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

ITEM: 3.62
(ID # 28629)
MEETING DATE:
Tuesday, August 26, 2025

FROM : Executive Office and Transportation and Land Management Agency (TLMA)

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA)/AVIATION: Adopt Resolution No. 2025-230 Declaring the County's Position on Through-the-Fence (TTF) Access at County-Owned Airports; Districts 3, 4, 5. [Total Cost $0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2025-230 establishing that the County shall not enter into, adopt, or consider Through-the-Fence (TTF) access agreements at any County-owned airport;

2. Affirm the County's commitment to protecting the viability of on-airport businesses, ensuring regulatory compliance, and supporting development that occurs within the airport footprint and under the direct control of the airport sponsor; and,

3. Direct the Aviation Division to notify all impacted stakeholders of this policy decision and to update airport planning and leasing documents accordingly.

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes:	Spiegel, Washington, Perez and Gutierrez
Nays:	None
Absent:	None
Abstain:	Medina
Date:	August 26, 2025
xc:	EO, Aviation

Kimberly A. Rector
Clerk of the Board

By: _____
Deputy

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$0	$0	$0	$0
NET COUNTY COST	$0	$0	$0	$0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside owns and operates five public-use airports and is responsible for managing them in a manner that ensures safety, regulatory compliance, operational integrity, and financial self-sufficiency.

In 2024, the County began evaluating whether to allow Through-the-Fence (TTF) access—direct airfield access from adjacent off-airport properties—for commercial and industrial uses. This evaluation included a stakeholder engagement process, which involved multiple meetings with individual stakeholders and a joint meeting with all major stakeholders on April 30, 2025. As part of this evaluation process, County staff explored if a policy could be developed that would allow some TTF access while still maintaining conformance with FAA rules and regulations; protect the airports' long term viability and economic sustainability; and not compete with on-airport service providers which invest in airport infrastructure and fund its operations Through this evaluation process, it was ultimately determined that there are substantial legal, regulatory, and economic risks associated with allowing such TTF arrangements. Through stakeholder discussions related to airport operations, tenant equity, and regulatory compliance, it became evident that a key challenge was objectively defining, measuring, and enforcing the competition aspect between existing on-airport businesses and prospective off-airport users. This aspect is critical as it relates to Federal Aviation Administration (FAA) compliance and fair business practices.

On June 9, 2025, the FAA submitted formal comments outlining its concerns with TTF agreements, particularly those involving commercial aeronautical activity. The FAA warned that such arrangements could create conflicts with numerous federal grant assurances, including those related to exclusive rights, economic nondiscrimination, compatible land use, and the airport's economic sustainability. Considering that County airports are obligated to comply with various FAA regulations under the FAA's Airport Improvement Program (AIP), potential risk associated with loss of FAA external funding due to non-compliance and considering the significant developable land available on existing airport property, the conclusion reached is that it is in the best interest of the aviation system to limit access and development to within the airport boundary, under the direct control of the sponsor.

Impact on Residents and Businesses

Adoption of Resolution No. 2025-230 protects the long-term viability and economic sustainability of County-owned airports, ensuring continued access to FAA grant funding and fostering equitable treatment for existing airport tenants.

ATTACHMENTS:

Draft Resolution 2025-230
FAA letter dated June 9, 2025

Aaron Gettis

Aaron Gettis, Chief of Deputy County Counsel 8/13/2025

RESOLUTION NO. 2025-230

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE REGARDING THROUGH-THE-FENCE ACCESS AGREEMENTS AT COUNTY-OWNED AIRPORTS.

WHEREAS, the County of Riverside owns and operates five public-use airports and is committed to managing them in a manner that ensures safety, operational integrity, financial self-sufficiency, and compliance with FAA grant assurances and federal regulations;

WHEREAS, the County relies on its airport operations to be financially self-sufficient, without requiring assistance from the General Fund to subsidize operations. The County has entered into numerous long-term lease arrangements and relies on these leases to fund its airport operations, improvements and maintenance. Airport funding is also supplemented by significant contributions from Federal Aviation Administration (FAA) grants;

WHEREAS, in addition to providing lease revenue to the County to fund its airport operations, airport tenants invest in significant capital improvements on County airport property, including hangers, fueling facilities, maintenance facilities, etc. These improvements revert to the County at the end of the lease, and therefore become public airport assets;

WHEREAS, in 2024, the County began evaluating whether to permit Through-the-Fence (TTF) access agreements that allow off-airport properties to gain direct access to airport infrastructure such as taxiways and runways;

WHEREAS, the County has explored the feasibility of TTF agreements including considering the potential impacts on airport operations, tenant equity, regulatory compliance, and long-term airport planning;

WHEREAS, through this feasibility analysis process, it has become apparent that a key challenge is the difficulty in objectively defining and measuring "competition" between on-airport businesses and prospective off-airport users—a factor critical to FAA compliance and fair business practices;

FORM APPROVED COUNTY COUNSEL
BY: AARON C. GETTIS DATE 8-13-25

WHEREAS, stakeholders, including current airport tenants and potential TTF operators have expressed divergent interpretations of what constitutes competition;

WHEREAS, in written comments dated June 9, 2025, the FAA expressed significant concerns regarding the County's draft TTF policy, stating that TTF access arrangements, especially those involving commercial aeronautical activity, could conflict with the County's federal grant obligations, pose financial and operational risks, and compromise the airport's economic sustainability. The correspondence outlined substantial regulatory, financial, and compliance concerns with TTF access for commercial aeronautical activity. The FAA has advised that such agreements can place airports at risk of non-compliance with multiple grant assurances, including those governing exclusive rights, economic nondiscrimination, compatible land use, and financial self-sustainability;

WHEREAS, the County is obligated to comply with various FAA regulations under the FAA's Airport Improvement Program (AIP) grant assurances, including but not limited to: Assurance 5 (Preserving Rights and Powers); Assurance 19 (Operation and Maintenance); Assurance 20 (Hazard Removal and Mitigation); Assurance 21 (Compatible Land Use); Assurance 22 (Economic Nondiscrimination); Assurance 23 (Exclusive Rights); Assurance 24 (Fee and Rental Structure); and Assurance 29 (Airport Layout Plan);

WHEREAS, there is a substantial amount of vacant and developable land located within the boundaries of most County-owned airports, offering opportunities for aviation-compatible growth that supports on-airport business development and preserves sponsor control;

WHEREAS, the County has determined that attempting to regulate and enforce competition-related provisions within TTF agreements would introduce significant risk, ambiguity, and the potential for non-compliance with FAA grant assurances;

WHEREAS, the County has further found that allowing TTF access could potentially compete with the operations of current and future airport tenants, exposing those tenants to financial risk, and impacting the County's ability to enter long-term lease arrangements;

WHEREAS, after careful consideration of legal, operational, and policy implications, the County has concluded that allowing TTF access is not in the long-term interest of the County's airports or the aviation system as a whole.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside as follows:

1. The County shall not enter into, adopt, or consider Through-the-Fence (TTF) access agreements at any County-owned airport.

2. The County affirms its commitment to protecting the viability of on-airport businesses, ensuring regulatory compliance, and supporting development that occurs within the airport footprint and under the direct control of the airport sponsor.

3. The County directs its Aviation Division to communicate this resolution to all affected stakeholders, including airport tenants, adjacent property owners, and the Federal Aviation Administration (FAA), and to reflect this policy in all relevant airport planning and leasing documents.

ADOPTED AND APPROVED by the Board of Supervisors this 26th day of August, 2025.

COUNTY OF RIVERSIDE, CA

By: _____

Printed Name: Supervisor V. Manuel Perez

Title: Chair of the Board of Supervisors

ATTEST:

By: _____

Printed: Whitney Mayo for Kimberly Rector, Clerk of the Board

Title: Deputy

Board of Supervisors **COUNTY OF RIVERSIDE**

RESOLUTION NO. 2025-230

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE REGARDING THROUGH-THE-FENCE ACCESS AGREEMENT AT COUNTY-OWNED AIRPORTS

ROLL CALL:

Ayes:	Spiegel, Washington, Perez, and Gutierrez
Nays:	None
Absent:	None
Abstain:	Medina

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KIMBERLY A. RECTOR, Clerk of said Board

By: _____

Deputy

08/26/2025 Item 3.62

From:	Mahns, Gabriel (FAA)
To:	Jamison, Angela
Cc:	Cason, Cathryn G (FAA); Globa, Victor (FAA); Wong, Manson (FAA); Nguyen, Vincent K (FAA); Duran, Jaime (FAA); Reid, Timothy; Ruiz, Jose; Armstrong, Brian (FAA)
Subject:	FW: Draft Policy for Through the Fence Activity for Riverside County Airports
Date:	Monday, June 9, 2025 8:42:41 AM
Attachments:	image001.png image002.png Policy on Through the Fence Activity - draft_v4 3.4.25.pdf Draft Policy for Through the Fence Activity for Riverside County Airports .msg Access Agreement Provisions.docx

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Dear Ms. Jamison.
Below are our comments concerning the proposed draft TTF policy.
Please let us know if you have any questions.
Thank you. Gabriel.

June 9, 2025, FAA Comments on the Draft Riverside County Aviation TTF Policy
You have asked the FAA to review the County's draft policy on "through-the-fence" (TTF) activities (version provided included in the message) granting access to the airfield from off-site locations is consistent with applicable federal law and policy. Our comments are broad rather than specific to the details in the draft TTF policy.

The federal obligation to make an airport available for the use and benefit of the public does not impose any requirement on the sponsor to permit access by aircraft from adjacent property. The existence of a TTF could conflict with the sponsor's federal obligations unless the sponsor retains the legal right to require the off-airport property owner or occupant to conform in all respects to the requirements of the sponsor's federal obligations. As a result, we do not support sponsor requests to enter into any agreement that grants TTF access to the airfield for commercial aeronautical businesses that would compete with an existing or future on-airport aeronautical service provider.

The sponsor needs to determine whether arrangements granting access to the airfield from off-airport locations are consistent with applicable federal law and policy. There are a number of issues tied to specific AIP grant assurances that apply in particular if a sponsor permits access to a commercial aeronautical TTF operator. These include, but are not limited to: Assurance 5, *Preserving Rights and Powers*; Assurance 19, *Operation and Maintenance*; Assurance 20, *Hazard Removal and Mitigation*; Assurance 21, *Compatible Land Use*; Assurance 22, *Economic Nondiscrimination*; Assurance 23, *Exclusive Rights*; Assurance 24, *Fee and Rental Structure*; and Assurance 29, *Airport Layout Plan*.

As stated above, a sponsor should ensure that when considering a proposed TTF, their focus is on the adverse impacts of the on-airport aeronautical activities rather than the TTF operator. TTF operators have benefited competitively from lower airport operating fees than those for on-airport tenants. These situations could undermine the financial impacts for both the airport sponsor and on-airport businesses alike, and, ultimately, the airport's economic sustainability. This includes all commercial aeronautical activities including fueling, hangar rentals, flight training, etc. Any sponsor engaging in TTF arrangements must implement strict oversight to ensure federal compliance and mitigate financial and operational risks to prevent noncompliance with the grant assurances.

Additional considerations and comments:

- Sponsors should address TTF proposals on a case-by-case basis.
- As sponsor needs to present a TTF proposal for FAA review prior to the sponsor approval or execution of a TTF agreement including submitting an Airport Layout Plan update with the TTF location and access point.

- The FAA defines aviation TTF access as an agreement permitting airfield access for aircraft based on land adjacent to, but not part of, airport property. However, in the draft policy section on Example Activities, the only example of a proposed TTF aeronautical activity appears to be helicopter storage. While there are exceptions for post-secondary aviation educational facilities, non-aviation educational facilities are generally considered incompatible land uses that may pose additional conflicts of interest with the airport.

As a result, it is difficult to provide meaningful comments since it is unclear how the other nonaeronautical activities need TTF access to the airfield. To minimize confusion, the County should consider limiting this section to those activities the FAA's definition of aeronautical activities in the FAA Order 5190.6B, Definitions, Change 3, Appendix Z).

- TTF agreements must clearly state that TTF operators are responsible for access infrastructure costs, pay access fees, and assure access point security to the airfield.
- Assure subordination clauses are written in all TTF agreements.
- Sponsors should consider implementing controls on private property similar to those imposed on-airport tenants. These controls may include regular safety and security inspections including access points; training programs; insurance requirement; special permits or licenses; and adherence to established minimum standards. Such measures, among others, should be explicitly incorporated in the TTF agreement to assure compliance with the grant assurances.

As the draft policy already references FAA Order 5190.6B, please also consider the attached internal draft checklist TTF agreement for additional assistance when revising the draft policy.

Gabriel Mahns
Compliance Program Manager | Safety & Standards Branch (AWP-620)
FAA Airports | Western-Pacific Region | Tel: (424) 405-7292
https://www.faa.gov/airports/western_pacific

From: Jamison, Angela <AJamison@Rivco.org>
Sent: Tuesday, March 4, 2025 10:31 AM
To: Mahns, Gabriel (FAA) <gabriel.mahns@faa.gov>
Cc: Cason, Cathryn G (FAA) <Cathryn.G.Cason@faa.gov>; Globa, Victor (FAA) <Victor.Globa@faa.gov>; Wong, Manson (FAA) <Manson.Wong@faa.gov>; Nguyen, Vincent K (FAA) <Vincent.K.Nguyen@faa.gov>; Duran, Jaime (FAA) <Jaime.Duran@faa.gov>; Reid, Timothy <TReid@Rivco.org>; Ruiz, Jose <JRuiz@rivco.org>
Subject: Draft Policy for Through the Fence Activity for Riverside County Airports

CAUTION: This email originated from outside of the Federal Aviation Administration (FAA). Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am writing to request your review and feedback on our **draft Through-the-Fence (TTF) policy** for Riverside County airports. While this policy will apply to all County airports, we have been receiving significant interest from adjacent landowners at **Jacqueline Cochran Regional Airport (TRM)** who are seeking TTF access.

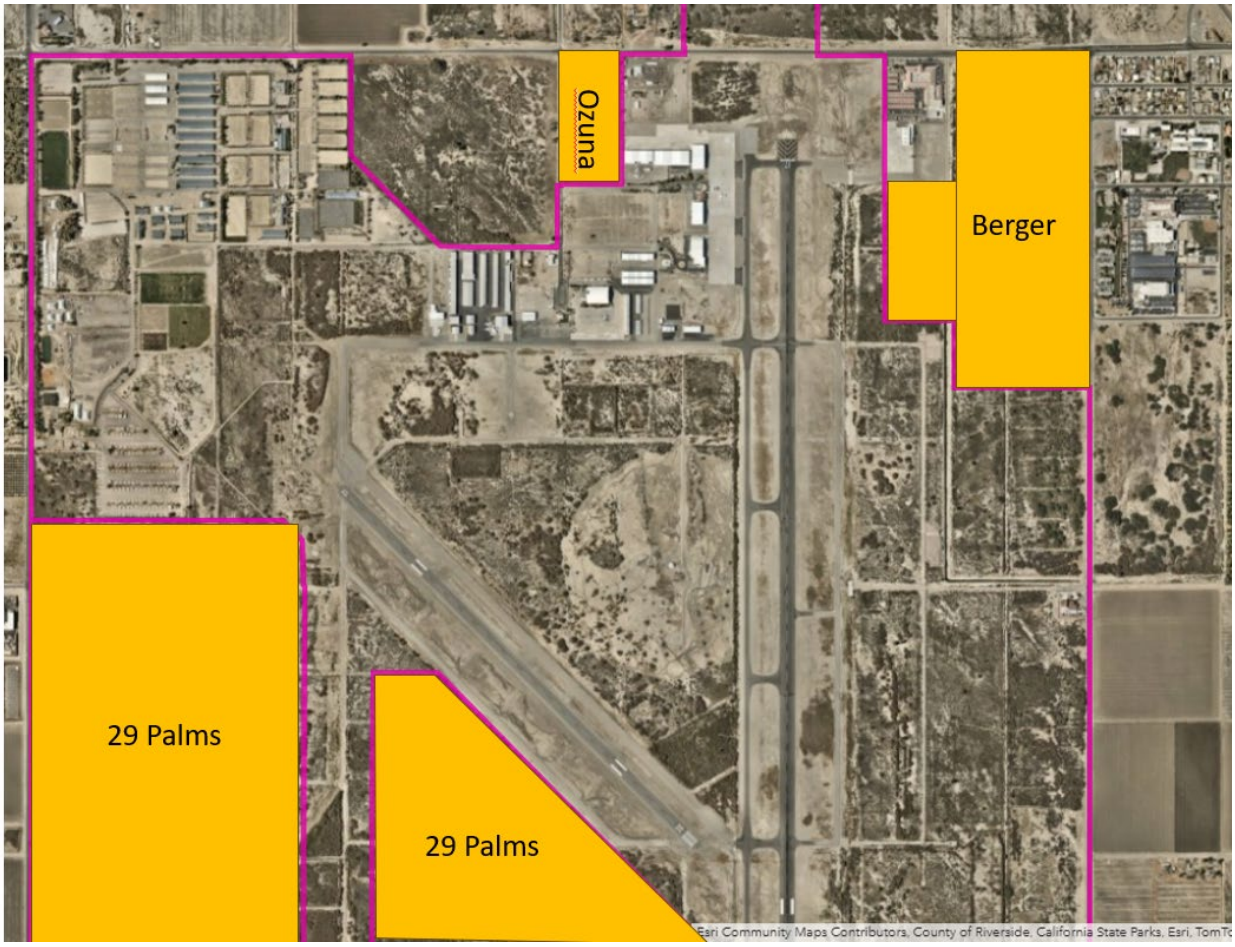
For your reference, I have attached a **graphic** illustrating the airport boundaries at TRM and highlighting the parcels owned by the parties interested in TTF access. Our goal is to ensure that any TTF agreements we enter into fully comply with FAA guidelines, grant assurances, and best practices—while balancing

operational efficiency and economic development opportunities.

