Minimum Standards
For
Commercial Aeronautical Activities

Stockton Metropolitan Airport
San Joaquin County, California

Adopted by the San Joaquin County Board of Supervisors
June 17, 2025

Table of Contents

Content PAGE

Section 1 Purpose of Minimum Standards 4

Section 2 Definitions and Applicability

2.1 Definitions 5
2.2 Application of Minimum Standards 14
2.3 Activity Not Covered by Minimum Standards 15
2.4 Variance or Exceptions 15
2.5 Conflicting Standards 16

Section 3 Business Operations

3.1 Employee Conduct and Customer Service Emphasis 17
3.2 Management Control and Supervision 17
3.3 Personnel Training and Certification 17
3.4 Corporate Identification Requirement 18

Section 4 Minimum Standards for Fixed Base Operators (FBOs)

4.1 Required Aeronautical Activities 19
4.2 Aircraft Design Group Serviceability 20
4.3 Leased Premises Size 20
4.4 Staffing and Employee Qualifications 22
4.5 Insurance Requirements 22
4.6 Required FBO Services 23
4.7 Optional FBO Services 30

Section 5 Minimum Standards for Specialized Aviation Service Operations (SASOs)

5.1 General Requirements....34
5.2 Flight Training....35
5.3 Airframe and Power Plant Maintenance....36
5.4 Aircraft Charter or Taxi, or Aircraft Management Operations....37
5.5 Aircraft Rental....38
5.6 Avionics Sales and Maintenance....38
5.7 Aircraft Storage Hangars....39
5.8 Aircraft Sales....41
5.9 Aircraft Restoration and Refurbishing....41
5.10 Specialized Flying Services....42
5.11 Light Sport Aircraft....43

Section 6 Flying Clubs

6.1 Requirements....45

Section 7 Through-the-Fence Agreements

7.1 Requirements....46

Section 8 Airport Security

8.1 Requirements....47

SECTION 1 PURPOSE OF MINIMUM STANDARDS

San Joaquin County owns and operates Stockton Metropolitan Airport (Airport), located in Stockton, California. The Federal Aviation Administration (FAA) places the responsibility with the Airport operator to ensure that adequate aeronautical services and facilities are available on a fair and reasonable basis to all aviation users. These Minimum Standards were developed to provide the minimum threshold entry requirements for those desiring to provide Commercial Aeronautical Activities to the public at the Airport and provide reasonable opportunities without unjust discrimination. These Minimum Standards are established based upon the conditions at the Airport, the existing and planned facilities at the Airport, and the current and future aviation role of the Airport. Any prospective Commercial Operator will be required to provide the described minimum level of services in order to enter into an Agreement, Permit, or Lease with the County to operate on the Airport. In summary, these Minimum Standards establish the minimum requirements to be met by individuals and companies for the privilege of providing Commercial Aeronautical Activities at the Airport. All commercial operators are encouraged to exceed the "minimum" in terms of quality of facilities and/or services. The purpose of these Minimum Standards is to:

- Promote safety in all Airport activities;
- Promote the economic health of Airport businesses;
- Protect airport users from unlicensed and unauthorized products and services;
- Promote the orderly development of Airport land; and
- Encourage high quality products, services and facilities to Airport users.

The following Minimum Standards have been developed in accordance with FAA Advisory Circular 150/5190-8, Minimum Standards for Commercial Aeronautical Activities (12/7/2023).

SECTION 2 DEFINITIONS AND APPLICABILITY

2.1 Definitions

The following words, terms and phrases when used herein shall have the meanings ascribed below.

1. ***AC -*** Advisory Circular.

2. ***Aeronautical Activity (or "Aeronautical Activities" or "Activity" or "Activities") -*** means any activity or service that involves, makes possible, facilitates, is related to, assists in, or is required for the operation of Aircraft, or another Aeronautical Activity, or which contributes to or is required for the safety of such operations. Aeronautical Activities include, but are not limited to, sale of Aircraft Fuel and/or lubricants; passenger, crew, and Aircraft ground services; support and amenities; Tiedown, Aircraft Storage/hangar, Aircraft parking, office, and shop rental/subleasing; Airframe and Power Plant Maintenance; Avionics Sales and Maintenance; Aircraft Rental; Flight Training; Air Charter, Taxi; Aircraft Management Operations; Aircraft Sales; sightseeing aerial photography; aerial spraying and agriculture aviation services; aerial advertising; aerial surveying; and any other Activities, which in the judgment of the County, because of their direct relationship to the operation of Aircraft or the Airport, can appropriately be regarded as an "Aeronautical Activity." For all purposes of these Minimum Standards, all products and services described herein are deemed to be "Aeronautical Activities".

3. ***Agency*** – means any federal, state, or local governmental entity, unit, agency, organization, or authority.

4. ***Agreement*** – means a written contract executed by both parties, and enforceable by law between the County and an Entity granting a concession, transferring rights or interest in land and/or Improvements, and/or otherwise authorizing and/or prohibiting the conduct of certain Activities.

5. ***Air Charter or Taxi*** – means the Commercial Aeronautical Activity of providing air transportation of persons or property for hire by either on a charter basis or as an air taxi operator in accordance with all applicable regulations. including FAR Part 135.

6. ***Aircraft*** – means any contrivance now known or hereafter invented which is used or designed for navigation of or flight in air, except a parachute or other contrivance designed for such navigation but used primarily for safety equipment. This includes, but is not limited to, airplanes, airships, balloons, dirigibles, rockets, helicopters, gliders, gyrocopters, ground-effect machines, sailplanes, amphibians, ultra lights and seaplanes.

7. ***Aircraft Fuel*** – means all flammable liquids composed of a mixture of selected hydrocarbons or hydrogen expressly manufactured and blended for the purpose of effectively and efficiently operating an internal combustion, jet, or turbine engine, or fuel cell which includes, any substance (solid, liquid, or gaseous) used to operate any engine of an Aircraft or Vehicle.

8. ***Aircraft Line Service*** – means providing the necessary Equipment, supplies, and trained personnel for Aircraft Apron assistance, towing, parking, and tie downs, within the Leased Premises. Equipment shall be sufficient to facilitate the handling of Aircraft up to and including corporate jets.

9. ***Aircraft Management Operations*** **–** means a Commercial Operator engaged in the business of providing Aircraft flight dispatch, flight crews, or Aircraft maintenance coordination on behalf of an Aircraft Owner.

10. ***Aircraft Owner*** - means an Entity holding legal title to an Aircraft, or any Entity having exclusive legal possession of an Aircraft.

11. ***Aircraft Parking and Storage Areas*** **–** means those hangar and Apron locations of the Airport designated by the County for the parking and storage of Aircraft.

12. ***Aircraft Rental –*** means the Commercial Activity of renting or leasing Aircraft to the public for compensation.

13. ***Aircraft Sales*** – means the Commercial Activity of the sale of new or used Aircraft through brokerage, ownership, franchise, distributorship, or licensed dealership.

14. ***Airframe and Power Plant Maintenance*** - means the Commercial Activity of providing airframe and power plant services, which includes service, the repair, maintenance, inspection, constructing, and making of modifications and alterations to Aircraft, Aircraft engines, propellers and appliances including the removal of engines for major overhaul as defined in 14 CFR Part 43, as now or hereafter amended. This category of service also includes the sale of Aircraft parts and accessories.

