



County of San Diego

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INTERIM DIRECTOR

DEPARTMENT OF PUBLIC WORKS
COUNTY AIRPORTS
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March 24, 2023

VIA EMAIL AND CERTIFIED MAIL

Mr. Cory Hazlewood
Hazlewood Properties, LLC
6445 Lochmoor Drive
San Diego, Ca 92120

Dear Mr. Hazlewood:

GILLESPIE FIELD AIRPORT - LEASEHOLD COMPLIANCE REVIEW & INSPECTION FOR
HAZLEWOOD PROPERTIES, LLC - COUNTY CONTRACT NUMBER 75658R

As permitted by your ground lease agreement, County Airports staff soon will be conducting an inspection of your leasehold premises. The review and inspection will focus on the condition of the premises, and insurance compliance, as well as on confirming aeronautical use of your leasehold. The FAA Hangar Use Policy, Airport Hangar Fire Life & Safety Inspection Checklist, and information on fuel storage are attached for your reference. Specific attention will be given to the following areas:

1. General: integrity of pavement, cleanliness of the premises, condition of structural elements, fences and walls, operational hangar doors, signs, landscaping, trash enclosures, parking, driveways, walkways, doors/windows/glass, and outside storage
2. Stormwater: materials discharged into storm drains, wastewater control measures, clean storm drains, and spill containment measures
3. Fire and Life/Safety Concerns:
 - Adequate security lightings.
 - Proper exiting signs and cleared fire exits.
 - Proper storage of flammable/combustible materials.
 - Extension cords should not be a permanent source of wiring.
 - Fire extinguishers shall meet inspection standards, be accessible and properly mounted, and current on inspection.
 - Proper use of multi-plug adapters.
 - Proper storage of fuel (see attached for approved fuel storage cans)
 - No unapproved open flame, spark, or heating devices.
4. Building Code Compliance: ADA compliance, obvious non-compliant structures, inappropriate electrical wiring, etc.

5. Hazardous Materials and Air Pollution: proper storage, documentation, warning signage, disposal, spill containment measures, and handling of volatiles.
6. Preponderance of Aeronautical Use:
 - A stored aircraft must be airworthy, properly registered, and properly insured. ***Please ask your tenants to provide to staff at the time of inspection copies of current registration and aircraft insurance for each aircraft.***
 - If the aircraft is not airworthy, the tenant must show significant progress in 180 days and may have to create a progress schedule for Airport Administration to track.
 - Proper storage of aircraft handling equipment and tools and materials used in servicing, maintenance, repair, or outfitting of the aircraft.
 - Storage of items shall not impede the ingress or egress of the aircraft stored.
7. Non-Aeronautical: items interfering with the aeronautical use of the hangar listed in the attached FAA Hangar Use Policy.
8. Evidence of any Residential Use. Residential use of the hangar is prohibited.

The inspections will be conducted between the hours of 8:00 a.m. and 5:00 p.m. You or your representative must be present for the inspection and provide access to all areas of your leasehold premises.

Please respond within the next twenty (20) days providing the name and contact information for the person who is designated as your primary contact for this inspection.

After we have received the requested information, a County Airports Real Property Agent will contact the designated person to arrange a date and time for the leasehold inspection.

If you have any questions regarding this matter, please call me at (619) 672-3688 or email at Lidia.Sosinsky@sdcounty.ca.gov.

Sincerely,



Lidia Sosinsky
Sr. Real Property Agent
Office (619) 956-4829
Mobile (619) 672-3688
Lidia.Sosinsky@sdcounty.ca.gov

Enclosures

Hangar Use Policy

While sponsors may adopt more restrictive rules for use of hangars, the FAA will generally not consider items to interfere with the aeronautical use of the hangar unless the items:

- Impede the movement of the aircraft in and out of the hangar or impede access to aircraft or other aeronautical contents of the hangar.
- Displace the aeronautical contents of the hangar. A vehicle parked at the hangar while the vehicle owner is using the aircraft will not be considered to displace the aircraft.
- Impede access to aircraft or other aeronautical contents of the hangar.
- Are used for the conduct of a non-aeronautical business or government agency function from the hangar (including storage of inventory).
- Are stored in violation of airport rules and regulations, lease provisions, building codes or local ordinances.