We would greatly appreciate your insight regarding:

- **Compliance** with FAA regulations and Advisory Orders.
- **Recommended best practices** or potential adjustments to our policy.
- **Any concerns** you might have about how TTF activities could impact airport operations or grant assurances.

Thank you in advance for your time and expertise. We look forward to your guidance and to maintaining a strong partnership with the FAA as we refine and finalize this policy. If you have any questions or would like to discuss further, please feel free to contact me at [Phone Number] or by replying to this email.



Angela Jamison
Director of Airports
Riverside County TLMA-Aviation Division
(951) 955-9418 Office
(951) 529-8195 Cell
ajamison@rivco.org

Access Agreement Provisions

When drafting your TTF agreement for FAA review please also consider the following areas of concern in your TTF agreement:

(1). The right of access should be explicit and apply only to the TTF operation (i.e., right to taxi its aircraft to and from the airfield).

(2). The TTF operator shall not have a right to grant or sell access through its property so other parties may gain access to the airfield from adjacent parcels of land. Only the airport sponsor may grant access to the airfield, which should be consistent with Transportation Security Administration (TSA) requirements.

(3). The access agreement should have a clause making it subordinate to the sponsor's grant assurances and federal obligations. Should any provision of the access agreement violate the sponsor's grant assurances or federal obligations, the sponsor shall have the unilateral right to amend or terminate the access agreement to remain in compliance with its grant assurances and federal obligations.

(4). The TTF operator shall not have a right to assign its access agreement without the express prior written approval of the sponsor. The sponsor should have the right to amend the terms of the access agreement to reflect a change in value to the off-airport property at the time of the approved sale if the TTF access is to continue.

(5). The fee to gain access to the airfield should reflect the airport fees charged to similarly situated on-airport tenants and aeronautical users.

(6). The access agreement should contain termination and insurance articles to benefit the sponsor.

(7). The expiration date of the access agreement should not extend beyond a reasonable period from the sponsor's perspective.

(8). Airport review and consent should be required for any non-aeronautical uses; off-airport and on-airport users should receive very similar leasing terms, restrictions and standards in order to comply with Grant Assurances 22. *Economic Nondiscrimination* and 23, *Exclusive Rights*.

(9). Prior to any proposed structures (permanent or temporary) on the private property with TTF access should be coordinated and receive consent from FAA to determine any safety or security hazard at the airport.

(10). TTF access privileges must be tightly controlled and limited to ensure safe operations and sponsor control.

(11). TTF agreement is subordinate to the FAA's grant agreement with the airport sponsor and that when there is a conflict between the airport's federal obligations and the TTF access agreement, the access agreement must be updated or cancelled by the airport to ensure compliance with Federal law.

(12). Update the existing Airport Layout Plan (ALP) and Exhibit A to reflect the most up to date conditions. All access to the airport taxiway system by user shall only be via the access point shown in the Airport Layout Plan.

(13). The TTF Operator shall not permit any person or entity to sell aviation fuels on the land owned by the user.

(14). The TTF Operator is specifically prohibited from granting or selling any access/egress to the Airport through the aforementioned property to any other parties. This restriction also includes the operator taking reasonable precautions to prevent accidental access to the Airport by vehicles, pedestrians, pets etc.

(15). Airport Sponsor should have a Termination of Agreement clause in the event of a violation of airport rules, VPD's vehicle pedestrian deviations originating from the TTF operator, security issues, non-payment of fees, bankruptcy etc.

Flores, Kate

From: Acquia Mail
Sent: Tuesday, August 26, 2025 11:05 AM
To: Clerk of the Board
Subject: Public Comments Web Submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on August 26, 2025

Submitted values are:

First Name
GLENN

Last Name
MILLER

Address (Street, City and Zip)
80557 Hoylake Dr Indio, Ca 92201

Phone
7602756000

Email
glennalanmiller@msn.com

Agenda Date
08/26/2025

Agenda Item # or Public Comment
3.62

State your position below

Neutral

Comments

This is too important of an issue to not work out the details through the community, the FOB's, County of Riverside and large landowners on the expansion of the existing Thermal Airport. This airport is able to provide long term economic benefits, jobs, safety and opportunities for the whole Coachella Valley for many years to come and their is plenty of opportunity for everyone to benefit from a well developed plan for expansion. The 29 Palms Band of Cahuilla Indians, Berger Foundation, Hits Horse Park are all willing and able partners to work towards prosperity for with the existing Thermal Airport businesses and should be at the table with the County Supervisors on solutions instead of a short sighted plan. Pull this item and bring it back to the Community and to all the parties to come up with a solution for a win-win. The County is looking at this very short sighted and is wrong to not come up with a plan to benefit the whole East Valley and Coachella Valley.

SOBOBA BAND OF LUISEÑO INDIANS

EXECUTIVE OFFICES OF THE TRIBAL COUNCIL

Chairman
Isaiah Vivanco

Vice-Chairwoman
Geneva Mojado

Secretary
Monica Herrera

Treasurer
Adona Salgado

Sergeant of Arms
Daniel Valdez

Executive Assistant
to Tribal Council
Dione Kitchen

Tribal Executive Officer
Steven Estrada

August 21, 2025

V. Manuel Perez, Chair
Board of Supervisors
County of Riverside
4080 Lemon Street, 1st Floor
Riverside, CA 92501

RE: Letter of Opposition – Resolution No. 2025-230 (Prohibition of Through-the-Fence Access at County-Owned Airports)

Dear Chair Perez and Members of the Board:

On behalf of the Soboba Band of Luiseño Indians, I respectfully submit this letter in strong opposition to Riverside County's proposed Resolution No. 2025-230, which would prohibit the County from even considering through-the-fence (TTF) access agreements at any County-owned airport. This Resolution would cost jobs and economic opportunity, but even worse, it would put wildfire safety at risk.

We understand the County wants to ensure the financial self-sufficiency and regulatory compliance of airport operations. But the Soboba Band of Luiseño Indians believes that a categorical ban on TTF access is unwarranted, needless, and not in the broader interest of Riverside County residents and businesses.

The Resolution raises the County's wildfire danger

Our region has faced record-breaking fires that threaten lives, property, and our environment. Now more than ever, the County should enhance, not restrict, the ability of firefighters to respond quickly and effectively.

The Resolution would jeopardize that. We understand that Coulson Aviation, which maintains its U.S. base in the Coachella Valley, is pursuing a TTF access agreement in partnership with the Twenty-Nine Palms Band of Mission Indians at Jacqueline Cochran Regional Airport. That agreement would strengthen Riverside County's emergency response capabilities. Coulson operates one of the most advanced aerial firefighting fleets in the world, with aircraft and crews deployed across California, the rest of the United States, Canada, South America, and Australia. Coulson pioneered nighttime

23906 Soboba Rd.
San Jacinto, CA 92583

Mailing Address
P.O. Box 487
San Jacinto, CA 92581

aerial firefighting and operates large air tankers and helicopters capable of rapid deployment to the most extreme fire zones.

But Coulson has made clear that the Resolution would force it to leave the County. Without the TTF agreement, Coulson's only option would be to remain in outdated and undersized facilities that hinder its business operations. It makes no sense for the County to drive out a critical firefighting business and a significant source of jobs when the County needs both.

There are other important reasons to oppose the TTF ban

The loss of Coulson's firefighting base would be bad enough. But there are other compelling reasons to reject the Resolution:

- **Lost economic opportunity:** By categorically banning TTF access, the County forecloses the potential for responsible private investment, local economic development, and job creation associated with aviation-related activities on airport-adjacent properties. This approach could stifle entrepreneurial initiatives that benefit both the airports and their surrounding municipalities.

- **Loss of career training:** Coulson offers an exceptional mentorship program for those beginning their careers in aviation, providing focused, hands-on job training and career opportunities to Riverside County residents who have typically not pursued a four-year degree. At a time when the job market is strained and Southern California faces an affordability crisis, shutting off this path to a strong career and financial stability for our residents, many of whom are disadvantaged, would be a tremendous loss to all of us.

- **There is no federal need for the blanket ban:** FAA policy allows for TTF arrangements under reasonable conditions. Other jurisdictions and agencies, including the Ontario International Airport Authority nearby, have successfully implemented TTF agreements that safeguard airport integrity while allowing TTF users to contribute to the airport's economic base and aviation ecosystem.

- **Property rights and community impact:** Prohibiting TTF access diminishes the rights of adjacent landowners, limits collaboration with local governments, and may negatively affect property values. This one-size-fits-all approach fails to recognize unique local needs and the benefits that responsible TTF users can provide.

- **Public engagement and equity:** The feasibility analysis referenced by the County appears to have inadequately involved municipal, business, educational, and public safety stakeholders. This Resolution risks privileging a few existing airport tenants at the expense of fair competition and community input, raising concerns about equity and transparency.

- **There are better alternatives:** Instead of an outright ban, the County could develop a clear, objective, and enforceable framework for evaluating TTF access requests—aligned with FAA regulations, grant assurances, and local interests. This would allow for a case-by-case review that preserves airport protections while supporting local economic growth and innovation.

For these reasons, the Soboba Band of Luiseño Indians urges the Board of Supervisors to reconsider Resolution No. 2025-230. We recommend deferring adoption of this resolution in favor of further public engagement and a balanced policy that both addresses regulatory concerns and capitalizes on the opportunities that TTF access may bring to Riverside County's airports and communities.

Thank you for your thoughtful consideration.

Respectfully,

Isaiah Vivanco
Chairman

cc: Riverside County Aviation Division; Federal Aviation Administration; Local Airport Stakeholders

TRIBAL ALLIANCE OF SOVEREIGN INDIAN NATIONS

An intergovernmental association of tribal governments throughout Southern California

August 25, 2025

V. Manuel Perez, Chair
Board of Supervisors
County of Riverside
4080 Lemon Street, 1st Floor
Riverside, CA 92501

TRIBAL GOVERNMENTS:

AGUA CALIENTE BAND OF CAHUILLA INDIANS

AUGUSTINE BAND OF CAHUILLA INDIANS

CABAZON BAND OF CAHUILLA INDIANS

CAHUILLA BAND OF INDIANS

CHEMEHUEVI INDIAN TRIBE

MORONGO BAND OF MISSION INDIANS

PECHANGA BAND OF INDIANS

SAN MANUEL BAND OF MISSION INDIANS

SANTA ROSA BAND OF CAHUILLA INDIANS

SANTA YNEZ BAND OF CHUMASH INDIANS

SOBOBA BAND OF LUISEÑO INDIANS

TORRES MARTINEZ DESERT CAHUILLA INDIANS

TWENTY-NINE PALMS BAND OF MISSION INDIANS

RE: Opposition to Resolution No. 2025-230 (Prohibition of Through-the-Fence Access at County-Owned Airports)

Dear Chair Perez and Members of the Board:

On behalf of the Tribal Alliance of Sovereign Indian Nations (TASIN), an intergovernmental association of federally recognized tribal governments throughout Southern California, I respectfully submit this letter in strong opposition to Riverside County's proposed Resolution No. 2025-230, which would prohibit the County from even considering through-the-fence (TTF) access agreements at any County-owned airport. This Resolution would cost jobs and economic opportunity, but even worse, it would put wildfire safety at risk. We urge the Board defer adoption of this resolution in favor of further public engagement and government-to-government consultation with impacted tribal governments.

We understand the County wants to ensure the financial self-sufficiency and regulatory compliance of airport operations. However, TASIN believes that a categorical ban on TTF access is unwarranted, needless, and not in the broader interest of Riverside County residents and businesses.

The Resolution raises the County's wildfire danger

Our region has faced record-breaking fires that threaten lives, property, and our environment. Now more than ever, the County should enhance, not restrict, the ability of firefighters to respond quickly and effectively.

The Resolution would jeopardize that. We understand that Coulson Aviation, which maintains its U.S. base in the Coachella Valley, is pursuing a TTF access agreement in partnership with the Twenty-Nine Palms Band of Mission Indians at Jacqueline Cochran Regional Airport. That agreement would strengthen Riverside County's emergency response capabilities. Coulson operates one of the most advanced aerial firefighting fleets in the world, with aircraft and crews deployed across California, the rest of the United

States, Canada, South America, and Australia. Coulson pioneered nighttime aerial firefighting and operates large air tankers and helicopters capable of rapid deployment to the most extreme fire zones.

But Coulson has made clear that the Resolution would force it to leave the County. Without the TTF agreement, Coulson's only option here would be to stay in outdated and undersized facilities that inhibit its business. It makes no sense for the County to drive out a critical firefighting business and a major source of jobs when the County needs both.

There are other important reasons to oppose the TTF ban

The loss of Coulson's firefighting base would be bad enough. But there are other compelling reasons to reject the Resolution:

- **Lost economic opportunity:** By categorically banning TTF access, the County forecloses the potential for responsible private investment, local economic development, and job creation associated with aviation-related activities on airport-adjacent properties. This approach could stifle entrepreneurial initiatives that benefit both the airports and their surrounding municipalities.

- **Loss of career training:** Coulson offers an exceptional mentorship program for those beginning their careers in aviation, providing focused, hands-on job training and career opportunities to Riverside County residents who have typically not pursued a four-year degree. At a time when the job market is strained and Southern California faces an affordability crisis, shutting off this path to a strong career and financial stability for our residents, many of whom are disadvantaged, would be a tremendous loss to all of us.

- **There is no federal need for the blanket ban:** FAA policy allows for TTF arrangements under reasonable conditions. Other jurisdictions and agencies, including the Ontario International Airport Authority nearby, have successfully implemented TTF agreements that safeguard airport integrity while allowing TTF users to contribute to the airport's economic base and aviation ecosystem.

- **Property rights and community impact:** Prohibiting TTF access diminishes the rights of adjacent landowners, limits collaboration with local governments, and may negatively affect property values. This one-size-fits-all approach fails to recognize unique local needs and the benefits that responsible TTF users can provide.

- **Public engagement and equity:** The feasibility analysis referenced by the County appears to have inadequately involved municipal, business, educational, and public

safety stakeholders. This Resolution risks privileging a few existing airport tenants at the expense of fair competition and community input, raising concerns about equity and transparency.

- **There are better alternatives:** Instead of an outright ban, the County could develop a clear, objective, and enforceable framework for evaluating TTF access requests—aligned with FAA regulations, grant assurances, and local interests. This would allow for a case-by-case review that preserves airport protections while supporting local economic growth and innovation.

For these reasons, TASIN urges the Board of Supervisors to reconsider Resolution No. 2025-231. We recommend deferring adoption of this resolution in favor of further public engagement and a balanced policy that both addresses regulatory concerns and capitalizes on the opportunities that TTF access may bring to Riverside County's airports and communities.

Thank you for your thoughtful consideration.

Sincerely,

Lynn "Nay" Valbuena

LYNN VALBUENA
Chairwoman

CATALINA CHACON
Vice Chairwoman

STEVEN ESTRADA
Secretary

Rosemary Morillo

ROSEMARY MORILLO
Treasurer

cc: Riverside County Aviation Division; Federal Aviation Administration; Local Airport Stakeholders

H.N. AND FRANCES C.
BERGER FOUNDATION

August 25, 2025

V. Manuel Perez, Chair
Board of Supervisors
COUNTY OF RIVERSIDE
4080 Lemon Street, 1st Floor
Riverside, CA 92501

Re: Letter of Opposition – Resolution No. 2025-230 (Prohibition of Through-the-Fence Access at County-Owned Airports)

Dear Chair Perez and Members of the Board:

On behalf of The H.N. and Frances C. Berger Foundation, I submit this letter in opposition to Riverside County's proposed Resolution No. 2025-230, which would prohibit the County from considering and entering into through-the-fence (TTF) access agreements at any County-owned airport. Generally, this proposed resolution would thwart sorely needed economic activity and opportunity near the Jacqueline Cochran Airport. Specifically and more importantly, as it relates to the Berger Foundation, it would violate the terms of an agreement between the County of Riverside and the Berger Foundation's predecessor-in-interest.