15. ***Airframe and Powerplant Mechanic (A&P)*** – means an entity who holds an Aircraft mechanic certificate with both airframe and powerplant ratings issued by the FAA under the provisions of 14 CFR Part 65, as now or hereafter amended.

16. ***Airport*** **-** means Stockton Metropolitan Airport, operated by San Joaquin County, and all land, Improvements, and appurtenances within the legal boundaries of the Airport as it now exists on the Airport Layout Plan as currently approved within the Master Plan and as the Airport Layout Plan may be extended, enlarged, or modified.

17. ***Airport Layout Plan (ALP)*** – means the currently approved, or conditionally approved, scale drawing depicting the boundaries and physical layout of the Airport and identifying the location, type, dimensions and configuration of existing and proposed infrastructure and Improvements, including but not limited to runways, taxiways, Aprons, buildings, Roadways, utilities, navaids, as well as proposed extensions and reductions of existing Airport facilities.

18. ***Apron*** – means those paved areas of the Airport within the movement area designated by the County for the loading or unloading of passengers, servicing, or parking of Aircraft.

19. ***ARINC*** - means Aeronautical Radio, Inc., a voice communications service utilizing discreet frequencies between aircraft and a base station.

20. ***Avionics Sales and Maintenance*** – means the Commercial Activity of providing for the repair and service, or installation of Aircraft radios, instruments and accessories. Such operation may include the sale of new or used Aircraft radios, instruments and accessories.

21. ***Based Aircraft*** – means an Aircraft which the owner physically locates at the Airport for an undetermined period, and whenever absent from the Airport, its owner intends to return the Aircraft to the Airport for long-term storage.

22. ***Certificate of Insurance(COI)*** – means a certificate provided by and executed by an insurance company or its authorized representative, evidencing the insurance coverages and limits of an operator. COIs must meet County standards and ordinarily require the County to be named additional insured.

23. ***CFR*** – means the Code of Federal Regulations, as may be amended from time to time.

24. ***Commercial Activity (or "Commercial Aeronautical Activity" or "Commercial Aeronautical Activities")*** - means any activity (including Aeronautical Activities) conducted at or on the Airport by any Entity in which:

a. the exchange, trading, buying, or selling of commodities, goods, services or property of any kind at the Airport; or
b. engaging in any activity (including Aeronautical Activities) on the Airport for the purpose of securing revenue, earnings, income, and/or compensation, whether or not such revenue, earnings, and/or compensation are ultimately exchanges, obtained, or transferred; or
c. the offering or exchange of any product, service, or facility on the Airport as a part of other revenue, earnings, income, and/or compensation producing activity on or off the Airport.

25. ***Commercial Operator*** – means an Entity engaging in an Activity which involves, makes possible or is required for the operation of Aircraft, or which contributes to, or is required for the safe conduct

and utility of such operation of Aircraft, the purpose of such Activity being to generate and/or secure earnings, income, compensation, and/or profit, whether or not such objectives are accomplished.

26. ***Commercial Self-Service Fueling*** – means the Fueling of an Aircraft by the pilot using commercial Aircraft Fuel pumps installed for that purpose. The Commercial Self-Service Fueling facility may or may not be attended by the vendor, which is a Fixed Base Operator or an Airport sponsor/operator that is exercising its right to sell Aircraft Fuel.

27. ***Contiguous Land*** – means land that is sharing an edge or boundary or is separated by no more than a Taxilane.

28. ***County*** – means the San Joaquin County, a political subdivision of the State of California. County includes County, the Department of Aviation and Airport Management and staff having Airport responsibilities designated by and through the County. The County has designated the Airport Director to represent its interests in managing day-to-day airport operations and enforcing policy.

29. ***Department*** – means the Department of Aviation of San Joaquin County, California.

30. ***Director*** **–** means the Director of the Department of Aviation or such other employee of the Department as the Director may from time to time designate in writing to carry out the duties of the Director.

31. ***Employee(s)*** **–** means any individual employed by an Entity or employment agency where by said Entity or employment agency collects and pays all associated taxes on behalf of Employee (i.e., social security and Medicare).

32. ***Entity (or Entities)*** **–** includes a Person; Persons; firm; partnership; limited liability; partnership or corporation; Agency: unincorporated proprietorship, association, or group; or corporation other than the Airport, and includes any trustee, receiver, assignee, or other similar representative.

33. ***Equipment*** **–** means all property and machinery, together with the necessary supplies, tools, and apparatus for the proper conduct of the Activity being performed.

34. ***FAA and TSA*** – means the Federal Aviation Administration and Transportation Security Administration, respectively.

35. ***Fixed Base Operator (or FBO)*** **–** means a full service Commercial Operator who is authorized to engage in the sale of products, services, and facilities to Aircraft operators and is required to provide the following services at a minimum:

a. Aircraft fueling to include Jet Fuel, AvGas, and Aircraft lubricants

b. Aircraft Line Services

c. Airframe and Power Plant Maintenance

d. Aircraft storage/hangars rentals and Tiedowns

e. Passenger, Crew, and Aircraft ground services, support and amenities

In addition to the required services FBOs may also provide optional services as approved by the County, which may include, but are not limited to: Flight Training, Aircraft Rental, Air Charter or Air Taxi, Aircraft Management Operations, Avionics Sales and Maintenance.

36. ***Flight Training*** **-** means the Commercial Aeronautical Activity of instructing pilots in dual and solo flight, in fixed or rotary wing Aircraft, and related ground school instruction as necessary to complete a FAA written pilot's examination and flight check ride for various categories of pilots licenses and ratings. Flight Training includes any portion of a flight between two or more airports or other destinations where the primary purpose is to increase or maintain pilot or crew member proficiency.

37. ***Flying Club*** – means a non-commercial and nonprofit Entity organized for the purpose of providing its members with any number of Aircraft for their personal use and enjoyment. Aircraft must be vested in the name of the Flying Club owners on a pro-rata share, and the Flying Club may not derive greater revenue from the use of the Aircraft than the cost to operate, maintain, and replace the Aircraft.

38. ***Fuel Storage Area*** – means any portion of the Airport designated temporarily or permanently by the County as an area in which aviation or motor Vehicle gasoline or any other type of Aircraft Fuel or fuel additives may be stored or loaded.

39. ***Fueling or Fuel Handling*** **-** the transportation, delivering, dispensing, storage, or draining of fuel or fuel waste products.

40. ***General Aviation*** – means all aviation with the exception of Aircraft manufacturing, military aviation, and scheduled commercial air carrier operations. General aviation Aircraft are utilized for commercial and non-commercial purposes including business/corporate, recreational/pleasure, charter/air taxi, industrial/special purpose, and instructional.

41. ***Hazardous Material*** – means any oil petroleum products flammable substances, explosives, radioactive materials, hazardous waste, toxic waste, or substances or any other waste, materials or pollutants which pose a threat to the health and safety of the owners, occupants, or any persons on entering the Leased Premises or properties adjacent to it and/or cause the property to be in violation of any Federal, State or local law, rules or regulation.

42. ***Improvements*** – means all buildings, structure and facilities including pavement, concrete, fencing, signs, lighting, and landscaping constructed, installed or placed on, under or above any land on the Airport.

43. ***Lease*** **–** mean**s** the written contract between the County and a Commercial Operator (Lessee) specifying the terms and conditions under which an Operator may occupy and operate from certain Airport facilities and/or property.

44. ***Leased Premises*** – means the land and/or Improvements leased by the Commercial Operator for the conduct of a Commercial Operator's Activities.

