

6. **Equipment Required**

Minimum equipment required is listed in the following sections for each aeronautical activity.

7. **Other Items of Concern**

Other minimum requirements which are not specifically brought forth in this section, but are indicated in the specific aeronautical activity section which the Full Service FBO is expected to perform, shall be made a part of this section and will be considered a Minimum Standard for the Full Service FBO.

B. **Aircraft Fueling and Servicing**

1. **Lot Size**

The minimum lot size for aircraft fueling and servicing is one acre or 43,560 sq.ft. The lot will consist of:

- a. Apron space of 30,000 sq.ft.
- b. Building space requirement of 800 sq.ft. for offices, lounge, restrooms, and public phone.
- c. Vehicle parking spaces adequate to provide for the employees per shift but not less than five spaces.
- d. Landscaping around the vehicle parking, sidewalks, and buildings is required. Specific landscaping plans will be determined during lease negotiations.

2. **Insurance Requirements**

- a. Procure and maintain Comprehensive Public Liability and Property Damage not less than \$1,000,000 per occurrence.
- b. Procure and maintain Aircraft Liability and Property Damage covering each aircraft and occupants, and bystanders of not less than \$1,000,000 per occurrence.
- c. Procure and maintain Hangar Keepers Liability of \$1,000,000 per occurrence.
- d. The County of Riverside is to be named additional insured on all insurance requirements.



- e. Procure and maintain Fire Legal Liability of not less than \$300,000 per occurrence.
- f. Procure and maintain products liability insurance for not less than \$1,000,000.
- g. Proof of insurance must be submitted to the EDA Executive Director prior to operation on the airport.
- h. The EDA Executive Director, upon the advice of County Risk Manager, reserves the right to increase the limits and require additional insurance coverage as set forth in the Minimum Standards, subject to applicable provisions in the tenant's lease.

3. Personnel Requirements

Personnel must be properly trained in accordance with FAA Advisory Circular 150/5210 series, NFPA 407 and County ordinance #651. One must be of supervisory level who has completed an FAA approved aviation fueling training course.

4. Hours of Operation

Services are to be offered seven days a week, with a minimum of ten (10) hours daily or as the market demands. Services shall be offered on a one hour call-in basis, 24 hours daily for emergency situations.

5. Equipment Requirements

- a. A minimum tank storage of 12,000 gallons of Aviation gas and tank storage of 12,000 gallons jet (turbine) fuel.
- b. Mobile fuel servicing units with a capacity of 500 gallons of Aviation gas and 500 gallons capacity of Jet (turbine) fuel.
- c. Grounding rods are required for fuel flows over 25 gallons per minute.
- d. Each mobile unit shall have two extinguishers, each having a minimum of 20BC rating.

C. Aircraft Maintenance

1. Lot Size



The minimum lot size for Aircraft Maintenance is one acre or 43,560 square feet. The lot will consist of:

- a. Aircraft hangar area of 6,000 square feet of which is 6,000 sq. ft. of maintenance work area. Outside storage area of 6,000 sq. ft. of apron, tiedown area.
- b. Building Space of 400 square feet for offices and lobby areas. Also, a part storage room of 200 square feet.
- c. Vehicle parking spaces adequate to provide for the number of employees per shift and customers but no less than five spaces.
- d. Landscaping around vehicle parking, sidewalks, and buildings is required. Specific landscaping plans will be determined during lease negotiations.

2. Certification

All tenants performing maintenance on the airport shall be an authorized repair station and certified under FAR Part 145.

3. Insurance Requirements

- a. Procure and maintain Comprehensive Public Liability and Property Damage not less than \$1,000,000 per occurrence.
- b. Procure and maintain Aircraft Liability and Property Damage covering each aircraft and occupants, and bystanders of not less than \$1,000,000- per occurrence.
- c. Procure and maintain Hangar Keepers Liability of \$1,000,000 per occurrence.
- d. Procure and maintain Fire Legal Liability not less than \$300,000 per occurrence.
- e. Procure and maintain products liability insurance for not less than \$1,000,000.
- f. The County of Riverside is to be named as additional insured on all insurance requirements.
- g. Proof of insurance must be submitted to the EDA Executive Director prior to operations on the airport.



h. The EDA Executive Director, upon the advice of the County Risk Manager, reserves the right to increase the limits and require additional insurance coverage as set forth in the Minimum Standards, subject to applicable provisions in the tenant's lease.

4. Personnel Requirements

Minimum personnel requirements will be established during lease negotiations.

5. Hours of Operation

Services are to be offered a minimum of five days a week, eight hours a day. Services are to be offered on one hour call in, 24 hours daily for emergency situations.

6. Equipment Required

- a. Operator is encouraged to have the capability of aircraft removal from the airport operational areas. Equipment should include but is not limited to, tug, tow bar, jacks, and dollies.
- b. Sufficient inventory and equipment available to perform maintenance and repairs to manufacturers specifications.

D. Radio and Avionics Repair Stations and Sales

1. Lot Size

The minimum lot size for Aircraft Radio and Avionics Repair Station is one half acre or 21,780 square feet. The lot will consist of:

- a. Aircraft storage and work area of 4,000 sq. ft. of hangar storage and 6,000 square feet of apron, tiedown storage.
- b. Building space of 400 square feet for offices, lobby and display areas. Also, a parts storage room of 200 square feet.
- c. Vehicle parking spaces adequate to provide for the number of employees per shift and customers, but no less than five spaces.
- d. Landscaping around the vehicle parking, sidewalks, and buildings is required. Specific landscaping plans will be determined during lease negotiations.



6. Equipment Required

- a. Sufficient inventory and equipment available to perform maintenance and repairs to manufacturers specifications.

E. Flight Instruction

1. Lot Size

The minimum lot size for Flight Instruction is 1/2 acre or 21,780 square feet.

The lot will consist of:

- a. Aircraft storage area of 6,000 square feet of hangar storage and 6,000 square feet of apron, tiedown storage.
- b. Building space of 800 square feet of which 400 square feet is for classroom and 400 square feet for offices and lobby areas.
- c. The lobby areas of the building shall include flight planning area, public phone, and restrooms.
- d. Vehicle parking spaces adequate to provide for the number of employees per shift and students but no less than five spaces.
- e. Landscaping around the vehicle parking, sidewalks, and buildings is required. Specific plans will be determined during lease negotiations.

2. Insurance Requirements

- a. Procure and maintain Comprehensive Public Liability and Property Damage of not less than \$2,000,000 per occurrence.
- b. Procure and maintain Aircraft Liability and Property Damage covering each aircraft and occupants, and bystanders of not less than \$2,000,000 per occurrence.
- c. Procure and maintain Fire Legal Liability not less than \$300,000 per occurrence.
- d. The County of Riverside is to be named as additional insured on all insurance requirements.
- e. Proof of insurance must be submitted to the EDA Executive Director prior to operations on the airport.
- f. The EDA Executive Director, upon the advice of County Risk Manager, reserves the right to increase the insurance limits and require additional insurance coverage as set forth in the Minimum Standards, subject to applicable provisions in the tenant's lease.



3. Personnel Requirements

Minimum of one Certified Flight Instructor on duty during normal hours of operation.
Minimum of one qualified ground school instructor available for classroom instructor.