As set forth in the Agreement dated December 14, 1970 between the County of Riverside, on the one hand, and Jens & Ellen Harboe and Harold & Mary Ensley, on the other hand (the "Harboe Agreement"), the County provided to the landowners:

> "the right at their own expense to construct one or more private airplane taxiways between said lands and existing taxiways or runways of the Thermal Airport on remaining lands of the County, and to use to use the same for private airplane traffic between said airport and said lands conveyed, any use of said airport for the landing, taking off or taxiing of such aircraft to be on the same terms and conditions as are applicable for other general users of the airport for the same purposes."[1]

As such, if the County proceeds with the proposed resolution without addressing the existence of TTF access agreements already in existence, such action would be a breach of the terms of the Harboe Agreement. Moreover, any nullification of the Harboe Agreement

1 Agreement by and between the County of Riverside, on the one hand, and Jens & Ellen Harboe and Harold & Mary Ensley, on the other hand, dated December 14, 1970, and recorded January 4, 1971. (See attached.)

P.O. BOX 13390
PALM DESERT, CA 92255-3390
OFFICE (760) 341-5293
FAX (760) 341-3518

Item 3.62

would be a taking without compensation in violation of the Fifth Amendment to the United States Constitution.

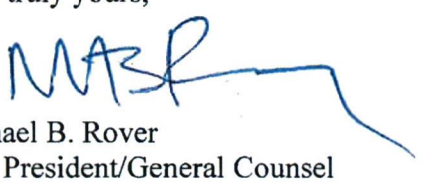
For reasons stated more completely in the arguments of the 29 Palms Band of Mission Indians (the "Tribe") which are incorporated herein by reference, the misunderstanding and misinterpretation of the FFA requirements for TTF agreements would cause a major economic burden on the underserved area of the Jacqueline Cochran Airport.

At a minimum, the proposed resolution must incorporate a "grandfather" clause. The clause would except from the prospective application of the resolution any parcels, including remainder portions of such parcels, which were previously subject to or which are now subject to agreements which could be characterized as TTF agreements, with provision to be made that the exception would not qualify or limit use restrictions in such agreement(s) as to commercial activity.

In closing, I respectfully remind the Board of Supervisors that the 20-acre parcel on which the Riverside County Sheriff's Thermal Station is situated was donated to the County of Riverside, completely free of charge, by the Berger Foundation. Upon accepting the grant of that property, the County immediately made use of the property's adjacency to the Airport and provided itself taxiway and runway access--the exact access that the County now seems intent on denying to the Berger Foundation property. The County should not punish the Berger Foundation's generous donation by attempting to usurp the access and deny the same access to the Berger Foundation property.

For the foregoing reasons, the Berger Foundation urges the Board of Supervisors to reject Resolution No. 2025-230. This hastily presented resolution requires further public engagement and consideration of a balanced policy that both addresses regulatory concerns and protects existing landowner rights.

Very truly yours,



Michael B. Rover
Vice President/General Counsel

MBR/

Recorded at request of
Security Title Insurance Co.

When recorded return to:

Ray T. Sullivan, Jr., County Counsel
Court House Room 206
Riverside, California

Microfilm recorded from 4-1-68. Both sides may be legible. Identity by document number and year of film.

RECORDED FOR RECORD
JAN 4 1971
AT 900 O'CLOCK A.M.
SECURITY TITLE INSURANCE CO.
Recorder in and for said County of Riverside, State of California
Wm. Wright
FEE $NONE

This document is for the benefit of a political subdivision and entitled to be recorded without fee under Gov. C. 6103

Ray T. Sullivan, Jr.
Ray T. Sullivan, Jr., County Counsel

AGREEMENT

COUNTY OF RIVERSIDE and JENS HARBOE, ELLEN HARBOE, HAROLD E. ENSLEY AND MARY A. ENSLEY (herein collectively called "Harboe Group") mutually agree as follows:

1. This agreement relates to and is in extension of certain provisions of a grant deed dated December 14, 1970, from County to Harboe Group and shall become operative only when said deed and this agreement shall have been recorded. By said deed County conveys to Harboe Group the fee title to approximately 110 acres of land in Section 21, Township 6 South, Range 8 East, San Bernarino Base and Meridian, in Riverside County, California, being a portion of County's lands known as Thermal Airport, together with a non-exclusive easement for railroad purposes in remaining lands of County in Sections 21 and 28 of said Township and Range at the location shown on Exhibit "A" attached hereto and made a part hereof, reserving the right of common use of said easement and of any railroad tracks to be constructed on and across Parcels A and D of the lands so conveyed which connect in turn with other tracks connecting with the Southern Pacific Railroad at or near Thermal, California.

2. Neither party shall be obligated to build any railroad track on said easement, but either party, at its own expense, may do so, and shall not be entitled to reimbursement from the other party for the expense of such construction. Either party which shall elect to build such track shall obtain the

RAY T. SULLIVAN, JR.
COUNTY COUNSEL
RIVERSIDE, CALIFORNIA

RECORDER'S MEMO: Legibility of writing, Typing or Printing UNSATISFACTORY in this document when received For Record.

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3. In connection with the use of the lands conveyed to the Harboe Group, they shall have the right at their own expense to construct one or more private airplane taxiways between said lands and existing taxiways or runways of the Thermal Airport on remaining lands of the County, and to use the same for private airplane traffic between said airport and said lands conveyed, any use of said airport for the landing, taking off or taxiing of such aircraft to be on the same terms and conditions as are applicable for other general users of the airport for the same purposes; provided that the use of said private taxiways shall not be used in aid of any commercial activity on said lands conveyed which shall be competitive to activities incidental to airport operations which are or may be conducted by County, its lessees or concessionaires, on said airport, including but not limited to aircraft maintenance, storage, fueling, hangaring, freight forwarding, flight instruction, or the retail sale of aviation products or the rendering of aviation services, and provided further that any non-competitive industrial activity on said lands conveyed which is dependent for its operation upon the use of county-maintained aeronautical facilities shall be permitted the use of said private taxiways only after a suitable

RAY T. SULLIVAN, JR.
COUNTY COUNSEL
RIVERSIDE, CALIFORNIA

32

fee structure for the use of said county-maintained facilities has been negotiated.

4. The provisions hereof shall be binding upon and shall inure to the benefit of both parties, their successors and assigns.

Dated: December 14, 1970.

COUNTY OF RIVERSIDE

By _____
Chairman, Board of Supervisors

_____
Jens Harboe

_____
Ellen Harboe

_____
Harold E. Ensley

_____
Mary A. Ensley

FORM APPROVED

RTS
RAY T. SULLIVAN, JR.
COUNTY COUNSEL

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On DECEMBER 14, 1970 before me personally appeared RAYMOND T. SEELEY known to me to be the _____ Chairman of the Board of Supervisors of the County of Riverside, and whose name is subscribed to the within instrument, and acknowledged to me that he executed the within instrument on behalf of said County of Riverside,

DONALD D. SULLIVAN, County Clerk and ex officio Clerk of the Board of Supervisors of the County of Riverside, State of California.

By _____
Deputy

(Seal)

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On DECEMBER 18, 1970 before me, the undersigned, a Notary Public in and for said State, personally appeared Jens Harboe, Ellen Harboe, Harold E. Ensley and Mary A. Ensley known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

_____
Notary Public

STELLA E. SAYLER
NOTARY PUBLIC CALIFORNIA
Principal Office in Riverside County
My Commission Expires Jan. 15, 1974

RTS:bw
RAY T. SULLIVAN, JR.
COUNTY COUNSEL
RIVERSIDE, CALIFORNIA

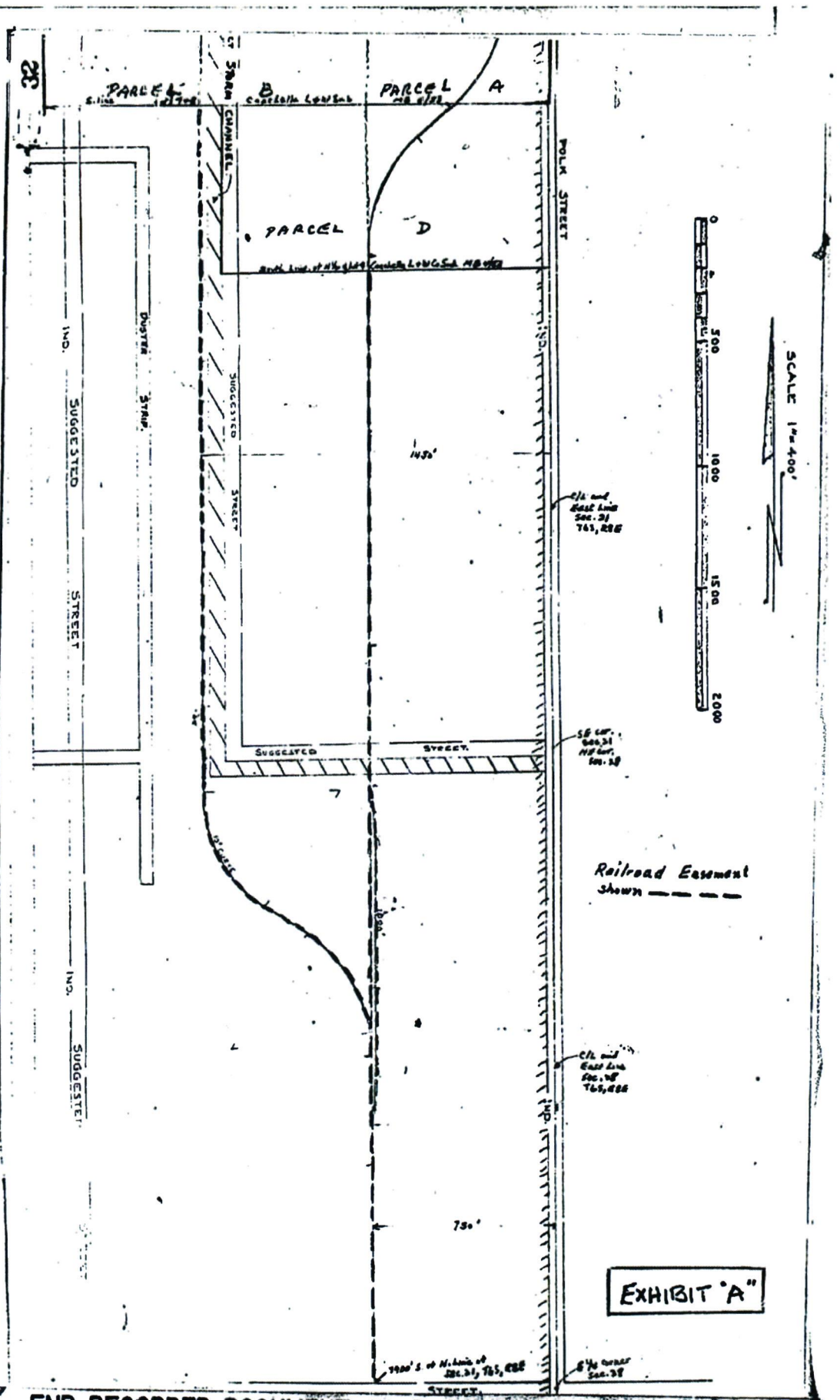


EXHIBIT "A"

RECORDER'S MEMO: Legibility of writing, Typing or Printing UNSATISFACTORY in this document when received For Record.

END RECORDED DOCUMENT, W. D. BALOCH, COUNTY RECORDER

H.N. AND FRANCES C.
BERGER FOUNDATION

August 25, 2025

V. Manuel Perez, Chair
Board of Supervisors
COUNTY OF RIVERSIDE
4080 Lemon Street, 1st Floor
Riverside, CA 92501

Re: Letter of Opposition – Resolution No. 2025-230 (Prohibition of Through-the-Fence Access at County-Owned Airports)

Dear Chair Perez and Members of the Board:

On behalf of The H.N. and Frances C. Berger Foundation, I submit this letter in opposition to Riverside County's proposed Resolution No. 2025-230, which would prohibit the County from considering and entering into through-the-fence (TTF) access agreements at any County-owned airport. Generally, this proposed resolution would thwart sorely needed economic activity and opportunity near the Jacqueline Cochran Airport. Specifically and more importantly, as it relates to the Berger Foundation, it would violate the terms of an agreement between the County of Riverside and the Berger Foundation's predecessor-in-interest.

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Item 3.62

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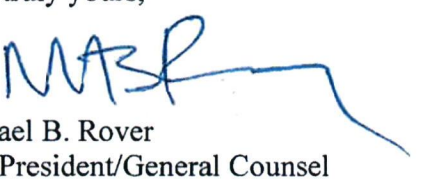
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For the foregoing reasons, the Berger Foundation urges the Board of Supervisors to reject Resolution No. 2025-230. This hastily presented resolution requires further public engagement and consideration of a balanced policy that both addresses regulatory concerns and protects existing landowner rights.

Very truly yours,



Michael B. Rover
Vice President/General Counsel

MBR/

32

Recorded at request of
Security Title Insurance Co.

When recorded return to:

Ray T. Sullivan, Jr., County Counsel
Court House Room 206
Riverside, California

Microfilm recording from 4-1-68. Data may no longer be legible. Identity by document title and year of filing.

RECORDED FOR RECORD
JAN 4 1971
AT 8:00 O'CLOCK A.M.
SECURITY TITLE INSURANCE CO.
Recorded in Official Records of Riverside County, California
Wm. Munsey Clerk
FEE $ NONE

This document is for the benefit of a political subdivision and entitled to be recorded without fee under Gov. C. 6103

Ray T. Sullivan Jr.
Ray T. Sullivan, Jr., County Counsel

AGREEMENT

COUNTY OF RIVERSIDE and JENS HARBOE, ELLEN HARBOE, HAROLD E. ENSLEY AND MARY A. ENSLEY (herein collectively called "Harboe Group") mutually agree as follows:

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RAY T. SULLIVAN, JR.
COUNTY COUNSEL
RIVERSIDE, CALIFORNIA

RECORDER'S MEMO: Legibility of writing, Typing or Printing UNSATISFACTORY in this document when received For Record.

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RAY T. SULLIVAN, JR.
COUNTY COUNSEL
RIVERSIDE, CALIFORNIA

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Dated: December 14, 1970.

COUNTY OF RIVERSIDE

By Raymond T. Seeley
Chairman, Board of Supervisors

Jens Harboe

Ellen Harboe

Harold E. Ensley

Mary A. Ensley

FORM APPROVED

RAY T. SULLIVAN, JR.
COUNTY COUNSEL

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On DECEMBER 21, 1970 before me personally appeared RAYMOND T. SEELEY known to me to be the Chairman of the Board of Supervisors of the County of Riverside, and whose name is subscribed to the within instrument, and acknowledged to me that he executed the within instrument on behalf of said County of Riverside,

DONALD D. SULLIVAN, County Clerk and ex officio Clerk of the Board of Supervisors of the County of Riverside, State of California.