45. ***Lessee*** – means an Entity that has entered into an Agreement with the County to occupy, use, and/or develop land and/or Improvements and engage in Aeronautical Activities.

46. ***Light-Sport Aircraft*** - An aircraft intended for recreation per 14 CFR Part 1.1 that holds no more than two (2) occupants and weighs 660 / 1,320 / 1,430 pounds or less as appropriate to Part 1.1. These aircraft are also commonly known as ultralights, microlights, advanced ultralights, powered parachutes, weight-shift-control, lighter-than-air, amateur-built aircraft and standard category aircraft.

47. ***Minimum Standards*** **–** means the qualifications, standards, and criteria, as a condition set forth as the minimum requirements that are to be met by as a condition for the right to engage in Commercial Aeronautical Activities at the Airport.

48. ***Non-Commercial Operator*** – means an Entity that either owns or leases and operates Aircraft for personal or recreational purposes. In the case of a business, the operation of Aircraft must be an ancillary Activity to support the businesses purposes by providing transportation for the exclusive use of its Employees, agents, and/or customers. In all cases, the Non-Commercial Operator neither offers nor engages in Commercial Aeronautical Activities. For purposes of these Minimum Standards, all governmental agencies shall be considered Non-Commercial Operators.

49. ***Permit*** **–** means an administrative approval issued by the County to conduct an Aeronautical Activity on the Airport, and/or to provide authorized services, to based and transient Aircraft on the Airport, only from facilities and locations where such services are authorized.

50. ***Preventive Aircraft Maintenance*** - means maintenance that is not considered a major Aircraft alteration or repair and does not involve complex assembly operations as listed in 14 CFR Part 43, as now or hereafter amended, except for Item 22 of the Regulation. Item 22 involves the replacement of prefabricated Aircraft Fuel lines, and shall, for purposes of these regulations, be considered a major Aircraft repair.

51. ***Roadway*** – means any street or road whether improved or unimproved, within the boundaries of the Airport and designated for use by ground Vehicles.

52. ***Rules and Regulations*** – means the Airport Rules and Regulations, adopted by the County, as may be amended from time to time, applicable federal and state rules, laws, and standards, or any successor ordinance, rule, or regulation adopted by the San Joaquin County Board of Supervisors.

53. ***Self-Fueling*** **–** means the Fueling of an Aircraft by the Aircraft Owner or the Aircraft Owner's Employee.

54. ***Specialized Aviation Service Operation (SASO)*** - a Commercial Aeronautical Operator that is authorized to provide any one or combination of the following Activities:

a. Flight Training
b. Airframe and Power Plant Maintenance
c. Avionics Sales and Maintenance
d. Aircraft Rental
e. Aircraft Charter or Taxi and Aircraft Management Operations
f. Aircraft storage hangars
g. Aircraft Sales
h. Aircraft Restoration and Refurbishing
i. Specialized Flying Services
j. Light-Sport Aircraft Service Provider

55. ***Specialized Flying Services*** – means providing specialized commercial flying services such non-stop sightseeing tours, aerial photography or surveying, power line or pipeline patrol, firefighting or fire patrol, air ambulance, airborne mineral exploration, and other air transportation operations specifically excluded from 14 CFR Part 135, as now or hereafter amended.

56. ***SOP*** – means Standard Operating Procedures.

57. ***Sublease*** - means a written Agreement, consented to or approved by the County, stating the terms and conditions under which a third-party Commercial Operator leases space from a Lessee for the purpose of providing an Aeronautical Activity at the Airport.

58. ***Taxilane*** – means the portion of the Airport Apron area, or any other area, used for access between taxiways and Aircraft parking or storage area.

59. ***Taxiway*** – means a defined path established for the taxiing of Aircraft from one part of the Airport to another.

60. ***Through-the-Fence Agreement –*** means an agreement between the Airport owner and an adjacent property owner permitting access to the public landing area for a fee.

61. ***Through-the-Fence Commercial Agreement -*** means a commercial activity, directly related to the use of the Airport, developed or located off airport and requiring a through-the-fence agreement to access the Airport for a fee.

62. ***Tiedown –*** means an area paved or unpaved suitable for parking and mooring of Aircraft wherein suitable tiedown points are located.

63. ***UNICOM*** – means a two-way communication system operated by a non-governmental Entity that may provide airport advisory information.

64. ***Vehicle*** – means any device that is capable of moving itself, or being moved from place to place on wheels; but does not include any device designed to be moved by human muscular power or designed to move primarily through the air.

65. ***Vehicle Parking Area*** – means any portion of the Airport designated and made available temporarily or permanently by County for the parking of Vehicles.

2.2 Application of Minimum Standards

2.2.1 Except as otherwise provided for herein, all Entities conducting Commercial Aeronautical Activities at the Airport shall, as a condition of conducting such activities, meet or exceed the requirements of Sections 2 and 3 as well meet the Minimum Standards

applicable to the Entity's specific activities set forth in subsequent Sections. These Minimum Standards are the "minimum" requirements to do business on the Airport, and all Entities are encouraged to exceed such Minimum Standards in conducting their activities.

2.2.2 These Minimum Standards shall not affect any Agreement entered into by the County prior to the effective date of these Minimum Standards, except as otherwise provided for in such Agreement, in which case these Minimum Standards shall apply to the extent permitted by such Agreement. These Minimum Standards shall not be deemed to modify any existing Agreement under which a Commercial Operator is required to exceed these Minimum Standards, nor shall they prohibit the County from entering into or enforcing an Agreement that requires a Commercial Operator to exceed these Minimum Standards. If a Commercial Operator desires to modify an existing Agreement, the County shall require compliance with these Minimum Standards as a condition of its approval.

2.2.3 Whenever a SASO conducts multiple activities pursuant to one Lease, license, Permit or Agreement with the County, and the Minimum Standards for one of the Commercial Operator's activities are inconsistent with the Minimum Standards for another of the Commercial Operator's activities, then the Minimum Standards which are more stringent, and/or which are most protective of the public's health, safety and welfare, shall apply. When one or more activity is conducted, the minimum requirements may vary depending on the nature of each activity or combination of activities but shall not necessarily be cumulative.

2.3 Activities Not Covered by Minimum Standards

Any activities for which there are no specific Minimum Standards established will be addressed by the Department on a case-by-case basis and set forth in such Commercial Operator's written Lease, license, Permit or Agreement with the County.

2.4 Variance or Exemption

2.4.1 The County may approve variances to these Minimum Standards when a specific clause, section, or provision does not seem justified in a particular case because of special conditions and unique circumstances.

2.4.2 Any variance or exception approved by the County shall apply only to the special conditions or unique circumstances of the particular case under which the variance or exemption is granted and shall not serve to amend, modify, or alter these Minimum Standards.

2.4.3 When a specific product, service, or facility is not currently being provided at the Airport, the County may enter into an Agreement with an FBO or SASO with terms and conditions that are less than those outlined in these Minimum Standards (e.g., lower Minimum Standards, etc.), only for a limited time period (i.e., pioneering period). The duration of the pioneering period shall be specified in the Agreement and shall only be valid during that specific period of time.

2.5 Conflicting Standards

If a provision in these Minimum Standards is found to be in conflict with any other provision of these Minimum Standards, the provision that establishes the higher standard shall prevail.