4. Hours of Operation

Services are to be offered a minimum of eight hours a day, seven days a week.

5. Equipment Requirement

Minimum of one single engine aircraft available for the purpose of flight training.

F. Aircraft Charter and Air Taxi Service

1. Lot Size

The minimum lot size for Aircraft Charter and Air Taxi service is 1/2 acre or 21,780 square feet. The lot will consist of:

- a. Aircraft storage area and maintenance area of 6,000 square feet of hangar storage and 6,000 square feet of outside apron area.
- b. Building space shall be 400 square feet for offices, lobby area, and restrooms.
- c. Vehicle parking spaces adequate to provide for the number of employees per shift and customers, but no less than five spaces.
- d. Landscaping around vehicle parking, sidewalks, and buildings is required. Specific landscaping plans will be determined during lease negotiations.

2. Certification

All Aircraft Charter and Air Taxi service must possess and maintain a FAR 135 certificate and all requirements thereof.

3. Insurance Requirements

- a. Procure and maintain Comprehensive Public Liability and Property Damage not less than \$2,000,000 per occurrence.



- b. Procure and maintain Aircraft Liability and Property Damage covering each aircraft and occupants, and bystanders of not less than \$2,000,000 per occurrence.
 - c. Procure and maintain Fire Legal Liability not less than \$300,000 per occurrence.
 - d. The County of Riverside is to be named as additional insured an all insurance requirements.
 - e. Proof of insurance must be submitted to the EDA Executive Director prior to operations on the airport.
 - f. The EDA Executive Director, upon the advice of County Risk Manager, reserves the right to increase the limits and require-additional insurance coverage as set forth in these Minimum Standards, subject to applicable provisions in the tenant's lease.
4. Personnel Requirements
Minimum number of qualified pilots available for charter services with applicable ratings will be determined during lease negotiations.
5. Hours of Operation
Services are to be offered a minimum of five days a week, eight hours a day.
Services are to be available with sufficient advance notice, 14 hours daily.
6. Equipment Required
Minimum equipment required shall be one single engine aircraft with a minimum of four place seat capacity and one multi-engine aircraft with a minimum setting capacity of six.

G. Aircraft Rental and Leasing

1. Lot Size
The minimum lot size for Aircraft Rental and Leasing is ½ acre or 21,780 square feet. The lot will consist of:
 - a. Aircraft storage area of 6,000 square feet of hangar storage and 6,000 square feet of tiedown area.
 - b. Building space of 400 square feet for offices, lobby areas, and restrooms.



- c. Vehicle parking spaces adequate to provide for the number of employees per shift and customers but no less than five spaces.
- d. Landscaping around vehicle parking, sidewalks, and buildings is required.

2. Certification

Each aircraft available for rental or leasing must hold FAA registration and a current airworthiness certificate.

3. Insurance Requirements

- a. Procure and maintain Comprehensive Public Liability and Property Damage not less than \$2,000,000 per occurrence.
- b. Procure and maintain Aircraft Liability and Property Damage covering each aircraft and occupants and bystanders of not less than \$2,000,000 per occurrence.
- c. Procure and maintain Fire Legal Liability not less than \$300,000 per occurrence.
- d. The County of Riverside is to be named as additional insured on all insurance requirements.
- e. Proof of insurance must be submitted to the EDA Executive Director prior to operations on the airport.
- f. The EDA Executive Director, upon the advice of county Risk Manager, reserves the right to increase the limits and require additional insurance coverage as set forth in the Minimum Standards, subject to applicable provisions in the tenant's lease.

4. Personnel Requirements

Minimum of one Certified Flight Instructor available for check out rides prior to the leasing of an aircraft.

5. Hours of Operation

Services shall be offered a minimum of five days a week, a minimum of eight hours a day.



6. Equipment Required

Minimum equipment required shall be determined during lease negotiations.

H. Aircraft sales

1. Lot Sizes

The minimum lot sizes for aircraft sales is ½ acres or 21,780 square feet. The lot will consist of:

- a. Aircraft storage area of 60,000 square feet of hangar storage and 6,000 square feet of apron area.
- b. Building space of 400 square feet for offices and lobby areas.
- c. Vehicle parking spaces adequate to provide for the number of employees per shift and customers but no less than five spaces.
- d. Landscaping around vehicle parking, sidewalks, and buildings is required. Specific landscaping plans will be determined during lease negotiations.

2. Dealership Requirements

New aircraft-dealers must possess sales and/or distribution franchise from a recognized aircraft manufacturer.

3. Insurance Requirements

- a. Procure and maintain Comprehensive Public Liability and Property Damage not less than \$1,000,000 per occurrence.
- b. Procure and maintain Aircraft Liability and Property Damage covering each aircraft and occupants, and bystanders of not less than \$1,000,000 per occurrence.
- c. Procure and maintain Hangar Keepers Liability of \$1,000,000 per occurrence.
- d. Procure and maintain Fire Legal Liability of not less than \$300,000 per occurrence.
- e. Procure and maintain products liability insurance for not less than \$1,000,000.



- f. The County of Riverside is to be named as additional insured on all insurance requirements.
- g. Proof of insurance must be submitted to the EDA Executive Director prior to operations on the airport.
- h. The EDA Executive Director, upon the advice of County Risk Manager, reserves the right to increase the limits and require additional insurance coverage as set forth in these Minimum Standards-, subject to applicable provisions in the tenant's lease.

4. Personnel Requirements

Minimum of one pilot with commercial/instrument rating qualified for aircraft type sales.

5. Hours of Operation

Services shall be offered a minimum of five days a week, a minimum of eight hours a day.

I. Aircraft Storage

County of Riverside and the Full Service FBO's shall possess the right to operate the public aircraft storage areas unless circumstances warrant otherwise.

1. Lot Sizes

The minimum lot size for aircraft storage areas will be two acres. The lot will consist of one of the following or a proportionate combination of the following:

a. Storage Area

- 1. T-Hangars of a minimum of 10 T-hangars per acre to a maximum of 14 T-Hangars per acre.
- 2. Or Apron, tiedown space of a minimum of 15 aircraft per acre.
- 3. Or Conventional Hangar of 10,000 square feet.

b. Vehicle parking space adequate to serve the hangar tenants. Vehicle parking will be separate from aircraft storage area.

c. Landscaping around vehicle parking, sidewalks, and buildings is required. Specific landscaping plans will be determined during lease negotiations.



2. Insurance Requirements

- a. Procure and maintain Comprehensive Public Liability and Property Damage not less than \$1,000,000 per occurrence.
- b. Procure and maintain Hangar Keepers Liability of \$1,000,000 per occurrence.
- c. Procure and maintain Fire Legal Liability of not less than \$300,000 per occurrence.
- d. The County of Riverside is to be named as additional insured on all insurance requirements.
- e. Proof of insurance must be submitted to the EDA Executive Director prior to operations on the airport.
- f. The EDA Executive Director, upon the advice of County Risk Manager, reserves the right to increase the limits and require additional insurance coverage as set forth in these Minimum Standards, subject to applicable provisions in the tenant's lease.