By Agnes Vaughn
Deputy

(Seal)

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

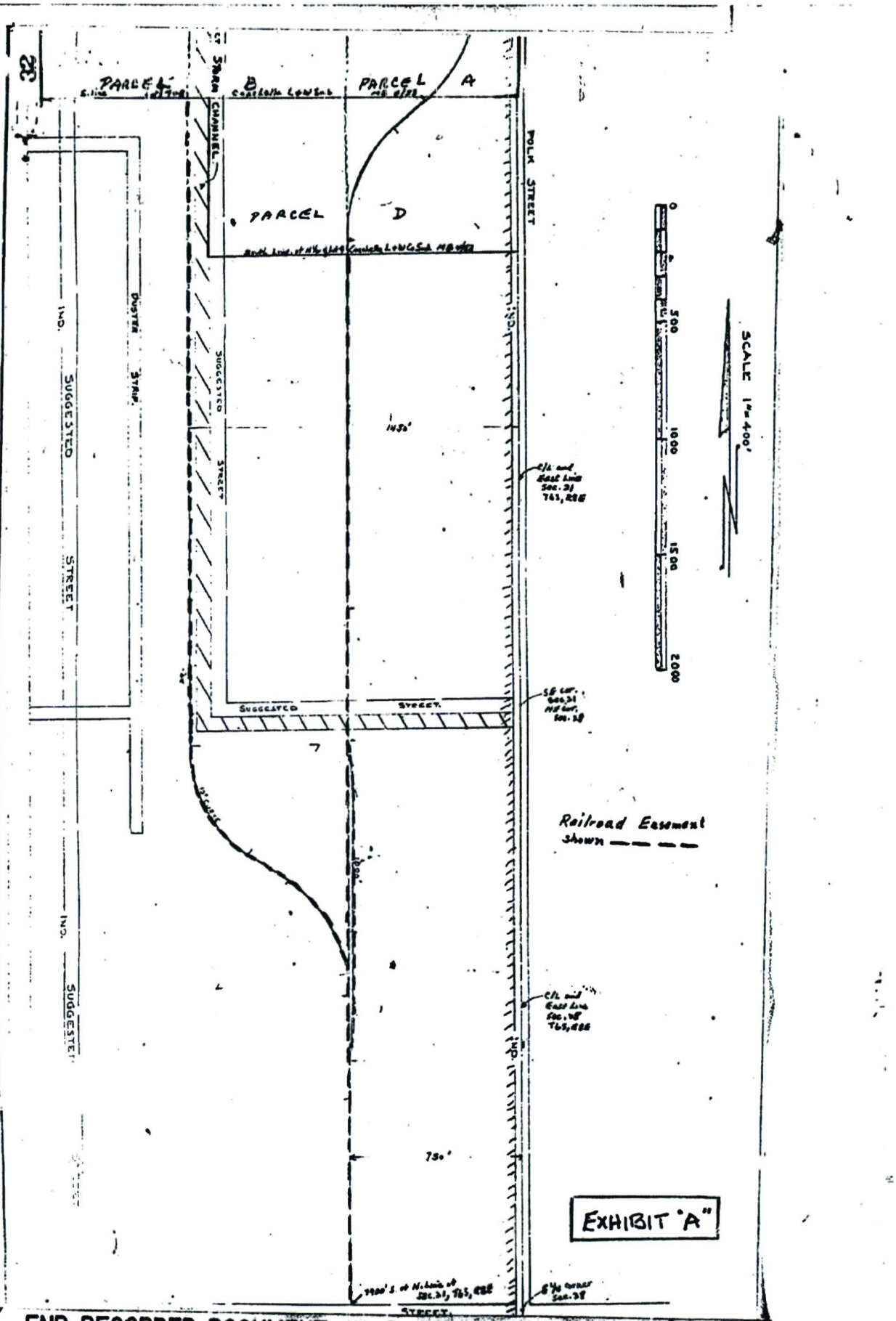
On DECEMBER 18, 1970 before me, the undersigned, a Notary Public in and for said State, personally appeared Jens Harboe, Ellen Harboe, Harold E. Ensley and Mary A. Ensley known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Stella E. Bayler
Notary Public

STELLA E. BAYLER
NOTARY PUBLIC CALIFORNIA
Principal Office in Riverside County
My Commission Expires Jan. 15, 1974

RTS:bw
RAY T. SULLIVAN, JR.
COUNTY COUNSEL
RIVERSIDE, CALIFORNIA



RECORDER'S MEMO: Legibility of writing, Typing or Printing UNSATISFACTORY in this document when received For Record.

END RECORDED DOCUMENT, W. D. BALOCH, COUNTY RECORDER

Online

Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Curt Castagna

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____**Support** _____**Oppose** _____**Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____**Support** _____**Oppose** _____**Neutral**

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

BOARD RULES

Requests to Address Board on "Agenda" Items:
You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:
Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:
Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. Speakers are prohibited from bringing signs, placards, or posters into the hearing room.

Individual Speaker Limits:
Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:
Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chair:
The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using course, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

Online ✓

Riverside County Board of Supervisors
Request to Speak

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SPEAKER'S NAME: Jim McCool

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____**Support** _____**Oppose** _____**Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____**Support** _____**Oppose** _____**Neutral**

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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SPEAKER'S NAME: Eric Newman

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

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_____**Support** _____**Oppose** _____**Neutral**

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(Revised: 04/23/2025)

BOARD RULES

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On line

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SPEAKER'S NAME: Anthony Oshinuga

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____**Support** _____**Oppose** _____**Neutral**

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_____**Support** _____**Oppose** _____**Neutral**

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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SPEAKER'S NAME: Steve Sanchez

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____**Support** _____**Oppose** _____**Neutral**

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_____**Support** _____**Oppose** _____**Neutral**

I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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Online ✓

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SPEAKER'S NAME: Linda Evans

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____**Support** _____**Oppose** _____**Neutral**

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_____**Support** _____**Oppose** _____**Neutral**

I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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~~Online~~ In Person ✓

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SPEAKER'S NAME: Michael Rover

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____**Support** _____**Oppose** _____**Neutral**

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I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Michael Rover - Berger Foundation

Address: 75200 Classic Club Blvd., 2nd flr

City: Thousand Palms **Zip:** 92211

Phone #: 760-341-5293

Date: 8/26/25 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** X **Oppose** _____ **Neutral**

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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

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SPEAKER'S NAME: Jeff Reynolds

Address: 2963 Penman

City: Tustin CA **Zip:** 92782

Phone #: 714 651-0101

Date: 8-26-25 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

✓ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: give arguments for the resolution

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SPEAKER'S NAME: Karin Acquardi

Address: 35377 Crescendo Circle

City: Palm Desert **Zip:** 92211

Phone #: 760-285-6808

Date: 8/26/25 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

TTF Resolution _____**Support** _____**Oppose** _____**Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____**Support** _____**Oppose** _____**Neutral**

I give my 3 minutes to: _____

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Riverside County Board of Supervisors
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SPEAKER'S NAME: Julie Broderick

Address: 25334 Hugo Road

City: Laguna Niguel **Zip:** 92677

Phone #: 949-289-1780

Date: 8/26/25 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: N/A

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

BOARD RULES

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SPEAKER'S NAME: SCOTT SATKO

Address: 81271 STONE CLOP

City: LA QUINTA **Zip:** 92253

Phone #: 541.905.5560

Date: 9.26.25 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** _____ **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: CHRIS LITTLE

Address: 75377 MONTECITO DR

City: INDIAN WELLS **Zip:** 92210

Phone #: 203-305-1588

Date: 8/26/2025 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

✓ **Support** _____ **Oppose** _____ **Neutral**

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Cindy Irvine

Address: 84372 Volare Ave

City: Indio **Zip:** 92203

Phone #: 801-721-1869

Date: 08/27/25 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** _____ **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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9

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SPEAKER'S NAME: German Cervantes

Address: 53003 Calle Olivo

City: Coachella **Zip:** 92236

Phone #: 760-501-4064

Date: 8/26/25 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

y **Support** _____ **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Peni Nelson

Address: PO BOX 868

City: Morongo Valley **Zip:** 92256

Phone #: 760-902-4681

Date: AUG **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** _____ **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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SPEAKER'S NAME: Roman Mancha

Address: 79-090 Bermuda Dunes Dr.

City: Bermuda Dunes **Zip:** 92203

Phone #: (760) 625-6846

Date: 8/26/25 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

✓ **Support** _____ **Oppose** _____ **Neutral**

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SPEAKER'S NAME: Jared Fox

Address: 42275 Saint George Dr

City: Bermuda Dunes **Zip:** 92203

Phone #: 760-280-2001

Date: 8/26/2025 **Agenda #** 3.62 ~~2025-[illegible]-23~~

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

✓ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: N/A

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

BOARD RULES

Requests to Address Board on "Agenda" Items:
You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:
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Riverside County Board of Supervisors
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SPEAKER'S NAME: Edwardo Garcia, Senior Govt Affairs Advisor 29 Palms Tribe

Address: 46200 Harrison St.

City: Coachella **Zip:** 92236

Phone #: 760-775-5566

Date: 8/26/25 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** __X__ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ **Support** __X__ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Wayne Coulson

Address: 47301

City: Indian Wells **Zip:** 92210

Phone #: 250-720-6723

Date: Aug 26 2025 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** X **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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Riverside County Board of Supervisors
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SPEAKER'S NAME: MARC NICHOLS

Address: 500 Eighth St, NW

City: WASHINGTON, DC **Zip:** 20004

Phone #: 202.799.4808

Date: Aug 26, 2025 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** X **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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Riverside County Board of Supervisors
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SPEAKER'S NAME: Timothy P Gouker – Marc Nichols

Address: 41125 Rochester Court

City: Indio **Zip:** 92203

Phone #: 760-799-5646

Date: 8-26-25 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

____ **Support** ✓ **Oppose** ____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

____ **Support** ✓ **Oppose** ____ **Neutral**

I give my 3 minutes to: Marc Nichols

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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SPEAKER'S NAME: Adam Gerchick

Address: 500 Eighth St, NW

City: WASHINGTON, DC **Zip:** ~~DE~~ 20004

Phone #: ~~202~~ 703 635 4079

Date: AUG 26 2025 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** X **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

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I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Anthony Madrigal - Adam Gerchick

Address: 46-200 Harrison Place

City: Coachella **Zip:** 92236

Phone #: 760-625-7872

Date: 8-26-2025 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** __X__ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Adam Gerchick

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(Revised: 04/23/2025)

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SPEAKER'S NAME: MICHAEL J. O'DONNELL

Address: 11150 ALENDALE COURT

City: MANASSAS, VA **Zip:** 20112

Phone #: 703-587-2731

Date: 26 AUGUST 2025 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** ✓ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. Speakers are prohibited from bringing signs, placards, or posters into the hearing room.

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Group/Organized Presentations:
Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

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Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Anthony Kosturos (Mr. O'Donnell)

Address: 46200 Harrison Pl

City: Coachella **Zip:** 92236

Phone #: 7608632445

Date: 08/26/25 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** X **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Michael J. O'Donnell

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

BOARD RULES

Requests to Address Board on "Agenda" Items:
You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

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Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Jason Gonsalves

Address: 1201 K Street Suite 1850

City: Sacramento **Zip:** 95814

Phone #: 916 402-9505

Date: 8/26/2025 **Agenda #** 3.62

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** ✓ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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Flores, Kate

From: Acquia Mail
Sent: Monday, August 25, 2025 4:46 PM
To: mike@hnberger.org
Cc: Clerk of the Board
Subject: Request to Speak Web Submission
Attachments: rivco-bos-2025-08-25.pdf



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250826.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on August 25, 2025

Submitted values are:

First Name
Michael

Last Name
Rover

Address (Street, City and Zip)
P.O. Box 13390

Phone
7605789771

Email
mike@hnberger.org

Agenda Date
08/26/2025

Agenda Item # or Public Comment
62

3.62

State your position below
Oppose

Do you need a Spanish translator?
No

Comments
I plan on attending in-person but wanted to submit the attached letter in advance of the BOS meeting. Thank you.

Attachments (Must be .pdf, .doc, or .docx)

rivco-bos-2025-08-25.pdf

H.N. AND FRANCES C.
BERGER FOUNDATION

August 25, 2025

V. Manuel Perez, Chair
Board of Supervisors
COUNTY OF RIVERSIDE
4080 Lemon Street, 1st Floor
Riverside, CA 92501

Re: Letter of Opposition – Resolution No. 2025-230 (Prohibition of Through-the-Fence Access at County-Owned Airports)

Dear Chair Perez and Members of the Board:

On behalf of The H.N. and Frances C. Berger Foundation, I submit this letter in opposition to Riverside County's proposed Resolution No. 2025-230, which would prohibit the County from considering and entering into through-the-fence (TTF) access agreements at any County-owned airport. Generally, this proposed resolution would thwart sorely needed economic activity and opportunity near the Jacqueline Cochran Airport. Specifically and more importantly, as it relates to the Berger Foundation, it would violate the terms of an agreement between the County of Riverside and the Berger Foundation's predecessor-in-interest.

As set forth in the Agreement dated December 14, 1970 between the County of Riverside, on the one hand, and Jens & Ellen Harboe and Harold & Mary Ensley, on the other hand (the "Harboe Agreement"), the County provided to the landowners:

> "the right at their own expense to construct one or more private airplane taxiways between said lands and existing taxiways or runways of the Thermal Airport on remaining lands of the County, and to use to use the same for private airplane traffic between said airport and said lands conveyed, any use of said airport for the landing, taking off or taxiing of such aircraft to be on the same terms and conditions as are applicable for other general users of the airport for the same purposes."[1]

As such, if the County proceeds with the proposed resolution without addressing the existence of TTF access agreements already in existence, such action would be a breach of the terms of the Harboe Agreement. Moreover, any nullification of the Harboe Agreement

1 Agreement by and between the County of Riverside, on the one hand, and Jens & Ellen Harboe and Harold & Mary Ensley, on the other hand, dated December 14, 1970, and recorded January 4, 1971. (See attached.)

P.O. BOX 13390
PALM DESERT, CA 92255-3390
OFFICE (760) 341-5293
FAX (760) 341-3518

would be a taking without compensation in violation of the Fifth Amendment to the United States Constitution.

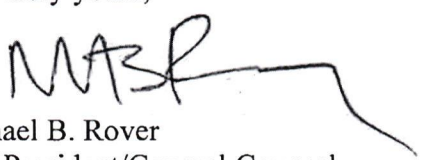
For reasons stated more completely in the arguments of the 29 Palms Band of Mission Indians (the "Tribe") which are incorporated herein by reference, the misunderstanding and misinterpretation of the FFA requirements for TTF agreements would cause a major economic burden on the underserved area of the Jacqueline Cochran Airport.

At a minimum, the proposed resolution must incorporate a "grandfather" clause. The clause would except from the prospective application of the resolution any parcels, including remainder portions of such parcels, which were previously subject to or which are now subject to agreements which could be characterized as TTF agreements, with provision to be made that the exception would not qualify or limit use restrictions in such agreement(s) as to commercial activity.

In closing, I respectfully remind the Board of Supervisors that the 20-acre parcel on which the Riverside County Sheriff's Thermal Station is situated was donated to the County of Riverside, completely free of charge, by the Berger Foundation. Upon accepting the grant of that property, the County immediately made use of the property's adjacency to the Airport and provided itself taxiway and runway access--the exact access that the County now seems intent on denying to the Berger Foundation property. The County should not punish the Berger Foundation's generous donation by attempting to usurp the access and deny the same access to the Berger Foundation property.

For the foregoing reasons, the Berger Foundation urges the Board of Supervisors to reject Resolution No. 2025-230. This hastily presented resolution requires further public engagement and consideration of a balanced policy that both addresses regulatory concerns and protects existing landowner rights.

Very truly yours,



Michael B. Rover
Vice President/General Counsel

MBR/

Recorded at request of
Security Title Insurance Co.

When recorded return to:

Ray T. Sullivan, Jr., County Counsel
Court House Room 206
Riverside, California

Microfilm recorded from 4-1-68. Both sides no longer displayed. Identity by number and year of filing.

RECEIVED FOR RECORD
JAN 4 1971
AT 9:00 O'CLOCK A.M.
SECURITY TITLE INSURANCE CO.
Recorded in Official Records of Riverside County, California
Wm. Munsey Jr.
FEE $ NONE

This document is for the benefit of a political subdivision and entitled to be recorded without fee under Gov. C. 6103
Ray T. Sullivan Jr.
Ray T. Sullivan, Jr., County Counsel

AGREEMENT

COUNTY OF RIVERSIDE and JENS HARBOE, ELLEN HARBOE, HAROLD E. ENSLEY AND MARY A. ENSLEY (herein collectively called "Harboe Group") mutually agree as follows:

1. This agreement relates to and is in extension of certain provisions of a grant deed dated December 14, 1970, from County to Harboe Group and shall become operative only when said deed and this agreement shall have been recorded. By said deed County conveys to Harboe Group the fee title to approximately 110 acres of land in Section 21, Township 6 South, Range 8 East, San Bernarino Base and Meridian, in Riverside County, California, being a portion of County's lands known as Thermal Airport, together with a non-exclusive easement for railroad purposes in remaining lands of County in Sections 21 and 28 of said Township and Range at the location shown on Exhibit "A" attached hereto and made a part hereof, reserving the right of common use of said easement and of any railroad tracks to be constructed on and across Parcels A and D of the lands so conveyed which connect in turn with other tracks connecting with the Southern Pacific Railroad at or near Thermal, California.

2. Neither party shall be obligated to build any railroad track on said easement, but either party, at its own expense, may do so, and shall not be entitled to reimbursement from the other party for the expense of such construction. Either party which shall elect to build such track shall obtain the

RECORDER'S MEMO: Legibility of writing, Typing or Printing UNSATISFACTORY in this document when received For Record.