SECTION 3 BUSINESS OPERATIONS

3.1 Employee Conduct and Customer Service Emphasis

The County works diligently to provide high quality services to the growing needs and requests from Airport users. As such, the County requires its Commercial Operators, businesses, and tenants to do the same. Consequently, the goal of the County is straight-forward: offer the tenants and users of the Airport, Commercial Operators that provide high quality customer service by meeting and exceeding customer needs through consistent, responsive, and professional service.

3.2 Management Control and Supervision

Each Commercial Operator is required to employ the necessary quantity of trained staff, on-duty management, and supervisors to provide for the efficient, safe, and orderly compliance with its Lease, Agreement, sublease or Permit. In addition, each Commercial Operator is required to control the conduct and demeanor of its personnel and subtenants, as well as to conduct its business operations in a safe, orderly, efficient and proper manner so as not to unreasonably disturb, endanger or offend any customers, tenants, or competitive operators.

3.3 Personnel Training and Certification

All Commercial Operator personnel shall be fully qualified and trained or be in training with supervision, to provide a high quality standard of courteous, efficient, and safe service to the general public, customers, and Airport users. Personnel shall meet all Federal, State, and local training and certification requirements applicable to their individual duties and company services.

3.4 Corporate Identification Requirement

3.4.1 Personnel

All personnel employed by the Commercial Operator to perform Aeronautical Activities on the Airport are required to be appropriately dressed and identifiable while on duty. The Commercial Operator's business name shall be included in the means of identification of each employee.

3.4.2 Buildings, Vehicles, and Equipment

Each building, Vehicle, and piece of mobile or vehicular Equipment used on the Airport in conjunction with the Commercial Activity shall bear the Commercial Operator's identification in the form of a company logo, sign, emblem, or other means to designate the operator to whom the building, Vehicle, or Equipment is assigned. Identification shall be legible on a contrasting background and shall be displayed in a manner that is acceptable to the County.

SECTION 4 MINIMUM STANDARDS FOR FIXED BASE OPERATORS

4.1 Required Aeronautical Activities

4.1.1 An FBO is a full service Commercial Operator who is authorized to engage in the sale of products, services, and facilities to Aircraft operators and is required to provide the following services at a minimum:

a. Aircraft Fueling which shall include Jet Fuel, AvGas, and Aircraft lubricants

b. Aircraft Line Services

c. Airframe and Power Plant Maintenance

d. Aircraft storage hangars

e. Passenger, Crew, and Aircraft ground services, pilot supplies, support and amenities

f. Flight briefing capabilities including weather

g. Access to limousine services and rental cars

4.1.2 FBOs may also provide optional services as approved by the County, which may include, but are not limited to: Flight Training, Aircraft Rental, Aircraft Sales, Air Charter or Air Taxi, Aircraft Management Operations, and Avionics Sales and Maintenance.

4.1.3 Only FBOs and the Department shall be permitted to provide commercial Aircraft Fueling services and operate retail Aircraft Fueling facilities at the Airport.

4.1.4 FBOs may subcontract or use third-party operators to provide any of the required FBO services, or optional services, with the exception of Aircraft Line Services, which services must be provided directly by FBO and its Employees. Subcontractors and third-party operators shall meet all Minimum Standards applicable to such services when performed by an FBO operating at the Airport.

4.1.5 Each FBO shall conduct its business and activities on and from the Leased Premises in a safe and professional manner consistent with the degree of care and skill exercised by experienced FBOs providing comparable products, services, and activities from similar airports in like markets.

4.2 Aircraft Design Group Serviceability

Each FBO shall provide the personnel, equipment, and facilities required to service all types of Aircraft normally frequenting the Airport. The minimum Approach Reference Code (ARC) to be supported is category ARC B-II, which includes aircraft up to an approach speed of 91 knots, and up to, but less than, 121 knots and wingspans of 49 feet up to, but not including, 79 feet.

4.3 Leased Premises Size

4.3.1 Minimum Leased Premises Requirements

Buildings & Leasehold	Minimum Size
Total Leased Premises	4 acres
FBO Terminal	2,000 square feet
Maintenance Hangar	5,000 square feet
Maintenance Hangar Offices	1,500 square feet
Storage Hangar	8,000 square feet
Aircraft Storage Hangar Offices	500 square feet
Apron (within the Leased Premises)	40,000 square feet
Fuel Storage Area	1,400 square feet

4.3.2 Buildings and FBO Leaseholds

Each FBO shall lease from the County a minimum of four (4) acres of land. Each FBO shall lease or construct, on the Leased Premises, a public use terminal building with a minimum of two thousand (2,000) square feet of floor space for customer lobby, office, pilot's lounge, flight planning and weather briefing area, and public restrooms.

4.3.3 Vehicle Parking

Each FBO shall provide parking as required by San Joaquin County Code, as now or hereafter amended, or as required by other applicable laws.

4.3.4 Aircraft Parking

Each FBO shall lease from the County sufficient Airport property for its Aircraft operating area (Apron), independent of any building area, Vehicle Parking Area, and Aircraft Fuel storage Area. This paved Apron area shall be a minimum of forty thousand (40,000) square feet and adequate to support all the activities of the FBO and all approved subtenants and shall be constructed to engineering standards for the current Airport design Aircraft as defined in the existing Airport Master Plan.

4.3.5 Hours of Operation

Each FBO is required to be open for business and provide Aircraft Fueling and Aircraft Line Services a minimum of fourteen (14) hours per day, five (5) days per week and twelve (12) hours per day two (2) days per week, except as otherwise approved in writing by the Department.

Airframe and Power Plant Maintenance must be open not less than five (5) days per week, eight (8) hours per day. Service hours for optional FBO services are listed in their specific categories in Section 4.7.

Except as otherwise approved in writing by the Department business hours shall be provided to the Department upon request.

4.4 Staffing and Employee Qualifications

4.4.1 Staffing

During the required hours of operation, each FBO shall employ and have on duty sufficient staff to meet the Minimum Standards for each Aeronautical Activity provided. However, multiple responsibilities may be assigned to Employees where feasible. Each FBO shall have at least two (2) Employees on duty at all times during hours of operation. The FBO will provide to the Department a current written statement of the names, addresses, telephone numbers and other necessary contact information for all personnel responsible for the operation and management of the FBO. In addition, the Department shall be provided a point-of-contact with phone numbers for emergency situations.

4.4.2 Employee Qualifications

All FBO Aircraft Fuel handling personnel shall be trained in the safe and proper handling, dispensing, and storage of Aircraft Fuel. Acceptable training shall be NATA Safety 1st or an equivalent training program.

4.5 Insurance Requirements

Each FBO shall maintain the types and amounts of insurance required by the County's Risk Management Department. Insurance policies shall name the County as additional insured in the manner specified by the County's Risk Management Department, and the County shall have the right to modify and/or change insurance requirements from time to time. Certificates of insurance shall be provided to the County for each required policy.

4.6 Required FBO Services

Each FBO shall be required to provide, at a minimum, the following services at the Airport:

A. Aircraft Fuel

(1) Each FBO must provide the sale and into-plane delivery of common and recognized brands of Aircraft Fuels, lubricants and other aviation petroleum products. Each FBO shall provide, store, and dispense 100LL/Avgas and Jet-A Aircraft Fuel. All Equipment used for the storage and/or dispensing of Aircraft Fuel must meet all applicable Federal, State, local laws, rules and regulations. The location of the Aircraft Fuel Storage Area shall be in conformance with the Airport's Master Plan and approved by the County.

