a slurry coat.

Recommendation

Contact a qualified driveway contractor.





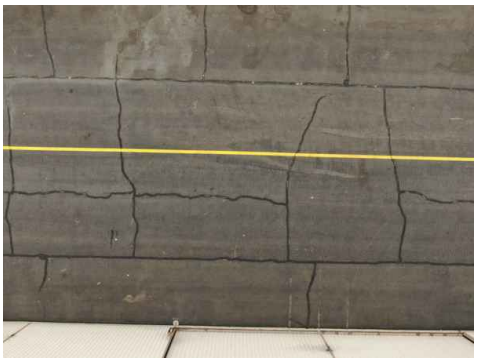



4.2.5 Driveways/Parking Lots/Walkways

Active Deferred Maintenance

POOR REPAIRS PRIOR TO RE-SEALING

It appears that a primer coat of asphalt was applied to the cracks at 130,000 sq. ft. prior to the application of the new slurry coat. Typically the acceptable method is to fill the cracks with a sealant/caulk prior to surface resealing to insure moisture does not penetrate those areas prematurely. I'd recommend review by a qualified, licensed asphalt contractor to determine mitigation so as not to require re-surfacing within a couple years.




5: PLUMBING

		A	EX	N/A	D
5.1	Water Supply, Distribution Systems & Fixtures	X			

A = Assessed EX = Excluded/Not Inspected N/A = Not Applicable/Not Present D = Deficiency

Information

Filters
None

Water Source
Public

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

6: ELECTRICAL

		A	EX	N/A	D
6.1	Service Entrance Conductors		X		
6.2	Main Service Hangars "A"	X			
6.3	Main Service Hangars "B"	X			
6.4	Main Service Hangars "C"	X			
6.5	Main Service Hangars "D"	X			
6.6	Main Service Hangars "E"	X			X
6.7	Main Service Hangars "F"	X			
6.8	Main Service Hangars "G"	X			

A = Assessed EX = Excluded/Not Inspected N/A = Not Applicable/Not Present D = Deficiency

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

Service Entrance Conductors: Main Service Room

Main Service Hangars "A": Main Panel Location
Exterior North

Main Service Hangars "A": Main Service Entrance & Equipment

This is for informational purposes only. No assessment of electrical load or supply was performed and equipment was not evaluated nor tested.











Main Service Hangars "A": Panel Capacity
400 AMP

Main Service Hangars "A": Panel Type
Circuit Breaker

Main Service Hangars "B": Main Panel Location
Exterior North

Main Service Hangars "B": **Main Service Entrance & Equipment**

This is for informational purposes only. No assessment of electrical load or supply was performed and equipment was not evaluated nor tested.










Main Service Hangars "B": **Panel Capacity**
400 AMP

Main Service Hangars "B": **Panel Manufacturer**
Challenger

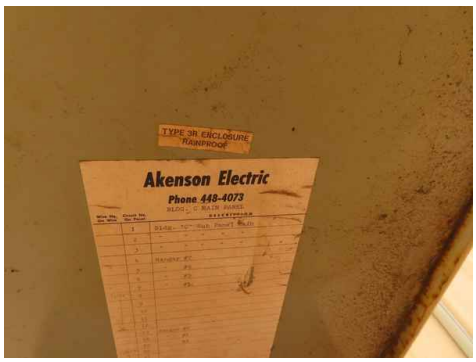
Main Service Hangars "B": **Panel Type**
Circuit Breaker

Main Service Hangars "C": **Main Panel Location**
Exterior North

Main Service Hangars "C": **Main Service Entrance & Equipment**

This is for informational purposes only. No assessment of electrical load or supply was performed and equipment was not evaluated nor tested.





Main Service Hangars "C": **Panel Capacity**
Unknown

Main Service Hangars "C": **Panel Manufacturer**
Unknown

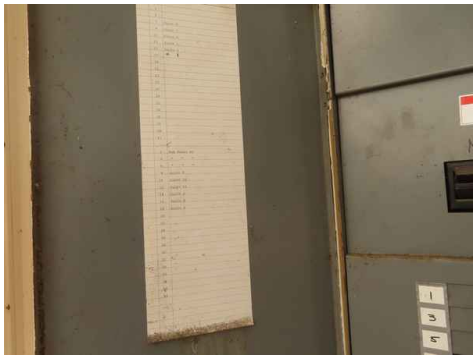
Main Service Hangars "C": **Panel Type**
Circuit Breaker

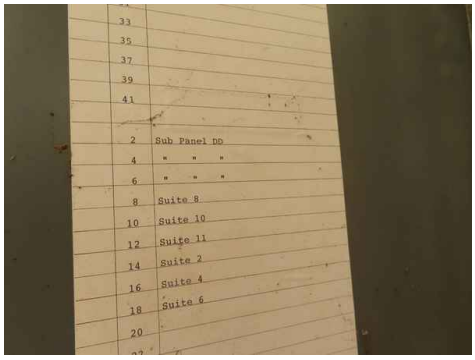
Main Service Hangars "D": **Main Panel Location**
Exterior North

Main Service Hangars "D": Main Service Entrance & Equipment

This is for informational purposes only. No assessment of electrical load or supply was performed and equipment was not evaluated nor tested.







Main Service Hangars "D": Panel Capacity
200 AMP

Main Service Hangars "D": Panel Manufacturer
Bryant

Main Service Hangars "D": Panel Type
Circuit Breaker

Main Service Hangars "E": Main Panel Location
Exterior North

Main Service Hangars "E": Main Service Entrance & Equipment

This is for informational purposes only. No assessment of electrical load or supply was performed and equipment was not evaluated nor tested.









Main Service Hangars "E": Panel Capacity
200 AMP

Main Service Hangars "E": Panel Manufacturer
Unknown

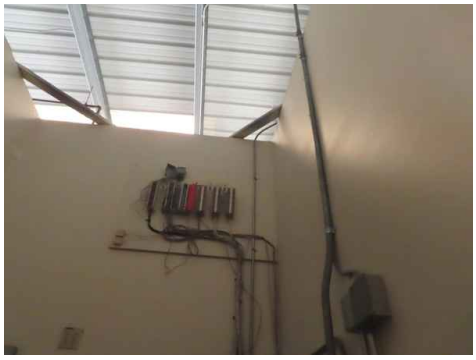
Main Service Hangars "E": Panel Type
Circuit Breaker

Main Service Hangars "F": Main Panel Location
Exterior North

Main Service Hangars "F": Main Service Entrance & Equipment

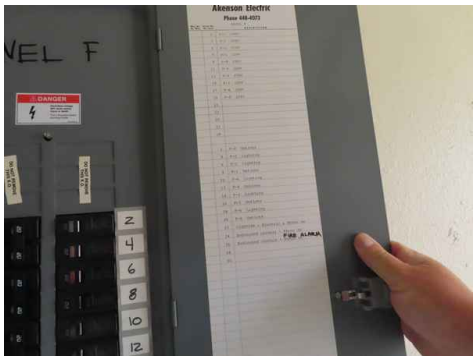
This is for informational purposes only. No assessment of electrical load or supply was performed and equipment was not evaluated nor tested.





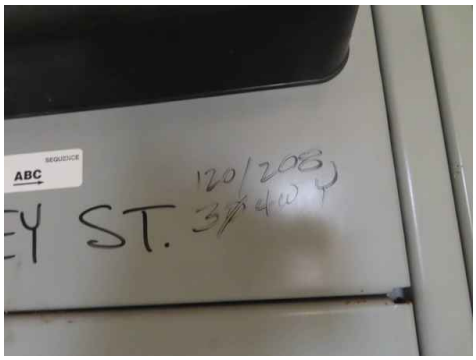




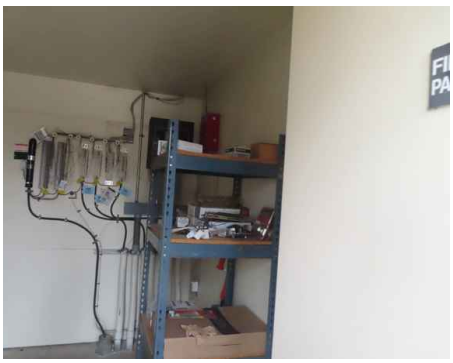


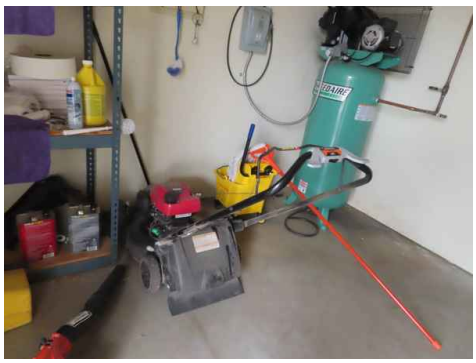




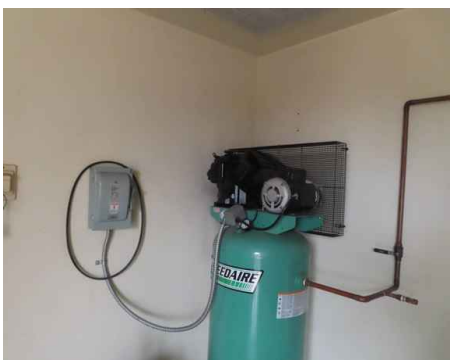














Main Service Hangars "F": Panel Capacity
200 AMP

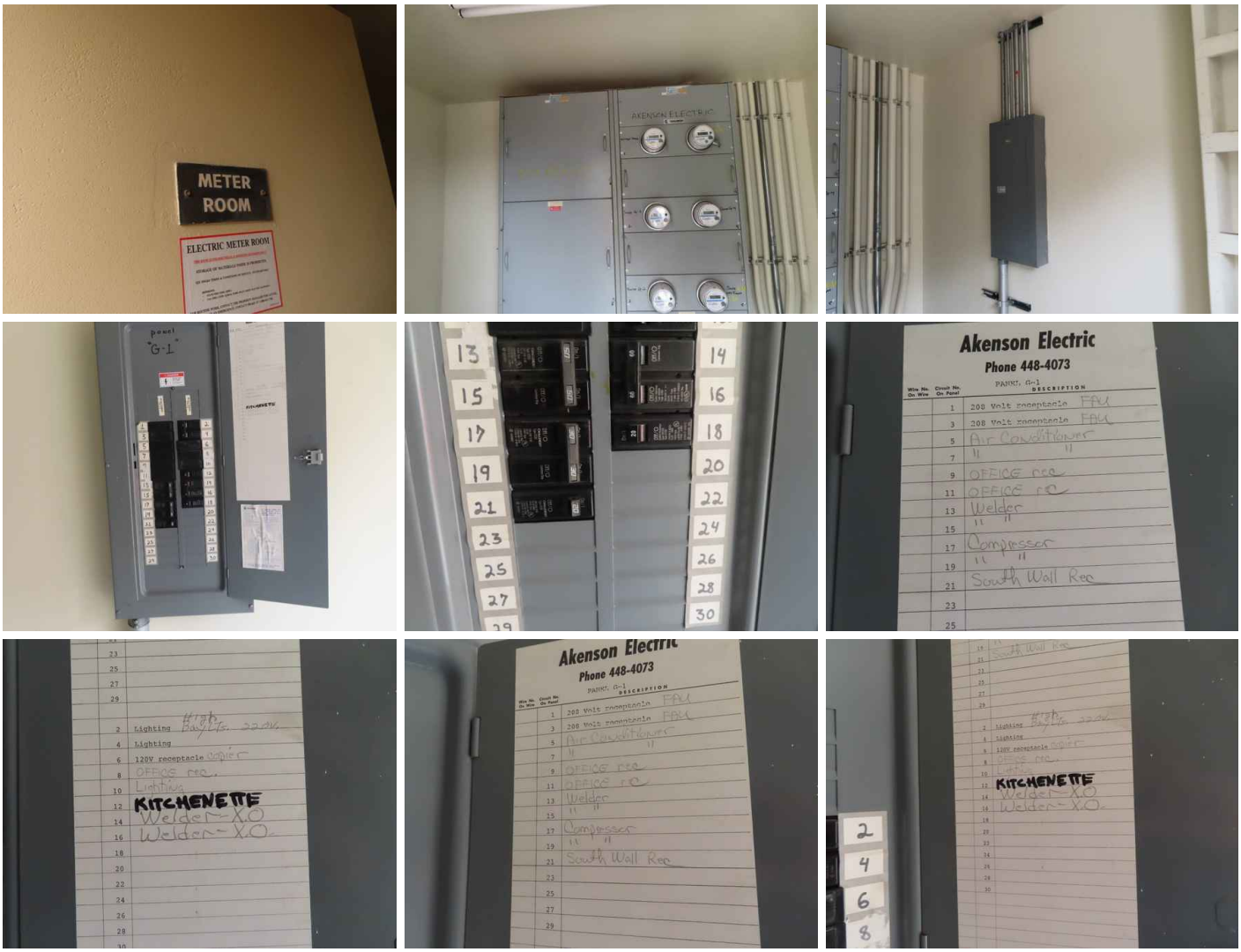
Main Service Hangars "F": Panel Manufacturer
Unknown

Main Service Hangars "F": Panel Type
Circuit Breaker

Main Service Hangars "G": Main Panel Location
Exterior North

Main Service Hangars "G": Main Service Entrance & Equipment

This is for informational purposes only. No assessment of electrical load or supply was performed and equipment was not evaluated nor tested.