RAY T. SULLIVAN, JR.
COUNTY COUNSEL
RIVERSIDE, CALIFORNIA

32

necessary property right in lands of any third party, including the right to use any other railroad track or tracks, existing or to be constructed or both, to enable the physical connection of the tracks on said easement with the Southern Pacific Railroad at or near Thermal, California, and shall cause said connection to be made, with the right of use thereof in the other party hereto, its or their successors and assigns, of any track or tracks, existing or to be constructed, or both, such right of use to be conditional upon the reimbursement by said other party of the proportion of said party's use for rail traffic of the portion of said tracks so used.

3. In connection with the use of the lands conveyed to the Harboe Group, they shall have the right at their own expense to construct one or more private airplane taxiways between said lands and existing taxiways or runways of the Thermal Airport on remaining lands of the County, and to use the same for private airplane traffic between said airport and said lands conveyed, any use of said airport for the landing, taking off or taxiing of such aircraft to be on the same terms and conditions as are applicable for other general users of the airport for the same purposes; provided that the use of said private taxiways shall not be used in aid of any commercial activity on said lands conveyed which shall be competitive to activities incidental to airport operations which are or may be conducted by County, its lessees or concessionaires, on said airport, including but not limited to aircraft maintenance, storage, fueling, hangaring, freight forwarding, flight instruction, or the retail sale of aviation products or the rendering of aviation services, and provided further that any non-competitive industrial activity on said lands conveyed which is dependent for its operation upon the use of county-maintained aeronautical facilities shall be permitted the use of said private taxiways only after a suitable

RAY T. SULLIVAN, JR.
COUNTY COUNSEL
RIVERSIDE, CALIFORNIA

32

fee structure for the use of said county-maintained facilities has been negotiated.

4. The provisions hereof shall be binding upon and shall inure to the benefit of both parties, their successors and assigns.

Dated: December 14, 1970.

COUNTY OF RIVERSIDE

By _____
Chairman, Board of Supervisors

_____
Jens Harboe

_____
Ellen Harboe

_____
Harold E. Ensley

_____
Mary A. Ensley

FORM APPROVED

RAY T. SULLIVAN, JR.
COUNTY COUNSEL

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On DECEMBER 21, 1970 before me personally appeared RAYMOND T. SEELEY known to me to be the _____ Chairman of the Board of Supervisors of the County of Riverside, and whose name is subscribed to the within instrument, and acknowledged to me that he executed the within instrument on behalf of said County of Riverside,

DONALD D. SULLIVAN, County Clerk and ex officio Clerk of the Board of Supervisors of the County of Riverside, State of California.

By _____
Deputy

(Seal)

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

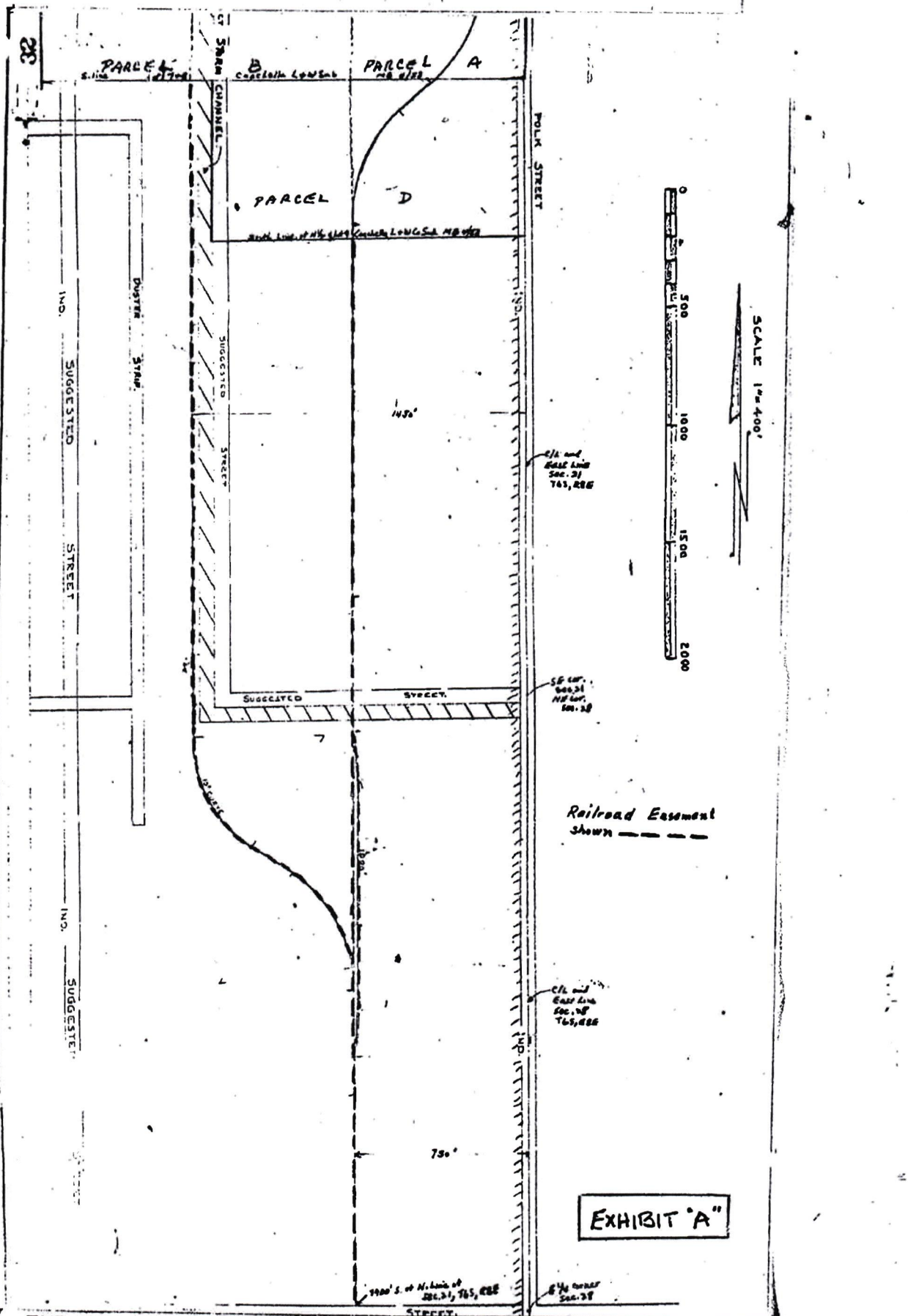
On DECEMBER 18, 1970 before me, the undersigned, a Notary Public in and for said State, personally appeared Jens Harboe, Ellen Harboe, Harold E. Ensley and Mary A. Ensley known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

_____
Notary Public

STELLA E. BAYLER
NOTARY PUBLIC CALIFORNIA
Principal Office in Riverside County
My Commission Expires Jan. 15, 1974

RTS:bw
RAY T. SULLIVAN, JR.
COUNTY COUNSEL
RIVERSIDE, CALIFORNIA



RECORDER'S MEMO: Legibility of writing, Typing or Printing UNSATISFACTORY in this document when received For Record.

END RECORDED DOCUMENT. W. D. BALOCH, COUNTY RECORDER

Flores, Kate

From: Acquia Mail
Sent: Monday, August 25, 2025 4:58 PM
Cc: Clerk of the Board
Subject: Request to Speak Web Submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250826.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on August 25, 2025

Submitted values are:

First Name
Linda

Last Name
Evans

Address (Street, City and Zip)
La Quinta 92253

Phone
760-899-3279

Agenda Date
08/26/2025

Agenda Item # or Public Comment
3.62 - TMLA - TTF Resolution

State your position below
Oppose

Do you need a Spanish translator?
No

Comments
Letter submitted. Please table this item to allow further discussion from stakeholders.

Flores, Kate

From: Acquia Mail
Sent: Monday, August 25, 2025 5:28 PM
To: oshinuga@hotmail.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250826.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on August 25, 2025

Submitted values are:

First Name
Anthony

Last Name
Oshinuga

Phone
3053210441

Email
oshinuga@hotmail.com

Agenda Date
08/26/2025

Agenda Item # or Public Comment
Resolution 2025-230

State your position below
Support

Do you need a Spanish translator?
No

Flores, Kate

From: Acquia Mail
Sent: Monday, August 25, 2025 6:51 PM
To: Clerk of the Board
Subject: Public Comments Web Submission
Attachments: letter-of-support-aug-25.pdf



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on August 25, 2025

Submitted values are:

First Name
Steven

Last Name
Hankin

Address (Street, City and Zip)
50245 Mountain Shadows Road, La Quinta, 92253

Phone
9173348100

Agenda Date
08/26/2025

Agenda Item # or Public Comment
Resolution No. 2025-230

State your position below
Oppose

Comments
See attached.

Attachments (Must be .pdf, .doc, or .docx)
letter-of-support-aug-25.pdf

STEVEN M. HANKIN

50245 Mountain Shadows Road
La Quinta, CA 92253

August 25, 2025

Board of Supervisors
County of Riverside
4080 Lemon Street, 1st Floor
Riverside, CA 92501

RE: Letter Against – Resolution No. 2025-230 (Prohibition of Through-the- Fence Access at County-Owned Airports)

Dear Chair Perez and Honorable Supervisors,

I am writing to encourage the Board of Supervisors to consider allowing Through-the-Fence Access agreements at County-Owned Airports in general, and specifically to grant a Through-the-Fence Access agreement for the Twenty-Nine Palms Band of Mission Indians at the Jacqueline Cochran Regional Airport.

Until recently, I was President/Chief Executive Officer at the Desert International Horse Park. During that time, I worked closely with the leadership of the Twenty-Nine Palms Band of Mission Indians on programming for the land they now own to the South of the horse park. The programming includes many important components that will support the continued development and success of the horse park, a major source of economic benefit to the region.

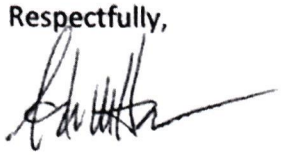
A critical component of the programming is a new USDA office and Customs facility that would support the direct import of horses from around the world as well as the movement of horses more easily by air within the United States. These capabilities are critical to the future growth of the horse park as it becomes more and more a destination facility for horse sports globally.

For the horse park, this Through-the-Fence agreement, and the associated USDA office and Customs facility, would support further growth in the economic impact of the horse park on the surrounding community. In 2021, DIHP measured its economic impact to the region at $280 million. Since the horse park has grown nearly ten percent a year since then, its current economic impact would likely be near $400 million. This growth has been driven by a philosophy of constant capital investment which is critical to bringing new customers to the region. While growth has been strong, it has been limited at the high end of the sport by the difficulty in bringing international athletes and horses easily to the horse park. The plans for the land held by the Twenty-Nine Palms Band of Mission Indians would support additional

economic impact in the tens of millions of dollars by attracting additional equine-related travel to the airport and the County more broadly. And it would cement Thermal's status as the dominant equine port of entry into the Western United States, securing a critical source of economic development for the eastern Coachella Valley for the long term.

Given the importance of the efforts made by the Twenty-Nine Palms Band of Mission Indians, we think it is critical that the community at large be given the time to understand the important programming they have for their land, which was just acquired specifically to facilitate Through-the-Fence development. With a thorough understanding of the programming, I believe there would be considerable support for a Through-the-Fence Access agreement.

Respectfully,



Steven M. Hankin

Flores, Kate

From: Acquia Mail
Sent: Monday, August 25, 2025 8:26 PM
To: Clerk of the Board
Subject: Public Comments Web Submission
Attachments: 2025-08-25_tasinoppositionletter_riversidecountyresolution2025-230.pdf

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on August 25, 2025

Submitted values are:

First Name
Anthony

Last Name
Madrigal

Address (Street, City and Zip)
46-200 Harrison Place, Coachella, CA 92234

Phone
7608632444

Email
anthony.madrigal@29palmsbomi-nsn.gov

Agenda Date
08/26/2025

Agenda Item # or Public Comment
62

State your position below
Oppose

Attachments (Must be .pdf, .doc, or .docx)
2025-08-25_tasinoppositionletter_riversidecountyresolution2025-230.pdf

TRIBAL ALLIANCE OF SOVEREIGN INDIAN NATIONS

An intergovernmental association of tribal governments throughout Southern California

August 25, 2025

V. Manuel Perez, Chair
Board of Supervisors
County of Riverside
4080 Lemon Street, 1st Floor
Riverside, CA 92501

TRIBAL GOVERNMENTS:

AGUA CALIENTE BAND OF CAHUILLA INDIANS

AUGUSTINE BAND OF CAHUILLA INDIANS

CABAZON BAND OF CAHUILLA INDIANS

CAHUILLA BAND OF INDIANS

CHEMEHUEVI INDIAN TRIBE

MORONGO BAND OF MISSION INDIANS

PECHANGA BAND OF INDIANS

SAN MANUEL BAND OF MISSION INDIANS

SANTA ROSA BAND OF CAHUILLA INDIANS

SANTA YNEZ BAND OF CHUMASH INDIANS

SOBOBA BAND OF LUISEÑO INDIANS

TORRES MARTINEZ DESERT CAHUILLA INDIANS

TWENTY-NINE PALMS BAND OF MISSION INDIANS

RE: Opposition to Resolution No. 2025-230 (Prohibition of Through-the-Fence Access at County-Owned Airports)

Dear Chair Perez and Members of the Board:

On behalf of the Tribal Alliance of Sovereign Indian Nations (TASIN), an intergovernmental association of federally recognized tribal governments throughout Southern California, I respectfully submit this letter in strong opposition to Riverside County's proposed Resolution No. 2025-230, which would prohibit the County from even considering through-the-fence (TTF) access agreements at any County-owned airport. This Resolution would cost jobs and economic opportunity, but even worse, it would put wildfire safety at risk. We urge the Board defer adoption of this resolution in favor of further public engagement and government-to-government consultation with impacted tribal governments.

We understand the County wants to ensure the financial self-sufficiency and regulatory compliance of airport operations. However, TASIN believes that a categorical ban on TTF access is unwarranted, needless, and not in the broader interest of Riverside County residents and businesses.

The Resolution raises the County's wildfire danger

Our region has faced record-breaking fires that threaten lives, property, and our environment. Now more than ever, the County should enhance, not restrict, the ability of firefighters to respond quickly and effectively.

The Resolution would jeopardize that. We understand that Coulson Aviation, which maintains its U.S. base in the Coachella Valley, is pursuing a TTF access agreement in partnership with the Twenty-Nine Palms Band of Mission Indians at Jacqueline Cochran Regional Airport. That agreement would strengthen Riverside County's emergency response capabilities. Coulson operates one of the most advanced aerial firefighting fleets in the world, with aircraft and crews deployed across California, the rest of the United

States, Canada, South America, and Australia. Coulson pioneered nighttime aerial firefighting and operates large air tankers and helicopters capable of rapid deployment to the most extreme fire zones.

But Coulson has made clear that the Resolution would force it to leave the County. Without the TTF agreement, Coulson's only option here would be to stay in outdated and undersized facilities that inhibit its business. It makes no sense for the County to drive out a critical firefighting business and a major source of jobs when the County needs both.

There are other important reasons to oppose the TTF ban

The loss of Coulson's firefighting base would be bad enough. But there are other compelling reasons to reject the Resolution:

- **Lost economic opportunity:** By categorically banning TTF access, the County forecloses the potential for responsible private investment, local economic development, and job creation associated with aviation-related activities on airport-adjacent properties. This approach could stifle entrepreneurial initiatives that benefit both the airports and their surrounding municipalities.

- **Loss of career training:** Coulson offers an exceptional mentorship program for those beginning their careers in aviation, providing focused, hands-on job training and career opportunities to Riverside County residents who have typically not pursued a four-year degree. At a time when the job market is strained and Southern California faces an affordability crisis, shutting off this path to a strong career and financial stability for our residents, many of whom are disadvantaged, would be a tremendous loss to all of us.

- **There is no federal need for the blanket ban:** FAA policy allows for TTF arrangements under reasonable conditions. Other jurisdictions and agencies, including the Ontario International Airport Authority nearby, have successfully implemented TTF agreements that safeguard airport integrity while allowing TTF users to contribute to the airport's economic base and aviation ecosystem.

- **Property rights and community impact:** Prohibiting TTF access diminishes the rights of adjacent landowners, limits collaboration with local governments, and may negatively affect property values. This one-size-fits-all approach fails to recognize unique local needs and the benefits that responsible TTF users can provide.

- **Public engagement and equity:** The feasibility analysis referenced by the County appears to have inadequately involved municipal, business, educational, and public

safety stakeholders. This Resolution risks privileging a few existing airport tenants at the expense of fair competition and community input, raising concerns about equity and transparency.