Airport Hangar Fire Life & Safety Inspection Checklist (Ref. CFC 2019 Edition)

Inside

Compressed Gas

- ☐ Properly secure compressed gas cylinders (Sec. 5303.5.3).
- ☐ Caps are on compressed cylinders when not in use (Sec. 5303.6.1).
- ☐ Compressed gas cylinders shall be adequately secured to prevent falling or being knocked over (Sec. 5303.5.3).

Electrical

- ☐ Abatement of electrical hazards (general electrical hazards) (Sec. 605.1).
- ☐ Missing or damaged electrical outlet covers, junction box covers, and switch covers shall be replaced (Sec. 605.6).
- ☐ Extension cords are not used in lieu of permanent wiring (Sec. 605.5).
- ☐ Extension cords are not affixed to structures; extended through walls, ceilings, or floors (Sec. 605.5).
- ☐ Extension cords are only used with portable appliances (605.5).
- ☐ Provide and maintain unobstructed access to all electrical panels (minimum of 36 in. deep, 78 in. in height, and a 30 in. wide of the length of the equipment, whichever is greater) (Sec. 605.3).
- ☐ Signage on electrical control panel rooms shall be provided (Sec. 605.3.1).
- ☐ Service disconnects and individual circuit breakers are permanently marked/identified (Sec. 605.3.1).
- ☐ Safety covers provided for any unused opening in electrical panels boxes (Sec. 604.6).

Exit Doors

- ☐ Minimum dimensions 32 in. wide and 80 in. high (Sec. 1010.1.1).
- ☐ Exit doors are easily identifiable and unobstructed at all times (Sec. 1010.1).

Exit signs

- ☐ Internally or externally illuminated (Sec. 1013.3).
- ☐ Readily visible from any direction of egress (Sec. 1013.1).
- ☐ Illuminated when two or more exits are required (Sec. 1013.1).
- ☐ Emergency exit lighting is provided where required. Repair if damaged. (Sec. 1008.2).

Means of Egress

- ☐ Remove obstructions from path of egress (Sec. 1003.6).
- ☐ Means of egress is illuminated when the building is occupied (Sec. 1008.2).
- ☐ No combustible material storage in exits or in exit enclosures (stairwells) (Sec. 315.3.2).

Liquefied Petroleum Gas (LPG)

- ☐ Portable LPG containers must only be stored outside (6109.12).
 - ☐ A minimum of 10 ft. from building doorway/opening with 1 exit.
 - ☐ A minimum of 5 ft. from building doorway/opening with 2 or more exits.
- ☐ "NO SMOKING" signs are posted and not faded (Sec. 6107.2).
- ☐ NFPA 704 diamonds are posted for any amounts of LPG (Sec. 5003.5).



Fire Extinguishers

- Minimum 2A:10BC portable fire extinguishers are present, easily identifiable, and serviced/replaced annually (Sec. 906.1)
- Minimum 2A:20BC portable fire extinguishers for flammable liquid dispensing stations (Sec. 5705.4.9).
- Mounted so that the top is no more than 5 ft. above the floor (Sec. 906.9.1).
- Travel distance to any extinguisher is no more than 75 ft. from anywhere in the building (Sec. 906.3.1)
- California State Fire Marshal tag is attached showing annual certification. Monthly visual inspection must be performed by the owner) (Sec. 906.2).

Portable Space Heaters

- Must be listed and labeled (Sec. 605.10.1).
- Plugged directly to an approved receptacle (Sec. 605.10.2).
- Must not be plugged to extension cords or power strips (Sec. 605.10.3).
- Not allowed within 3 ft. of flammable/combustible materials (Sec. 605.10.4).
- Compliant with manufacturer special instructions.

Storage (inside)

- Storage of combustible materials inside is orderly and separated from ignition sources (Sec. 315.3).
- No storage under stairs, exits or exit enclosures (Sec. 315.3.2).
- Combustible material is not allowed to be stored in boiler rooms, mechanical rooms, electrical equipment rooms, and/or fire system equipment rooms (Sec. 315.3.3).

National Fire Protection Agency Approved Fuel Storage Cans

NFPA 30 paragraph 3.3.48 defines a safety can as:

A listed container of not more than 5.3 gallons (20 liters) capacity having a screen or strainer in each fill and pour opening and having a spring-closing lid and spout cover designed to safely relieve internal pressure when exposed to fire.



NFPA approved cans will typically be marked with this NFPA logo and state that the safety can is NFPA approved.

Examples of NFPA **APPROVED** fuel safety cans are shown below:



Examples of **NON-NFPA APPROVED** fuel safety cans are shown below:

