

Request for Proposal
Aviation Related Land Development
French Valley Airport

Exhibit A

Airport Site Map

Following this page

Exhibit A Airport Site Map



French Valley
Airport

FOR EXAMPLE ONLY – NOT A SURVEY

Request for Proposal
Aviation Related Land Development
French Valley Airport

Exhibit B

Property Aerial

Following this page

Exhibit B Property Aerial



French Valley
Airport

Request for Proposal
Aviation Related Land Development
French Valley Airport

Exhibit C1

General Authorization and Financial Reference List

Following this page

**EXHIBIT C1
GENERAL AUTHORIZATION**

Date: _____

Agency: Riverside County Economic Development Agency

Respondent(s): _____

Address: _____

Respondent's Social Security Number: _____

Telephone Number: (____) _____

Facsimile Number:(____) _____

The purpose of this form is to allow the Riverside County Economic Development Agency to request a release of certain Respondent-supplied financial information involved in processing the proposal. Having your permission to request these verifications and release this information, if necessary, will expedite the processing and evaluation of your proposal

TO WHOM IT MAY CONCERN:

_____ (Respondent's name) has submitted a proposal to the Riverside County Economic Development Agency for the purpose of leasing County-owned property at Jacqueline Cochran Regional Airport. As part of the screening process, the Economic Development Agency may need to consult with financial institutions regarding our banking/credit history and relationships. I authorize the financial institutions listed on the attached sheet to provide the Economic Development Agency with the information required, with the understanding that all information provided will be kept confidential to the extent permitted by law.

A copy of this release is also an acceptable authorization.

Signature

Date

Printed Name

Financial References List
(Please Provide Three References)

1. _____
(Institution Name) (Contact Person)

(Street Address)

(City, State, Zip)

(Phone/Fax Numbers)

2. _____
(Institution Name) (Contact Person)

(Street Address)

(City, State, Zip)

(Phone/Fax Numbers)

3. _____
(Institution Name) (Contact Person)

(Street Address)

(City, State, Zip)

(Phone/Fax Numbers)

Request for Proposal
Aviation Related Land Development
French Valley Airport

Exhibit C2

Respondent Certification

Following this page

**EXHIBIT C2
RESPONDENT CERTIFICATION**

By signature below, I, _____ (print name here), as the official designated by the Respondent, _____ (print Respondent name here), hereby certify that:

- (1) The Respondent possesses the legal authority to submit a proposal and to execute any and all documents, agreements, etc., related to this application and the management of the facility;
- (2) The information, statements, and attachments contained in this application are, to the best of my knowledge and belief, true and correct; and
- (3) Should there be any change in the information submitted in the application; the County of Riverside shall be notified promptly.

By completing and submitting the proposal submittal, and by entering and submitting the proposal, the undersigned proposer is thereby agreeing to abide by all terms and conditions pertaining to this RFP as issued by the County, including all forms and attachments.

I authorize the Riverside County Economic Development Agency to contact any or all of the entities and individuals listed in this application, and to perform a credit check on the Respondent and Principals thereof.

Signature

Date

Printed Name and Title

Request for Proposal
Aviation Related Land Development
French Valley Airport

Exhibit C3

Non-Collusion Affidavit

Following this page

Exhibit C-3

NON-COLLUSION AFFIDAVIT

The undersigned, being first duly sworn, deposes and says that he or she holds the position listed below with the bidder, the party making the foregoing bid, that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Signature

Typed or Printed Name

Title

Bidder

Request for Proposal
Aviation Related Land Development
French Valley Airport

Exhibit D

**Aviation Division
Fueling Standards**

Following this page

EXHIBIT D
RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY
AVIATION DIVISION
FUELING STANDARDS

I Introduction. The County of Riverside owns six general aviation airports, which are operated by the Riverside County Economic Development Agency's Aviation Division. An important function that occurs at these airports is the fueling of aircraft and the storage of aviation fuel. Due to the potentially hazardous nature of these activities, the potential for soil contamination as a result of these activities, and the need for uniformity in the provision of fuel, the Aviation Division has developed minimum standards for fueling, which are hereby incorporated in the County's Minimum Standards for Fixed Base Operators.

II Definitions.