- **There are better alternatives:** Instead of an outright ban, the County could develop a clear, objective, and enforceable framework for evaluating TTF access requests—aligned with FAA regulations, grant assurances, and local interests. This would allow for a case-by-case review that preserves airport protections while supporting local economic growth and innovation.

For these reasons, TASIN urges the Board of Supervisors to reconsider Resolution No. 2025-231. We recommend deferring adoption of this resolution in favor of further public engagement and a balanced policy that both addresses regulatory concerns and capitalizes on the opportunities that TTF access may bring to Riverside County's airports and communities.

Thank you for your thoughtful consideration.

Sincerely,

Lynn "Nay" Valbuena

LYNN VALBUENA
Chairwoman

CATALINA CHACON
Vice Chairwoman

STEVEN ESTRADA
Secretary

Rosemary Morillo

ROSEMARY MORILLO
Treasurer

cc: Riverside County Aviation Division; Federal Aviation Administration; Local Airport Stakeholders

Flores, Kate

From:	Acquia Mail
Sent:	Monday, August 25, 2025 8:28 PM
To:	Clerk of the Board
Subject:	Public Comments Web Submission
Attachments:	sbli-opposition-to-res.-no.-2025-230.pdf



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on August 25, 2025

Submitted values are:

First Name
Anthony

Last Name
Madrigal

Address (Street, City and Zip)
46-200 Harrison Place, Coachella, CA 92234

Phone
7608632444

Email
anthony.madrigal@29palmsbomi-nsn.gov

Agenda Date
08/26/2025

Agenda Item # or Public Comment
62

State your position below
Oppose

Attachments (Must be .pdf, .doc, or .docx)
sbli-opposition-to-res.-no.-2025-230.pdf

SOBOBA BAND OF LUISEÑO INDIANS

EXECUTIVE OFFICES OF THE TRIBAL COUNCIL

Chairman
Isaiah Vivanco

Vice-Chairwoman
Geneva Mojado

Secretary
Monica Herrera

Treasurer
Adona Salgado

Sergeant of Arms
Daniel Valdez

Executive Assistant
to Tribal Council
Dione Kitchen

Tribal Executive Officer
Steven Estrada

August 21, 2025

V. Manuel Perez, Chair
Board of Supervisors
County of Riverside
4080 Lemon Street, 1st Floor
Riverside, CA 92501

RE: Letter of Opposition – Resolution No. 2025-230 (Prohibition of Through-the-Fence Access at County-Owned Airports)

Dear Chair Perez and Members of the Board:

On behalf of the Soboba Band of Luiseño Indians, I respectfully submit this letter in strong opposition to Riverside County's proposed Resolution No. 2025-230, which would prohibit the County from even considering through-the-fence (TTF) access agreements at any County-owned airport. This Resolution would cost jobs and economic opportunity, but even worse, it would put wildfire safety at risk.

We understand the County wants to ensure the financial self-sufficiency and regulatory compliance of airport operations. But the Soboba Band of Luiseño Indians believes that a categorical ban on TTF access is unwarranted, needless, and not in the broader interest of Riverside County residents and businesses.

The Resolution raises the County's wildfire danger

Our region has faced record-breaking fires that threaten lives, property, and our environment. Now more than ever, the County should enhance, not restrict, the ability of firefighters to respond quickly and effectively.

The Resolution would jeopardize that. We understand that Coulson Aviation, which maintains its U.S. base in the Coachella Valley, is pursuing a TTF access agreement in partnership with the Twenty-Nine Palms Band of Mission Indians at Jacqueline Cochran Regional Airport. That agreement would strengthen Riverside County's emergency response capabilities. Coulson operates one of the most advanced aerial firefighting fleets in the world, with aircraft and crews deployed across California, the rest of the United States, Canada, South America, and Australia. Coulson pioneered nighttime

23906 Soboba Rd.
San Jacinto, CA 92583

Mailing Address
P.O. Box 487
San Jacinto, CA 92581

aerial firefighting and operates large air tankers and helicopters capable of rapid deployment to the most extreme fire zones.

But Coulson has made clear that the Resolution would force it to leave the County. Without the TTF agreement, Coulson's only option would be to remain in outdated and undersized facilities that hinder its business operations. It makes no sense for the County to drive out a critical firefighting business and a significant source of jobs when the County needs both.

There are other important reasons to oppose the TTF ban

The loss of Coulson's firefighting base would be bad enough. But there are other compelling reasons to reject the Resolution:

- **Lost economic opportunity:** By categorically banning TTF access, the County forecloses the potential for responsible private investment, local economic development, and job creation associated with aviation-related activities on airport-adjacent properties. This approach could stifle entrepreneurial initiatives that benefit both the airports and their surrounding municipalities.

- **Loss of career training:** Coulson offers an exceptional mentorship program for those beginning their careers in aviation, providing focused, hands-on job training and career opportunities to Riverside County residents who have typically not pursued a four-year degree. At a time when the job market is strained and Southern California faces an affordability crisis, shutting off this path to a strong career and financial stability for our residents, many of whom are disadvantaged, would be a tremendous loss to all of us.

- **There is no federal need for the blanket ban:** FAA policy allows for TTF arrangements under reasonable conditions. Other jurisdictions and agencies, including the Ontario International Airport Authority nearby, have successfully implemented TTF agreements that safeguard airport integrity while allowing TTF users to contribute to the airport's economic base and aviation ecosystem.

- **Property rights and community impact:** Prohibiting TTF access diminishes the rights of adjacent landowners, limits collaboration with local governments, and may negatively affect property values. This one-size-fits-all approach fails to recognize unique local needs and the benefits that responsible TTF users can provide.

- **Public engagement and equity:** The feasibility analysis referenced by the County appears to have inadequately involved municipal, business, educational, and public safety stakeholders. This Resolution risks privileging a few existing airport tenants at the expense of fair competition and community input, raising concerns about equity and transparency.

- **There are better alternatives:** Instead of an outright ban, the County could develop a clear, objective, and enforceable framework for evaluating TTF access requests—aligned with FAA regulations, grant assurances, and local interests. This would allow for a case-by-case review that preserves airport protections while supporting local economic growth and innovation.

For these reasons, the Soboba Band of Luiseño Indians urges the Board of Supervisors to reconsider Resolution No. 2025-230. We recommend deferring adoption of this resolution in favor of further public engagement and a balanced policy that both addresses regulatory concerns and capitalizes on the opportunities that TTF access may bring to Riverside County's airports and communities.

Thank you for your thoughtful consideration.

Respectfully,

Isaiah Vivanco
Chairman

cc: Riverside County Aviation Division; Federal Aviation Administration; Local Airport Stakeholders

Flores, Kate

From:	Acquia Mail
Sent:	Monday, August 25, 2025 8:31 PM
To:	Clerk of the Board
Subject:	Public Comments Web Submission
Attachments:	letter-of-support-aug-25.pdf



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on August 25, 2025

Submitted values are:

First Name
Anthony

Last Name
Madrigal

Address (Street, City and Zip)
46-200 Harrison Place, Coachella, CA 92234

Phone
7608632444

Email
anthony.madrigal@29palmsbomi-nsn.gov

Agenda Date
08/26/2025

Agenda Item # or Public Comment
62

State your position below
Oppose

Attachments (Must be .pdf, .doc, or .docx)
letter-of-support-aug-25.pdf

STEVEN M. HANKIN

50245 Mountain Shadows Road
La Quinta, CA 92253

August 25, 2025

Board of Supervisors
County of Riverside
4080 Lemon Street, 1st Floor
Riverside, CA 92501

RE: Letter Against – Resolution No. 2025-230 (Prohibition of Through-the- Fence Access at County-Owned Airports)

Dear Chair Perez and Honorable Supervisors,

I am writing to encourage the Board of Supervisors to consider allowing Through-the-Fence Access agreements at County-Owned Airports in general, and specifically to grant a Through-the-Fence Access agreement for the Twenty-Nine Palms Band of Mission Indians at the Jacqueline Cochran Regional Airport.

Until recently, I was President/Chief Executive Officer at the Desert International Horse Park. During that time, I worked closely with the leadership of the Twenty-Nine Palms Band of Mission Indians on programming for the land they now own to the South of the horse park. The programming includes many important components that will support the continued development and success of the horse park, a major source of economic benefit to the region.

A critical component of the programming is a new USDA office and Customs facility that would support the direct import of horses from around the world as well as the movement of horses more easily by air within the United States. These capabilities are critical to the future growth of the horse park as it becomes more and more a destination facility for horse sports globally.

For the horse park, this Through-the-Fence agreement, and the associated USDA office and Customs facility, would support further growth in the economic impact of the horse park on the surrounding community. In 2021, DIHP measured its economic impact to the region at $280 million. Since the horse park has grown nearly ten percent a year since then, its current economic impact would likely be near $400 million. This growth has been driven by a philosophy of constant capital investment which is critical to bringing new customers to the region. While growth has been strong, it has been limited at the high end of the sport by the difficulty in bringing international athletes and horses easily to the horse park. The plans for the land held by the Twenty-Nine Palms Band of Mission Indians would support additional

economic impact in the tens of millions of dollars by attracting additional equine-related travel to the airport and the County more broadly. And it would cement Thermal's status as the dominant equine port of entry into the Western United States, securing a critical source of economic development for the eastern Coachella Valley for the long term.

Given the importance of the efforts made by the Twenty-Nine Palms Band of Mission Indians, we think it is critical that the community at large be given the time to understand the important programming they have for their land, which was just acquired specifically to facilitate Through-the-Fence development. With a thorough understanding of the programming, I believe there would be considerable support for a Through-the-Fence Access agreement.

Respectfully,

Steven M. Hankin

Flores, Kate

From:	Acquia Mail
Sent:	Monday, August 25, 2025 8:34 PM
To:	Clerk of the Board
Subject:	Public Comments Web Submission
Attachments:	rivco-bos-2025-08-25.pdf



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on August 25, 2025

Submitted values are:

First Name
Anthony

Last Name
Madrigal

Address (Street, City and Zip)
46-200 Harrison Place, Coachella, CA 92234

Phone
7608632444

Email
anthony.madrigal@29palmsbomi-nsn.gov

Agenda Date
08/26/2025

Agenda Item # or Public Comment
62

State your position below
Oppose

Attachments (Must be .pdf, .doc, or .docx)
rivco-bos-2025-08-25.pdf

H.N. AND FRANCES C.
BERGER FOUNDATION

August 25, 2025

V. Manuel Perez, Chair
Board of Supervisors
COUNTY OF RIVERSIDE
4080 Lemon Street, 1st Floor
Riverside, CA 92501

Re: Letter of Opposition – Resolution No. 2025-230 (Prohibition of Through-the-Fence Access at County-Owned Airports)

Dear Chair Perez and Members of the Board:

On behalf of The H.N. and Frances C. Berger Foundation, I submit this letter in opposition to Riverside County's proposed Resolution No. 2025-230, which would prohibit the County from considering and entering into through-the-fence (TTF) access agreements at any County-owned airport. Generally, this proposed resolution would thwart sorely needed economic activity and opportunity near the Jacqueline Cochran Airport. Specifically and more importantly, as it relates to the Berger Foundation, it would violate the terms of an agreement between the County of Riverside and the Berger Foundation's predecessor-in-interest.

As set forth in the Agreement dated December 14, 1970 between the County of Riverside, on the one hand, and Jens & Ellen Harboe and Harold & Mary Ensley, on the other hand (the "Harboe Agreement"), the County provided to the landowners:

> "the right at their own expense to construct one or more private airplane taxiways between said lands and existing taxiways or runways of the Thermal Airport on remaining lands of the County, and to use to use the same for private airplane traffic between said airport and said lands conveyed, any use of said airport for the landing, taking off or taxiing of such aircraft to be on the same terms and conditions as are applicable for other general users of the airport for the same purposes."[1]

As such, if the County proceeds with the proposed resolution without addressing the existence of TTF access agreements already in existence, such action would be a breach of the terms of the Harboe Agreement. Moreover, any nullification of the Harboe Agreement

1 Agreement by and between the County of Riverside, on the one hand, and Jens & Ellen Harboe and Harold & Mary Ensley, on the other hand, dated December 14, 1970, and recorded January 4, 1971. (See attached.)

P.O. BOX 13390
PALM DESERT, CA 92255-3390
OFFICE (760) 341-5293
FAX (760) 341-3518

would be a taking without compensation in violation of the Fifth Amendment to the United States Constitution.

For reasons stated more completely in the arguments of the 29 Palms Band of Mission Indians (the "Tribe") which are incorporated herein by reference, the misunderstanding and misinterpretation of the FFA requirements for TTF agreements would cause a major economic burden on the underserved area of the Jacqueline Cochran Airport.

At a minimum, the proposed resolution must incorporate a "grandfather" clause. The clause would except from the prospective application of the resolution any parcels, including remainder portions of such parcels, which were previously subject to or which are now subject to agreements which could be characterized as TTF agreements, with provision to be made that the exception would not qualify or limit use restrictions in such agreement(s) as to commercial activity.

In closing, I respectfully remind the Board of Supervisors that the 20-acre parcel on which the Riverside County Sheriff's Thermal Station is situated was donated to the County of Riverside, completely free of charge, by the Berger Foundation. Upon accepting the grant of that property, the County immediately made use of the property's adjacency to the Airport and provided itself taxiway and runway access--the exact access that the County now seems intent on denying to the Berger Foundation property. The County should not punish the Berger Foundation's generous donation by attempting to usurp the access and deny the same access to the Berger Foundation property.

For the foregoing reasons, the Berger Foundation urges the Board of Supervisors to reject Resolution No. 2025-230. This hastily presented resolution requires further public engagement and consideration of a balanced policy that both addresses regulatory concerns and protects existing landowner rights.

Very truly yours,



Michael B. Rover
Vice President/General Counsel

MBR/

Recorded at request of
Security Title Insurance Co.

When recorded return to:

Ray T. Sullivan, Jr., County Counsel
Court House Room 206
Riverside, California

Microfilm recorded from 4-1-65. Both sides no longer scanned, filmed by account and year of film.

RECEIVED FOR RECORD
JAN 4 1971
AT 900 O'CLOCK A.M.
SECURITY TITLE INSURANCE CO.
Recorded in Official Records of Riverside County, California
Wm. Munsey
FEE $ NON

This document is for the benefit of a political subdivision and entitled to be recorded without fee under Gov. C. 6103

Ray T. Sullivan Jr.
Ray T. Sullivan, Jr., County Counsel

AGREEMENT

COUNTY OF RIVERSIDE and JENS HARBOE, ELLEN HARBOE, HAROLD E. ENSLEY AND MARY A. ENSLEY (herein collectively called "Harboe Group") mutually agree as follows:

1. This agreement relates to and is in extension of certain provisions of a grant deed dated December 14, 1970, from County to Harboe Group and shall become operative only when said deed and this agreement shall have been recorded. By said deed County conveys to Harboe Group the fee title to approximately 110 acres of land in Section 21, Township 6 South, Range 8 East, San Bernarino Base and Meridian, in Riverside County, California, being a portion of County's lands known as Thermal Airport, together with a non-exclusive easement for railroad purposes in remaining lands of County in Sections 21 and 28 of said Township and Range at the location shown on Exhibit "A" attached hereto and made a part hereof, reserving the right of common use of said easement and of any railroad tracks to be constructed on and across Parcels A and D of the lands so conveyed which connect in turn with other tracks connecting with the Southern Pacific Railroad at or near Thermal, California.

2. Neither party shall be obligated to build any railroad track on said easement, but either party, at its own expense, may do so, and shall not be entitled to reimbursement from the other party for the expense of such construction. Either party which shall elect to build such track shall obtain the

RAY T. SULLIVAN, JR.
COUNTY COUNSEL
RIVERSIDE, CALIFORNIA

RECORDER'S MEMO: Legibility of writing, Typing or Printing UNSATISFACTORY in this document when received For Record.

32

necessary property right in lands of any third party, including the right to use any other railroad track or tracks, existing or to be constructed or both, to enable the physical connection of the tracks on said easement with the Southern Pacific Railroad at or near Thermal, California, and shall cause said connection to be made, with the right of use thereof in the other party hereto, its or their successors and assigns, of any track or tracks, existing or to be constructed, or both, such right of use to be conditional upon the reimbursement by said other party of the proportion of said party's use for rail traffic of the portion of said tracks so used.