(2) Each FBO shall manage/and provide a stationary Aircraft Fuel Storage Area encompassing a minimum of fourteen hundred (1,400) square feet, with safety features and filtration systems to ensure Aircraft Fuel quality. Each FBO shall ensure that all Aircraft Fuel is delivered clean, bright, pure and free of microscopic organisms, water, or other contaminants. Ensuring the quality of the Aircraft Fuel is the sole responsibility of the FBO.

(3) The 100LL AvGas and Jet-A Aircraft Fuel Storage Area tanks shall each be a minimum of ten thousand (10,000) gallon capacity, and the FBO shall also provide adequate mobile or stationary dispensing Equipment and two (2) or more personnel on duty fourteen (14) hours per day, five (5) days a week, and twelve (12) hours per day, two (2) days of the week, to serve the Airport's Aircraft Fuel demand. Filter-equipped Aircraft Fuel dispensers with separate dispensing pumps and meter systems for each grade of Aircraft Fuel shall be provided. All metering devices must be inspected, checked and certified annually by appropriate local and State agencies. Aircraft Fuel storage facility tanks shall meet all applicable Federal, State and local laws, and the Rules and Regulations.

(4) Each FBO shall, at its own expense, maintain the Aircraft Fuel Storage Area, all Improvements thereon, and all appurtenances thereto, in a presentable condition consistent with good business practices and in accordance with the appropriate rules, regulations and requirements at the time of construction and any mandated upgrades.

(5) Each FBO shall provide two operating and fully functional Aircraft fueling trucks containing a minimum capacity of twelve hundred (1,200) gallons for Jet-A and seven hundred fifty (750) gallons for 100LL fuel. Each Aircraft fueling Vehicle shall be equipped with metering devices that meet all applicable Federal, State, local laws, rules and regulations. One Aircraft fueling Vehicle dispensing Jet-A Aircraft Fuel shall have over the wing and single point servicing capability and one truck shall be capable of dispensing 100LL fuel.

(6) Each FBO shall operate an Aircraft Fuel Storage Area designed in accordance with all Environmental Protection Agency (EPA) and the State of California regulations including proper Aircraft Fuel spill prevention features and containment capabilities. In addition, each FBO shall provide a current copy of their Aircraft Fuel spill prevention, countermeasures, and control plan (SPCCC) to the Department thirty (30) days prior to commencing operations. Inventory details will be provided to the Department when requested including total of gallons received and delivered by type and date.

(7) Each FBO shall conduct the lawful, sanitary, and timely handling and disposal of all solid waste, regulated waste, and other materials including, but not limited to, sump Aircraft Fuel, used oil, solvents, and other regulated waste. The piling and storage of crates, boxes, barrels, containers, refuse, and surplus property is not permitted upon the Leased Premises.

(8) The FBO shall develop and maintain SOP for Aircraft Fuel and ground handling operations and shall ensure compliance with standards set forth in FAA Advisory Circular 00-34, Aircraft Ground Handling and Servicing, as now or hereafter amended. The SOP shall address bonding and fire protection, public protection, control of access to the Aircraft Fuel storage facility, and marking and labeling of Aircraft Fuel storage tanks and Fuel dispensing Equipment and shall be submitted to the Department prior to the FBO commencing Fueling activities.

(9) Additionally, each FBO shall comply with the State and Local Fire Prevention Codes, FAA Advisory Circular 150/5230-4 (most current version), Aircraft Fuel Storage, Handling, and Dispensing on Airports, Airport Rules and Regulations, and all other applicable Federal, State and local laws related to Aircraft Fuel handling, dispensing, sale and storage. Each FBO shall obtain all applicable Aircraft Fueling certifications and permits, and receive periodic refresher training as required. The County and/or the FAA may periodically conduct inspections of the FBO activities and facilities to ensure compliance with all applicable laws and regulations, and these Minimum Standards.

(10) Each FBO shall provide an adequate supply of properly located, type, size and operable fire extinguishers and other safety Equipment. All fire extinguisher certifications must be current. Fire extinguishers shall be maintained within all hangars, on Apron areas, at Aircraft Fuel Storage Area, and on all ground handling and Fueling Vehicles as required by applicable State and local fire codes for the type of operations conducted.

(11) Each FBO shall provide monthly Aircraft Fuel inventory reconciliation reports to the Department listing the total amounts of Aircraft Fuel delivered to the site.

B. Commercial Self-Service Fueling

(1) An FBO may provide Commercial Self-Service Fueling Equipment in addition to the required Aircraft Fuel Equipment set forth in Sections 4.6, A.1-11, with the prior written consent of the Department. Commercial Self-Service Fueling Equipment must be in compliance with all applicable Federal, State, local laws, rules and regulations and cannot be substituted for the required full-service Aircraft Fueling Equipment set forth in Sections 4.6.A.1-11.

(2) Any FBO authorized to provide Commercial Self-Service Fueling services at the Airport shall provide, at a minimum, 100LL aviation gasoline. The products and Equipment must meet all applicable Federal, State, and local laws, rules, regulations, and requirements, including but not limited, to applicable FAA Advisory Circulars.

(3) The Aircraft Fuel storage areas are the locations on the Airport designated temporarily or permanently by the Department as the only areas in which Aircraft Fuel may be stored.

(4) The Aircraft Fuel storage and dispensing Equipment shall meet all applicable Federal, State, local laws, rules, regulations and requirements, including, but not limited to, the State of California Fire Prevention Code and FAA Advisory Circular 150/5230-4, as now or hereafter amended.

(5) Each FBO providing the Commercial Self-Service Fueling services shall be knowledgeable of and comply with all Federal, State, and local environmental laws, and rules and regulations. Each FBO shall provide the Department with a current Fuel spill prevention, countermeasures, and control plan (SPCCC) that contains methods and procedures to prevent, control, and clean up an Aircraft Fuel spill on Airport property.

(6) Each FBO authorized to install and maintain a Commercial Self-Service Fueling system shall provide quarterly Aircraft Fuel inventory reconciliation reports to the Department listing the total amounts of Aircraft Fuel delivered to the site. The storage tank for this facility shall be a minimum of 8,000 gallons.

C. Aircraft Line Services

Each FBO shall provide necessary Equipment, supplies, and two (2) trained Employees for Aircraft Apron assistance, towing, parking, and Tiedowns, within the Leased Premises. The trained employees may also serve as the required refuelers as stated in section 4.6.A.(3). Equipment shall be sufficient to facilitate the handling of Aircraft up to and including small corporate jets as defined by FAA Category ARC B-II. Equipment shall consist of one (1) tug, one (1) ground power unit, one (1) universal tow bar, and one (1) tow bar with changeable heads for turbine aircraft.

Recognizing that Aircraft removal is the responsibility of the Aircraft Owner/operator, the FBO shall be prepared to lend assistance within thirty (30) minutes upon request in order to maintain the operational readiness of the Airport. The FBO shall prepare an Aircraft removal plan and have the equipment available that is necessary to remove Aircraft normally frequenting the Airport within two (2) hours following the incident or accident.

D. Passenger, Crew, and Aircraft ground services, support and amenities

Each FBO shall provide the following services and concessions inside the FBO terminal building located within the Leased Premises:

(1) Customer service counter stocked with basic pilots supplies;

(2) Public lounge and waiting area;

(3) Flight planning work area with Flight Service Station and weather service communication links;

(4) Public-access telephone;

(5) Snack food and beverage vending; and

(6) Local ground transportation contacts.