Main Service Hangars "G": Panel Capacity
400 AMP

Main Service Hangars "G": Panel Manufacturer
Challenger

Main Service Hangars "G": Panel Type
Circuit Breaker

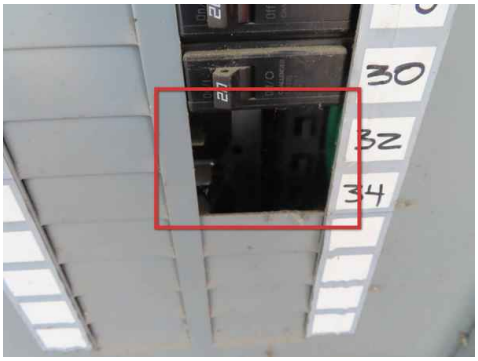
Observations

6.6.1 Main Service Hangars "E"

Anticipated Near Future Deferred Maintenance Item

PANEL "E" BREAKER "BLANKS" MISSING

Breaker blanks were missing on the dead front cover where there was no circuit breaker installed. This is a safety hazard in that someone could inadvertently place their finger in the opening and be shocked. The covers are inexpensive. I'd recommend installing them as soon as possible for safety.



Recommendation

Contact a qualified electrical contractor.

7: HANGAR BAYS

		A	EX	N/A	D
7.1	A 22	X			
7.2	B 5	X			
7.3	B 9	X			
7.4	C 7	X			
7.5	C 12	X			
7.6	D 3	X			
7.7	E 9	X			
7.8	F 15	X			

A = Assessed EX = Excluded/Not Inspected N/A = Not Applicable/Not Present D = Deficiency

Information

A 22: Photos



B 5: Photos






B 9: Photos







C 7: Photos













C 12: Photos

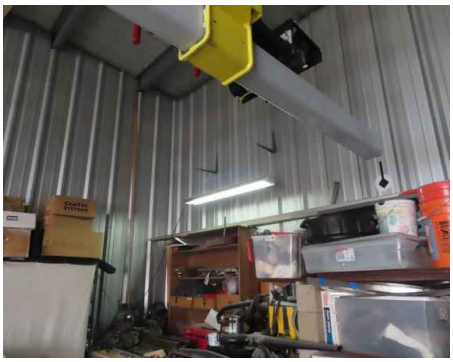






D 3: Photos




E 9: Photos

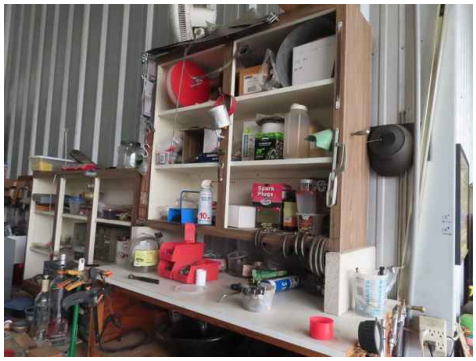
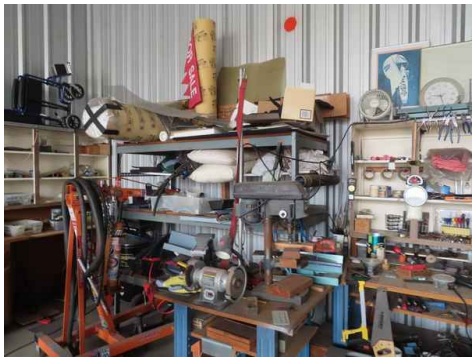
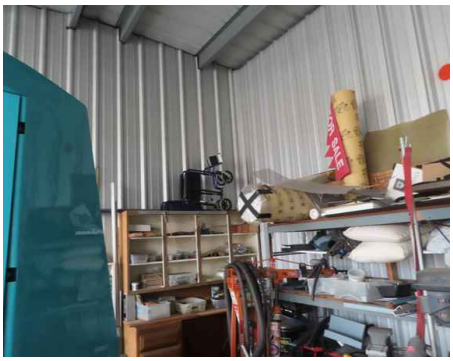





F 15: Photos







8: HANGAR ONSITE OFFICE

Information

Photos









9: MERCY AIR INTERIORS

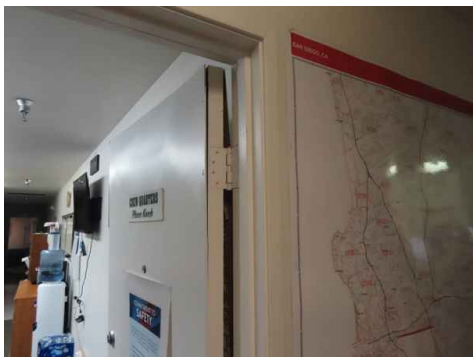
		A	EX	N/A	D
9.1	General	X			X
9.2	Doors	X			X
9.3	Floors	X			X
9.4	Walls	X			X
9.5	Ceilings	X			X
9.6	Hangar Bay	X			
9.7	Clothes Dryer	X			X

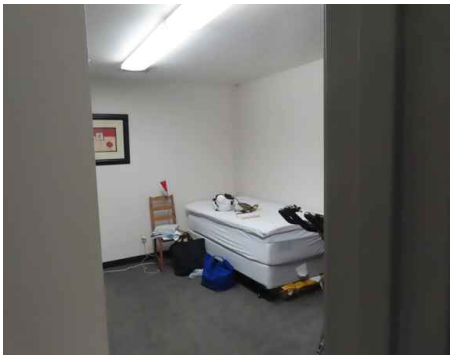
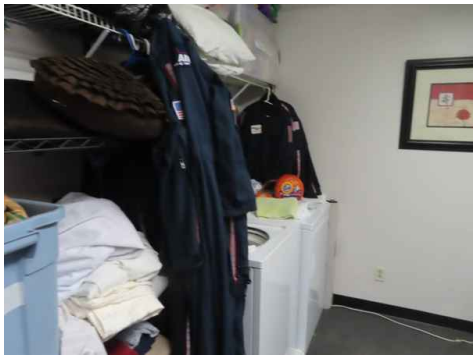
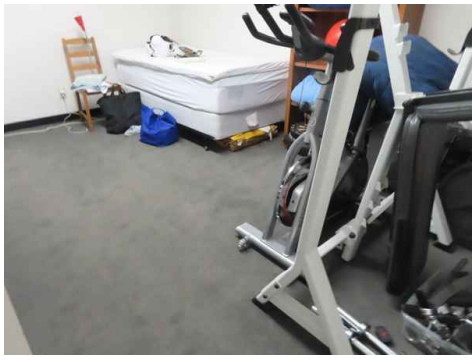
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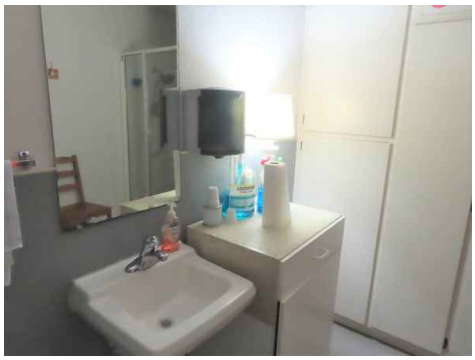
Information

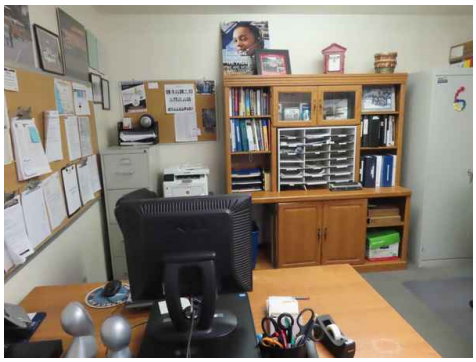
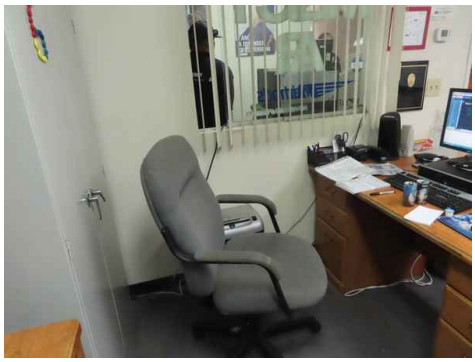
General: Photos

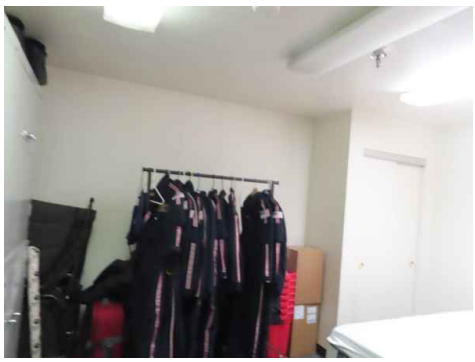






Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

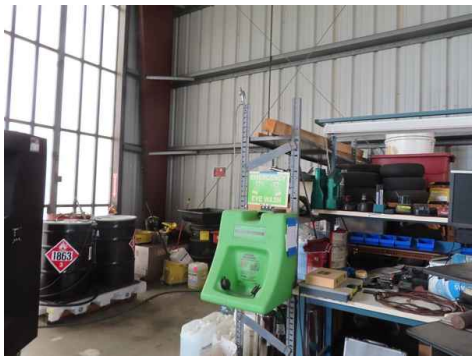
Hangar Bay: Photos














Clothes Dryer: Regular Cleaning of Dryer Vent Recommended

I'd recommend cleaning of dryer vents (to limit fire hazards) and drain lines prior to use and then again at least once per year as part of a regular maintenance plan.

Observations

9.1.1 General

CABINETRY DAMAGED

Anticipated Near Future Deferred Maintenance Item

The cabinetry is original, old and needs attention. I'd recommend all the doors either be replaced or repaired so they fully function as intended.

Recommendation

Contact a qualified professional.




9.2.1 Doors

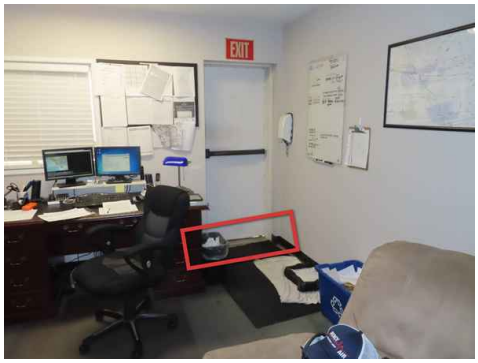
NOTICEABLE GAP

Active Deferred Maintenance

At the time of the inspection, weather-stripping at the exterior doors was either missing, damaged or deteriorated. This will cause energy loss, dust and pests to enter the facility. I'd recommend replacement/installation of effective weather-stripping components as necessary by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.

9.3.1 Floors

CARPET STAINS

Active Deferred Maintenance

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company or possibly replacement.

Recommendation

Contact a qualified cleaning service.

9.3.2 Floors

Active Deferred Maintenance

SEVERE WEAR

Floors have severe surface wear in many areas. I'd recommend a qualified flooring contractor evaluate and possibly replace.

Recommendation

Contact a qualified flooring contractor



9.4.1 Walls

Anticipated Near Future Deferred Maintenance Item

PARTIAL REPAIR TO DRYWALL

It appears some repairs were made to the drywall but not completed. Though this is cosmetic in nature and does not directly affect the functionality of the building, I'd recommend the patches be fully and properly completed.

Recommendation

Contact a qualified professional.



9.5.1 Ceilings

Anticipated Near Future Deferred Maintenance Item

PARTIAL REPAIR TO DRYWALL

It appears some repairs were made to the drywall but not completed. Though this is cosmetic in nature and does not directly affect the functionality of the building, I'd recommend the patches be fully and properly completed.

Recommendation

Contact a qualified professional.



9.7.1 Clothes Dryer

Safety and/or Liability Item

IMPROPER VENT PIPE USED - FIRE HAZARD

The current dryer vent hose is made of foil or plastic fabric wrapped around a wire spiral and is not intended nor recommended by the manufacturer to be used for this purpose. These have been known to catch lint, get hot, melt and/or catch fire. There are hundreds of dryer vent fires every year nation-wide. I recommend installation of the proper type of metal flex pipe as recommended by dryer manufacturer by a licensed, qualified appliance repair person.

Recommendation

Contact a qualified professional.


Current Installation


Current Installation



Examples of Proper Materials

9.7.2 Clothes Dryer

IMPROPER TERMINATION POINT

Active Deferred Maintenance

The dryer vent terminates inside the building. This is not considered a proper installation. I'd recommend the proper dryer hose be terminated to the exterior as recommended by the manufacturer and sound building/installation practices.

Recommendation

Contact a qualified appliance repair professional.



10: ACCESSIBILITY/LIFE SAFETY

		A	EX	N/A	D
10.1	Exterior Accessibility	X			X
10.2	Portable Fire Extinguishers	X			
10.3	Emergency Lighting Systems	X			
10.4	Smoke Detectors	X			

A = Assessed EX = Excluded/Not Inspected N/A = Not Applicable/Not Present D = Deficiency

Information

Basic Accessibility

Various laws around the world require public accommodations to provide goods and services to people with disabilities on an equal basis with the rest of the general public. Businesses benefit from the patronage of all people. Those who own, lease, lease out, or operate places of public accommodation should have as a goal the identification and reduction of physical barriers to this patronage. This inspection report will help identify possible accessibility deficiencies in existing facilities.

Compliance Requirement

Most laws regarding accessibility regulate only new construction and remodeling, and do not oblige existing building owners to reduce barriers if such reduction is not readily achievable. This report does not cover all of the possible local, state, provincial or federal requirements regarding accessibility or barrier reduction. The information presented within this report was derived from a visual-only inspection of the property, and is intended solely as informal guidance, and is not a determination of legal rights or responsibilities.