3. Personnel Requirements

Minimum of one contact person available during the normal work week (Monday - Friday, 8-5).

4. Hours of Operation

Minimum contact would be via a phone contact available five day a week (Monday - Friday), 8 hours a day.

J. Agricultural Application

1. Lot Size

Minimum lot size for Agriculture Applications is 1/2 acre or 21,780 square feet. The lot will consist of:

- a. Aircraft storage area of 6,000 square feet of apron, tiedown area.
- b. Building Space of 400 square feet for offices and lobbies.
- c. Vehicles parking spaces must be adequate to provide for the number of employees per shift and customers but no less than five spaces.
- d. Chemical storage area of 400 square feet.



- e. Landscaping around vehicle parking, sidewalks, and buildings is required. Specific landscaping plans will be determined during lease negotiations.

2. Certification

The agricultural application operator must procure and maintain FAR Part 137 Commercial Agricultural Operators Certificate. Obtain Hazardous Materials Management Permit as per Riverside County ordinance #615. All permits and certificates must be submitted to the EDA Executive Director prior to operations and renewals must be furnished to the EDA Executive Director as received.

3. Insurance

- a. Procure and maintain Comprehensive Public Liability and Property Damage not less than \$1,000,000 per occurrence.
- b. Procure and maintain Aircraft Liability and Property Damage covering each aircraft and occupants, and bystanders of not less than \$1,000,000 per occurrence.
- c. Procure and maintain Fire Legal Liability of not less than \$300,000 per occurrence.
- d. Procure and maintain Chemical Spray Drift Coverage with county named as an additional insured and showing a certificate that this has been secured.
- e. The County of Riverside is to be named as additional insured on all insurance requirements.
- f. Proof of insurance must be submitted to the EDA Executive Director prior to operations on the airport.
- g. The EDA Executive Director, upon the advice of County Risk manager, reserves the right to increase the limits and require additional insurance coverage as set forth in the Minimum standards, subject to applicable provisions contained in the tenant's lease.

4. Personnel Requirements

Minimum personnel will be determined during lease negotiations.



Personnel must be knowledgeable about the safe handling of economic poisons and agricultural chemicals and the proper disposal of substances intended to be used in the operations.

5. Hours of Operation

Services shall be offered a minimum of seven days a week. Offices shall be open for business five days a week, a minimum of eight hours a day.

6. Equipment Required

Minimum equipment required will be determined during lease negotiations.

7. Storage and containment of Hazardous Materials

- a. Comply with the California Regional Water Quality Control Board Resolution No. 79-38, dated March 14, 1979.
- b. Comply with Riverside County Ordinance No. 546, Division VIII - Fire Protection Requirements Buildings; and Division XIV - Fire Protection Requirements relating to storage of flammable or combustible liquids used as motor fuel.
- c. Comply with the 1982 Uniform Fire Code Article 80 -Hazardous Materials (section 80.107, 80.108, 80.109, and 80.111); and Article 86 - Pesticides storage (all sections).
- d. Comply with all hazardous waste regulations which can be found in Title 22 of the California Administrative Code and the California Health and Safety Code.
- e. Submit a waste management plan addressing the items mentioned below and the applicant shall be held responsible for the safe and proper cleanup of any hazardous waste spills.
- f. Comply with Riverside County Ordinance No. 615 by completing the reporting form and obtaining a Hazardous Materials Management Permit.
- g. If hazardous wastes are treated and/or stored more than 90 days, or disposed or on-site, a hazardous waste facility must be obtained from the Department of Health State of California.
- h. If hazardous wastes are stored 90 days or less, storage area and containment shall meet the following:



1. Tanks and/or containers shall be of sound construction and compatible with waste stored (Title 22, California Administrative code, Sections 66508, 67242, 67247).
2. Tanks and/or containers shall be designed, constructed, maintained, and operated to minimize the possibility of fire, explosion, or any unplanned sudden, or non-sudden release of hazardous waste or any constituents to the soil, air, or surface water which could threaten human health or the environment (Title 22, California Administrative Code, Sections 67241, 67243, 67244, 67257, 67259).
3. Storage of hazardous waste containers on-site shall be in a structure that will prevent the contamination of the environment with hazardous waste. The design of the structure shall be submitted to the EDA Executive Director and Hazardous Materials Division prior to construction.
4. If hazardous wastes or materials are to be stored underground, applicant must comply with Riverside County Ordinance No. 617 by completing the reporting form and obtaining the proper permits.
5. Underground tanks shall be of proper design and construction with approved monitoring systems. Records shall be maintained concerning operations, inspections, and monitoring pursuant to County Ordinance No. 617.
6. The applicant must take steps to minimize the quantity, toxicity or other hazards of the waste generated. Such steps shall be submitted in writing.
7. The facility shall be in compliance with all statutes, regulations, and ordinances pertaining to the management of hazardous waste.
8. The operator must submit a Letter of Credit or Performance Bond covering any clean-up or fines imposed caused by the actions of the operator.

K. Other Aeronautical Activities



All aeronautical activities which are not listed separately in categories previously stated will fall into this category. These activities include but are not limited to Aerial Photography, Banner Towing, Gliders, Ultra lights, Parachuting, Airship Operations, and Ballooning.

Specific determinations on lot sizes and requirements will be researched in the FAA Advisory Circulars and other applicable documents to that activity.

1. Lot Size

Minimum lot size for the aeronautical activities shall be 1/2 acre or 21,780 square feet. The lot will consist of the following:

- a. Aircraft storage space of either hangar or outside storage to accommodate the operational activities desired.
- b. Building space of 400 square feet for offices, lobby areas, and rest rooms. Additional space may be required depending on the operation.
- c. Vehicle parking spaces adequate to provide for the -number of employees per shift and customers but no less than five spaces or 810 square feet.
- d. Landscaping around vehicle parking, sidewalks, and buildings is required. Specific landscaping plans will be determined during lease negotiations.

2. Certification

Must comply with all FAA, State, and local certification and licensing requirements to conduct the type of operation desired.

3. Insurance Requirements

- a. Procure and maintain Comprehensive Public Liability and Property Damage not less than \$1,000,000 per occurrence.
- b. Procure and maintain Hangar keepers Liability of not less than \$1,000,000 per occurrence. (If applicable).
- c. Procure and maintain Fire Legal Liability of not less than \$300,000 per occurrence.
- d. The County of Riverside is to be named as additional insured on all insurance requirements.



- e. Proof of insurance must be submitted to the EDA Executive Director prior to operations on the airport.
 - f. The EDA Executive Director, upon the advice of County Risk Manager, reserves the right to increase the limits and require additional insurance coverage as set forth in these Minimum Standards, subject to applicable provisions contained in the tenant's lease.
4. Personnel Requirements
Sufficient personnel during normal hours of operation, properly trained and if applicable, certified or licensed to perform the activities of a normal course of operation.
 5. Hours of Operation
Hours of operation will be determined during lease negotiations. Minimum requirement would be normal telephone contact five days a week (Monday - Friday), 8 hours a day.
 6. Equipment
Minimum equipment required will be determined during lease negotiations depending on the type of aeronautical activity proposed.