- A. Commercial fueling: The fueling of aircraft by anyone other than the owner of the aircraft.
- B. Self-fueling: The fueling of aircraft by the aircraft owner/operator.
- C. Fuel Farm: Bulk fuel storage area.
- D. Full Service Fixed Base Operator (FBO): Allowed under the FBO Minimum Standards to sell fuel and lubricants retail.
- E. Through-the-Fence Operators: Aviation activities conducted from properties adjacent to County Airports. Through-the-Fence operations are only permitted in limited circumstances and require a special County permit as well as review by the Federal Aviation Administration.

III Types of Fueling Permitted. The operation and maintenance of a fuel farm and the provision of fuel to aircraft shall be permitted as follows:

- A. Commercial fueling. Commercial fueling may only be conducted by Full Service FBOs in accordance with these fueling standards and the County's Minimum Standards for Fixed Base Operators.
- B. Self service. The owner of any aircraft may fuel their own aircraft subject to the standards contained herein, provided that there is no attempt to perform such services for others, without regard to whether a charge is assessed for said services.

IV Fueling Standards.

- A. Storage of fuel. Fuel may only be stored in an approved and permitted fuel storage tank, subject to the following standards:
1. Minimum lot size: Fuel Farm, 1 acre; Aviation Division and County Fire Department approval required for private tank installations on leased parcels.
 2. Setbacks: Will be determined in accordance with Riverside County Ordinances 787 and 546.15.
 3. Tank Size: Min. 10,000 gallon for fuel farms for each type of fuel and 2,500 gallons for private storage tanks. Note: Below ground tanks also require approval from the County's Department of Environmental Health.
 4. Insurance: Full Service FBOs must identify the insurance coverage for the fuel tanks, trucks, and dispensers in the insurance policies required in the County's lease agreement.
- Private individuals with fuel tanks on their lease parcels for private use must have the fuel tank identified in their insurance policy and provide proof of coverage.
- B. Fueling of aircraft. All aircraft fueling shall be performed by qualified personnel subject to the following standards:
1. Fuel Dispenser. Fuel may be dispensed from a licensed and permitted fuel truck or directly from a licensed and permitted fuel tank.
 2. Self fueling of private aircraft will be allowed with a permit from the Aviation Division and inspection by the County Fire Department. At a minimum, self fuelers will be required to have one 20 "BC" rated fire extinguisher and a grounding mechanism (from the fuel tank to the aircraft) on-site.
- C. Fuel deliveries may only be made to permitted sites and by permitted companies.

V Prohibited Activities.

1. No fueling will be allowed using gas cans.

2. An individual may only fuel their own personal aircraft.
3. All fueling activities must be permitted by the Aviation Division or have a Full Service FBO lease with the County of Riverside.
4. Only Full Service FBOs will be allowed to resell fuels and lubricants.
5. No aircraft may be fueled inside a hangar or enclosed space (Ord. No. 576).

VI Fuel Supplier License. All fuel companies that deliver fuel to Riverside County Airports shall adhere to the following:

1. Agree to copy the Aviation Division on all oil and fuel deliveries made to the airport.
2. Operate delivery vehicles according to airport rules and regulations.
3. Agree to report all overfills and spills of fuel to the Aviation Division, the County Fire Department, and the County's Department of Environmental Health immediately.
4. Obtain a no-fee Fuel Supplier License from the Aviation Division.

Request for Proposal
Aviation Related Land Development
French Valley Airport

Exhibit E

Aviation Division
Rules and Regulations for County Airports

Following this page

COUNTY ORDINANCE No. 576

AND

RULES AND REGULATIONS

FOR

OPERATION OF COUNTY AIRPORTS

A cordial welcome to all users of the airports owned/operated by the County of Riverside.

The Riverside County Airports Department is engaged in the promotion and accommodation of air commerce and business as well as recreational flying. County Ordinance No. 576, and the Rules and Regulations thereby implemented, are intended to assure orderly and safe operations at the County's airports. The rights, privileges and obligations of the airports' users are listed for the protection of all persons.

ORDINANCE NO. 576

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

REGULATING COUNTY AIRPORTS

The Board of Supervisors of the County of Riverside, State of California, do ordain as follows:

ARTICLE I
GENERAL PURPOSE

Section 101. The purpose of this ordinance is to provide minimum standards to safeguard life, limb, property and public welfare by regulating and controlling the various activities on airports, heliports or STOLports owned or operated, or both by the County of Riverside.