See Restroom Facilities

For specific ADA observations, please see "Restroom Facilities/Accessibility"

Exterior Accessibility : Entrance Accessibility Standards

- The main entrance is to be accessible, or there is a ramp, lift or alternative accessible entrance.
- All inaccessible entrances should have signs giving directions to the nearest accessible entrance.
- The accessible entrance door should have at least 32 inches of clear opening.
- The accessible entrance door should have at least 24 inches of clear wall space on the pull-side of the door next to the handle, plus at least 60 inches of clear depth.
- The accessible entrance door handle should be no higher than 48 inches.
- The accessible entrance door handle should be operable with a closed fist (accessible to a person with limited use of his/her hands).
- The accessible entrance door should be able to be opened without too much force (less than 8½ pounds of force.)
- The accessible entrance threshold should not have a trip hazard or wheelchair barrier more than a ¼-inch high, nor more than ¾-inches high with bevels on both sides.
- The automatic door closer (if one exists) on the accessible entrance should take at least three seconds to close the door.

Exterior Accessibility : Number of Accessible Parking Spaces
1

Exterior Accessibility : Number of Regular Parking Spaces
approx 40

Exterior Accessibility : Ratio of Accessible Parking to General Parking

The minimum number of accessible parking spaces required depends on the total number of parking spaces in the lot, as seen in the table below. Furthermore, one of every six accessible parking spaces, or fraction of six, must be “van-accessible.” For example: A parking lot with 400 total spaces needs eight accessible spaces, and two of those eight spaces must be van-accessible.

Total Number of Parking Spaces in Parking Facility (Lot or Garage)	Minimum Total Number of Accessible Parking Spaces Required	Minimum Number of Van Accessible Sparking Spaces
1 - 25	1	1
26 - 50	2	1
51 - 75	3	1
76 - 100	4	1
101 - 150	5	1
151 - 200	6	1
201 - 300	7	2
301 - 400	8	2
401 - 500	9	2
501 - 1000	2% of total	
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000	

Exterior Accessibility : General Path of Travel

The accessible route shall, to the maximum extent feasible, coincide with the route for the general public.

There should be a route of travel from the accessible parking spaces to the accessible entrance that does not require the use of stairs.

The route of travel should be at least 36 inches wide.

The slopes on the route of travel should not be greater than 5% (1-inch rise/20-inch run).

The route of travel should be stable, firm and slip-resistant.

The curbs on the route of travel should include ramped curb-cuts with a width of at least 36 inches.

Ramps longer than 6 feet should have railings between 34" and 38" high on both sides, being sturdy, stable, firm and slip-resistant.

There should be a 5-foot-long level landing at the top and bottom of every 30-foot horizontal length of ramp and at every ramp switchback.

Exterior Accessibility : No Designated Path of Travel Markings

The designated path of travel should be well marked on the parking lot pavement between building pedestrian doors and the parking space itself. This is not present. I'd recommend a certified access specialist (CASp) review and make recommendations as appropriate.



Portable Fire Extinguishers: Monthly Inspections Recommended

- Confirm the extinguisher is visible, unobstructed, and in its designated location.
- Verify the locking pin is intact and the tamper seal is unbroken. Examine the extinguisher for obvious physical damage, corrosion, leakage, or clogged nozzle.
- Confirm the pressure gauge or indicator is in the operable range or position, and lift the extinguisher to ensure it is still full.
- Make sure the operating instructions on the nameplate are legible and facing outward.
- Check the last professional service date on the tag. (A licensed fire extinguisher maintenance contractor must have inspected the extinguisher within the past 12 months.)

Portable Fire Extinguishers: Annual Professional Inspection

Verify with local laws and regulations concerning the frequency and certification required in your area for inspection requirements. Typically a licensed fire extinguisher maintenance contractor must have inspected the extinguisher within the past 12 months and signed and dated the attached inspection tag.

Portable Fire Extinguishers: Location of Fire Extinguishers

All Fire extinguishers should be highly visible, well marked, and be clear of any materials/storage or obstruction for a minimum of 3 feet.

For ordinary combustible materials such as cloth, wood, paper, rubber, plastic, etc. a **Class A Fire Extinguisher** is recommended. Typical spacing is recommended to be every 3,000 sq. ft. no further away than 75 feet from any particular place.

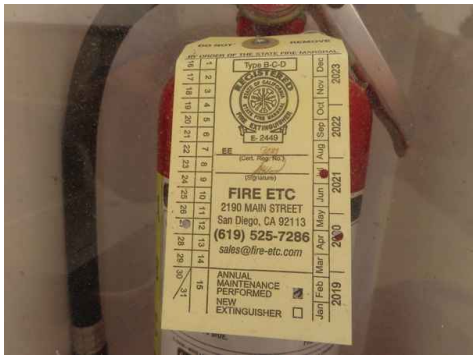
For flammable liquids or gasses such as gasoline, natural gas, etc. a **Class B Fire Extinguisher** is recommended and should be no further away than 75 feet from any particular place.

For flammable liquids such as cooking oils and fats a **Class K Fire Extinguisher** is recommended and should be no further away than 50 feet from any hazard

Portable Fire Extinguishers: Photos







Emergency Lighting Systems:
Photo



Smoke Detectors: Appeared to be in Good Condition

The smoke detectors were tested in the Mercy Air sleeping areas and found to be operational at the time of the inspection.

NOTE: All smoke detector/alarms should be tested at least twice a year and replaced every 7-10 years.

Limitations

Exterior Accessibility

THIS IS NOT A DETAILED PROFESSIONAL ADA ANALYSIS

Though general observations are provided relative to the general accessibility of the site, this is in no way meant to suggest this is a detailed ADA Accessibility Access Analysis. This should only be provided by a qualified Certified Access Specialist (CASp.) I'd recommend a CASp be retained to make the proper determinations regarding ADA accessibility.

Portable Fire Extinguishers

LIMITED ASSESSMENT

Fire Extinguishers are not within the scope of this Assessment and any comments made herein are a courtesy only. I'd recommend a professional firm that is well versed on NFPA and OSHA rules and regulations review the equipment and installation prior to occupying the building.

Observations

10.1.1 Exterior Accessibility

Active Deferred Maintenance

ENTRANCE MAY NOT BE ADA COMPLIANT



The entrance door used by the public has a raised, non-level threshold and may not meet accessibility requirements. I'd suggest it be verified by a ADA accessibility professional to determine if it is a satisfactory installation.

Recommendation

Contact a qualified professional.

10.1.2 Exterior Accessibility

Active Deferred Maintenance

RATIO OF ACCESSIBLE PARKING TO GENERAL PARKING INADEQUATE

As noted above there is a federal requirement for handicap to regular parking spaces in a parking lot. This does not appear to meet that ratio. I'd recommend further review by a Certified Accessibility Specialist to make further determinations.

Recommendation

Contact a qualified professional.

10.1.3 Exterior Accessibility

Active Deferred Maintenance

NO ADA COMPLIANT SPACE AT OFFICE

The office area does not have a handicap designated space. The only other designated space is located at the other end of the complex and does not have a direct line of travel. I'd recommend further evaluation.

Recommendation

Contact a qualified professional.

10.1.4 Exterior Accessibility

Active Deferred Maintenance

RECOMMEND ACCESSIBILITY SIGNAGE & LINE STRIPING

The ADA accessible space does not have the signage or designated line striping of parking space as is typically required to meet the minimum ADA requirements. I'd recommend review by a Certified Accessibility Specialist (CASp) and make changes as suggested.

Recommendation

Contact a qualified professional.



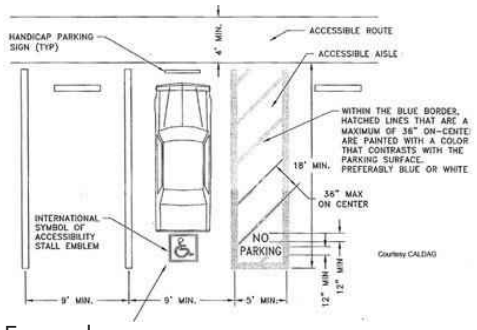
Current Designated Space



Signage Examples



Examples



Examples

11: RESTROOM FACILITIES

		A	EX	N/A	D
11.1	ADA/Accessibility	X			X

A = Assessed EX = Excluded/Not Inspected N/A = Not Applicable/Not Present D = Deficiency

Information

ADA/Accessibility: General Photos













ADA/Accessibility: Overall Accessibility

NOTE: Public restrooms must include at least one fully ADA/accessible restroom on an accessible route of travel and any inaccessible restrooms should have signs that give directions to accessible ones.

- Pictograms or symbols should be used to identify restrooms.
- Accessible restroom door handles should be no higher than 48 inches.
- Accessible restroom door handles should be operable with a closed fist (accessible to a person with limited use of his/her hands).
- Accessible restroom needs to be able to be opened without too much force (less than 5 pounds of force).
- The accessible restroom entry configuration should provide adequate maneuvering and turnaround space (60 inches in diameter) for wheelchairs.
- The path to all fixtures in the accessible restroom should be at least 36 inches wide.

ADA/Accessibility: Fixture/Equipment Availability

- If urinals are provided, the accessible restroom should have at least one urinal with a rim no higher than 17 inches above the floor.
- The accessible restroom has at least one lavatory with a 30-inch wide by 48-inch deep clear space in front of it.
- The accessible restroom should have at least one wheelchair-accessible stall that provides adequate maneuvering space for a wheelchair.
- The accessible restroom soap dispensers and hand dryers should be within reach of a person in a wheelchair, and operable with one closed fist.
- The accessible restroom mirror (if provided) should be mounted with the bottom edge of the reflecting surface no higher than 40 inches.

ADA/Accessibility: Lavatory Accessibility

- The accessible restroom lavatory should not have a rim higher than 34 inches.
- The accessible restroom lavatory should have at least 29 inches of knee space between the floor and the bottom of the lavatory apron.
- The accessible restroom lavatory should have no obstructions within the toe clearance area (between 0 and 9 inches from the floor).
- The accessible restroom lavatory should have no hot pipes or sharp surfaces underneath that could harm a person in a wheelchair.
- The accessible restroom lavatory faucet should be able to be operated with one closed fist (accessible to a person with limited use of his/her hands).
- The accessible restroom lavatory faucet (if self-closing) should permit the water to flow for at least 10 seconds.

Limitations

ADA/Accessibility

THIS IS NOT A DETAILED PROFESSIONAL ADA ANALYSIS

Though general observations are provided relative to the general accessibility of the site, this is in no way meant to suggest this is a detailed ADA Accessibility Access Analysis. This should only be provided by a qualified Certified Access Specialist (CASp.) I'd recommend a CASp be retained to make the proper determinations regarding ADA accessibility.

Observations

11.1.1 ADA/Accessibility

SINKS MISSING ADA DRAIN COVERS

Active Deferred Maintenance

Pipe covers protect patrons and any user with limited mobility against burns, cuts, abrasions, and to avoid direct contact with piping as required by the "Americans with Disabilities Act" (ADA), a Federally Mandated and Enforced Law.

I'd recommend ADA drain covers be installed under each sink on the premises.







Drain Cover Example

12: NEIGHBORHOOD

Information

Neighborhood Type
Commercial

Neighborhood Trend
Mature, Stable

ATTACHMENT C

San Diego County Fire Protection

Inspection Report

San Diego County Fire
5510 Overland Ave.
San Diego, CA 92123
858-974-5999

Re: Inspection at COSD Hangars - Gillespie Field

Lidia Sosinsky
COSD - Sr. Real Property Agent - Airports
1960 Joe Crosson Dr
El Cajon, CA 92020

NOTICE OF INSPECTION

San Diego County Fire Protection District personnel have completed a Fire and Life Safety inspection of this facility.

If you have questions about this notice, please contact the inspector.

Christopher De La Cruz	**COSD**

Inspection Summary for COSD Hangars - Gillespie Field

***** Any violations found are noted below with the property(s) they were noted in.***

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St E-19 El Cajon, CA 92020

Violation(s) Noted	
5704.3.4.4	5704.3.4.4 Liquids for maintenance and operation of equipment.

5704.3.4.4 Liquids for maintenance and operation of equipment. In all occupancies, quantities of flammable and combustible liquids in excess of 10 gallons (38 L) used for maintenance purposes and the operation of equipment shall be stored in liquid storage cabinets in accordance with Section 5704.3.2. Quantities not exceeding 10 gallons (38 L) are allowed to be stored outside of a cabinet where in approved containers located in private garages or other approved locations.

Inspector note: Excess of 10 gallons of flammable liquids found in the hangar at time of inspection.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-13 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St E-18 El Cajon, CA 92020

Violation(s) Noted	
604.4 - 604.5	Multiplug adapters and extension cords

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy-chaining") of extension cords, adapters, or power strips is prohibited.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St G-16 El Cajon, CA 92020

Violation(s) Noted

5704.3.4.4 5704.3.4.4 Liquids for maintenance and operation of equipment.

5704.3.4.4 Liquids for maintenance and operation of equipment. In all occupancies, quantities of flammable and combustible liquids in excess of 10 gallons (38 L) used for maintenance purposes and the operation of equipment shall be stored in liquid storage cabinets in accordance with Section 5704.3.2. Quantities not exceeding 10 gallons (38 L) are allowed to be stored outside of a cabinet where in approved containers located in private garages or other approved locations.

Inspector note: Excess of 10 gallons of flammable/combustible liquids found in the hangar at time of inspection.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St E-10 El Cajon, CA 92020

Violation(s) Noted

505.1 505.1 Address identification.

505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.