E. Airframe and Power Plant Maintenance

Each FBO or sublessee of FBO engaging in Airframe and Power Plant Maintenance shall:

(1) Operate the service from a minimum of five thousand (5,000) square feet of ventilated hangar and shop space and have immediate access to customer lounge, public-access telephones, and restrooms.

(2) Have an additional one thousand five hundred (1,500) square feet for management, record keeping and reception areas.

(3) Employ and have on-duty a minimum of two (2) employees. One of the employees on-duty must be a FAA certified technician who possess an airframe, power plant, or Aircraft inspector rating as specified in 14 CFR Part 65, as now or hereafter amended, or the maintenance facility shall be certified under and satisfy all the requirements as specified in 14 CFR Part 145, as now or hereafter amended.

(4) Keep premises open and services available a minimum of eight (8) hours daily, five (5) days a week. A technician shall also be available twenty-four (24) hours a day, seven (7) days a week on-call for emergencies, with a response time of not more than two (2) hours. If more than one (1) Airframe and Power Plant

Maintenance facility is located on the Airport, this responsibility may be rotated on a mutually agreeable rotating on-call schedule.

(5) Provide Equipment, supplies and parts required for Aircraft airframe, power plant, inspection, tire, battery, oxygen, and other routine Aircraft maintenance functions appropriate for the type of Aircraft serviced.

F. Aircraft Storage Hangars

Each FBO or sublessee of FBO engaging in Aircraft storage hangar activities shall:

(1) Lease the necessary amount of land to accommodate the proper quantity and required size of hangars. The minimum land area shall be at the sole discretion of the Department and shall be dependent upon the number and size of hangars proposed.

(2) Each Aircraft hangar must be a minimum of eight thousand (8,000) square feet with five hundred (500) square feet of office, and storage area.

(3) Provide emergency contact name and phone numbers via posted informational sign at each FBO terminal.

(4) Provide a listing of all Aircraft stored within the FBO's or sublessee's hangar facilities to the Department semi-annually.

(5) Ensure that hangar tenants only perform preventive Aircraft maintenance within the hangar on their own Aircraft to the extent permitted in 14 CFR Part 43, as now or hereafter amended. Painting, welding, and any type of Hazardous Material storage shall not be permitted within Aircraft hangars unless authorized specifically by the Department in writing. The piling and

storage of crates, boxes, barrels, containers, refuse, and surplus property shall not be permitted.

(6) Provide a waste oil receptacle within the immediate vicinity of the hangar(s). This receptacle shall be capable of holding a minimum of fifty (50) gallons, have secondary containment protection and be emptied at regular intervals and be in compliance with all regulatory requirements as now or hereafter amended.

(7) Have a minimum of two (2) trained personnel on duty during the operational hours.

4.7 Optional FBO Services

Each FBO may provide Aeronautical Activities at the Airport in addition to the required FBO services with the consent of the County, which may include, but are not necessarily limited to, the services listed below. Any FBO providing optional FBO services, either directly or through a sublessee or subcontractor, shall comply with the standards set forth in this Section 4.7, in addition to all other applicable Minimum Standards (See 5.1.1).

Type of Activity	Minimum Office Space	Minimum Hangar Space
Flight Training	550	Not required
Air Charter or Taxi or Aircraft Management Operations	550	Not required
Aircraft Rental	550	Not required
Avionics Sales and Maintenance	550	1,500

A. Flight Training

Each FBO or sublessee of an FBO engaging in Flight Training Services shall:

(1) Operate the service from a minimum of five hundred and fifty (550) square feet of classroom and office space within the FBO's Leased Premises and have immediate access to customer lounge, public telephones, and restrooms.

(2) Employ and make available at least one (1) FAA certified flight instructor as necessary to meet the Flight Training demand and schedule requirements.

(3) Own or lease one (1) or more airworthy Aircraft necessary to meet the Flight Training demand and schedule requirements. Aircraft may be fixed or rotary wing.

(4) Flight Training operations shall include adequate mock-ups, pictures, slides, filmstrips, movies, videotapes, or other training aides necessary to provide proper and effective ground school instruction.

B. Air Charter or Taxi and Aircraft Management Operations

Each FBO or sublessee of FBO engaging in Air Charter or Taxi or Aircraft Management Operations shall:

(1) Operate the service from not less than five hundred fifty (550) square feet of office space within the FBO's Leased Premises and have immediate access to customer lounge, public telephones, and restrooms.

(2) Employ and make available at least two (2) Employees who hold current FAA commercial pilot certificates and current Class I or II medical certificates. In addition, all flight personnel shall be properly rated for the Aircraft operated.

(3) Have dispatch capability within four (4) hours of a customer request.

(4) Be open and services available five (5) days per week, eight (8) hours per day. Employ at least one (1) employee with experience and ability to provide charter quotes, schedule and dispatch support and customer service.

(5) Own or lease or manage at least one (1) certified and continuously airworthy instrument qualified Aircraft.

(6) Have and display in the public office, a current 14 CFR Part 135 Air Taxi Certificate or provisional FAR Part 135 Certificate, in addition to, the Aircraft identification page from the operating specifications manual of each Aircraft listed on the certificate.

(7) Have and display in the public office a current copy of 14 CFR Part 133 for rotorcraft operations detailing the external-loading requirements.

(8) Aircraft Management activities must be operated in accordance with the provision as specified in 14 CFR Part 91 as now or hereafter amended.

C. Aircraft Rental

Each FBO or sublessee of FBO engaging in Aircraft Rental services shall:

(1) Operate the service in a minimum of five hundred fifty (550) square feet of office space within the FBO's Leased Premises and have immediate access to customer lounge, public telephones, and restrooms.

(2) Employ and have on duty at least two (2) Employees having a current commercial pilot certificate with appropriate ratings, including instructor rating.

(3) Keep the premises open and services available a minimum of eight (8) hours per day, six (6) days a week.

(4) Have available for rental or use in Flight Training, either owned or leased and under exclusive control of Commercial Operator, a minimum of two (2) certified and airworthy Aircraft.

D. Avionics Sales and Maintenance

Each FBO or sublessee of FBO engaging in Avionics Sales and Maintenance shall:

(1) Operate the service in a minimum of five hundred and fifty (550) square feet of space for operations, bench testing and administration within the FBO's Leased Premises have immediate access to customer lounge, public telephones, and restrooms.

(2) Have an additional one thousand five hundred (1,500) square feet of hangar space to work on Aircraft.

(3) Employ and have on duty at least one (1) trained and FAA certified technician (airframe rated).

(4) Keep premises open and services available a minimum of eight (8) hours a day, five (5) days a week.

(5) Having the appropriate FAA repair station certificates for the types of Equipment serviced and/or installed is preferred.

SECTION 5 MINIMUM STANDARDS FOR SPECIALIZED AVIATION SERVICE OPERATIONS (SASO)

5.1 General Requirements

5.1.1 Compliance

In addition to the general requirements set forth in Sections 2 and 3, SASOs leasing Airport property directly form the County shall be required to comply with applicable Minimum Standards as set forth in this Section 5. A SASO leasing Airport property as a sublessee of an FBO shall be required to comply with all the Minimum Standards as set forth in Section 4 above, in addition to the general requirements set forth in Sections 2 and 3. SASOs shall not be permitted to provide commercial Aircraft Fueling services.

5.1.2 Leased Space Requirement

Type of Activity	Minimum Office Space	Minimum Hangar Space	Total Building Space	Minimum Land Lease
Flight Training	1,500 square feet	Not Required	1,500 square feet	5,000 square feet
Airframe and Powerplant Maintenance	1,500 square feet	5,000 square feet	6,500 square feet	10,000 square feet
Air Charter or Taxi or Aircraft Management Operations	1,500 square feet	Not Required	1,500 square feet	5,000 square feet
Aircraft Rental	1,500 square feet	Not Required	1,500 square feet	5,000 square feet
Avionics Sales and Maintenance	1,500 square feet	8,000 square feet	9,500 square feet	20,000 square feet
Aircraft Storage Hangar	500 square feet	3,000 square feet	3,500 square feet	10,000 square feet
Aircraft Sales	1,500 square feet	Not Required	1,500 square feet	5,000 square feet
Aircraft Restoration or Refurbishing	1,500 square feet	10,000 square feet	11,500 square feet	20,000 square feet
Specialized Flying Services	1,500 square feet	Not Required	1,500 square feet	5,000 square feet
Light Sport Aircraft Services	500 square feet	2,000 square feet	2,500 square feet	10,000 or 5,000 for a start up company

5.1.3 Responsible Personnel

Each SASO shall have at least the number of Employees as specified below on duty at all times during hours of operation and provide to the Airport a current written statement of the names, addresses, telephone numbers and other necessary contact information for all personnel responsible for the operation and management of the SASO. In addition, the Airport shall be provided a point-of-contact with phone numbers for emergency situations.

5.1.4 Insurance Requirements

Each SASO shall maintain the types and amounts of insurance required by the County's Risk Management Department. Insurance policies shall name the County as additional insured in the manner specified by the County's Risk Management Department and the County shall have the right to modify and/or change the insurance requirements from time to time. Certificates of insurance shall be provided to the Airport for each required policy.

5.2 Flight Training

SASOs engaging in Flight Training services shall:

(1) Lease not less than five thousand (5,000) square feet of land for offices, Apron, Aircraft parking, auto parking and green space.

(2) Operate the service from a minimum of one thousand five hundred (1,500) square feet of classroom and office space on the Airport and have immediate at a minimum; customer lounge, public telephones, and restrooms.

(3) Employ and make available at least one (1) Employee that is FAA certified flight instructor necessary to meet the Flight Training demand and schedule requirements.

(4) Own or lease two (2) or more airworthy Aircraft necessary to meet the Flight Training demand and schedule requirements. Aircraft may be fixed or rotary wing.

(5) Include adequate mock-ups, pictures, slides, filmstrips, movies, videos, or other training aides necessary to provide proper and effective ground school instruction. All materials shall meet FAA requirements for the training offered.

(6) Lease or Sublease space to comply with the Airport parking requirements.

(7) Keep premises open and services available a minimum of eight (8) hours a day, six (6) days a week.

5.3 Airframe and Power Plant Maintenance

SASOs engaging in Aircraft Airframe and Power Plant Maintenance shall:

(1) Lease not less than ten thousand (10,000) square feet of land for offices, Apron, Aircraft parking, auto parking and green space.

(2) Operate the service from a minimum of five thousand (5,000) square feet of ventilated hangar and shop space and one thousand five hundred (1,500) square feet of office space on the Airport and provide a customer lounge, public-access telephones, and restrooms.

(3) Employ and have on-duty a minimum of two (2) employees. One of the employees on-duty must be a FAA certified technician who possesses an airframe, power plant, or Aircraft inspector rating as required in 14 CFR Part 65, as now or hereafter amended, or the maintenance facility must be certified under 14 CFR Part 145, as now or hereafter amended.

(4) Keep premises open and services available a minimum of eight (8) hours per day, five (5) per week. A technician shall also be available on-call twenty-four (24) hours, seven (7) days for emergency purposes only. If more than one (1) maintenance facility is located on the airport the on-call responsibility may be rotated on a mutually agreeable schedule.

(5) Provide Equipment, supplies and parts required for Aircraft airframe, power plant, inspection, tire, battery, oxygen, and other routine Aircraft maintenance functions.

5.4 Air Charter or Taxi or Aircraft Management Operations

SASOs engaging in Air Charter or Air Taxi or Aircraft Management Operations shall:

(1) Lease not less than five thousand (5,000) square feet of land for offices, Apron, Aircraft parking, auto parking, and green space.

(2) Operate the service from a minimum of one thousand five hundred (1,500) square feet of office space on the Airport and provide a customer lounge, public-access telephones, and restrooms.

(3) Employ and make available at least two (2) employees who hold current FAA commercial pilot certificate, current Class I or II medical certificate. In addition, all flight personnel shall be properly rated for the Aircraft operated. The SASO shall have dispatch capability within four (4) hours of a customer request. Employ at least one (1) employee with experience and ability to provide charter quotes, schedule and dispatch support and customer service.

(4) Own or lease or manage at least one (1) certified and continuously airworthy instrument qualified Aircraft.

(5) Have and display in the public office, a current 14 CFR Part 135 Certificate or provisional 14 CFR Part 135 Certificate, in addition to, the Aircraft identification page from the operating specifications manual of each Aircraft listed on the certificate.

(6) Have and display in the public office a current copy of 14 CFR Part 133 for rotorcraft operations detailing the external-loading requirements.

(7) Aircraft Management activities must be operated in accordance with the provision as specified in 14 CFR Part 91 as now or hereafter amended.

5.5 Aircraft Rental

SASOs engaging in Aircraft Rental services shall:

(1) Lease not less than five thousand (5,000) square feet of land for offices, Apron, Aircraft parking, auto parking and green space.

(2) Operate the service in a minimum of one thousand five hundred (1,500) square feet of office space on the Airport and provide a customer lounge, public telephones, and restrooms.

(3) Employ and have on duty at least two (2) Employees having a current commercial pilot certificate with appropriate ratings, including instructor rating.

(4) Keep premises open and services available a minimum of eight (8) hours per day, six (6) days a week.

(5) Have available for rental, a minimum of two (2) owned or leased, certified, and airworthy Aircraft.

5.6 Avionics Sales and Maintenance

SASOs providing Avionics Sales and Maintenance shall:

(1) Lease not less than twenty thousand (20,000) square feet of land for offices, Apron, Aircraft parking, auto parking and green space.

(2) Operate the service in a minimum of eight thousand (8,000) square feet of hangar and shop space, and no less than one thousand five hundred square feet (1,500) of office space on the Airport and provide a customer lounge, public telephones, and restrooms.

(3) Employ and have on duty at least one (1) trained and FAA certified airframe technician and one (1) administrative or customer service employee.

(4) Provide for the sale of new or used Aircraft avionics, radios, instruments, and accessories.

(5) Keep premises open and services available a minimum of eight (8) hours per day, five (5) days a week.

(6) Hold the appropriate FAA repair station certificates for the types of Equipment the SASO plans to service and/or install.

5.7 Aircraft Storage Hangars

SASOs engaging in the business of renting and leasing hangars storage space to Aircraft Owners or operators solely for Aircraft storage purposes shall:

(1) Lease not less than twenty thousand (20,000) square feet of land for offices, Apron, Aircraft parking, auto parking and green space.

(2) Operate the business in a hangar of no less the eight thousand (8,000) square feet of hangar and not less than five hundred (500) square feet of office space on the Airport office and Aircraft storage space on the Airport and provide a customer lounge, public-access telephones, and restrooms.

(3) Provide SASO contact name and phone numbers, hangar availability, and rental rates known to prospective customers via posted informational sign inside the Airport terminal.