ARTICLE II
GENERAL PURPOSE

Section 201. Whenever in this ordinance the following terms are used, they shall have the meanings respectively ascribed to them in this section.

- a) "Airport" is any airport, heliport or STOLport owned or operated, or both owned and operated, by the County.
- b) "County" is the County of Riverside.
- c) "Director" is the Airports Director of the County, or his designated representative.
- d) "Person" is any individual, firm, partnership, joint venture, corporation, association, joint stock association, political party, club, organization or trust, and includes any trustee, assignee, or similar representative thereof.

ARTICLE III
GENERAL PROVISIONS

Section 301. The provisions of this ordinance and the regulations prescribed pursuant to this ordinance are imposed by County as conditions for the privilege of entering upon or using any airport.

Section 302. The Director shall have the authority and the duty to prescribe reasonable regulations relating to the use of any airport by the public. Any such regulations shall first be submitted to the Riverside County Airport Commission for its recommendations, and thereafter, such regulations shall be submitted to the Board of Supervisors for approval before taking effect. All regulations so prescribed and approved shall be filled in the office of the Director, made available for public inspection and publicly posted at each airport.

Section 303. In the event the Director determines that the provisions of any regulation prescribed pursuant to this ordinance would, if enforced, cause unnecessary hardship or practical difficulties inconsistent with economic feasibility, or would do manifest injustice, or impose a burden upon any person disproportionate to any benefit to the general

public or the an airport, he may grant for a period not to exceed 60 days, an exception or variance to such provision or regulation, but only to the extent that such exception or variation does not violate any other ordinance, or any State or Federal Statute or regulation.

Section 304. The provisions of this ordinance and the regulations prescribed pursuant to this ordinance are a supplement to any other local laws or ordinances, including State and Federal statutes and regulations, that may be in effect and in no manner will these provisions and regulations be construed to reduce or limit the authority of said ordinances, statutes and regulations.

ARTICLE IV SEVERABILITY

Section 401. If any section, subsection, paragraph, sentence, clause or phrase contained in this ordinance, or in any regulation prescribed pursuant thereto, is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or of any regulation prescribed pursuant thereto, it being expressly declared that this ordinance and the regulations prescribed pursuant thereto and each section, subsection, paragraph, sentence, clause and phrase thereof would have been adopted, irrespective of the fact that one or more other section, subsection, paragraph, sentence, clause or phrase be declared invalid or unconstitutional.

ARTICLE V PENALTY FOR VIOLATION

Section 501. Any person violating any of the provisions of this ordinance and the regulations prescribed pursuant to this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not more than \$500.00 or by imprisonment in the County jail for a period not exceeding six months or by both such fine and imprisonment. A separate offense shall be deemed to have been committed for each day that such violation continues.

ARTICLE VI EFFECTIVE DATE

Section 601. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVEERSIDE, STATE OF CALIFORNIA

By: Walt Abraham, Chairman, Board of Supervisors.

Dated: February 27, 1979

REGULATIONS FOR COUNTY AIRPORTS

The following regulations are prescribed for County Airports pursuant to Section 302 of County Ordinance No. 576:

SECTION A. DEFINITIONS. Whenever the following terms are used in these regulations, they shall have the meanings respectively ascribed to them in this section.

- 1) "Aircraft" is any manned contrivance used or designed for navigation of, or flight in, the air.
- 2) "Air Operations Area" includes the runways and taxiways of an airport and all aircraft surface maneuvering areas.
- 3) "Airport" is any airport, heliport or STOLport owned or operated, or both owned and operated, by the County.
- 4) "Board" is the Board of Supervisors of the County of Riverside.
- 5) "County" is the County of Riverside.
- 6) "Director" is the Airports Director of the County, or his designated representative.
- 7) "Person" is any individual, firm, partnership, joint venture, corporation, association, joint stock association, political party, club, organization or trust, and includes any trustee, assignee or similar representative thereof.
- 8) "Vehicle" is any device in, upon or by which any person or property may be propelled, moved or drawn upon a highway or the surface areas of an airport.

SECTION B. GENERAL AIRPORT REGULATIONS.