IX. FLYING CLUBS

1. Non Profit Organizations
All flying clubs located at Riverside County operated airports shall be a nonprofit organization. All rights shall be shared equally between members. No member shall share in profits, earnings, salaries, or other forms of compensation. The Flying Club shall not be involved in any type of commercial operations.
2. Equipment
Minimum of one aircraft, properly certified, is required for a flying club.
3. Flight Instruction



Flight Instruction shall only be offered to club members. The instructor must be a club member or an instructor who is a lessee on the airport for the purpose of flight instructor.

4. Charter and Bylaws

A copy of the Flying Club's Charter and Bylaws or other comparable documents must be filed with the Aviation Department. Flying Clubs must submit annual financial reports.

5. Insurance

- a. Procure and maintain Comprehensive Public Liability and Property Damage not less than \$1,000,000 per occurrence.
- b. Procure and maintain Aircraft Liability and Property Damage covering each aircraft and occupants, and bystanders of not less than \$1,000,000 per occurrence.
- c. The County of Riverside is to be named as additional insured on all insurance requirements.
- d. Proof of insurance must be submitted to the EDA Executive Director prior to operations on the airport.
- e. The EDA Executive Director, upon the advise of County Risk Manager, reserves the right to increase the limits and require additional insurance coverage-as set forth in these Minimum Standards, subject to applicable provisions in the tenant's lease.

X. SPECIAL EVENTS

Board of Supervisor's Policy No. B-9 includes the provisions for Special Events at County owned and operated Airports. The Policy reads as follows:

A. The term Special Event is defined as:

1. Air shows (precision flying teams performing acrobatic flight maneuvers).
2. Aircraft Fly-in with static display of airplane.
3. Balloon staging and launching.



4. Cocktail/dinner parties (mixer's) and dances. (inclusive of any events which serve alcohol)
5. Flight competition including, but not limited to spot landings, flour bomb drops, preflight and crosscountry navigation competition.

B. Written request to conduct a special event, except air shows, shall be submitted to the EDA Executive Director no less than 45 days prior to the scheduled event. Request to conduct air shows at County airports shall be submitted no less than 90 days prior to date of the air show. Along with written request to conduct a special event, Event Sponsor shall provide the following preliminary information:

1. Time, date(s) and location.
2. Proposed schedule of events (with a much detail as possible).
3. Contact Person (event coordinator) with daytime telephone number.
4. Application for FAA waiver (if appropriate).
5. By whom event is sanctioned (if appropriate).

C. Insurance requirements to be determined by County Risk Management after scope of event is known. Insurance limits will vary depending upon scope of special event. Insurance certificate(s) naming County as additional insured will be required. Such certificate(s) shall be provided to EDA Executive Director no less than 15 days prior to special event date.

D. Additionally, Event Sponsor/Coordinator is to submit to days prior to EDA Executive Director no less than 21 days prior to the Special Event, a detailed drawing depicting:

1. Designated auto parking are.
2. Entrance gates.
3. Showline setback.
4. Concession area location.
5. Public restroom facility's location.

E. There is a refundable security deposit required. Said deposit is to be submitted by the Special Event Sponsor/ Coordinator to the EDA Executive Director no less than five (5) business days prior to the special event. The purpose of this deposit is to reimburse the County for any cost incurred if County personnel are needed to cleanup the airport

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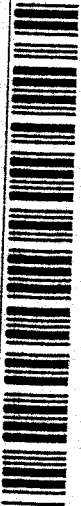
following special event activities. Personnel and equipment charges if any will be made on a per man-hour basis at then current' rates. Following deposit rates shall apply:

1. \$250.00 - Aircraft fly-in with static display of aircraft.
2. \$500.00 - Balloon staging and launching, cocktail/ dinner parties, and flight competitions.
3. \$1,000.00 - Airshows.

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STORM WATER POLLUTION PREVENTION PLAN

DOCUMENTATION

FRENCH VALLEY AIRPORT

AIRPORT RESEARCH AND DEVELOPMENT FOUNDATION

Exhibit "D"

ARDF

SWPPP

DOCUMENTATION

W.D.I.D.#933s006139

LEASE COPY ONLY

S.W.P.P.P. MAY BE REVIEWED IN AIRPORTS MANAGERS OFFICE



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STORM WATER POLLUTION PREVENTION PLAN INTRODUCTION AND PURPOSE

The California airport group members have submitted their Notices of Intent (NOIs) and are now in the compliance phase of the California General Permit. The General Permit requires airport discharges to: eliminate non-storm water discharges; develop and implement a storm water pollution prevention plan; and perform monitoring of discharges to the storm water drainage system.

The required Storm Water Pollution Prevention Plan (SWPPP) must emphasize the storm water Best Management Practices (BMPs) and be designed to comply with Best Available Technology Economically Achievable (BAT) and Best Conventional Pollutant Control Technology (BCT). The SWPPP has two major objectives: 1) to identify the source of pollutants that affect the quality of the industrial storm water discharge; and 2) to describe practices which may be implemented to reduce the pollutants in the industrial storm water discharge.

The SWPPP is to be certified and implemented by October 1, 1992. Although the SWPPP is not submitted to the Regional Board, it must be retained on file at the airport for the duration of the permit. The SWPPP must be available for Regional Board and public review. The Regional Board may notify airport representatives if the SWPPP does not meet the minimal requirements. Within 30 days of the notice, the airport must submit a time schedule in which the required changes will be made. Once the changes have been made, the airport will provide written certification to verify the completed change. The documentation should then be retained as part of the SWPPP.



The airport is responsible for amending the SWPPP whenever there is a change in construction, operation, or maintenance which will affect the quality or quantity of the industrial storm water discharge. The SWPPP should also be amended if the objective of controlling pollutants in the storm water discharge are not being achieved.

**PLANNING AND ORGANIZATION
POLLUTION PREVENTION PERSONNEL**

POLLUTION PREVENTION COMMITTEE MEMBERS

Airport Manager/Representative: Tom Turner

Phone : 909-955-6735

24hr. phone : pager 909-412-3049

Designated Individuals

NAME: Larry Heyne

TITLE: Airports Manager

PHONE : 909-696-2023

24 hr Phone: pager 888-932-7569

NAME : Charles German

TITLE: Service Worker

PHONE: 909-929-5189

24 hr Phone: pager 909-786-3151

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NAME: Brian Gallagher

PHONE: 909-696-0160

NAME: Joe Diorio

Phone:

NAME:

Phone:

TITLE: Owner Airmac F.B.O

24 hr Phone:

TITLE: Owner A.A.V. F.B.O.

24 hr Phone:

TITLE:

24 hr Phone:

SWPPP CERTIFICATION

The SWPPP certification must be signed in accordance with the provisions of Section C9 of the General Permit.

SWPPP CERTIFICATION

The regulations require the above defined person to certify the airport's Storm Water Pollution Prevention Plan.