3. In connection with the use of the lands conveyed to the Harboe Group, they shall have the right at their own expense to construct one or more private airplane taxiways between said lands and existing taxiways or runways of the Thermal Airport on remaining lands of the County, and to use the same for private airplane traffic between said airport and said lands conveyed, any use of said airport for the landing, taking off or taxiing of such aircraft to be on the same terms and conditions as are applicable for other general users of the airport for the same purposes; provided that the use of said private taxiways shall not be used in aid of any commercial activity on said lands conveyed which shall be competitive to activities incidental to airport operations which are or may be conducted by County, its lessees or concessionaires, on said airport, including but not limited to aircraft maintenance, storage, fueling, hangaring, freight forwarding, flight instruction, or the retail sale of aviation products or the rendering of aviation services, and provided further that any non-competitive industrial activity on said lands conveyed which is dependent for its operation upon the use of county-maintained aeronautical facilities shall be permitted the use of said private taxiways only after a suitable

RAY T. SULLIVAN, JR.
COUNTY COUNSEL
RIVERSIDE, CALIFORNIA

32

fee structure for the use of said county-maintained facilities has been negotiated.

4. The provisions hereof shall be binding upon and shall inure to the benefit of both parties, their successors and assigns.

Dated: December 14, 1970.

COUNTY OF RIVERSIDE

By _____
Chairman, Board of Supervisors

_____
Jens Harboe

_____
Ellen Harboe

_____
Harold E. Ensley

_____
Mary A. Ensley

FORM APPROVED

RTS
RAY T. SULLIVAN, JR.
COUNTY COUNSEL

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On DECEMBER 21, 1970 before me personally appeared RAYMOND T. SEELEY known to me to be the _____ Chairman of the Board of Supervisors of the County of Riverside, and whose name is subscribed to the within instrument, and acknowledged to me that he executed the within instrument on behalf of said County of Riverside.

DONALD D. SULLIVAN, County Clerk and ex officio Clerk of the Board of Supervisors of the County of Riverside, State of California.

By _____
Deputy

(Seal)

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

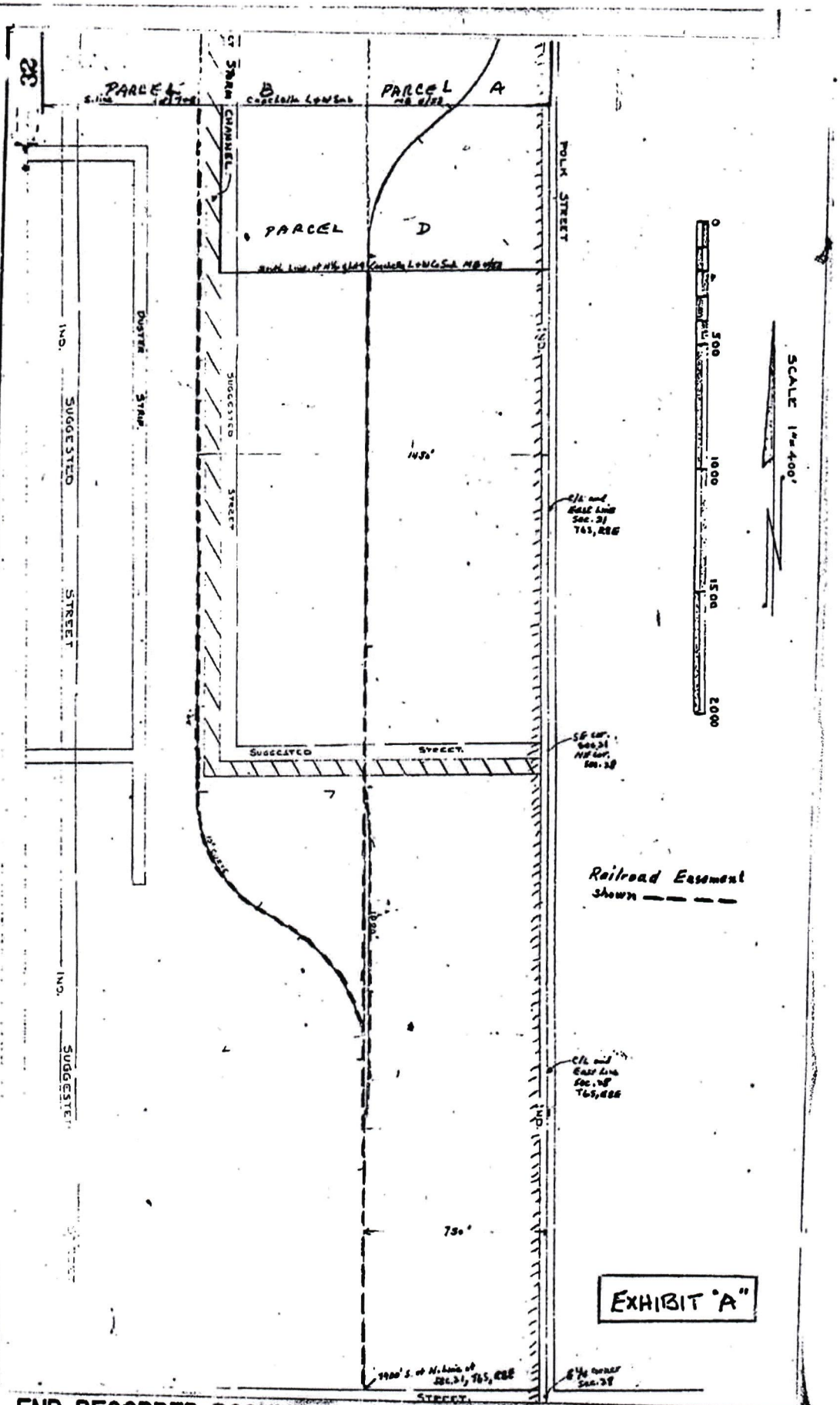
On DECEMBER 18, 1970 before me, the undersigned, a Notary Public in and for said State, personally appeared Jens Harboe, Ellen Harboe, Harold E. Ensley and Mary A. Ensley known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

_____
Notary Public

STELLA E. SAYLER
NOTARY PUBLIC CALIFORNIA
Principal Office in Riverside County
My Commission Expires Jan. 15, 1974

RTS:bw
RAY T. SULLIVAN, JR.
COUNTY COUNSEL
RIVERSIDE, CALIFORNIA



RECORDER'S MEMO: Legibility of writing, Typing or Printing UNSATISFACTORY in this document when received For Record.

END RECORDED DOCUMENT, W. D. BALOCH, COUNTY RECORDER

Flores, Kate

From: Newman, Eric <Eric.Newman@atlanticaviation.com>
Sent: Monday, August 25, 2025 8:36 PM
To: Clerk of the Board; Jamison, Angela; Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3 Information; District 4 Supervisor V. Manuel Perez; District 5
Cc: Hirschfeld, Steve; Broderick, Julie; Accuardi, Karin; Crooms, Dawud; Lowe, Clive
Subject: Atlantic Aviation Support for Resolution No. 2025-230
Attachments: Atlantic TRM Support Letter_Resolution-230.pdf

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Honorable Supervisors,

Please see attached letter from Atlantic Aviation in support of Resolution No. 2025-230 regarding the Through-the-Fence Access at County-Owned Airports item on the agenda for the Riverside County Board of Supervisors meeting on August 25, 2025.

We appreciate your engagement and the opportunity to provide feedback and comment across this process.

Thank you,
Eric

Eric Newman
VP, BD - Infrastructure & Sustainability

M: (781) 775-0747
eric.newman@atlanticaviation.com

ATLANTIC

August 25, 2025

Via electronic mail:
Riverside County Board of Supervisors
First District Supervisor Jose Medina, district1@rivco.org
Second District Supervisor Karen Spiegel, district2@rivco.org
Third District Supervisor Chuck Washington, D3Email@rivco.org
Fourth District Supervisor V. Manuel Perez, district4@rivco.org
Fifth District Supervisor Yxstian Gutierrez, district5@rivco.org
4080 Lemon Street - 5th Floor
Riverside, California 92501

Re: Atlantic Aviation Support for Resolution No. 2025-230 – Concerning Through-the-Fence Access at County-Owned Airports

Dear Honorable Supervisors:

TRM CA Holdings, LLC dba Atlantic Aviation ("Atlantic") respectfully submits this letter for consideration in conjunction with the upcoming Riverside County Board of Supervisors meeting regarding Resolution No. 2025-230 on August 26, 2025. This Resolution addresses the County's policy on Through-the-Fence (TTF) access agreements at County-owned airports. As a long-standing fixed-base operator (FBO) at Jacqueline Cochran Regional Airport (TRM), Atlantic strongly supports the Resolution and urges the Board to adopt it.

1. About Atlantic Aviation

Atlantic Aviation is one of the largest fixed-base operators (FBOs) in the United States, serving a full range of aviation sectors - including general aviation, commercial airlines, and military operations - at over 100 locations nationwide. At Jacqueline Cochran Regional Airport (TRM), Atlantic has maintained a longstanding presence and provides essential aeronautical services including fueling, aircraft maintenance, hangar space, and ground handling. We serve private operators, public entities, scheduled airlines, and military missions, and have invested extensively in the airport's infrastructure and compliance environment.

2. Summary of Concerns

The Twenty-Nine Palms Band of Mission Indians submitted memorandum suggests that competition under FAA guidelines can be reduced to a question of equivalent or greater airport fees. This is a fundamental misreading of FAA policy and business reality. The FAA's June 9, 2025 guidance to the airport explicitly states that allowing commercial TTF access to operators

competing with on-airport businesses would not be supported. This is not a simple matter of setting "equal fees." It is about ensuring regulatory parity, competitive fairness, and operational control.

3. The 'Make Whole' Argument

The Twenty-Nine Palms Band of Mission Indians submitted memorandum argues that the Tribe's willingness to pay fees that "equal or exceed" those charged to on-airport tenants eliminates any unfair advantage. This argument is flawed for several reasons:

- Access Parity is Not Burden Parity: On-airport tenants like Atlantic are bound by long-term leases, reversion clauses, environmental obligations, insurance mandates, and direct regulatory oversight. TTF operators - situated outside the County's direct jurisdiction - are not subject to these same conditions, despite benefitting from taxpayer-funded airport infrastructure.

- Revenue Share Does Not Address Equity: Paying equivalent fees does not address indirect cost burdens or risks absorbed by on-airport tenants (e.g., emergency services, compliance inspections, or perimeter security), nor does it mitigate the dilution of customer base and capital reinvestment incentives.

- FAA Policy is Clear: The FAA's own guidance confirms that permitting TTF arrangements that would allow commercial competition with on-airport businesses undermines grant assurances, including Assurances 22 and 23 (economic nondiscrimination and exclusive rights). The FAA stresses that each TTF must be justified by specific need—not speculative promises of fairness.

- Case-by-Case Review ≠ Blanket Approval: While FAA reviews TTF proposals individually, its policy presumes against commercial TTF access that creates competition. The UPS example cited by The Twenty-Nine Palms Band of Mission Indians involves an exceptional cargo-specific model with very different operational dynamics and oversight mechanisms.

4. Preservation of On-Airport Investment and Control

Atlantic has invested significantly in on-airport infrastructure under a framework of consistent regulation, oversight, and long-term planning. Allowing off-airport commercial TTF operations would undermine these investments, disrupt fair market competition, and weaken the County's ability to manage airport development uniformly.

Importantly, there remains a substantial inventory of available land within the airport boundary suitable for future development. This availability removes any operational justification for considering off-airport access for commercial aeronautical purposes.

ATLANTIC

5. Support for Resolution No. 2025-230

The proposed Resolution rightly recognizes that Riverside County must retain full authority and control over airport operations, planning, and economic development. It reflects a proactive approach to preserving the integrity of federal grant obligations, protecting the viability of existing tenants, and ensuring that airport growth remains coordinated and secure.

Atlantic urges the Board to reject the false notion that TTF agreements can be made harmless through negotiated fees. The deeper issue is regulatory oversight, safety, and structural equity. The resolution reflects a strong, forward-looking policy choice that affirms the County's commitment to responsible airport governance.

6. Preservation of On-Airport Investment and Control

Atlantic has invested significantly in on-airport infrastructure under a framework of consistent regulation, oversight, and long-term planning. Allowing off-airport commercial TTF operations would undermine these investments, disrupt fair market competition, and weaken the County's ability to manage airport development uniformly.

Importantly, there remains a substantial inventory of available land within the airport boundary suitable for future development. This availability removes any operational justification for considering off-airport access for commercial aeronautical purposes.

7. Conclusion

Resolution No. 2025-230 appropriately acknowledges these concerns and reflects a commitment to sound airport governance. By prohibiting TTF agreements at County-owned airports, the Board protects the integrity, economic health, and regulatory compliance of the County's aviation system. Atlantic Aviation fully supports the adoption of this Resolution and thanks the Board for its leadership on this important matter.

Respectfully submitted,

Eric Newman
VP, Business Development
Atlantic Aviation

Flores, Kate

From:	Acquia Mail
Sent:	Monday, August 25, 2025 9:46 PM
To:	Clerk of the Board
Subject:	Public Comments Web Submission
Attachments:	tasin---opposition-to-riverside-county-resolution-2025-231-re;-through-the-fence-resolution.pdf



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on August 25, 2025

Submitted values are:

First Name
Lynn

Last Name
Valbuena

Address (Street, City and Zip)
PO Box 3137 Patton, CA 92369

Phone
(951) 770-2595

Email
AllTribes@TASIN.org

Agenda Date
08/26/2025

Agenda Item # or Public Comment
62-28629

State your position below
Oppose

Attachments (Must be .pdf, .doc, or .docx)
tasin---opposition-to-riverside-county-resolution-2025-231-re;-through-the-fence-resolution.pdf

TRIBAL ALLIANCE OF SOVEREIGN INDIAN NATIONS

An intergovernmental association of tribal governments throughout Southern California

August 25, 2025

V. Manuel Perez, Chair
Board of Supervisors
County of Riverside
4080 Lemon Street, 1st Floor
Riverside, CA 92501

TRIBAL GOVERNMENTS:

AGUA CALIENTE BAND OF CAHUILLA INDIANS

AUGUSTINE BAND OF CAHUILLA INDIANS

CABAZON BAND OF CAHUILLA INDIANS

CAHUILLA BAND OF INDIANS

CHEMEHUEVI INDIAN TRIBE

MORONGO BAND OF MISSION INDIANS

PECHANGA BAND OF INDIANS

SAN MANUEL BAND OF MISSION INDIANS

SANTA ROSA BAND OF CAHUILLA INDIANS

SANTA YNEZ BAND OF CHUMASH INDIANS

SOBOBA BAND OF LUISEÑO INDIANS

TORRES MARTINEZ DESERT CAHUILLA INDIANS

TWENTY-NINE PALMS BAND OF MISSION INDIANS

RE: Opposition to Resolution No. 2025-230 (Prohibition of Through-the-Fence Access at County-Owned Airports)

Dear Chair Perez and Members of the Board:

On behalf of the Tribal Alliance of Sovereign Indian Nations (TASIN), an intergovernmental association of federally recognized tribal governments throughout Southern California, I respectfully submit this letter in strong opposition to Riverside County's proposed Resolution No. 2025-230, which would prohibit the County from even considering through-the-fence (TTF) access agreements at any County-owned airport. This Resolution would cost jobs and economic opportunity, but even worse, it would put wildfire safety at risk. We urge the Board defer adoption of this resolution in favor of further public engagement and government-to-government consultation with impacted tribal governments.

We understand the County wants to ensure the financial self-sufficiency and regulatory compliance of airport operations. However, TASIN believes that a categorical ban on TTF access is unwarranted, needless, and not in the broader interest of Riverside County residents and businesses.

The Resolution raises the County's wildfire danger

Our region has faced record-breaking fires that threaten lives, property, and our environment. Now more than ever, the County should enhance, not restrict, the ability of firefighters to respond quickly and effectively.

The Resolution would jeopardize that. We understand that Coulson Aviation, which maintains its U.S. base in the Coachella Valley, is pursuing a TTF access agreement in partnership with the Twenty-Nine Palms Band of Mission Indians at Jacqueline Cochran Regional Airport. That agreement would strengthen Riverside County's emergency response capabilities. Coulson operates one of the most advanced aerial firefighting fleets in the world, with aircraft and crews deployed across California, the rest of the United

States, Canada, South America, and Australia. Coulson pioneered nighttime aerial firefighting and operates large air tankers and helicopters capable of rapid deployment to the most extreme fire zones.

But Coulson has made clear that the Resolution would force it to leave the County. Without the TTF agreement, Coulson's only option here would be to stay in outdated and undersized facilities that inhibit its business. It makes no sense for the County to drive out a critical firefighting business and a major source of jobs when the County needs both.