- 1) Each airport shall be open for public use at such hours, and subject to such restrictions as are necessary in the interest of safety, as may be determined by the Director.
- 2) Any permission granted by the County or Director, either directly or indirectly, expressly or by implication, to any person to enter upon or use an airport, or a portion thereof, is conditioned upon compliance with the provisions herein, entry upon, or use of, and airport, or a portion thereof, shall constitute an agreement by any person to comply with such regulations.
- 3) Every person exercising the privilege of entering upon or using an airport does so at his own risk without liability to the County, its agents and employees for any loss, damage, or injury to person or property resulting therefrom.
- 4) Any person desiring to use an airport, or any portion thereof, for any revenue producing activity shall file an application for an appropriate permit, license, or agreement with, and on forms prescribed by, the

Director and shall pay the fees, rates or charges as established by resolution of the Board. Because of the nature of a particular activity, there may be additional or special requirements for a permit, license or agreement, such as insurance, equipment, inspections, approved performance bonds, or whatever may be required for the protection of the public and the County.

- 5) No person shall solicit at any airport in any manner or for any purpose, not otherwise protected or exempt under applicable federal, state or local law, without first obtaining permission in writing from the Director. Such soliciting shall be carried out in the manner and at such locations and times as prescribed by the Director.
- 6) No person shall perform a parachute jump except under emergency conditions or operate an airship, a balloon, hang glider, a model aircraft or similar contrivance upon any airport without first obtaining permission in writing from the Director.
- 7) No person shall post, distribute or display any signs, posters, advertisements, circulars, printed or written matter of any type at any airport with out first obtaining permission in writing, from the Director. The provision of this Subsection 7 shall not apply to any person who posts, distributes or circulates such printed matter within the interior spaces of a building which are being leased by such person or to any person who distributes displays or circulates printed or written matter otherwise protected or exempt under applicable federal, state or local law.
- 8) No person shall enter any restricted area at any airport posted as limited to "Authorized Persons Only," "Closed" or similar working without authorization from the Director or by County's lessee of such area.
- 9) No person shall willfully abandon any personal property on any airport.
- 10) No person shall hunt, pursue, trap, catch, injure or kill any bird or animal, conduct target practice or discharge firearms on any airport without authorization from the Director.
- 11) No person shall place or deposit, or leave to be placed or deposited, any garbage, refuse, papers or other materials at any airport except in receptacles provided for that purpose.

SECTION C. AIRCRAFT OPERATIONS AND FACILITIES REGULATIONS

- 1) No person shall navigate any aircraft to, on, from or over any airport nor service, repair or maintain any aircraft on any airport, except in conformity with the rules and regulations prescribed by the Federal Aviation Administration of the United States of America and the Department of Transportation of the State of California and the regulations prescribed herein, presently in effect or hereinafter promulgated or prescribed.
- 2) Aircraft shall be operated on the ground or in flight in a manner that will create the least amount of noise commensurate with safe operation.
- 3) No person shall operate at any airport an aircraft that is not equipped with effectively functioning wheel brakes.
- 4) No person shall operate at any airport an aircraft equipped with a tail skid in place of a tail wheel.

- 5) Taxing aircraft shall yield the right-of-way to emergency vehicles.
- 6) Aircraft shall be taxied at a safe and reasonable speed commensurate with existing conditions and with due regard for other persons and property.
- 7) Aircraft shall not be taxied into or out of any repair or storage hangar. Aircraft engines shall not be operated within any hangars.
- 8) Formation take-offs and landings are prohibited.
- 9) No person shall perform any aircraft aerobatics over any airport or within established aircraft traffic patterns.
- 10) All aircraft shall be operated in such a manner as to conform to established traffic patterns.
- 11) No engine in an aircraft shall be started or operated unless a competent person is at the aircraft controls and the aircraft is adequately restrained in place. Aircraft engines shall not be operated in such a manner as to endanger life or property.
- 12) In the event of an emergency, performance of repairs or maintenance to an airport, or any portion thereof, or any other matter incidental to the proper operation of an airport, the Director may direct that an aircraft be moved from such airport or moved to another location at such airport. The owner or operator of an aircraft shall promptly remove or move such aircraft if so directed by the Director, and in the event such aircraft is not removed or moved, the Director may take whatever action is necessary to remove or move the aircraft, at the expense of the owner or operator, and without liability to the County, its officers, employees or agents, for any and all damages which may result there from.
- 13) In the event of an accident, the owner or operator shall be responsible for the prompt removal of damaged or disabled aircraft, or parts thereof, unless required or directed to delay such action pending an investigation. In the event it becomes necessary, the Director may take whatever action is necessary to move such damaged or disabled aircraft, or parts thereof, at the expense of the owner or operator, and without liability to the County, its officers, employees or agents, for any and all damages which may result therefrom.
- 14) No aircraft shall be left unattended unless it is properly secured in place.
- 15) No person shall base an aircraft at any airport unless such aircraft has been registered with the Director or the fixed based operator leasing an area within an airport where such aircraft is to be based.
- 16) Aircraft based at any airport shall be parked only in an aircraft parking area or hangar so designed for that purpose.
- 17) Transient aircraft shall be parked only in a transient parking area so designated for that purpose.
- 18) No ladders, cans, boxes, or other materials of any nature shall be left in any areas adjacent to or on the exterior of, any storage areas for aircraft without prior approval of the Director.

SECTION D. VEHICLE REGULATIONS

- 1) Vehicles shall be operated at an airport in strict compliance with the motor vehicles laws of the State of California and local jurisdictions and

the regulations prescribed herein, presently in effect or hereinafter promulgated or prescribed.

- 2) No person shall operate a vehicle within the air operations area at any airport without authorization from the Director except governmental officers and employees in the performance of their duties.
- 3) Any person authorized to operate a vehicle within the air operation area shall display a ramp flag on the outside of said vehicle in accordance with the rules and regulations prescribed by the Federal Aviation Administration of the United States, or said vehicle shall be equipped with an amber or red rotating beacon on the outside thereof.
- 4) Any person authorized to operate a vehicle within the air operations area shall exercise extreme caution at all times so as to keep clear of aircraft and shall yield the right-of-way to aircraft.
- 5) Vehicles shall be operated on established streets and roadways in strict compliance with the speed limits posted on traffic signs and, in any event, not in excess of 25 miles per hour and in a safe and reasonable manner.
- 6) Vehicles shall not be parked on an airport other than in the manner and at the locations so designated for such parking.

SECTION E. FIRE PREVENTION REGULATIONS

- 1) No aircraft shall be fueled or drained while the engine or electrical equipment is operating or while an aircraft, or any portion thereof, is within a hangar or other enclosed space.
- 2) During all fueling operation, the aircraft and fuel dispensing equipment shall be grounded in such a manner so as to eliminate static electrical hazards.
- 3) Any person engaged in fueling operations shall exercise due care to prevent the overflow of fuel.
- 4) Smoking, open flames, flame producing devices or other sources of ignition shall not be permitted within 50 feet of any fueling operation or of any fuel storage area or fuel vehicle.
- 5) No aircraft shall be started while there is fuel on the ground, under or otherwise within close proximity of such aircraft.
- 6) Hangar floors shall be kept clean and free of oil, and no volatile or flammable substance shall be used for cleaning purposes in hangars or other enclosed spaces.
- 7) Degreasing of aircraft or aircraft engines shall be performed only in the areas so designated for such purpose.
- 8) No boxes, crates, paper or other rubbish or litter of any kind shall be permitted to accumulate at any airport, and any cans, bottles or other container containing oil, paint, dope, varnish or similar flammable substances shall be removed from hangars or other enclosed spaces immediately upon being emptied of any such substances.
- 9) No substance of any nature shall be stored in such a manner so as to constitute a fire hazard or to prevent access to hangars or other enclosed spaces by fire fighting personnel or equipment.
- 10) Any person leasing space at an airport who uses or causes to be used flammable substances within such space shall (a) provide suitable

metal or metal-lined receptacles with tight fitting covers for the collection and storage of oily waste rags and other flammable rubbish and, (b) provide and maintain in proper working order adequate and readily accessible fire extinguishers.

The foregoing Regulations for County Airports are hereby approved.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By: Walt Abraham, Chairman, Board of Supervisors

Dates: June 12, 1979

FIRST AMENDMENT TO REGULATIONS
FOR COUNTY AIRPORTS

The Regulations for County Airports heretofore approved by the Board of Supervisors on July 12, 1979, are hereby amended by adding subsection (12) to Section B thereof to read:

(12) Any person subject to aircraft landing fees or instrument landing system fees, or both such fees, as established by resolution of the Board for any airport, shall pay such fees promptly, such fees shall be publicly posted at each airport where such fees are applicable.

The foregoing First Amendment to Regulations for County Airports is hereby approved.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By: A. A. McCandless, Chairman, Board of Supervisors

Dated: April 14, 1981