Inspector note: Hangar unit number is missing.
Violation is due to be rechecked on 06/01/2021

604.1 604.1 Abatement of electrical hazards.

604.1 Abatement of electrical hazards. Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

Inspector note: Plug in refrigerator directly to an outlet.

Violation is due to be rechecked on 06/01/2021

604.4 - 604.5 Multiplug adapters and extension cords

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy-chaining") of extension cords, adapters, or power strips is prohibited.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St A-20 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-21 El Cajon, CA 92020

Violation(s) Noted	
604.1	604.1 Abatement of electrical hazards.

604.1 Abatement of electrical hazards. Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

Inspector note: Discontinue the use of damaged extension cords.
Violation is due to be rechecked on 06/01/2021

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy-chaining") of extension cords, adapters, or power strips is prohibited.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-15 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St F-8 El Cajon, CA 92020

Violation(s) Noted

604.4 - 604.5 Multiplug adapters and extension cords

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy-chaining") of extension cords, adapters, or power strips is prohibited.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-3 El Cajon, CA 92020

Violation(s) Noted

604.4 - 604.5 Multiplug adapters and extension cords

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy-chaining") of extension cords, adapters, or power strips is prohibited.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St E-1 El Cajon , CA 92020

Violation(s) Noted

604.4 - 604.5 Multiplug adapters and extension cords

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy-chaining") of extension cords, adapters, or power strips is prohibited.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St E-3 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St C-17 El Cajon, CA 92020

Violation(s) Noted

604.1 604.1 Abatement of electrical hazards.

604.1 Abatement of electrical hazards. Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

Inspector note: Plug in mini refrigerator directly to a wall outlet.
Violation is due to be rechecked on 06/01/2021

604.4 - 604.5 Multiplug adapters and extension cords

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy-chaining") of extension cords, adapter, or power strips is prohibited.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St F-6 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney E-9 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St E-11 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St A-10 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-17 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-8 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St A-14 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St C-5 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St C-18 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St C-10 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St C-1 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St A-21 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-20 El Cajon, CA 92020

Violation(s) Noted

604.4 - 604.5 Multiplug adapters and extension cords

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy-chaining") of extension cords, adapters, or power strips is prohibited.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St E-4 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-14 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St G-2 El Cajon, CA 92020

Violation(s) Noted

604.3 Working space and clearance. A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space. Exceptions: 1. Where other dimensions are required or allowed by the California Electrical Code. 2. Access openings into attics or under-floor areas that provide a minimum clear opening of 22 inches (559 mm) by 30 inches (762 mm).



Inspector note: Maintain clearance around the electrical panel. Corrected during inspection.

Violation Repaired 04/30/2021

5704.3.4.4 5704.3.4.4 Liquids for maintenance and operation of equipment.

5704.3.4.4 Liquids for maintenance and operation of equipment. In all occupancies, quantities of flammable and combustible liquids in excess of 10 gallons (38 L) used for maintenance purposes and the operation of equipment shall be stored in liquid storage cabinets in accordance with Section 5704.3.2. Quantities not exceeding 10 gallons (38 L) are allowed to be stored outside of a cabinet where in approved containers located in private garages or other approved locations.



Inspector note: Store excess of 10 gallons of flammable/combustible liquids inside flammable cabinet(s) or remove from hangar.

Violation is due to be rechecked on 06/01/2021

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.



Inspector note: Linking (aka "daisy-chaining") of extension cords, adapters, and power strips is prohibited.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St C-16 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St C-23 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St D-2 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-11 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St A-12 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St D-13 El Cajon, CA 92020

Violation(s) Noted

505.1 505.1 Address identification.

505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Inspector note: Hangar unit number either missing or incomplete at time of inspection.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St A-2 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St C-2 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St D-7 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-7 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St G-3 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St C-13 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St D-17 El Cajon, CA 92020

Violation(s) Noted

505.1 505.1 Address identification.

505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Inspector note: Hangar unit number is either missing or incomplete at time of inspection.
Violation is due to be rechecked on 06/01/2021

604.4 - 604.5 Multiplug adapters and extension cords

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy-chaining") of extension cords, adapter, or power strips is prohibited.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St A-22 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St D-3 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-1 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-5 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St F-10 El Cajon, CA 92020

Violation(s) Noted	
907.8.1	907.8.1 Maintenance required.

907.8.1 Maintenance required. Where required for compliance with the provisions of this code, devices, equipment, systems, conditions, arrangements, levels of protection or other features shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official.

Inspector note: Heat detector located above the tail is damaged and requires repair.

COSD Hangars - Gillespie Field (General)
425 Kenney St Bldg A, F, and G El Cajon, CA 92020
Inspected on : 04/30/2021

Violation(s) Noted	
901.6	901.6 Inspection, testing and maintenance.

901.6 Inspection, testing and maintenance. Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, mechanical smoke exhaust systems and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed. All fire alarm systems, fire detection systems, automatic sprinkler or extinguishing systems, communication systems, and all other equipment, material or systems required by these regulations shall be maintained in an operable condition at all times in accordance with this code and California Code of Regulations, Title 19, Division 1.







Inspector note: Maintenance service due on wet pipe fire sprinkler system in hangar Building G.
Violation is due to be rechecked on 06/01/2021

907.8.1	907.8.1 Maintenance required.

907.8.1 Maintenance required. Where required for compliance with the provisions of this code, devices, equipment, systems, conditions, arrangements, levels of protection or other features shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official.



Inspector note: ALL heat detector devices located in building hangars A through F shall be replaced due to age and condition.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field
425 Kenney St B-12 El Cajon, CA 92020
Inspected on : 04/30/2021

COSD Hangars - Gillespie Field
425 Kenney St D-8 El Cajon, CA 92020
Inspected on : 04/30/2021

COSD Hangars - Gillespie Field
425 Kenney St D-1 El Cajon, CA 92020
Inspected on : 04/30/2021

COSD Hangars - Gillespie Field
425 Kenney St E-17 El Cajon, CA 92020
Inspected on : 04/30/2021

Violation(s) Noted

604.4 - 604.5 Multiplug adapters and extension cords

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy chaining") of extension cords, adapters, or power strips is prohibited.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field
425 Kenney St A-11 El Cajon, CA 92020
Inspected on : 04/30/2021

Violation(s) Noted

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy-chaining") of extension cords, adapters, or power strips is prohibited.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St C-6 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St A-7 El Cajon, CA 92020

Violation(s) Noted

5704.3.4.4 5704.3.4.4 Liquids for maintenance and operation of equipment.

5704.3.4.4 Liquids for maintenance and operation of equipment. In all occupancies, quantities of flammable and combustible liquids in excess of 10 gallons (38 L) used for maintenance purposes and the operation of equipment shall be stored in liquid storage cabinets in accordance with Section 5704.3.2. Quantities not exceeding 10 gallons (38 L) are allowed to be stored outside of a cabinet where in approved containers located in private garages or other approved locations.

Inspector note: Drum containing oil in excess of 10 gallons shall be stored in flammable cabinets. Large amount found in hangar at time of inspection.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St C-19 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-6 El Cajon, CA 92020

Violation(s) Noted

604.6 604.6 Unapproved conditions.

604.6 Unapproved conditions. Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Inspector note: Replace missing electrical junction box cover.

Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St E-15 El Cajon, CA 92020

Violation(s) Noted	
604.1	604.1 Abatement of electrical hazards.

604.1 Abatement of electrical hazards. Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

Inspector note: Discard any frayed extension cords.
Violation is due to be rechecked on 06/01/2021

604.4 - 604.5 Multiplug adapters and extension cords

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy-chaining") of extension cords, adapters, or power strips is prohibited.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St E-14 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St D-15 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St A-3 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St A-1 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St C-9 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St D-19 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St D-21 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St D-20 El Cajon, CA 92020

Violation(s) Noted

604.4 - 604.5 Multiplug adapters and extension cords

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy-chaining") of extension cords, adapters, and power strips is prohibited.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St E-20 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St D-18 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St E-2 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St C-14 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St D-5 El Cajon, CA 92020

Violation(s) Noted

604.6 604.6 Unapproved conditions.

604.6 Unapproved conditions. Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.



Inspector note: Provide a safety plate for circular junction box located in the mezzanine.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field
425 Kenney St E-13 El Cajon, CA 92020
Inspected on : 04/30/2021

COSD Hangars - Gillespie Field
425 Kenney St A-8 El Cajon, CA 92020
Inspected on : 04/30/2021

COSD Hangars - Gillespie Field
425 Kenney St B-23 El Cajon, CA 92020
Inspected on : 04/30/2021

COSD Hangars - Gillespie Field
425 Kenney St F-9 El Cajon, CA 92020
Inspected on : 04/30/2021

COSD Hangars - Gillespie Field
425 Kenney St B-10 El Cajon, CA 92020
Inspected on : 04/30/2021

COSD Hangars - Gillespie Field
425 Kenney St C-12 El Cajon, CA 92020
Inspected on : 04/30/2021

COSD Hangars - Gillespie Field
425 Kenney St A-16 El Cajon, CA 92020
Inspected on : 04/30/2021

COSD Hangars - Gillespie Field
425 Kenney St A-4 El Cajon, CA 92020
Inspected on : 04/30/2021

COSD Hangars - Gillespie Field
425 Kenney St A-6 El Cajon, CA 92020
Inspected on : 04/30/2021

Violation(s) Noted

5704.3.4.4 5704.3.4.4 Liquids for maintenance and operation of equipment.

5704.3.4.4 Liquids for maintenance and operation of equipment. In all occupancies, quantities of flammable and combustible liquids in excess of 10 gallons (38 L) used for maintenance purposes and the operation of equipment shall be stored in liquid storage cabinets in accordance with Section 5704.3.2. Quantities not exceeding 10 gallons (38 L) are allowed to be stored outside of a cabinet where in approved containers located in private garages or other approved locations.





Inspector note: <10 gallons of flammable combustible liquids found in the hangar at time of inspection. Storage amount poses imminent hazard to the building. Immediately dispose excess amount or store in flammable cabinet(s).

Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021

425 Kenney St D-9 El Cajon, CA 92020

Violation(s) Noted

604.4 - 604.5 Multiplug adapters and extension cords

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy-chaining") of extension cords, adapters, and power strips is prohibited.

Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field Inspected on : 04/30/2021

425 Kenney St F-1 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021

425 Kenney St C-20 El Cajon, CA 92020

COSD Hangars - Gillespie Field
425 Kenney St A-9 El Cajon, CA 92020

Inspected on : 04/30/2021

COSD Hangars - Gillespie Field
425 Kenney St G-1 El Cajon, CA 92020

Inspected on : 04/30/2021

Violation(s) Noted	
[BE] 1013.3	[BE] 1013.3 Illumination.

[BE] 1013.3 Illumination. Exit signs shall be internally or externally illuminated. Exception: Tactile signs required by Section 1013.4 need not be provided with illumination.



Inspector note: Replace (x2) exit signs due to age.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field
425 Kenney St G-4 El Cajon, CA 92020

Inspected on : 04/30/2021

Violation(s) Noted	
5003.5	5003.5 Hazard identification signs.

5003.5 Hazard identification signs. Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and aboveground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official.



Inspector note: Post a NFPA 704 diamond on exterior of the hangar to be visible to emergency responders. See image for ratings.
Violation is due to be rechecked on 06/01/2021

509.2 509.2 Equipment access.

509.2 Equipment access. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Storage, trash and other materials or objects shall not be placed or kept in such a manner that would prevent such equipment from being readily accessible.



Inspector note: Provide and maintain unobstructed pathway to the fire sprinkler riser.
Violation is due to be rechecked on 06/01/2021

901.6 901.6 Inspection, testing and maintenance.

901.6 Inspection, testing and maintenance. Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, mechanical smoke exhaust systems and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed. All fire alarm systems, fire detection systems, automatic sprinkler or extinguishing systems, communication systems, and all other equipment, material or systems required by these regulations shall be maintained in an operable condition at all times in accordance with this code and California Code of Regulations, Title 19, Division 1.

Inspector note: Wet pipe fire sprinkler system is due for maintenance service. System provides protection for the entire hangar building.
Violation is due to be rechecked on 06/01/2021

COSD Hangars - Gillespie Field
425 Kenney St C-8 El Cajon, CA 92020
Inspected on : 04/30/2021

COSD Hangars - Gillespie Field
425 Kenney St E-7 El Cajon, CA 92020
Inspected on : 04/30/2021

Violation(s) Noted

505.1 505.1 Address identification.

505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Inspector note: Hangar unit number is either missing or incomplete at time of inspection.

COSD Hangars - Gillespie Field Inspected on : 04/30/2021

425 Kenney St D-4 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021

425 Kenney St B-16 El Cajon, CA 92020

Violation(s) Noted

604.6 604.6 Unapproved conditions.

604.6 Unapproved conditions. Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Inspector note: Missing electrical outlet cover in the mezzanine.

COSD Hangars - Gillespie Field Inspected on : 04/30/2021

425 Kenney St B-22 El Cajon, CA 92020

Violation(s) Noted

604.6 604.6 Unapproved conditions.

604.6 Unapproved conditions. Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Inspector note: Replace any missing or damaged electrical outlet covers.

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy chaining") of extension cords and power strips is prohibited.

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St A-13 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St A-15 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-18 El Cajon, CA 92020

Violation(s) Noted	
604.6	604.6 Unapproved conditions.

604.6 Unapproved conditions. Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Inspector note: Ceiling fan installation in progress. Provide a cover for the single gang box located behind the desk.

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-24 El Cajon, CA 92020

Violation(s) Noted

505.1 505.1 Address identification.