This is to certify that Tom Turner
Airport: French Valley

Title: Aviation Supervisor

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted, is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature _____

Title _____

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Date _____

FACILITY DATA COLLECTION

The general permit requires that the following information be gathered in order to determine and evaluate pollution sources:

- Site map
- Topographic map
- Description of significant material handling
- List of pollutants with potential to be present
- Size of airport and percentage of impervious areas
- Spill history
- Summary of existing sampling data

Topographic Map

Insert maps after this page

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Description of Significant Material Handling

Significant Materials Treated or Stored

Significant Materials Stored: 1.) 12,000 gallons Avgas (underground)
2.) 12,000 gallons Jet-A (underground)
3.) used motor oil

Significant Materials Disposed:

- 1.) Fuel from underground tanks are used in aircraft. Underground and above ground tanks are regulated by Title 23 of the California Health and Safety Code, E.P.A. underground tank regulations, and Riverside County Ord.No. 617
- 2.) Used motor oil is recycled through a licensed contractor.



Significant Materials Spilled Or Leaked (in significant quantities to storm water after November 19, 1988):No significant spills have been reported .

Materials Management Practices:

1.) All hazardous material spills must be reported to the airport manager, County Hazardous materials Div. Of County Health, and Riverside County Fire. Liquid absorbent materials are stored at the airport.



2.) Areas where materials are stored and or have the possibility to spill are inspected monthly, with spot inspections during the daily airport inspections.

3.) Insure material handlers have proper licenses and training.

7

Equipment Management Practices:

- 1.) All equipment inspected monthly. I.e. fuel trucks, service equip. dispensers etc.
- 2.) Preventive maintenance scheduled to prevent leaks.
- 3.) Drip pans available to install under leaks

Vehicle Management Practices:

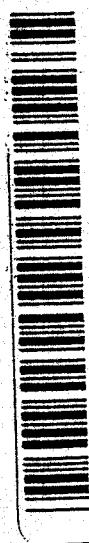
- 1.) Scheduled preventive maintenance.
- 2.) Cleaning vehicles with only biodegradable solvents and soaps, in designated areas only.
- 3.) Routine daily inspections of vehicles.

Material Loading, Unloading, and Access Areas:

- 1.) All personal are to have proper training or licensing.

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- 2.) Restrict material handling area to trained personnel only.
- 3.) Inspect equipment monthly to insure proper working order and notify responsible party if faulty.

Existing Structural Controls (to reduce pollutants in storm water):

- 1.) Oil water separators installed ; floor drains in hangars and disposed of in the sanitary sewer system.
- 2.) Oil and water separators installed at the aircraft wash areas , disposed of into the sanitary sewer system.
- 3.) Monthly inspections of all aircraft tie downs, auto parking lots, streets and hangar areas.

Existing Non-Structural Controls (to reduce pollutants in storm water):

- 1.) Use of dirt roads are restricted to airport employees for inspections and emergency response to aircraft accidents.
- 2.) Monthly inspections of all drains, ditches, flood control berms and outfalls to insure no dry weather signs of runoff water is present.

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Airport Industrial Storm Water Treatment Facilities:

- 1.) No facilities are now on the airport.



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Methods of On-Site Disposal of Significant Materials:

All hazardous materials are disposed of in State approved sites or recycled.

No hazardous materials are disposed of at the airport.

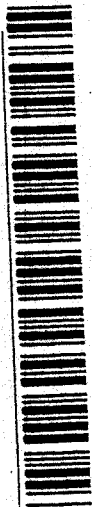
Methods of On-Site Storage of Significant Materials:

- 1.) Aviation fuels are stored in underground tanks or in fuel trucks.
- 2.) Motor vehicle oils are stored inside buildings.
- 3.) Used oils are stored in County Health approved above ground tanks.

Activities that Generate Significant Quantities of Dust or Particulates (unpaved access roads or emissions from industrial processes):

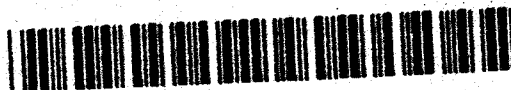
- 1.) All airport roads and parking lots are paved . Some maintenance roads and future development lots are dirt, but have restricted access.
- 2.) There are no significant industrial processes on the airport.

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Pollutant List

The airport is required to list any pollutants that have a reasonable potential to be present in the storm water discharge in significant quantities. The definition of significant quantities varies depending on the material. In general, a significant quantity is a quantity of material larger than that consumed within a normal day's operations or a quantity resulting in spills beyond the immediate clean-up capabilities of the individual charged with the use of the materials. For regulated substances, a significant quantity is a "reportable" quantity of those substances. An estimate of the annual quantities of these pollutants in the discharge is also required. List substances and quantities in the following table (Table 3-1) and retain a copy in the SWPPP documentation.



POLLUTANT LIST

TABLE 3-1

Date	Pollutant Present	Use	Quantity Estimate
10-99	Aviation fuels coolants oil	Aircraft Ground vehicles Aircraft and ground equip.	none no spill history " " "

Airport Size

Airport Size (acres or square feet): 265 acres

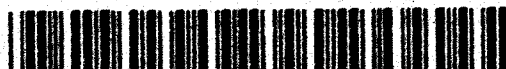
Impervious Area (acres or Square Feet): 48.25 acres

Percentage of Impervious Area (Impervious area/total area x 100): 18.2%

Significant Spills or Leaks

Table 3-2 should be used to record the lists described above.

Summary of Sampling Data



Record the sampling event(s) information on Table 3-3 and include only a one-page summary from the sampling data report package.



LEGAL DESCRIPTION
AIRPLANE HANGER NO. 2

A PARCEL FOR AIRPLANE HANGER NO. 10 OVER THAT PORTION OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, SAID CORNER BEING A ¼" I.P. WITH TAG L.S. 3968;

THENCE, S 00°35'35" E (BASIS OF BEARINGS BEING THE WEST LINE OF SECTION 7, T7S, R2W, SBM PER THE RECORD OF SURVEY FILED IN BOOK 57 OF RECORDS OF SURVEY AT PAGE 81, RECORDS OF RIVERSIDE COUNTY BEING N 00°35'35" W) ALONG THE WEST LINE A DISTANCE OF 2644.42 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 7;

THENCE, CONTINUING S 00°35'35" E ALONG SAID WEST LINE A DISTANCE OF 2644.41 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 7;

THENCE, S 89°53'17" E ALONG THE SOUTH LINE OF SAID SECTION 7 A DISTANCE OF 999.66 FEET TO A POINT;

THENCE, DEPARTING SAID SOUTH LINE N 12°17'07" E A DISTANCE OF 4439.85 FEET TO A POINT;

THENCE, S 77°42'53" E A DISTANCE OF 32.00 FEET TO A POINT;

THENCE, CONTINUING S 77°42'53" E A DISTANCE OF 559.00 FEET TO A POINT;

THENCE, N 12°17'07" E A DISTANCE OF 570.00 FEET TO A POINT;

THENCE, N 77°42'53" W A DISTANCE OF 323.53 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE, CONTINUING N 77°42'53" W A DISTANCE OF 63.00 FEET TO A POINT:

THENCE, N 12°17'07" E A DISTANCE OF 60.00 FEET TO A POINT;