(4) Provide a list of the Based Aircraft stored within the SASO hangar facilities to the County semi-annually.

(5) Keep premises open and services available a minimum of eight (8) hours per day, five (5) days per week.

(6) Ensure that hangar tenants only perform preventive Aircraft maintenance within the hangar on their own Aircraft to the extent permitted in 14 CFR Part 43, as now or hereafter amended. Painting, welding, and any type of Hazardous Material storage shall not be permitted within Aircraft hangars unless authorized by the County in writing. The piling and storage of crates, boxes, barrels, containers, refuse, and surplus property shall not be permitted.

(7) Provide a waste oil receptacle within the immediate vicinity of the hangar(s). This receptacle shall be capable of holding a minimum of fifty (50) gallons, have secondary containment protection, and be emptied at regular intervals, and be in compliance with all regulatory requirements, as now or hereafter amended.

(8) All Aircraft handling personnel shall be trained in the safe and proper handling, of aircraft towing and movement. Acceptable training shall be NATA Safety 1st

or an equivalent training program. SASO shall have at least two (2) trained Employees on duty at all times.

5.8 Aircraft Sales

SASOs engaging in new and/or used Aircraft Sales shall:

(1) Lease not less than five thousand (5,000) square feet of land for offices, Apron, Aircraft parking, auto parking and green space.

(2) Operate the service in a minimum of one thousand five hundred (1,500) square feet of office space on the Airport and provide a customer lounge, public telephones, and restrooms.

(3) SASO must lease or sublease space to comply with the Vehicle parking requirements of San Joaquin Airport, as now or hereafter amended, or other applicable laws.

(4) Employ and have on duty at least one (1) qualified Aircraft salesperson and access to a demonstration pilot that has a current commercial pilot certificate with appropriate Aircraft type ratings.

(5) Keep premises open and services available a minimum of eight (8) hours per day, five (5) days per week.

5.9 Aircraft Restoration and Refurbishing

SASOs engaging in Aircraft restoration and refurbishing of Aircraft structures, propellers, accessories, interiors, exteriors, and components shall:

(1) Lease not less than twenty thousand (20,000) square feet of land for offices, ramp, Aircraft parking, auto parking and green space.

(2) Operate the service in a minimum of one thousand five hundred (1,500) square feet of office space and provide a customer lounge, public telephones, and restrooms and ten thousand (10,000) feet of ventilated hangar space on the Airport.

(3) Employ and have on duty at least two (2) qualified Employees that have current required certificate, licenses, and ratings.

(4) Keep premises open and services available a minimum of eight (8) hours per day, five (5) days per week.

5.10 Specialized Flying Services

SASOs engaging in Specialized Flying Services shall:

(1) Lease not less than five thousand (5,000) square feet of land for offices, Apron, Aircraft parking, auto parking and green space.

(2) Operate the service from a minimum of one thousand five hundred (1,500) square feet of office space on the Airport and provide a customer lounge, public telephones, and restrooms.

(3) Employ and make available at least one (1) employee who holds a current FAA commercial pilot certificate and medical certificate with ratings appropriate for the operator's Aircraft.

(4) Provide contact information (e.g., telephone, email) and have services available within four (4) hours of request and keep the premises open eight (8) hours per day, five (5) days per week.

(5) Own or lease at least one (1) airworthy Aircraft.

5.11 Light-Sport Aircraft Service Provider

SASO's engaging in Light-Sport Aircraft Services shall:

(1) Lease not less than the number of feet of land for offices, apron, aircraft parking, auto parking, and green space as designated in 5.1.2.

(2) Operate the service from the required number of square feet of office space on the airport as designated in 5.1.2.

(3) Employ at least one employee to meet customer demands. A minimum of one employee will hold an FAA certificate (A&P, Repairman, Pilot, and/or Instructor) appropriate to the services provided.

(4) Provide contact information (e.g.., telephone, email, etc.) to the Department and have services available within a set number of days and hours per those approved in the lease.

SASO's engaging in Light-Sport Aircraft Service shall provide one or more of the following:

(5) Provide Light-Sport aircraft flight instruction or rental. Must own or lease at least one (1) airworthy aircraft appropriate for the level of service provided.

(6) Provide retail aircraft fueling facilities at the airport. As a minimum, provide at least one fully functioning fuel pump containing unleaded auto fuel (ASTM D4814) or avgas (ASTM 6227) Light-Sport approved fuels. The fuel may be obtained from off-airport fuel vendors who meet appropriate unleaded ASTM specifications. Other avgas and turbine fuels will be provided only by the airfield's full-service FBO's. Light-sport service providers will comply with paragraph 4.6a(6)-(11) of this minimum standards document. Any and all fuel equipment and/or installations will be approved by the Director or his/her designee.

(7) Provide Light-Sport aircraft maintenance.

(8) Provide Light-Sport aircraft sales.

(9) Provide Light-Sport aircraft construction.

(10) Provide Light-Sport aircraft avionics sales and service.

(11) Provide Light-Sport aircraft storage hangers

(12) Provide Light-Sport aircraft restoration and/or refurbishing.

(13) Provide basic pilot supplies, a flight planning area with weather service and communications links, a snack food and beverage machine area and contacts for local ground transportation and restaurants.

(14) Provide a customer lounge, public telephone access, and restrooms.

SECTION 6 FLYING CLUBS

6.1 Requirements

The County has the right to require a Flying Club to furnish documents such as insurance policies, Club by-laws, meeting minutes and notifications, and a current list of members to ensure that the Club remains a non-commercial and non-profit organization. Each Flying Club shall be required to provide the County with indemnification and insurance at the limits and types determined by the County's Risk Management Department.

6.1.1 No member (owner) of a Flying Club shall receive compensation for services provided for such Flying Club or its members (owners) unless such member is an authorized Commercial Operator with the County.

6.1.2 Flying Club members Aircraft shall not be used by non-members.

6.1.3 No member (owner) shall use Flying Club Aircraft in exchange for compensation.

6.1.4 Flying Club members (owners) shall file and keep current with the County a complete membership (owner) list and the investment share held by each member.

SECTION 7 THROUGH-THE-FENCE AGREEMENTS

The Federal Aviation Administration (FAA) in Order 5190.6A recommends that airport owners refrain from entering into through-the-fence agreements.

The San Joaquin County Department of Aviation has established a policy to refrain from entering into Through-The-Fence agreements.

SECTION 8 AIRPORT SECURITY

The Airport is regulated under 49 CRF Part 1542 and the Airport Security Program (ASP) as written and amended addresses Transportation Security Administration (TSA) requirements for airport security. Airport security at Stockton Metropolitan Airport is dependent upon the cooperation of all users of the Airport. For the purposes of the Minimum Standards for the Airport, compliance with the ASP is required. Requirements include but are not limited to:

- FBO and SASO tenants shall provide a list of contact people and phone numbers to the Airport Administration Office for emergency purposes.
- The airport uses a badging system to identify personnel authorized within the SIDA and AOA. Provisions of the approved ASP shall always be followed.
- A current list of employees who access the airfield shall be maintained with the Airport badging office.
- A list of subtenants and contact numbers shall be provided to the Airport office.
- All tenants shall ensure that unattended vehicles, aircraft, buildings, gates and other equipment are locked. Outdoor lighting in tenant's control should be in good operating condition.
- All tenants/users should be alert to unusual or strange activity in the vicinity of the aircraft operating area.
- All tenants will comply with the requirements of the Transportation Security Administration requirements as now and hereinafter amended.