505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Inspector note: Hangar unit number is either missing or incomplete at time of inspection.

604.6 604.6 Unapproved conditions.

604.6 Unapproved conditions. Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Inspector note: Replace damaged electrical outlet behind the refrigerator.

COSD Hangars - Gillespie Field Inspected on : 04/30/2021

425 Kenney St B-2 El Cajon, CA 92020

Violation(s) Noted

604.6 604.6 Unapproved conditions.

604.6 Unapproved conditions. Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Inspector note: Replace any missing or damaged electrical outlet covers.

COSD Hangars - Gillespie Field Inspected on : 04/30/2021

425 Kenney St A-5 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021

425 Kenney St C-22 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021

425 Kenney St F-4 El Cajon, CA 92020

Violation(s) Noted

5303.5.3 5303.5.3 Securing compressed gas containers, cylinders and tanks.

5303.5.3 Securing compressed gas containers, cylinders and tanks. Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity. Securing of compressed gas containers, cylinders and tanks shall be by one of the following methods: 1. Securing containers, cylinders and tanks to a fixed object with one or more restraints. 2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks. 3. Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in sellers' warehouses not open to the public. Nesting shall be allowed provided that the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress. 4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use. Exception: Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.

Inspector note: Secure any free-standing compressed cylinders from falling.

5704.3.4.4 5704.3.4.4 Liquids for maintenance and operation of equipment.

5704.3.4.4 Liquids for maintenance and operation of equipment. In all occupancies, quantities of flammable and combustible liquids in excess of 10 gallons (38 L) used for maintenance purposes and the operation of equipment shall be stored in liquid storage cabinets in accordance with Section 5704.3.2. Quantities not exceeding 10 gallons (38 L) are allowed to be stored outside of a cabinet where in approved containers located in private garages or other approved locations.

Inspector note: Excess of 10 gallons of flammable/combustible liquids found in the hangar at time of inspection.

604.4 - 604.5 Multiplug adapters and extension cords

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking (aka "daisy chaining") of extension cords and power strips is prohibited.

Violation(s) Noted	
5303.5.3	5303.5.3 Securing compressed gas containers, cylinders and tanks.

5303.5.3 Securing compressed gas containers, cylinders and tanks. Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity. Securing of compressed gas containers, cylinders and tanks shall be by one of the following methods: 1. Securing containers, cylinders and tanks to a fixed object with one or more restraints. 2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks. 3. Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in sellers' warehouses not open to the public. Nesting shall be allowed provided that the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress. 4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use. Exception: Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.

Inspector note: Secure any free-standing argon compressed cylinders found on the ground.

COSD Hangars - Gillespie Field Inspected on : 04/30/2021

425 Kenney St B-9 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021

425 Kenney St F-3 El Cajon, CA 92020

Violation(s) Noted	
5704.3.4.4	5704.3.4.4 Liquids for maintenance and operation of equipment.

5704.3.4.4 Liquids for maintenance and operation of equipment. In all occupancies, quantities of flammable and combustible liquids in excess of 10 gallons (38 L) used for maintenance purposes and the operation of equipment shall be stored in liquid storage cabinets in accordance with Section 5704.3.2. Quantities not exceeding 10 gallons (38 L) are allowed to be stored outside of a cabinet where in approved containers located in private garages or other approved locations.

Inspector note: Excess of 10 gallons of flammable/combustible liquids found in the hangar at time of inspection.

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Linking of extension cords and power strips is prohibited.

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St D-12 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St C-3 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St D-6 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St B-19 El Cajon, CA 92020

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St A-18 El Cajon, CA 92020

Violation(s) Noted

5704.3.4.4 5704.3.4.4 Liquids for maintenance and operation of equipment.

5704.3.4.4 Liquids for maintenance and operation of equipment. In all occupancies, quantities of flammable and combustible liquids in excess of 10 gallons (38 L) used for maintenance purposes and the operation of equipment shall be stored in liquid storage cabinets in accordance with Section 5704.3.2. Quantities not exceeding 10 gallons (38 L) are allowed to be stored outside of a cabinet where in approved containers located in private garages or other approved locations.

Inspector note: Approximately 17 gallons of flammable/combustible liquids found in the hangar at time of inspection.

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St E-16 El Cajon, CA 92020

COSD Hangars - Gillespie Field
425 Kenney St E-8 El Cajon, CA 92020

Inspected on : 04/30/2021

Violation(s) Noted	
5704.3.4.4	5704.3.4.4 Liquids for maintenance and operation of equipment.

5704.3.4.4 Liquids for maintenance and operation of equipment. In all occupancies, quantities of flammable and combustible liquids in excess of 10 gallons (38 L) used for maintenance purposes and the operation of equipment shall be stored in liquid storage cabinets in accordance with Section 5704.3.2. Quantities not exceeding 10 gallons (38 L) are allowed to be stored outside of a cabinet where in approved containers located in private garages or other approved locations.

Inspector note: Drums containing oil in excess of 10 gallons shall be stored in flammable cabinets. Tenant informed me that drums will be removed from the hangar and only amount needed >10 gallons will be kept in the hangar at any given time.

COSD Hangars - Gillespie Field
425 Kenney St F-7 El Cajon, CA 92020

Inspected on : 04/30/2021

Violation(s) Noted	
604.6	604.6 Unapproved conditions.

604.6 Unapproved conditions. Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Inspector note: Missing junction box cover above the light fixture.

COSD Hangars - Gillespie Field
425 Kenney St D-14 El Cajon, CA 92020

Inspected on : 04/30/2021

COSD Hangars - Gillespie Field
425 Kenney St E-5 El Cajon, CA 92020

Inspected on : 04/30/2021

COSD Hangars - Gillespie Field
425 Kenney St D-10 El Cajon, CA 92020

Inspected on : 04/30/2021

Violation(s) Noted

604.4 Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

604.5 Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector note: Mini refrigerator plugged into an adapter and extension cord. Plug directly into a wall outlet.

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St A-17 El Cajon, CA 92020

Violation(s) Noted	
604.1	604.1 Abatement of electrical hazards.

604.1 Abatement of electrical hazards. Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

Inspector note: Exposed wires found exposed from the electrical outlet/switch box.

604.6 604.6 Unapproved conditions.

604.6 Unapproved conditions. Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Inspector note: Missing junction box cover located above the light fixture.

COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St E-12 El Cajon, CA 92020

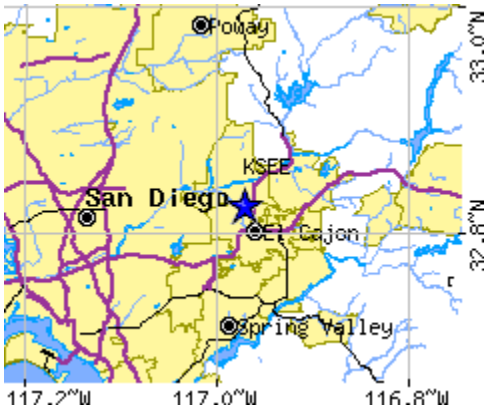
COSD Hangars - Gillespie Field Inspected on : 04/30/2021
425 Kenney St C-7 El Cajon, CA 92020

Attachment D – Gillespie Field – FAA Form 5510 Airfield Data

FAA INFORMATION EFFECTIVE 26 DECEMBER 2024

Location

FAA Identifier: SEE
Lat/Long: 32-49-34.4000N 116-58-20.8000W
32-49.573333N 116-58.346667W
32.8262222,-116.9724444
(estimated)
Elevation: 387.5 ft. / 118.1 m (surveyed)
Variation: 13E (1990)
From city: 10 miles NE of central business district of the associated city
Time zone: UTC -8 (UTC -7 during Daylight Saving Time)
Zip code: 92020



Road maps at: MapQuest Bing Google

Airport Operations

Airport use: Open to the public
Activation date: 12/1942
Control tower: yes
ARTCC: LOS ANGELES CENTER
FSS: SAN DIEGO FLIGHT SERVICE STATION
NOTAMs facility: SEE (NOTAM-D service available)
Attendance: 0700-2100
Wind indicator: lighted
Segmented circle: no
Lights: WHEN ATCT CLSD ACTVT REIL RWY 27R; PAPI RWY 09L & 27R; VASI RWY 17 & 35; MIRL RWY 09L/27R & RWY 17/35 - CTAF.
Beacon: white-green (lighted land airport) Operates sunset to sunrise.

Aerial photo

WARNING: Photo may not be current or correct



Photo courtesy of Fred Emmert AirViews.com
Photo taken 07-Mar-2012
looking southwest.

Do you have a better or more recent aerial photo of Gillespie Field Airport that you would like to share? If so, please **send us your photo**.

Sectional chart

Airport Communications

CTAF: 120.7
ATIS: 125.45
WX AWOS-3P: 125.45 (619-449-1228)
GILLESPIE GROUND: 121.7 [0700-2100]

GILLESPIE TOWER: 120.7 257.8 123.8 [0700-2100]
SOCAL APPROACH: 124.35
SOCAL DEPARTURE: 124.35
CLEARANCE DELIVERY: 125.1
CLASS B: 124.35 ;062-109 SAN 14,000 FT & BLW
132.2 ;029-061 SAN 14,000 FT & BLW
132.2 ;333-028 SAN 7,000 FT-11,000 F
CWARD DP: 119.6
PADRZ DP: 119.6
WX ASOS at MYF (8 nm W): 126.9 (858-576-4337)
WX ASOS at SAN (12 nm SW): PHONE 619-296-8934
WX ASOS at RNM (13 nm N): PHONE 760-789-7699
WX ASOS at SDM (15 nm S): 132.35 (619-661-8297)
WX ASOS at NRS (17 nm SW): PHONE 619-437-9890

- GENERAL OUTLOOK ON ATIS WHEN ATCT CLSD.

Nearby radio navigation aids

VOR radial/distance	VOR name	Freq	Var
PGYr347/13.0	POGGI VORTAC	116.45	14E
MZBr063/13.0	MISSION BAY VORTAC	117.80	15E
TIJr345/17.2	TIJUANA VOR/DME	116.50	12E
JLIr211/27.1	JULIAN VORTAC	114.00	15E
OCNr123/33.5	OCEANSIDE VORTAC	115.30	15E

Airport Services

Fuel available: 100LL JET-A
100LL:FOR FUEL SVC OR ASSISTANCE DRG BUS HRS, CTC (619) 449-0611, (619) 448-5991, OR (619) 981-5000. 100LL SELF SVC AVBL 24 HRS.
Parking: tiedowns
Airframe service: MAJOR
Powerplant service: MAJOR
Bottled oxygen: HIGH/LOW
Bulk oxygen: HIGH/LOW



Airport diagram

CAUTION: Diagram may not be current



Download PDF
of official airport diagram from the FAA

Airport distance calculator

Flying to Gillespie Field Airport? Find the distance to fly.

From to KSEE

Sunrise and sunset

Times for 13-Jan-2025

	Local (UTC-8)	Zulu (UTC)
Morning civil twilight	06:25	14:25

Sunrise	06:52	14:52
Sunset	17:01	01:01
Evening civil twilight	17:28	01:28

Runway Information

Runway 9L/27R

	RUNWAY 9L	RUNWAY 27R
Dimensions:	5342 x 100 ft. / 1628 x 30 m	
Surface:	asphalt, in good condition	
Weight bearing capacity:	Single wheel: 90.0 Double wheel: 120.0 Double tandem: 200.0	
Runway edge lights:	medium intensity	
Latitude:	32-49.767562N	32-49.583215N
Longitude:	116-58.875063W	116-57.854818W
Elevation:	359.1 ft.	387.5 ft.
Traffic pattern:	left	right
Runway heading:	089 magnetic, 102 true	269 magnetic, 282 true
Displaced threshold:	no	706 ft.
Markings:	nonprecision, in good condition	nonprecision, in good condition
Visual slope indicator:	4-light PAPI on right (3.75 degrees glide path)	4-light PAPI on left (4.50 degrees glide path)
		PAPI UNUSBL BYD 6 DEGS RIGHT OF CRS.
Runway end identifier lights:		yes
Touchdown point:	yes, no lights	yes, no lights
Instrument approach:		LOC/DME
Obstructions:	87 ft. tree, 580 ft. from runway, 275 ft. left of centerline, 4:1 slope to clear	37 ft. road, 585 ft. from runway, 250 ft. both sides of centerline, 10:1 slope to clear
		RWY 27R APCH

Current date and time

Zulu (UTC) 14-Jan-2025 01:37:22
Local (UTC-8) 13-Jan-2025 17:37:22

METAR

KSEE 140047Z 08006KT 10SM SKC 18/M13 A3018 RMK RWY 35 IN USE

KMYF 8nm W 140053Z 34008KT 10SM CLR 16/M06 A3018 RMK AO2 SLP218 T01611061

KNKX 8nm W 140009Z 25008KT 5SM FU CLR 18/M06 A3016 RMK AO2 T01831061 $

KSAN 12nm SW 140051Z 30006KT 10SM FEW250 17/01 A3019 RMK AO2 SLP223 T01720006

KRNM 13nm N 140053Z 07011KT 10SM CLR 14/M14 A3019 RMK AO2 SLP221 T01391139

KNZY 14nm SW 132352Z 32007KT 10SM FEW250 18/M08 A3015 RMK SLP210 T01831078 10189 20156 53001

KSDM 15nm S 140053Z 09008KT 6SM HZ CLR 16/M12 A3017 RMK AO2 SLP214 T01611122

KNRS 17nm SW 140053Z 10SM FEW220 17/01 A3019 RMK AO2 SLP222 T01670011 $

MMTJ 18nm S 140044Z 07015KT 10SM SKC 17/M12 A3020 RMK HZY ISOL CI AC S PRESRR

TAF

KNKX 8nm W 1321/1421 32008KT 9999 SKC 520109 521005 521089 QNH3014INS BECMG 1400/1402 02006KT 9999 SKC 520109 521005 521089 QNH3016INS FM140000 06008KT 9999 SKC 520109 521005 521089 QNH3020INS T22/1322Z T04/1414Z

KSAN 12nm SW 131733Z 1318/1424 VRB04KT P6SM SKC FM132000 30008KT P6SM SKC FM140200 VRB05KT P6SM SKC FM142100 06009KT P6SM SKC

KNZY 14nm SW 1323/1423 32011KT 9999 FEW250 QNH3011INS FM140200 VRB06KT 9999 FEW250 QNH3017INS FM141900 33010KT 9999 SKC QNH3015INS TX22/1422Z TN05/1412Z FS30160

MMTJ 18nm S 131705Z 1318/1418 12018KT P6SM SKC TX20/1322Z TN10/1412Z FM140300 09010KT P6SM SKC

NOTAMs

Click for the latest **NOTAMs**

RATIO 30:1 TO DSPLCD THR.