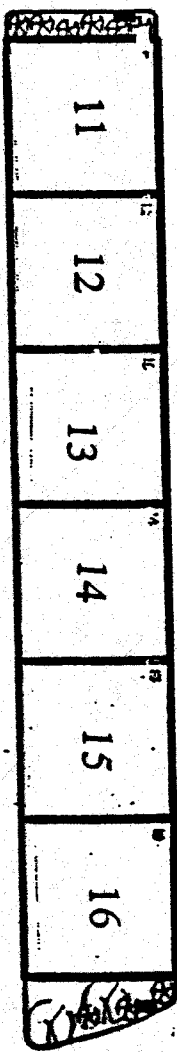
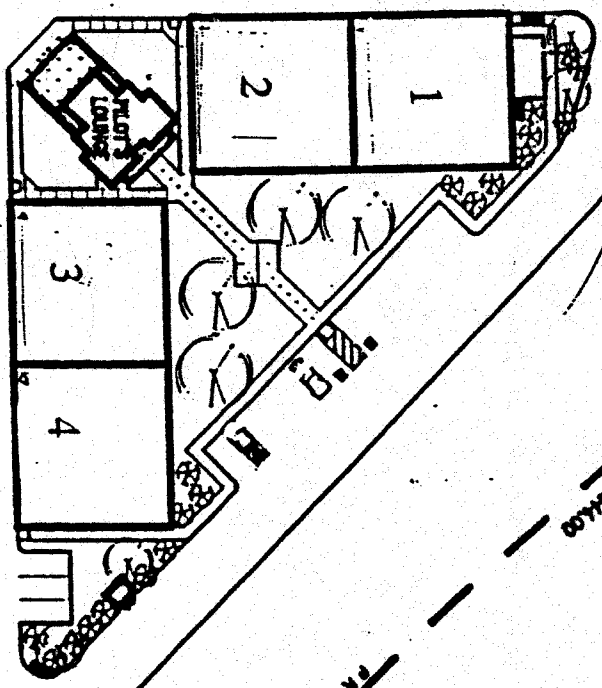
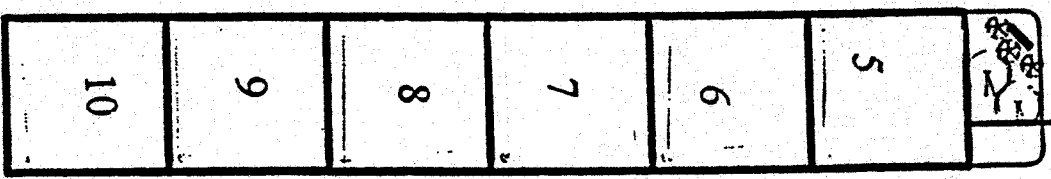
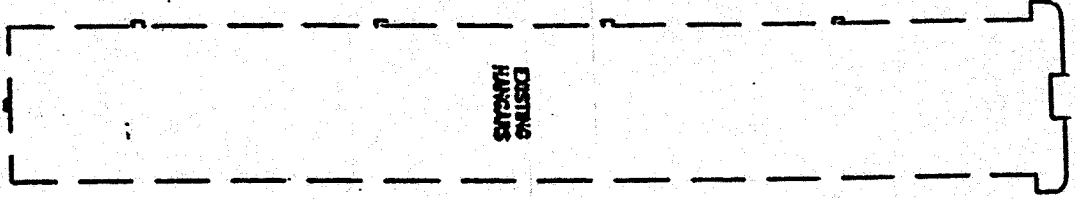
THENCE S 77°42'53" E A DISTANCE OF 63.00 FEET TO A POINT;

THENCE, S 12°17'07" W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3,780 SQUARE FEET, MORE OR LESS.

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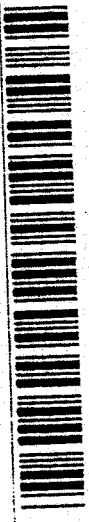


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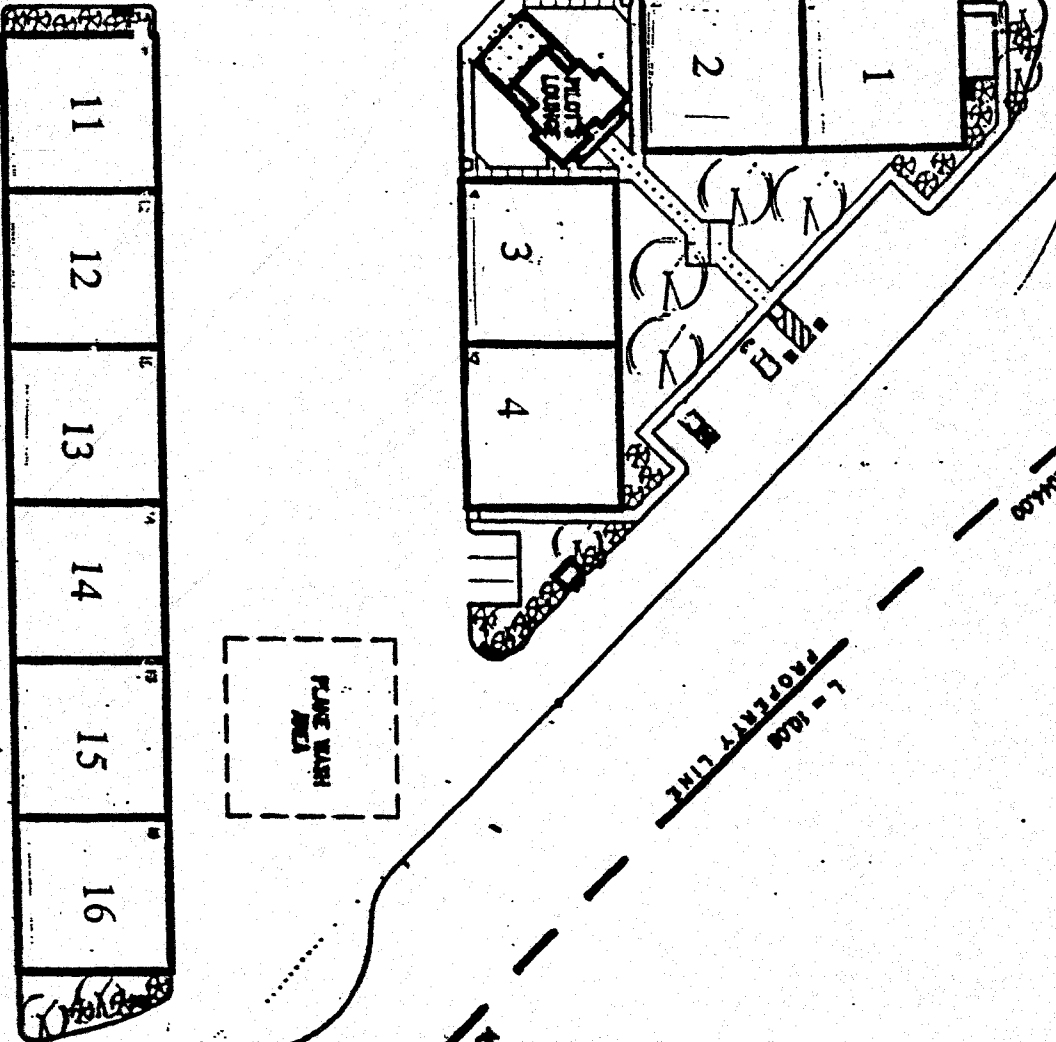
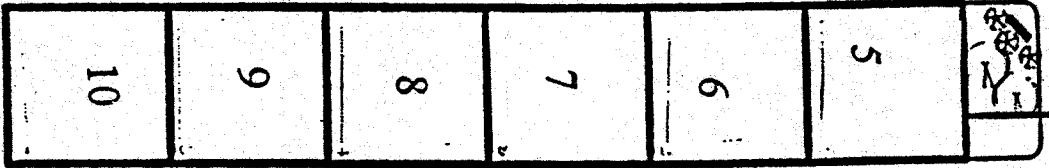
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PROPERTY LINE

EXHIBIT C

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DISTING
HANGARS



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Murrieta Executive Airpark, LLC 37552 Winchester Road, Murrieta, CA

GENERAL RULES

1. Murrieta Executive Airpark, LLC, (MEA) reserves the right to refuse access to any persons MEA in good faith judges to be a threat to the safety, reputation or property of the MEA common buildings ("Offices"), aircraft storage hangars ("Hangars"), and their occupants.
2. Occupant shall not suffer or permit the obstruction of any Common Areas, including driveways, walkways and stairways.
3. Occupant shall not make or permit any noise or odors that annoy or interfere with other Occupants or persons having business within the MEA facility.
4. Occupant shall not keep animals or birds within the MEA facility and shall not bring bicycles, motorcycles or other vehicles into areas not designated as authorized for same.
5. Occupant shall not make, suffer or permit litter, waste or garbage, except in appropriate receptacles for that purpose.
6. Occupant shall not alter any lock or install new or additional locks or bolts.
7. Occupant shall be responsible for the inappropriate use of any toilet rooms, plumbing or other utilities. No foreign substances of any kind are to be inserted therein.
8. Occupant shall not deface the walls, partitions or other surfaces of the premises of the MEA facility.
9. Occupant shall not suffer or permit any thing in or around the MEA facility that causes excessive vibration or floor loading in any part of the facility.
10. Furniture, significant freight and equipment shall not be moved into or out of the Offices. Occupant shall be responsible for any damage to MEA arising from any such activity.
11. Occupant shall not employ any service or contractor for services or work to be performed at MEA, except as approved by MEA.
12. MEA reserves the right to close and lock the Offices. If Occupant uses the Offices on legal holidays, and on other days between the hours of 8:00 p.m. and 6:00 a.m. of the following day, Occupant shall be responsible for securely locking any doors it may have opened for entry.
13. Occupant shall return all keys at the termination of its tenancy and shall be responsible for the cost of replacing any keys that are lost.
14. No window coverings, shades, awnings or signs shall be installed or used by Occupant unless approved by MEA.
15. No Occupant, employee or invitee shall go upon the roof of any building in the MEA complex.
16. Occupant shall not suffer or permit smoking or carrying of lighted cigars or cigarettes in areas of the Offices or hangars.
17. Occupant shall not use any method of heating or air conditioning other than as provided by MEA.
18. Occupant shall not install, maintain or operate any vending machines upon the property of MEA.
19. MEA shall not be used for lodging or manufacturing, cooking or food preparation except within designated kitchen areas.
20. Occupant shall comply with all safety, fire protection and evacuation regulations established by MEA or any applicable governmental agency.
21. MEA reserves the right to waive any one of these rules or regulations, and/or as to any particular Occupant, and any such waiver shall not constitute a waiver of any other rule or regulation or any subsequent applicant thereof to such Occupant.
22. Occupant assumes all risks from theft or vandalism and agrees to keep its premises within MEA locked as may be required.
23. MEA reserves the right to make such other reasonable rules and regulations as it may from time to time deem necessary for the appropriate operation and safety of MEA and its occupants. Occupant agrees to abide by these and such rules and regulations.

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VEHICLE PARKING RULES

1. Parking areas shall be used only for parking by vehicles no longer than full size, passenger automobiles herein called "Permitted Size Vehicles." Vehicles other than Permitted Size Vehicles are herein referred to as "Oversized Vehicles."
2. Occupants shall not permit or allow any vehicles that belong to or are controlled by Occupant or Occupant's employees, suppliers, shippers, customers or invitees to be loaded, unloaded, or parked in areas other than those designated by MEA for such activities.
3. MEA reserves the right to relocate all or part of parking spaces and to reasonably allocate them between compact and standard size spaces, as long as the same complies with applicable laws, ordinances and regulations.
4. Users of the parking area will obey all posted signs and park only in the areas designated for vehicle parking.
5. Unless otherwise instructed, every person using the parking area is required to park and lock his own vehicle. MEA will not be responsible for any damage to vehicles, injury to persons or loss of property, all of which risks are assumed by the party using the parking area.
6. The maintenance, washing, waxing or cleaning of vehicles in the parking areas is prohibited.
7. MEA shall be responsible for seeing that all of its employees, agents and invitees comply with the applicable parking rules, regulations, laws and agreements; however, MEA is not responsible for the acts or omissions of other Occupants and their employees, agents and invitees.
8. Occupant shall be responsible for seeing that all of its employees, agents and invitees comply with the applicable parking rules, regulations, laws and agreements.
9. MEA reserves the right to modify these rules and/or adopt such other reasonable and non-discriminatory rules and regulations as it may deem necessary for the proper operation of the parking area.
10. Such parking use as herein provided is intended merely as a license only and no bailment is intended or shall be created hereby.

AIRCRAFT RULES

1. The aircraft to be hangared at MEA must fit within the assigned hangared area. The aircraft must not be allowed to protrude or infringe into an adjacent area so as to diminish the usability of another aircraft parking space, constitute a safety hazard, intrude into entryways or taxiways or otherwise block the public right of way. Helicopter flight or taxi operations within the MEA area are prohibited.
2. No improvement, change or alteration to the leased hangar or common space may be made without the written authorization of MEA.
3. No business or commercial activity or any type may be conducted from this facility without the written approval of MEA and the County of Riverside.
4. Aircraft maintenance is prohibited in the aircraft taxiways and aircraft hangars where aircraft are stored in common. Limited maintenance may be performed in the individual aircraft hangars so long as such maintenance does not interfere with the use and enjoyment of the facilities by the other Occupants and does not constitute a hazard, threat or liability to the facilities or its occupants. Spray painting, the use of open flames or welding and storage of flammables, caustics, oxidizers, reactants or any hazardous substances or materials are prohibited.
5. Fueling of an aircraft while in a hangar is prohibited.
6. Only Occupants of MEA and their invited guests are authorized access to the airport operations area.
7. Occupant shall operate his aircraft in a safe, courteous manner and faithfully observe all applicable federal, state and local laws, including all Federal Aviation Administration and County of San Diego rules and regulations. In addition, Occupant shall faithfully comply with all rules and regulations adopted from time to time by MEA.



~~CONFIDENTIAL~~

**SUBORDINATION, NON-DISTURBANCE AND
ATTORNMEN T AGREEMENT**

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN T AGREEMENT ("Agreement") is made on this 1st day of December, 2002 by and between The County of Riverside (hereinafter referred to as the "County") and French Valley Air Park, Inc. or Assignee hereinafter referred to as "Sublessee".

