

KTRK Hangar Tenants,

Bottom Line Up-Front: There has been lots of change as we enter 2024 and we want to keep you both informed and part of the process as we seek to continuously improve our airport infrastructure and services...all to make a great airport community.

We'd like to start with a **huge thank you** to our hangar tenants and local pilots. There have been a lot of focused updates to past programs, and new programs to be aware of as we move into 2024 and our local flying community has been extremely supportive.

Below are some key updates to keep you apprised of around the airport that **may impact you**. As we rollout these programs we also want your feedback. We'd like to invite you to the [April 11, 2024, \(6-7 pm\)](#) Airport Community Team (ACT) meeting where we will discuss the new Hangar Inspection program, as well as the Weds [May 8, 2024, \(6-7 pm\)](#) ACT meeting where we will cover the numerous operations around the airfield this summer. Both meetings will be in the airport conference room and offered on [Zoom](#).

Hangar Revitalization.

The airport team has been discussing our hangar program for several years and very publicly since May 2023 at [Board Meetings](#), [Airport Community Team meetings](#), & numerous [Airport News Updates](#) ("E-Blast"). However, as we approach implementation and execution, it seems to have caught some tenants off guard...this is not our intent. This letter seeks to provide some of the 'why' to the changes and get everyone on a common footing. The catalyst to these changes were the adoption of the District's new [Strategic Plan](#) in Aug 2023, and the results of an [FAA Land Use Inspection](#) completed in Sep 2023. We aligned our policies to include re-papering all tenants to a common lease, restructuring TTAD incentive programs, on-boarding a new system to manage leases/billing/work-orders, and updating our 'Minimum Standards.' Lastly, in Nov 2023 we aligned the 2024 budget to provide the necessary resources for the hangar revitalization program. The 'revitalization' program is built upon 3 pillars:

- 1) Maintain a safe environment for tenants and employees.
- 2) Maintain & improve the useful life of existing infrastructure.
- 3) Comply with FAA Grant Assurances.

Hangar Inspections.

The [FAA Land Use Inspection](#) (Sep 2023) identified conflicts between TTAD's hangar program and compliance with FAA policy. The new inspection program incorporates necessary additions that will align these obligations. This includes safety/clear zones for personnel to maneuver around the hangar and ensures compliance with the [FAA Hangar Use Policy](#). Most hangars already meet these standards, however, there are some hangars that will require significant attention. We will help you work through this process and take a reasonable approach to bringing everyone along. However, there are a handful of situations where we have asked tenants to vacate the airport for scenarios that are far-outside of FAA & TTAD policy.

Attached is a short presentation on the new DRAFT hangar inspection program. Our approach is to delineate the 'safety zones' around doors and your aircraft that allow our personnel access throughout the hangar. These 'safety/clear zones' also allow un-impeded movement of the aircraft

in and out of the hangar, shelving requirements for the safety of people, structural integrity of facility walls, and a container for a small quantity of hazard material(HAZMAT) storage. Once in compliance with those ‘safety/clear zones’ the judgement of ‘aeronautical’ and ‘non-aeronautical’ is quite broad. There are a few Red-Lines (see below), but our aim is to ensure the safety and functionality of our employees to maneuver about the hangar while performing their duties...which is to maintain your hangar infrastructure. See **Slide 6** of the attached presentation for a visual depiction and the ‘why’ for these policies, all grounded upon very specific reasons.

Bottom line: once the ‘safety/clear zones’ are complied with, use of the ‘white-space’ quite broad ...barring the Red-Lines. We will work with tenants on challenging situations such as an ‘unpermitted/structurally incompatible lofts’ that were in the hangar before the current tenants’ lease.

FAA and TTAD Hangar Use Red-Lines.

- Hangar is not being used for aeronautical purposes.
- Derelict aircraft no-longer flyable.
- Use of hangar to run a non-aeronautical business (unless approved by FAA and TTAD; such as some of our ‘end-cap’ units).
- Prohibited items by law and storage of HAZMAT in unauthorized containers.
- Egregious storage of household good items (mattresses, antique furniture, vehicle maintenance displacing an aircraft, etc.)
- Unregistered vehicles with no insurance.

Hangar Inspection Timeline.

As we begin this process, we will be placing **additional dumpsters** by the hangar rows 2 weeks prior to the inspections. We endeavor to help you meet the standards, so please take this as a great opportunity for spring cleaning. Be assured that once inspections are completed, airport management will review the results before tenants are notified to ensure all tenants are being treated fairly and equitably. During these initial inspections, we will also address any waivers necessary for specific hangars and document them appropriately. If there is an item out of compliance, we’d ask that you rectify the situation within 45 days of being notified. We also welcome meeting you in person at your hangar to discuss any concerns or questions.

Inspection window	Dumpster Placement
May 1-15: Alpha, Bravo, Charlie	April 15 – May 1
May 15-31: Delta, Echo, Fox	May 1 – May 15
June 1-15: Golf, Hotel, Juliet	May 15 – Jun 1
June 15-30: Kilo, Lima, Mike, November, Papa	Jun 1 – Jun 15

New Flooring/Lighting.