NOTAMs are issued by the DoD/FAA and will open in a separate window not controlled by AirNav.

Runway 17/35

Dimensions:	4145 x 100 ft. / 1263 x 30 m	
Surface:	asphalt, in good condition	
Weight bearing capacity:	Single wheel: 58.0 Double wheel: 106.0 Double tandem: 195.0	
Runway edge lights:	medium intensity RWY 17 END LGTS NON-STD, SPREAD LESS THAN RWY PAVEMENT WIDTH.	
	RUNWAY 17	**RUNWAY 35**
Latitude:	32-49.770795N	32-49.087325N
Longitude:	116-58.349020W	116-58.343593W
Elevation:	366.0 ft.	384.9 ft.
Traffic pattern:	left	left
Runway heading:	166 magnetic, 179 true	346 magnetic, 359 true
Displaced threshold:	450 ft.	685 ft.
Markings:	basic, in good condition	basic, in good condition
Visual slope indicator:	2-box VASI on left (4.00 degrees glide path)	2-box VASI on left (4.50 degrees glide path)
Touchdown point:	yes, no lights	yes, no lights
Obstructions:	15 ft. bldg, lighted, 201 ft. from runway, 125 ft. left of centerline RWY 17 +8 FT FENCE AT 30 FT FM RWY END, 85 FT LEFT.	30 ft. pole, 510 ft. from runway, 40 ft. left of centerline, 10:1 slope to clear RWY 35 UNLIT 8 FT FENCE 1 FT SOUTH OF RWY END; +20 FT TREES AT 100-200 FT FM RWY END 130 FT LEFT.

Runway 9R/27L

Dimensions:	2738 x 60 ft. / 835 x 18 m
Surface:	asphalt, in good condition
Weight bearing capacity:	Single wheel: 12.0
Operational restrictions:	RWY UNLGTD; CLSD SS-SR.

	RUNWAY 9R	**RUNWAY 27L**
Latitude:	32-49.642865N	32-49.548297N
Longitude:	116-58.574245W	116-58.051327W
Elevation:	366.3 ft.	379.9 ft.
Traffic pattern:	left	left
Runway heading:	089 magnetic, 102 true	269 magnetic, 282 true
Markings:	basic, in good condition	basic, in good condition
Touchdown point:	yes, no lights	yes, no lights

Airport Ownership and Management from official FAA records

Ownership: Publicly-owned
Owner: COUNTY OF SAN DIEGO
DEPT PUBLIC WORKS-AIRPORTS, 1960 JOE CROSSON DR
EL CAJON, CA 92020-1236
Phone 619-956-4800
Manager: CATHE JOHNSON
1960 JOE CROSSON DR
EL CAJON, CA 92020-1236
Phone 619-956-4800
ARPT OPNS, 619-956-4800.

Additional Remarks

- W TRNT RAMP AND PTNS OF TWY DELTA BTN D2 AND W TSTN RAMP NOT VISIBLE FROM ATCT.
- WHEN TWR CLSD, ACFT MUST SELF-ANNOUNCE ON CTAF PRIOR TO LDG OR DEP.
- COYOTES AND BIRDS OCCASIONALLY ON AND IN VCNTY OF ARPT.
- SIMULATED ENG FAILURES PROHIBITED OVER RESIDENTIAL AREAS.
- PPR FOR ALL MIL ACFT, AND ALL MIL/CIV VFR LOW APCHS BLO 1000 FT AGL CTC ARPT OPS 619-956-4800.
- NOISE ABATEMENT PROCS IN EFFECT. RWY 17 PREFERRED NOISE ABATEMENT DEP WHEN ATCT CLSD. TGL AND JET

DEPS STRONGLY DISCOURAGED 2200-0700. NOISE SENSITIVE AREAS ALL QUADS. NOISE ABATEMENT PATTERN INFO AVBL AT SDCOUNTYAIRPORTS.COM OR CTC ARPT OPS 619-956-4800. COPTER PIONEER NOISE ABATEMENT PATTERN ALT 700 FT MSL; DEP S FR RWY 35 NRS, CROSSWIND BTN BRADLEY AND VERNON WAY, DOWNWIND AT WING AVE, TURN BASE LEG TO FLY OVR E/W TAXI LINE ON E TSNT RAMP, DO NOT OVRFLY TWY D, THEN VIA RWY 17 TO RWY 35 NRS. RMN S OF TWY B4 DUE TO XNG GND TFC. DO NOT OVRFLY PRKD OR TAX ACFT.

- RWYS 9L/27R & 9R/27L HEL SKID/RUN-ON LDG PROHIBITED.
- FOR CD WHEN ATCT CLSD CTC SOCAL APCH AT 800-448-3724.
- RWY 17-35 TPA 1188 (800) SR-SS, 1388 (1000) SS-SR.
- RWY 27R CNTRLN IN CLOSE ALNMT WITH TRRN, USE OF LOC/DME HIGHLY RCMDD.
- FORMATION FLT AVBL AS TFC PERMITS, LTD TO NO MORE THAN 3 ACFT PER FORMATION.
- RWY 27R TPA 1588 (1200) RIGHT TFC SR-SS; TPA 1388 (1000) LEFT TFC SS-SR DUE TO 893 FT AGL MOUNTAIN 2.1 NM ENE OF ARPT. RWY 27L 1388 (1000) LEFT TFC SR-SS.

Instrument Procedures

NOTE: All procedures below are presented as PDF files. If you need a reader for these files, you should download the free Adobe Reader.

NOT FOR NAVIGATION. Please procure official charts for flight. FAA instrument procedures published for use from 26 December 2024 at 0901Z to 23 January 2025 at 0900z.

IAPs - Instrument Approach Procedures

RNAV (GPS) RWY 09L	download (315KB)
RNAV (GPS) RWY 17	download (386KB)
LOC-D	download (452KB)
NOTE: Special Alternate Minimums apply	download (140KB)

Departure Procedures

CWARD TWO (RNAV)	download (299KB)
PADRZ TWO (RNAV)	download (318KB)
MISSION BAY TWO (OBSTACLE)	2 pages: [1] [2] (974KB)
MISSION BAY TWO (OBSTACLE), CONT.2	download (344KB)
NOTE: Special Take-Off Minimums/Departure Procedures apply	download (350KB)

Other nearby airports with instrument procedures:

KMYF - Montgomery-Gibbs Executive Airport (8 nm W)
KNKX - Miramar MCAS (Joe Foss Field) Airport (9 nm W)
KSAN - San Diego International Airport (12 nm SW)
KRNM - Ramona Airport (13 nm N)
KNZY - North Island Naval Air Station (Halsey Field) Airport (14 nm SW)
KSDM - Brown Field Municipal Airport (15 nm S)
KNRS - Imperial Beach Naval Outlying Field (Ream Field) (17 nm SW)

Attachment E – Gillespie Field – FAA Chart Supplement

SAN DIEGO/EL CAJON

GILLESPIE FLD (SEE)(KSEE) 10 NE UTC-8(-7DT) N32°49.57′ W116°58.35′ LOS ANGELES H-4I, L-4H IAP, AD

388 B TPA—See Remarks NOTAM FILE SEE

RWY 09L-27R: H5342X100 (ASPH) S-90, D-120, 2D-200 MIRL 0.5% up E

RWY 09L: VASI(V2L)—GA 4.0° TCH 41′. Tree.

RWY 27R: REIL. PAPI(P4L)—GA 4.5° TCH 45′. Thld dsplcd 706′. Road. Rgt tfc.

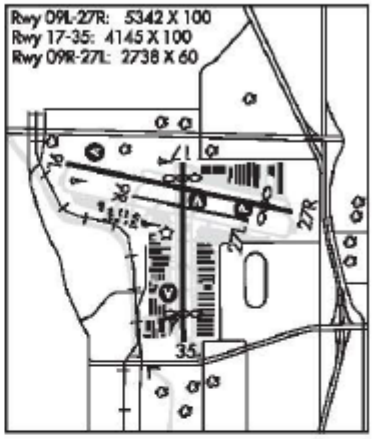
RWY 17-35: H4145X100 (ASPH) S-58, D-106, 2D-195 MIRL 0.5% up S

RWY 17: VASI(V2L)—GA 4.0° TCH 45′. Thld dsplcd 450′. Bldg.

RWY 35: VASI(V2L)—GA 4.5° TCH 27′. Thld dsplcd 685′. Pole.

RWY 09R-27L: H2738X60 (ASPH) S-12 0.5% up E

SERVICE: S4 **FUEL** 100LL, JET A **OX** 1, 2, 3, 4 **LGT** Rwy 27R PAPI unusable beyond 6° right of course. When twr clsd ACTIVATE MIRL Rwy 09L-27R and Rwy 17-35, VASI Rwy 17, Rwy 35, Rwy 09L, PAPI Rwy 27R and REIL Rwy 27R—CTAF. **FUEL** 100LL and Jet fuel self serve 24 hrs.



AIRPORT REMARKS: For fuel svc or assistance during business hrs, ctc (619) 449-0611, (619) 448-5991, or (619) 981-5000. 100LL self svc avbl 24 hrs. Coyotes and birds occasionally on and invof arpt. Simulated engine failures prohibited over residential areas. Formation flight avbl as tfc permits, ltd to no more than 3 aft per formation. PPR for VFR low aphs blo 1000′ AGL from arpt director. PPR for all military acft, and all MIL/CIV VFR low aphs blo 1000′ AGL ctc arpt ops 619-956-4800. Noise abatement procedures in effect. Rwy 17 preferred noise abatement dep when twr clsd. TGL and Jet dep strongly discouraged 0600-1500Z‡. Noise sensitive areas all quads. Noise abatement pattern info avbl at sdcountyairports.com or ctc arpt ops 619-956-4800. Copter pioneer noise abatement pattern alt 700′ MSL; dep S from Rwy 35 NRS, crosswind btn Bradley and Vernon Way, downwind at Wing Ave, turn base leg to fly over E/W taxi line on E transient ramp, do not overfly Twy D, then via Rwy 17 to Rwy 35 NRS. Remain S of Twy B4 due to crossing ground traffic. Do not overfly parked or taxiing acft. TPA—Rwy 17-35 1188(800) SR-SS, 1388(1000) SS-SR. Rwy 27R TPA 1588(1200) rgt tfc SR-SS, TPA 1388(1000) left tfc SS-SR due to 893′ AGL mountain 2.1 NM ENE of arpt. Rwy 27L 1368(1000) left tfc SR-SS. Rwys 09L-27R and 09R-27L hel skid/run-on ldg prohibited. West transient ramp and portions of Twy D between Twy D2 and west transient ramp not visible from twr. Rwy 27R centerline in close alignment with terrain, use of Localizer/DME highly recommended. When twr clsd, acft must self-announce on CTAF prior to ldg or departing.

AIRPORT MANAGER: (619) 956-4805

WEATHER DATA SOURCES: AWOS-3P 125.45 (619) 449-1228. LAWRS.

COMMUNICATIONS: CTAF 120.7 **ATIS** 125.45 619-449-1228. (General outlook when tower closed.)

Ⓡ **SOCAL APP/DEP CON** 124.35

TOWER 120.7 123.8 (1500-0500Z‡) **GND CON** 121.7

CLNC DEL 126.1 For clnc del when twr clsd call SoCal apch 800-448-3724, press 5.

AIRSPACE: CLASS D svc 1500-0500Z‡; other times CLASS G.

VOR TEST FACILITY (VOT) 110.0

RADIO AIDS TO NAVIGATION: NOTAM FILE SAN.

MISSION BAY (H) VORTACW 117.8 MZB Chan 125 N32°46.93′ W117°13.53′ 063° 13.1 NM to fld. 10/15E.

VOR portion unusable:
- 090°-100° byd 28 NM
- 100°-130° byd 17 NM
- 130°-190° byd 14 NM
- 190°-219° byd 20 NM
- 308°-350° byd 20 NM blo 8,000′

TACAN AZIMUTH unusable:
- 310°-350° byd 15 NM blo 6,000′

TACAN DME unusable:
- 310°-350° byd 20 NM blo 6,000′

TACAN AZIMUTH & DME unusable:
- 310°-350° byd 30 NM blo 10,000′

LOC/DME 110.5 I-SEE Chan 42 Rwy 27R. LOC unmonitored when ATCT clsd. DME unusable byd 8° right of course blo 4,500′.

ATTACHMENT F

GILLESPIE FIELD AERIAL OVERVIEW



ATTACHMENT G

PADRE DAM EASEMENT



ATTACHMENT H

NONDISCLOSURE INDEMNIFICATION AGREEMENT

IF OFFEROR SUBMITS EXHIBIT CONFIDENTIAL/PROPRIETARY, THE FOLLOWING NONDISCLOSURE INDEMNIFICATION AGREEMENT MUST BE COMPLETED, SIGNED AND RETURNED WITH THE OFFER

This indemnification agreement is made and entered into by and between the County of San Diego ("County") and Offeror Company/Organization Name: _____ ("Offeror") with reference to the following facts:

WHEREAS the County may receive a request for disclosure of Offeror's submission under the California Public Records Act, California Government Code § 6250, *et seq.*; and

WHEREAS, Offeror has included in its submission an exhibit entitled "*EXHIBIT – CONFIDENTIAL/PROPRIETARY*" containing records that Offeror has determined to constitute trade secrets or other proprietary information exempt from disclosure under the California Public Records Act; and

WHEREAS the County requires defense and indemnity from Offeror for the County's ongoing non-disclosure of Offeror's *EXHIBIT-CONFIDENTIAL/PROPRIETARY*;

NOW, THEREFORE, for good and valuable consideration and the mutual promises contained herein, the parties agree to the following:

1. The above recitals are incorporated herein by this reference.

2. Except as otherwise provided herein, the County will not release Offeror's *EXHIBIT-CONFIDENTIAL/PROPRIETARY* based on Offeror's representation that the records contained therein are proprietary and exempt from disclosure under the California Public Records Act and/or are trade secrets as that term is defined in California Government Code § 6250, et seq. Notwithstanding the foregoing, however, the County may release Offeror's *EXHIBIT-CONFIDENTIAL/PROPRIETARY* in the event of any of the following:

   a. Offeror fails to comply with the terms and conditions of this indemnification agreement; or
   b. Offeror provides the County with written notice that some or all of the records may be released; or
   c. A court of competent jurisdiction orders the County to release the records and the County has exhausted or waived its appeal rights.

3. To the fullest extent allowed by law, the County shall not be liable for, and Offeror shall defend and indemnify County and its Board of Supervisors, officers, directors, employees and agents of County (collectively "County Parties"), against any and all claims, demands, liability, judgments, awards, fines, mechanics' liens or other liens, labor disputes, losses, damages, expenses, charges or costs of any kind or character, including attorneys' fees (whether incurred by County attorneys or attorneys employed by County) and court costs (hereinafter collectively referred to as "Claims"), related to Offeror's *EXHIBIT-CONFIDENTIAL/PROPRIETARY.*

4. Offeror waives any and all claims in law or equity and hereby releases the County Parties from any and all claims, deductibles, self-insured retentions, demands, liability, judgments, awards, fines, mechanics' liens or other liens, labor disputes, losses, damages, expenses, charges or costs of any kind or character, including attorneys' fees and court costs, which arise out of or are in any way connected to Offeror's *EXHIBIT-CONFIDENTIAL/PROPRIETARY*.

TO BE COMPLETED BY AN AUTHORIZED REPRESENTATIVE OF THE OFFEROR	
Offeror Company/Organization Name:	_____
Authorized Representative Name:	_____
Authorized Representative Title:	_____
Signature: _____	Date: _____

Hangar # __

ATTACHMENT I

COUNTY OF SAN DIEGO AIRPORTS

GILLESPIE FIELD HANGAR LEASE AGREEMENT

Please print clearly and provide the requested information below:

Date**:** _____

Full Name of Lessee:

_____

Lessee Address:

_____

Home Telephone: _____ Cell Phone: _____

Email Address: _____

Aircraft Registration No.: _____Type of Aircraft: _____

Name of Registered Owner (if different than Lessee):_____

Emergency Contact:

Name: _____

Address: _____

Phone Number (s): _____

Deposit: A $150.00 deposit is required prior to occupying the hangar. Checks should be made payable to County of San Diego. This lease application will not be finalized until the deposit is received.

Hangar # __

COUNTY OF SAN DIEGO
HANGAR LEASE AGREEMENT

THIS AGREEMENT, made this _____ day of _____, _____, is between the County of San Diego, hereinafter called "Lessor" and _____, hereinafter called the "Lessee".

WITNESSETH THAT;

Lessor hereby leases to Lessee hangar space located at 425 Kenney Street, Hangar Number D-10, Gillespie Field, see exhibit "A", for storage of Lessee's aircraft identified as _____ and for no other purpose, Lessee agrees to pay $_____ rent per month payable on or before the first day of each month.

1. TERM: This lease will commence on the _____ day of _____, _____, and end the _____ day of _____, _____. This lease shall be automatically renewed for successive terms unless either party gives the other written notice of intention to terminate the lease, which shall be given at least 30 days in advance.

2. DEPOSIT: Lessee shall deposit with Lessor the sum of $150.00 and this sum shall be held by Lessor as security for the faithful performance by Lessee of all terms, covenants and conditions of this lease.

3. USE: Lessee agrees not to use, nor permit the use of, this space for any other purpose than storage of the described aircraft herein. Lessee agrees to maintain said space in a neat and clean condition and not to maintain or use the space in a manner which would constitute a danger or hazard to other tenants, the building or any property therein.

Lessee shall not use said space or permit anything to be done in or about the premises which will in any way conflict with any law, statute, ordinance or governmental rule, regulation or requirement of public authorities now in force or which may hereafter be enacted. In particular, the County regulations specifically do not permit the operation of any business to take place by Lessee on the premises. The judgment of any court of competent jurisdiction or the admission of Lessee in any action against Lessee1 whether Lessor by a party thereto or not, that Lessee has violated any laws, statute, ordinance or governmental rule, regulation or requirement, shall be conclusive of the fact as between Lessor and Lessee.

4. ADDITIONS AND ALTERATIONS: Lessee shall make no alterations, improvements or additions to said space without obtaining the written consent of Lessor prior to starting said work.

All such alterations, improvements or additions shall at the expiration or earlier termination of the lease become the property of Lessor and remain upon and be surrendered with the space.

5. UTILITIES: Lessee shall pay for, prior to delinquency, all telephone and all other materials and services, not expressly required to be paid by Lessor, which may be furnished to or used in, on or about the premises during the term of the lease.

Lessee will not without the prior written consent of Lessor and subject to any conditions which Lessor may impose, use any apparatus or device in the space or premises, which will in any way increase the amount of electricity usually furnished or supplied for the use of aircraft storage.

Lessee shall not connect with electrical current, except through electrical outlets in the space, or connect to water pipes,any apparatus or device for the purpose of using electric current or water.

If Lessee shall require water or electric current in excess of that furnished or supplied for use of space, Lessee shall first procure the written consent of Lessor for the use thereof which consent Lessor may refuse, but if allowed, an additional charge will be imposed.

6. SUBSTANCE ABUSE: Lessee and its employees and agents will not use or knowingly allow the use of the lease premises for the purpose of unlawfully driving a motor vehicle or aircraft under the influence of an alcoholic beverage or any drug or for the purpose of unlawfully selling, serving, using, storing, transporting, keeping, manufacturing or giving away alcoholic beverages or any controlled substance. Any violation of this prohibition shall be grounds for immediate termination of this lease.

7. PROHIBITED USES: Lessee shall not do or permit anything to be done in or

about the premises which will in any way obstruct or interfere with the rights of other occupants of the project or insure or annoy them or use or allow the premises to be used for any unlawful or objectionable purpose, nor shall Lessee cause or maintain or permit any nuisance in or about the premises. Lessee shall not commit or suffer to be committed any waste in or upon the premises.

Lessee shall not do or permit anything to be done in or about the premises nor bring or keep anything therein which will in any way increase the existing rate or affect any fire or other insurance upon the project or any of its contents, or cause a cancellation of any insurance policy covering said project or any part thereof or any of its contents, not shall tenant sell or permit to be kept, used or sold in or about said premises any articles or substances, inflammable or otherwise, which may be prohibited by the standard form policy of fire insurance.

Other prohibited uses include:

a. Priming and painting.

b. At no point shall any odorous gases or other odorous matter resulting from any operation, activity or use be detectable.

c. The discharge of any waste material onto the ground, into a flood control channel or drainage system or into any on-site leaching system shall be prohibited.

d. All operations, activities, and uses shall be conducted so as to comply with the rules and regulations of the El Cajon Fire Department and the Uniform Fire Code governing fire and explosive hazards.

e. All operations shall conform to the standards specified by the applicable Federal Aviation Administration Regulations, Laws of the State of California and applicable local ordinances. In the event of a conflict between various laws, ordinances and regulations, the most restrictive shall apply.

8. INSURANCE: Lessee understands and agrees that Lessor shall not be liable for injury *or* damage to Lessee, its aircraft or other property, or its agents, contractors, guests or any other person in, on or about the premises, regardless of the cause (other than as a direct result of Lessor's willful misconduct), whether such injury or damage results from conditions arising upon the premises or upon other portions of the building of which the Premises are a part, or from other sources or places. Lessor shall not be liable for any damages arising from any act or omission of any other tenant or subtenant of Lessor. Accordingly, Lessee shall be responsible for is advised to obtain whatever insurance Lessee believes is necessary for the protection of any persons or property in, on or about the Premises during the term of this Sublease.

Lessee agrees to defend and indemnify the County and the County’s directors, officers, agents, and employees from any and all claims, losses, costs, or lawsuits of any kind or character that are within the scope of your insurance obligations set forth in Section 8 of the Sublease.

9. DEFAULT: In addition to ads ·or omissions of Lessee specifically described elsewhere in this Sublease as constituting a breach hereof, the occurrence of any of the following shall constitute a breach by Lessee of this Sublease:

a. The failure by Lessee to pay when due any rent or other sums required by this Sublease to be paid by Lessee;

b. The breach or failure to perform by Lessee of any representation, warranty, or nonmonetary covenant made or to be performed by Lessee hereunder; and

c. the vacating of the Premises by Lessee without the intention to reoccupy the same, or the abandonment of the Premises by Lessee.

10. REMEDIES: In the event of a breach by Lessee of this Sublease as described in Section 9 or elsewhere herein, with or without notice or demand, and without limiting Lessor in the exercise of any other right or remedy which Lessor may have by reason of such breach, Lessor may terminate this Sublease and Lessee's right to possession of the Premises and reenter the Premises and take possession thereof. In such event, Lessee shall have not further claim to the Premises.

11. LATE CHARGES: If Lessor fails to receive within five (5) days after the first (1st) day of any month any rent or other amounts or charges which Lessee is obligated to pay under the terms of this Sublease, Lessee shall promptly pay to Lessor a $20.00 late charge with respect to the overdue sums. The parties agree that such late charge represents a fair and reasonable estimate of the costs Lessor will incur by reason of late payment by Lessee. Acceptance of any late charge shall not constitute a waiver of Lessee's breach with respect to such nonpayment by Lessee nor prevent or otherwise limit Lessor from exercising any other rights or remedies available to Lessor.

12. ASSIGNMENT OR SUBLETTING: Lessee shall not cause or permit, whether voluntarily or by operation of law, the assignment, sublease, transfer or encumbrance (collectively, "Transfer") of this Sublease, any right or interest herein, or any right to or interest in the Premises or any of the improvements located thereon, without the prior written consent of Lessor in each instance. Lessor shall not unreasonably withhold its consent to any such proposed Transfer.

13. This Agreement contains the entire agreement of the parties and supersedes any prior written or oral agreements between them concerning the subject matter contained herein. There are no representations or agreements, oral or written, between the parties which are not fully expressed herein. This agreement can be modified or- rescinded only in writing signed by both of the parties.

14. This agreement shall be binding upon the successors and assigns of the

parties hereto.

15. This lease agreement is being executed by the County pursuant to Part VI, Section 2.b) of the Schedule of Rates and Charges and Use Control Policy for County of San Diego Airports and Government Code section 25537(b) and is limited by that authority.

IN WITNESS WHEREOF the parties hereto have caused the instrument to be executed the day and year first about written.

Lessee:

_____ _____
Signature Date

_____ _____
Jamie Abbott Date
Director of Airports
County of San Diego

County Hangars (Sky Harbor) Rent Roll

HANGAR	CURRENT RENT	COMMENCEMENT DATE	TERMINATION DATE
A-01	$420.00	8/1/2020	7/31/2030
A-02	$420.00	8/1/2020	7/31/2030
A-03	$420.00	8/1/2020	7/31/2030
A-04	$420.00	8/1/2020	7/31/2030
A-05	$420.00	8/1/2020	7/31/2030
A-06	$420.00	8/1/2020	7/31/2030
A-07	$420.00	8/1/2020	7/31/2030
A-08	$420.00	8/1/2020	7/31/2030
A-09	$420.00	8/1/2020	7/31/2030
A-10	$420.00	8/1/2020	7/31/2030
A-11	$420.00	8/1/2020	7/31/2030
A-12	$420.00	8/1/2020	7/31/2030
A-13	$420.00	8/1/2020	7/31/2030
A-14	$420.00	8/1/2020	7/31/2030
A-15	$420.00	8/1/2020	7/31/2030
A-16	$420.00	8/1/2020	7/31/2030
A-17	$420.00	8/1/2020	7/31/2030
A-18	$420.00	8/1/2020	7/31/2030
A-19	$420.00	VACANT	VACANT
A-20	$420.00	8/1/2020	7/31/2030
A-21	$515.00	VACANT	VACANT
A-22	$445.00	8/1/2020	7/31/2030
B-01	$405.00	8/1/2020	7/31/2030
B-02	$445.00	8/1/2020	7/31/2030
B-03	$365.00	8/1/2020	7/31/2030
B-04	$365.00	8/1/2020	7/31/2030

B-05	$365.00	8/1/2020	7/31/2030
B-06	$365.00	8/1/2020	7/31/2030
B-07	$365.00	8/1/2020	7/31/2030
B-08	$365.00	8/1/2020	7/31/2030
B-09	$365.00	8/1/2020	7/31/2030
B-10	$365.00	5/8/2025	5/9/2022
B-11	$365.00	8/1/2020	7/31/2030
B-12	$365.00	8/1/2020	7/31/2030
B-13	$365.00	8/1/2020	7/31/2030
B-14	$365.00	8/1/2020	7/31/2030
B-15	$365.00	8/1/2020	7/31/2030
B-16	$365.00	8/1/2020	7/31/2030
B-17	$365.00	8/1/2020	7/31/2030
B-18	$365.00	8/1/2020	7/31/2030
B-19	$365.00	1/1/2023	1/31/2025
B-20	$365.00	8/1/2020	7/31/2030
B-21	$365.00	8/1/2020	7/31/2030
B-22	$365.00	8/1/2020	7/31/2030
B-23	$445.00	8/1/2020	7/31/2030
B-24	$405.00	8/1/2020	7/31/2030
C-01	$445.00	8/1/2020	7/31/2030
C-02	$405.00	8/1/2020	7/31/2030
C-03	$365.00	8/1/2020	7/31/2030
C-04	$365.00	8/1/2020	7/31/2030
C-05	$365.00	8/1/2020	7/31/2030
C-06	$365.00	11/1/2023	10/31/2033
C-07	$365.00	8/1/2020	7/31/2030
C-08	$365.00	8/1/2020	7/31/2030
C-09	$365.00	8/1/2020	7/31/2030
C-10	$365.00	8/1/2020	7/31/2030

C-11	$365.00	8/1/2020	7/31/2030
C-12	$365.00	8/1/2020	7/31/2030
C-13	$365.00	8/1/2021	7/31/2031
C-14	$365.00	8/1/2021	7/31/2030
C-15	$365.00	VACANT	VACANT
C-16	$365.00	8/1/2021	7/31/2030
C-17	$365.00	8/1/2021	7/31/2030
C-18	$365.00	8/1/2021	7/31/2030
C-19	$365.00	8/1/2021	7/31/2030
C-20	$365.00	8/1/2021	7/31/2030
C-21	$445.00	8/1/2021	7/31/2030
C-22	$365.00	10/1/2021	9/30/2031
C-23	$405.00	8/1/2021	7/31/2030
D-01	$405.00	8/1/2021	7/31/2030
D-02	$445.00	8/1/2021	7/31/2030
D-03	$365.00	8/1/2021	7/31/2030
D-04	$365.00	8/1/2021	7/31/2030
D-05	$365.00	8/1/2021	7/31/2030
D-06	$365.00	8/1/2021	7/31/2030
D-07	$365.00	8/1/2021	7/31/2030
D-08	$365.00	8/1/2021	7/31/2030
D-09	$365.00	8/1/2021	7/31/2030
D-10	$365.00	4/25/2022	4/24/2032
D-11	$365.00	8/1/2021	7/31/2030
D-12	$365.00	8/1/2021	7/31/2030
D-13	$365.00	8/1/2021	7/31/2030
D-14	$365.00	8/1/2021	7/31/2030
D-15	$365.00	8/1/2021	7/31/2030
D-16	$365.00	8/1/2021	7/31/2030
D-17	$365.00	8/1/2021	7/31/2030

D-18	$365.00	8/1/2021	7/31/2030
D-19	$365.00	8/1/2021	7/31/2030
D-20	$445.00	8/1/2021	7/31/2030
D-21	$405.00	8/1/2021	7/31/2030
E-01	$365.00	8/1/2021	7/31/2030
E-02	$445.00	8/1/2021	7/31/2030
E-03	$365.00	8/1/2021	7/31/2030
E-04	$365.00	8/1/2021	7/31/2030
E-05	$365.00	8/1/2021	7/31/2030
E-06	$365.00	6/1/2021	5/31/2031
E-07	$365.00	5/1/2021	4/30/2031
E-08	$365.00	8/1/2021	7/31/2030
E-09	$365.00	8/1/2021	7/31/2030
E-10	$365.00	8/1/2021	7/31/2030
E-11	$365.00	8/1/2021	7/31/2030
E-12	$365.00	7/1/2021	6/30/2031
E-13	$365.00	8/1/2021	7/31/2030
E-14	$365.00	8/1/2021	7/31/2030
E-15	$365.00	8/1/2021	7/31/2030
E-16	$365.00	8/1/2021	7/31/2030
E-17	$365.00	8/1/2021	7/31/2030
E-18	$365.00	8/1/2021	7/31/2030
E-19	$445.00	8/1/2021	7/31/2030
E-20	$405.00	8/1/2021	7/31/2030
F-01	$645.00	8/1/2021	7/31/2030
F-02	$645.00	8/1/2021	7/31/2030
F-03	$645.00	8/1/2021	7/31/2030
F-04	$645.00	8/1/2021	7/31/2030
F-05	$645.00	12/20/2022	1/19/2025

F-06	$645.00	8/1/2021	7/31/2030
F-07	$645.00	8/1/2021	7/31/2030
F-08	$645.00	8/1/2021	7/31/2030
F-09	$690.00	8/1/2021	7/31/2030
F-10	$645.00	8/1/2021	7/31/2030
G-01	$1,250.00	8/1/2021	7/31/2030
G-02	$1,500.00	8/1/2021	7/31/2030
G-03	$1,475.00	8/1/2021	7/31/2030
G-04	$1,525.00	8/1/2021	7/31/2030

TOTAL	**$54,645.00**

Sky Harbor RFP Overview and Site Visit 1.9.25

- PowerPoint reviewed
- Jamie noted that Attachment H will be taken down and lease terms are being revised
- Addendum will be sent to everyone interested in bidding
- We will also add the RFP package to the front page
- County will add this presentation to website

Questions/Answers

1. Attachment H Lease when available
    a. Will add asap, next week

2. Would you allow other commercial operations
    a. County would like it to stay 80% as is, T hangars, box hangar
    b. 10-15% negotiable for other uses

3. Several inspections included, flammable liquids rechecked for violation, have these been resolved
    a. County wanted to add completed Fire Inspection for reference, County will do anther Fire Inspection, County will work in cooperation with bidder to fix issues during that review.

4. Will County resolve those?
    a. County is willing to resolve repairs incurred during our ownership of the hangars
    b. 2021 was the last complete inspection – San Diego County Fire report states 04.30.2021
    c. County is adding the last formal property inspection to the RFP Addendum. The new property inspection will be completed in coordination with the new chosen master tenant.

5. Are previous leases available separately?
    a. County does not want to split
    Yes, each hangar has its own lease.

6. How much different is the new lease to old Master Lease
    a. County is updating policies, codes

7. What type of improvements are you looking for
    a. County encourages SMP elements which lists ideas
8. What are the major easements of sustainability you are looking
    a. SMP is purposefully broad to encourage sustainable behavior

9. Do you have a summary of leases to provide
    a. Real Property can provide these and will add to website.

10. Do you have any current pre-paid leases
    a. No pre-paid, County re-wrote leases when we took over, those leases would transfer to the bidder. Starting May 7th, the winning bidder has 6months to issue new contracts as Master Lease. You are starting with fresh slate. All leases are month-to-month, termination with 30-day notice.

11. How was the 2.7M number determined
    a. County uses a formula to determine
    b. $5k per year per acre – 5000 X 50years X 10.917ac = $2,729,250.

12. Is that comparable to all properties on airport whether built out or not
    a. Yes, over the entire airport system.

13. Is there a feasibility to have bidder issue a package with higher improvements but lower starting bid
    a. Minimum bid of rent is negotiable. Higher points issues to minimum based on scoring criteria.
    b.
14. What is the ballpark monthly rent today, what are the current rents coming in.
    a. Our revenue is $54K month – approximately, 3 hangars are vacant
    b. Previously established pricing
    c. We will provide NNN lease for this lease

15. Lease concern: Interested in a bid on rent, capital improvements, are you looking for any other additional payments from lesee to County?
    a. No, County is republishing lease after corrections
    New lessee will pay Possessory Interest Tax to County in addition to rent and capital improvements

16. What are the results of environmental clean-up and who is ultimately responsible?
    a. Indemnification will be addressed in lease agreement.

17. Can any of the 2.7M go toward required deferred maintenance?
    a. Yes, you can include those values in the proposal toward your 2.7M expenditure.
18. Do we have 50 years to spend 2.7M?
    a. The lease is 50 years
    b. And there will be no requirement to re-negotiate; the Capital Improvements are required to be completed in the first 5 years.

19. Did the County test for contamination? Any history of fuel tanks?
    a. County needs to research this history and will provide.
    b. No history of fuel tanks.

20. Will the ground be cleared as part of the new lease
    a. There is no indication of contamination.

21. Any history of tenants not paying rent on time.
    a. County can research this info.
    b. County has not had many problems and have been easily resolved.

22. Do the outlined improvements need to be completed in 5 years or 50?
    a. They need to be completed in the next 5 years.
    b. You can add a different timeline into your proposal for negotiation, such as ten years.
    c. Higher points will be given for 2.7M in the first 5 years
    d. County would like less than 10 years and is trying to partner and will consider all proposals in this process.

23. Rain drains into the hangars with substantial rain. Can this be corrected by addressing the berm in front of the hangar, existing maintenance issue? This was brought up to previous Master Leaseholder.
    a. This item can be completed by the new Master tenant with Capital Improvement funds.
    b. Can you point this out during walk through for County to review? During walk-through, A-6 John Hammerstrand showed uneven pavement causing rainwater to flow inside his hangar.

24. Fire code, sometimes there is a phase one environmental site assessment. Will you not be able to see this until after a bid is chosen?

    a. Maintenance staff added, several items that needed to be addressed from last full inspection have been addressed. One building with sprinklers requires more frequent review. There is nothing that needs to be addressed, County has maintained to code. Heat sensors all replaced in the last two years. Everything in compliance and working properly.
    b. Yes, County Environmental Services Unit is currently reviewing the results of the Phase I assessment; will be published with an Addendum to this RFP.

25. More concerned with oil in hangars or potential leakage. Want to consider mechanics of those types of issues.
    a. County is not aware of those types of issues right now.

26. Who is on the selection committee.
    a. County listed members add here.

27. Can bidders see other proposals.
    a. No proposals will not be shared with other bidders only with the SSC.
    b. The 2.7M is meant to be a smaller investment compared to the size of the property.
    c. County is offering a 50-year lease to offset that investment.
    d. Deferred maintenance can be added to the 2.7M. You may add more investment.
    e. The $5k formula has not been changed in 25 years so bidders are getting a good deal.
    f. If there is a replacement schedule for T hangars the County would like to see this.

28. How old are the buildings?
    a. According to appraisal, Rows A,B,C were built in 1988 (37 yrs), Rows D,E,F,G in 1993 (32 yrs)

29. Are there any restrictions for financing
    a. No restrictions

30. Padre Dam easement, please explain
    a. Padre Dam is the municipal water district in the area, the easement is in perpetuity. They come in several times a year for testing and review. They work with Airport Operations and Real Property to complete those inspections.

31. Currently, the County notifies the tenants when the work will begin.

32. Is there water and sewer infrastructure on the property that is not part of the hangars all on North side.
    a. There are 3 sets of restrooms No water beyond that point. County is not sure of the sewer system, no history is of clogging or repair issues. County can get the map and share the easement.

33. Spirit to support general aviation. Does a rent increase support the spirit of aviation?
    a. County conducted an appraised value in order to evaluate current market price and encourage affordable rents.

34. But that can't be required.
    a. The proposer we select needs to have a general aviation vision in mind.

35. The new lease on these 10 acres, is there a limit for inflation that influence rent increases? How can we limit inflation.
    a. County has a market rate appraisal that we are planning to provide. We have to charge fair market value. Those hangars are not at FMV currently, appraiser to other values to establish market value. We started at a minimal price for the new Master Tenant, lower than FMV to support the Master Tenant making revenue immediately. Coming in you'll make $54K from current renters. It is up to the new Master Tenant to evaluate rent moving forward.
36. In 1964 rent was $15 a month. Now in 2025 rent is $500 per month. The inflation is always going to happen. Not all airplane owners are able to afford higher rents.
    a. Jamie noted that the County uses COLA to negotiate rent, we'd like to negotiate every ten years.
       On existing leases, COLA is negotiated at the time of the lease only, not after. COLA happens every year or in some leases every five years to adjust to inflation (CPI formula).

Rent Renegotiation is a different, additional calculation, adjusting rent to current market value, some leases every 5 years, other every 10 years. It's also established in the lease.

37. When will Market Rent study be available.
    a. County will publish by week of February 16, 2025.

38. Can due date for submitting proposals be extended?
    a. Due date extended to April 11, 2025.

39. Any outstanding litigation that we know about? Collapsing aprons, etc.
    a. County is not aware of any current litigation.
    b. County reviewed this question with Risk Management and County Counsel to confirm.
        i. No other County Department is aware of any pending litigation at the Sky Harbor Premises.

40. Current Tenant Past Due Balances:
    a. There are no consistent past due balances.
        i. As of 1/9/25; 8 Tenants pay in arrears as follow:
            1. Two tenants pay 3 – 5 months at a time: in arrears.
            2. One tenant pays monthly rent just after the due date every month.
            3. 5 tenants pay 3 to 6 months behind.