RECITALS

WHEREAS, the County has leased to Murrieta Executive Airpark MEA, LLC ("Lessee") certain parcels of land (the "Land") located at French Valley Airport in the County of Riverside, State of California, under the French Valley Airport Lease dated October 1, 2001 (the "Ground Lease").

WHEREAS, the Lessee desires to sublease to Sublessee certain parcels of the Land described as parcel number 2 upon which aircraft hangar buildings are erected, pursuant to that certain Sublease in effect between Lessee and Sublessee dated December 1, 2002 (the "Sublease").

WHEREAS, the Lessee and Sublessee desire that the County consent to the Sublease and provide assurances to Sublessee that its possession of the parcel number 2 will not be disturbed.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. CONFIRMATION. The County hereby confirms the following:
 - (1) The Land is owned by the County. The Land is leased by the Lessee pursuant to the Ground Lease. No consent or approval of any other person or entity is required in order for the County to enter into, or as a condition to the effectiveness of, this Agreement.
 - (2) Except as set forth in the recitals herein, the Ground Lease has not been amended or modified in any

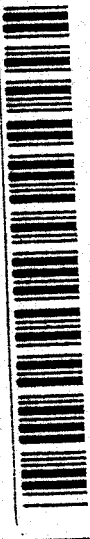
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respect, and the Ground Lease is presently in full force and effect.

2. NON-DISTURBANCE. Subject to paragraph 3 below, the County agrees that, so long as no uncured event of default has occurred under the Sublease and during any cure periods provided by the Sublease, the County will not disturb the Sublessee's possession of parcel number 2 under the Sublease, during the term of the Ground Lease, or any extension or renewal thereof.
3. ATTORNNMENT. If the Lessee's interest in the Ground Lease is terminated prior to the expiration of the term of the Ground Lease, Sublessee will be deemed to have automatically succeeded to the Lessee's interest in the Ground Lease and Sublessee will be bound to the County, according to the Ground Lease (but only to the extent that the Ground Lease pertains to parcel number 2), for the balance of the term of the Ground Lease and any extension thereof as if Sublessee was the original lessee under the Ground Lease, and, accordingly, Sublessee will attorn to the County as its lessor, immediately and upon the termination of Lessee's interest in the Ground lease. Upon such attornment the rights and obligations of Sublessee and the County will be the same as they would have been if Sublessee had been the lessee under the Ground Lease, subject to Paragraph 4 below. In furtherance of this provision, the County and Sublessee agree that they will, if either of them shall so request, enter into a new lease with respect to parcel number 2, upon the same terms and conditions as those set forth in the Ground Lease. In such event, the rent payable to the County will be the rent as set forth in the Sublease.

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4. LIMITATIONS ON OBLIGATIONS. If Sublessee succeeds to Lessee's interests in the Ground Lease with respect to parcel number 2, Sublessee will not be:

- (a) Liable for any act or omission of its predecessors in interest to the Ground Lease;
- (b) Subject to any offsets or defenses that the County may have against its predecessors in interest to the Ground Lease;
- (c) Bound by any amendment or modification of the Ground Lease which pertains to parcel number 2 made without its consent and written approval;
- (d) Liable for the payment of any rent payable to the County in accordance with the Ground Lease in excess of the rent defined in 3 above;
- (e) Liable for the default, act or omissions of parties, other than Sublessee, who have succeeded to Lessee's interests in the Ground Lease with respect to land and premises covered by the Ground Lease.

5. SUBORDINATION. The Sublease now is, and will be, subject and subordinate to the Ground Lease.

6. CONSENT. Whenever the consent of the County is required under the Ground Lease or the Sublease, with respect to actions of the Sublessee such consent will not be unreasonably withheld or delayed.

7. AMENDMENTS AND BINDING EFFECT. This agreement may be modified only by an agreement in writing signed by the parties hereto. This Agreement will inure to the benefit of and will be binding upon the County, Sublessee and their successors and assigns.

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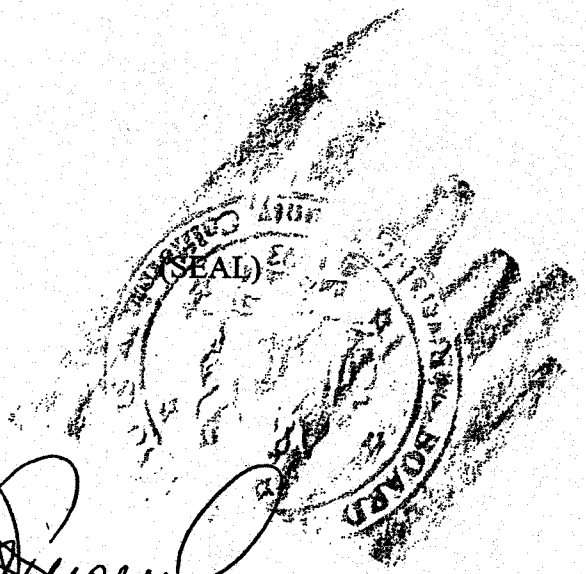


Do

COUNTY OF RIVERSIDE

Date: 10.4.2003

By: [Signature]
Chairman Board of Supervisors
JOHN TAVAGLIONE



Approved as to Form:

Attest:

By: Gordon V. Ubo 1/7/03
Deputy County Counsel

By: [Signature]
Deputy

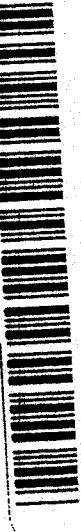
French Valley Air Park, Inc.

Date: _____

By: [Signature]
Title: President

By: [Signature]
Title: Vice-President

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State of Colorado

SS.

County of Arapahoe

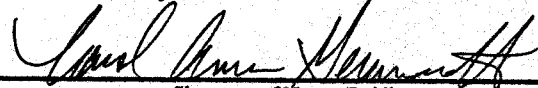
On March 14, 2003, before me, Carol Ann Germanotta, Notary Public,
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared David Domenico and Louis A. Domenico, Jr.
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Exhibit E

Document Date: December 1, 2002

Number of Pages: 4

Capacity(ies) Claimed by Signer

Signer's Name: David Domenico and Louis A. Domenico, Jr

Right Thumbprint
Of Signer

- Individual
- Corporate Officer - Title(s): President & Vice President
- Partner - Limited or General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: _____



ATTACHMENT F

(Behind this Page)

LISTING OF PRIOR ASSIGNMENT OF SUBLESSEE INTEREST

Unit no. 2 (also identified as Hangar 3B)
Ground Leaseholder – Murrieta Executive Airpark MEA, LLC

Agenda Item #3.24 of 3/15/11

- French Valley Airpark, Inc., a California corporation, as Assignor, sold and assigned hangar to Ouch Pro Cycling, LLC, a California limited liability company, as Assignee.

Agenda Item #3.11 of 2/4/03

- Murrieta Executive AirPark, MEA, LLC, a California limited liability company, as Sublessor, sold and assigned hangar to French Valley Airpark, Inc., a California corporation, as Sublessee.

Agenda Item #3.22 of 9/11/01

- Master Ground Lease executed between County of Riverside, a political Subdivision of the State of California, as Lessor and Murrieta Executive AirPark, MEA, LLC, a California limited liability company, as Lessee.