We are working to improve hangar infrastructure, and to this end we are updating 10+ hangars this summer with epoxy floors, GFCI outlets, and LED lights. We are **asking for volunteers** who would like their hangars updated from **rows A, C, F, G, & M** please contact Jill.McClendon@TruckeeTahoeAirport.com if you’re a volunteer by April 15th. This would entail

removing **ALL** items from the hangar and parking the aircraft on the ramp for approximately 10 days (no ramp fees). We may have some limited swing-space to accommodate aeronautical items (ie, tug, towbar, snow-blower). There may also be an option for tenants to pay for their own epoxy flooring utilizing this same contractor at a group discount; please let us know if you are interested in that potential (Jill McClendon).

Summer Airfield Operation.

Major events this summer include the airshow (19-23 Jun), finishing work on runway 02/20, repairs from snow damage, painting 2 hangar rows, painting the fuel farm, ~ 10 hangar upgrades, installing an additional fuel storage tank, and a few other items. We will cover these and more topics at the Airport Community Team (ACT) meeting on [May 8, 2024, \(6-7 pm\)](#), in the airport main conference room, and offered via Zoom.

Runway 02/20.

There are a few items that need to be completed from the runway 02/20 reconstruction project last year. The biggest impact will be the ‘fog-sealing’ and re-painting; which will close the runway for approximately one week. Timing is predicated on weather and temperatures. We will cover the details at the [May 8, 2024, \(6-7 pm\)](#) ACT meeting.

Fly Safe.

Since kicking off the program in partnership with FAA WINGS in Jan 2023, our first seminar provided by the NWS on Mountain Weather had 92 attendees! The attached one sheet flyer on the [Fly Safe program](#) provides a link to Frequently Asked Questions (FAQs) and a brief overview of the program. Below are upcoming Fly Safe events which will be updated real-time on our [website](#).

- **March 26 (5:30-7 pm)** Truckee Hazards CFI Roundtable (Knowledge Credits 1 & 2)
- **April 19 (5:30-7 pm)** 10 Actions You Can Take to be a Safer Pilot; focusing on engine loss at 300' (Knowledge Credits To Be Determined [TBD])
- **April 20 (9-12 am)** AOPA Rusty Pilot Seminar (Knowledge Credits 1, 2, & 3)
- **July 15-16 (all day)** Cirrus Mountain Flying Clinic being taught by Mountain Lion Aviation (new beta course from Cirrus). Fly Safe pilots will receive a major discount (Knowledge & Flight Activities credit TBD).
- **TBD** Stay tuned for more in-depth courses over the summer.

Fly Quiet.

To date, we have received **NO** noise complaints from aircraft that have flown the new Fly Quiet ‘Shoulder Hour’ [Protocol Procedures](#) between 6-7L and 22-23L. Thank you to everyone for your dedication to flight discipline and stewardship of our community’s neighbors. This is a great new option that can accommodate most of the early/late departures for our tenants. If you have an extenuating circumstance outside of these windows, please contact us prior to work a waiver, either myself or David.VanQuest@TruckeeTahoeAirport.com. Note, for the 1-year I’ve been on the airport staff, we’ve approved every Fly Quiet waiver.

Future Policy Considerations.

As we implement the Hangar Revitalization effort, there are a few other policies we are considering for adoption, please let us know if you have any thoughts.

- **Flight Frequency:** aircraft not flown within 180 days are subject to lease termination; GM may waive requirement for extenuating circumstances (medical, supply-chain issues, etc.).
 - *Why: maximize hangars for use of the flying public...some aircraft meet all paperwork requirements but haven't flown in years.*
- **Hangar Use Frequency:** aircraft not spending one night in the hangar within 180 days, and 14 nights annually are subject to lease termination; GM may waive the requirement for extenuating circumstances.
 - *Why: maximize hangars for use of the flying public...some aircraft meet all paperwork requirements but have not physically been in the hangar for years.*
- **Overnight Hangars:** provide reservation system for overnight hangars up to 6 months in advance, up to 14 days at a time.
 - *Why: minimize weather impacts to overnight stays...we currently have an overnight hangar program, but customers can't reserve until the day of.*
- **Shared Hangars:** allow multiple aircraft to lease one hangar; comply with all safety/clear zone requirements; owners coordinate schedules for use.
 - *Why: maximize hangars for the use of the flying public...this has been done before, and we are likely to re-implement a similar program.*
- **"VRBO" Hangars:** if tenant is amicable, and hangar is exceptionally clean & free of items, allow for certain temp hangar usage.
 - *Why: maximize hangars for the use of the flying public...some tenants have expressed interest to temporary rent their hangars, similar to an aircraft leaseback.*
- **Late Fees:** \$50 fee for documentation that is 30 days late (every month until received)
 - *Why: minimize staff time to acquire required documents...we spend an inordinate amount of time chasing down documents, many airports have similar programs.*

Your feedback is appreciated and much of the new **Fly Safe, Fly Quiet, and Hangar Revitalization Programs** are the result of your engagement and dialogue – thank you! Please don't hesitate to reach out to me or any of our staff to answer your questions or address ways in which we can be a better partner.

Blue Skies and Tailwinds!

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