There are other important reasons to oppose the TTF ban

The loss of Coulson's firefighting base would be bad enough. But there are other compelling reasons to reject the Resolution:

- **Lost economic opportunity:** By categorically banning TTF access, the County forecloses the potential for responsible private investment, local economic development, and job creation associated with aviation-related activities on airport-adjacent properties. This approach could stifle entrepreneurial initiatives that benefit both the airports and their surrounding municipalities.

- **Loss of career training:** Coulson offers an exceptional mentorship program for those beginning their careers in aviation, providing focused, hands-on job training and career opportunities to Riverside County residents who have typically not pursued a four-year degree. At a time when the job market is strained and Southern California faces an affordability crisis, shutting off this path to a strong career and financial stability for our residents, many of whom are disadvantaged, would be a tremendous loss to all of us.

- **There is no federal need for the blanket ban:** FAA policy allows for TTF arrangements under reasonable conditions. Other jurisdictions and agencies, including the Ontario International Airport Authority nearby, have successfully implemented TTF agreements that safeguard airport integrity while allowing TTF users to contribute to the airport's economic base and aviation ecosystem.

- **Property rights and community impact:** Prohibiting TTF access diminishes the rights of adjacent landowners, limits collaboration with local governments, and may negatively affect property values. This one-size-fits-all approach fails to recognize unique local needs and the benefits that responsible TTF users can provide.

- **Public engagement and equity:** The feasibility analysis referenced by the County appears to have inadequately involved municipal, business, educational, and public

safety stakeholders. This Resolution risks privileging a few existing airport tenants at the expense of fair competition and community input, raising concerns about equity and transparency.

- **There are better alternatives:** Instead of an outright ban, the County could develop a clear, objective, and enforceable framework for evaluating TTF access requests—aligned with FAA regulations, grant assurances, and local interests. This would allow for a case-by-case review that preserves airport protections while supporting local economic growth and innovation.

For these reasons, TASIN urges the Board of Supervisors to reconsider Resolution No. 2025-231. We recommend deferring adoption of this resolution in favor of further public engagement and a balanced policy that both addresses regulatory concerns and capitalizes on the opportunities that TTF access may bring to Riverside County's airports and communities.

Thank you for your thoughtful consideration.

Sincerely,

Lynn "Nay" Valbuena

LYNN VALBUENA
Chairwoman

CATALINA CHACON
Vice Chairwoman

STEVEN ESTRADA
Secretary

Rosemary Morillo

ROSEMARY MORILLO
Treasurer

cc: Riverside County Aviation Division; Federal Aviation Administration; Local Airport Stakeholders

Flores, Kate

From: Acquia Mail
Sent: Tuesday, August 26, 2025 1:36 AM
To: Clerk of the Board
Subject: Public Comments Web Submission



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on August 26, 2025

Submitted values are:

First Name
Benjamin

Last Name
Guitron

Address (Street, City and Zip)
P.O. Box 2128 Indio, CA 92202

Phone
7605591621

Email
guitron1919@outlook.com

Agenda Date
08/26/2025

Agenda Item # or Public Comment
Policy Calendar # 62. 28629 - Adopt Resolution No. 2025-230

State your position below

3.62

Oppose

Comments
I respectfully ask the Board of Supervisors to reconsider proposed Resolution No. 28629, which would prohibit Riverside County from entering into through-the-fence (TTF) access agreements at any County-owned airports. While I understand the County's goal of ensuring financial sustainability and regulatory compliance, a complete ban on TTF access could limit economic growth, reduce job opportunities, and prevent partnerships that benefit both aviation and nearby communities.

This important issue deserves more public discussion and input from those who would be directly affected including residents, local businesses, and surrounding communities. I kindly urge the board to delay adopting this resolution to allow time for further engagement and a more balanced policy. With thoughtful collaboration, we can find a path that addresses concerns while still supporting the positive potential TTF access can bring to Riverside County.

Respectfully,

Benjamin Guitron
City of Indio

Flores, Kate

From: Acquia Mail
Sent: Tuesday, August 26, 2025 7:35 AM
Cc: Clerk of the Board
Subject: Request to Speak Web Submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250826.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on August 26, 2025

Submitted values are:

First Name
Steve

Last Name
Sanchez

Phone
7604851033

Agenda Date
08/26/2025

Agenda Item # or Public Comment
62. TTF agreements

State your position below
Support

Do you need a Spanish translator?
No

Flores, Kate

From: Acquia Mail
Sent: Tuesday, August 26, 2025 7:59 AM
To: Clerk of the Board
Subject: Public Comments Web Submission
Attachments: 29-palms-support-letter-from-santa-rosa.pdf



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on August 26, 2025

Submitted values are:

First Name
Anthony

Last Name
Kosturos

Address (Street, City and Zip)
46200 Harrison Place, Coachella, CA 92236

Phone
7605678971

Email
akosturos@29palmsbomi-nsn.gov

Agenda Date
08/26/2025

Agenda Item # or Public Comment
62

State your position below
Oppose

Comments
From Santa Rosa

Attachments (Must be .pdf, .doc, or .docx)
29-palms-support-letter-from-santa-rosa.pdf

SANTA ROSA
BAND OF CAHUILLA INDIANS
A Federally Recognized Tribe
P.O. BOX 391820 • ANZA, CA 92539 • PHONE: 951-659-2700 • FAX: 951-659-2228

August 21, 2025

V. Manuel Perez, Chair
Board of Supervisors
County of Riverside
4080 Lemon Street, 1st Floor
Riverside, CA 92501

RE: Letter of Opposition - Resolution No. 2025-XXX (Prohibition of Through-the-Fence Access at County-Owned Airports)

Dear Chair Perez and Members of the Board:

On behalf of Santa Rosa Band of Cahuilla Indians, I respectfully submit this letter in strong opposition to Riverside County's proposed Resolution No. 2025-XXX, which would prohibit the County from even considering through-the-fence (TTF) access agreements at any County-owned airport. This Resolution would cost jobs and economic opportunity, but even worse, it would put wildfire safety at risk.

We understand the County wants to ensure the financial self-sufficiency and regulatory compliance of airport operations. But Santa Rosa Band of Cahuilla Indians believes that a categorical ban on TTF access is unwarranted, needless, and not in the broader interest of Riverside County residents and businesses.

The Resolution raises the County's wildfire danger

Our region has faced record-breaking fires that threaten lives, property, and our environment. Now more than ever, the County should enhance, not restrict, the ability of firefighters to respond quickly and effectively.

The Resolution would jeopardize that. We understand that Coulson Aviation, which maintains its U.S. base in the Coachella Valley, is pursuing a TTF access agreement in partnership with the Twenty-Nine Palms Band of Mission Indians at Jacqueline Cochran Regional Airport. That agreement would strengthen Riverside County's emergency response capabilities. Coulson operates one of the most advanced aerial firefighting fleets in the world, with aircraft and crews deployed across California, the rest of the United States, Canada, South America, and Australia. Coulson pioneered nighttime aerial firefighting and operates large air tankers and helicopters capable of rapid deployment to the most extreme fire zones.

But Coulson has made clear that the Resolution would force it to leave the County. Without the TTF agreement, Coulson's only option here would be to stay in outdated and undersized facilities that inhibit its business. It makes no sense for the County to drive out a critical firefighting business and a major source of jobs when the County needs both.

There are other important reasons to oppose the TTF ban

The loss of Coulson's firefighting base would be bad enough. But there are other compelling reasons to reject the Resolution:

•**Lost economic opportunity:** By categorically banning TTF access, the County forecloses the potential for responsible private investment, local economic development, and job creation associated with aviation-related activities on airport adjacent properties. This approach could stifle entrepreneurial initiatives that benefit both the airports and their surrounding municipalities.

•**Loss of career training:** Coulson offers an exceptional mentorship program for those beginning their careers in aviation, providing focused, hands-on job training and career opportunities to Riverside County residents who have typically not pursued a four-year degree. At a time when the job market is strained and Southern California faces an affordability crisis, shutting off this path to a strong career and financial stability for our residents, many of whom are disadvantaged, would be a tremendous loss to all of us.

•**There is no federal need for the blanket ban:** FAA policy allows for TTF arrangements under reasonable conditions. Other jurisdictions and agencies, including the Ontario International Airport Authority nearby, have successfully implemented TTF agreements that safeguard airport integrity while allowing TTF users to contribute to the airport's economic base and aviation ecosystem.

•**Property rights and community impact:** Prohibiting TTF access diminishes the rights of adjacent landowners, limits collaboration with local governments, and may negatively affect property values. This one-size-fits-all approach fails to recognize unique local needs and the benefits that responsible TTF users can provide.

•**Public engagement and equity:** The feasibility analysis referenced by the County appears to have inadequately involved municipal, business, educational, and public safety stakeholders. This Resolution risks privileging a few existing airport tenants at the expense of fair competition and community input, raising concerns about equity and transparency.

•**There are better alternatives:** Instead of an outright ban, the County could develop a clear, objective, and enforceable framework for evaluating TTF access requests-aligned with FAA regulations, grant assurances, and local interests. This would allow for a case-by-case review that preserves airport protections while supporting local economic growth and innovation.

For these reasons, The Santa Rosa Band of Cahuilla Indians urges the Board of Supervisors to reconsider Resolution No. 2025-XXX. We recommend deferring adoption of this resolution in favor of further public engagement and a balanced policy that both addresses regulatory concerns and capitalizes on the opportunities that TTF access may bring to Riverside County's airports and communities.

Thank you for your thoughtful consideration.

Respectfully,

Alysssa Lauture

Alyssa Lauture
Tribal Council Secretary
Santa Rosa Band of Cahuilla Indians
cc: Riverside County Aviation Division; Federal Aviation Administration; Local Airport Stakeholders

Flores, Kate

From: Acquia Mail
Sent: Monday, August 25, 2025 12:39 PM
To: james.mccool@desertjet.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250826.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on August 25, 2025

Submitted values are:

First Name
Jim

Last Name
McCool

Address (Street, City and Zip)
42539 Via Prato Indian Wells CA 92210

Phone
6508671982

Email
james.mccool@desertjet.com

Agenda Date
08/26/2025

Agenda Item # or Public Comment
Public Comment

State your position below

3.62

Support

Do you need a Spanish translator?
No

Comments
In support of County Resolution to prohibit TTF at any County airport.

Flores, Kate

From: Acquia Mail
Sent: Monday, August 25, 2025 3:38 PM
To: eric.newman@atlanticaviation.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250826.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on August 25, 2025

Submitted values are:

First Name
Eric

Last Name
Newman

Phone
7817750747

Email
eric.newman@atlanticaviation.com

Agenda Date
08/26/2025

Agenda Item # or Public Comment
ITEM: 3.62 (ID # 28629)

State your position below
Support

3.62

Do you need a Spanish translator?
No

Flores, Kate

From: Curt Castagna <ccastagna@nata.aero>
Sent: Thursday, August 21, 2025 5:00 PM
To: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District 4 Supervisor V. Manuel Perez; District 5; District3 Information
Cc: Clerk of the Board; Jamison, Angela
Subject: Riverside County Board Resolution 2025-230
Attachments: NATA Letter to Riverside County Board of Supervisors 8.21.2025.pdf

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Supervisors Medina, Spiegel, Washington, Perez and Gutierrez

On behalf of the National Air Transportation Association (NATA), thank you for your courtesy and attention in reviewing the attached letter correspondence regarding your pending Board item, to adopt Resolution 2025-230 in Item #62-28629

We ask that the Clerk provide a copy of this correspondence in your board agenda packet.

NATA looks forward to being a continued resource for the County of Riverside in providing support for its aviation business community and for healthy economic opportunities.

We remain available to answer any questions or to provide additional information.

Respectfully submitted,

Curt Castagna
President/ CEO

NATA

AVIATION BUSINESS ADVOCATES

M: +1 562.824.8554 / NATA.AERO
1401 I Street, NW, Ste 300 / Washington, DC 20005

3.62

August 21, 2025

Via Electronic Mail

Board of Supervisors County of Riverside
4080 Lemon Street
1st Floor
Riverside, CA 92501

RE: Resolution 2025-230 of the Board of Supervisors Regarding Through-the-Fence Access Agreements at County-Owned Airports

Dear Board of Supervisors:

On behalf of NATA's FBO members operating at Riverside County airports, I write in support of the Board of Supervisors of the County of Riverside (County) approving the resolution that would disallow entering into, adopting, or considering Through-the-Fence (TTF) access agreements at any County-owned airport.

NATA (the National Air Transportation Association) has been the leading voice for aviation businesses since 1940, representing nearly 3,700 member companies across key sectors such as FBOs, maintenance, air charter, and general aviation airports. Our members help power an industry that supports 1.3 million U.S. jobs and contributes over $178 billion to the economy.

The FAA's Airport Compliance Handbook and related Advisory Circulars make clear that commercial TTF access is discouraged. TTF operations involve, for example, specific instances when an airport permits access to the airfield by operators or aircraft based on land adjacent to, but not a part of, the airport property. While the FAA recognizes limited TTF access in certain circumstances, expanding these arrangements to include commercial aeronautical service providers presents significant risks to the County, to airport stakeholders, and to long-term compliance with federal requirements.

Permitting certain businesses to provide aeronautical services via TTF access agreements without being subject to the same leases, operating permits, and minimum standards as on-airport tenants, can compromise compliance with FAA Grant Assurances. Of particular concern are Grant Assurance 22, which requires airports to be available on reasonable and non-discriminatory terms, and Grant Assurance 23, which prohibits exclusive rights. Allowing TTF operators to bypass the obligations of on-airport tenants creates unfair competition and places the County at risk of federal enforcement actions or even the loss of eligibility for federal airport improvement grant funds.

TTF access agreements have the potential to create financial inequities, especially when taking into account the different property ownership structures of TTF operators and

airport-based businesses. That is, airport-based businesses invest heavily in facilities, equipment, long-term leases, insurance, and other obligations that support airport infrastructure and development. Ultimately, however, the airport owns the land and any improvements made to airport property once those long-term leases end.

By contrast, commercial TTF operators, who retain full fee simple ownership of their land and any improvements, often avoid those costs while competing for the same airport customers. This not only undermines the investments of on-airport tenants but also weakens an airport's ability to generate sustainable revenue, risking violating FAA grant assurances needed to support operations and much-needed infrastructure improvements.

There are also serious safety and security considerations. Commercial TTF operations can result in unregulated access to secure areas, inconsistent insurance and indemnification coverage, and a lack of oversight with respect to airport safety and operational standards. Airport managers must retain clear authority to regulate aeronautical service providers to ensure compliance, accountability, and safe and secure operations.

The County can better serve its airports, tenants, and communities by developing and enforcing fair and reasonable minimum standards that apply equally to all service providers. Requiring businesses to obtain permits, pay appropriate fees, and meet insurance and indemnification requirements ensures both fairness and compliance, while still allowing necessary access to specialized services under controlled conditions. This approach protects the investments of local airport tenants and also maintains flexibility for limited and appropriate outside service needs.

In short, allowing commercial Through-the-Fence operations without oversight or compensation threatens the financial health, safety, and compliance standing of Riverside County airports and poses risks to its tenants and users. I urge the Board to discourage TTF access agreements and instead adopt clear, enforceable policies that protect the longevity and vitality of the County's aviation system.

Sincerely,

Curt Castagna
President and CEO

CC: Supervisor Jose Medina district1@rivco.org
Supervisor Karen Spiegel district2@rivco.org
Supervisor Chuck Washington D3Email@rivco.org
Supervisor V. Manuel Perez district4@rivco.org
Supervisor Yxstian Gutierrez district5@rivco.org
Clerk of the Board COB@rivco.org

Flores, Kate

From:	Acquia Mail
Sent:	Friday, August 22, 2025 8:24 AM
To:	ccastagna@nata.aero
Cc:	Clerk of the Board
Subject:	Request to Speak Web Submission
Attachments:	nata-letter-to-riverside-county-board-of-supervisors-8.21.2025.pdf



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250826.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on August 22, 2025

Submitted values are:

First Name
Curt

Last Name
Castagna

Address (Street, City and Zip)
1401 I St, NW, Washington DC 20005

Phone
5628248554

Email
ccastagna@nata.aero

Agenda Date
08/26/2025

Agenda Item # or Public Comment
3.62 28629 TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA)/AVIATION: Adopt Resolution No. 2025-230 Declaring the County's Position on Through-the-Fence (TTF) Access at County-Owned

Airports

State your position below
Support

Do you need a Spanish translator?
No

Attachments (Must be .pdf, .doc, or .docx)

nata-letter-to-riverside-county-board-of-supervisors-8.21.2025.pdf

August 21, 2025

Via Electronic Mail

Board of Supervisors County of Riverside
4080 Lemon Street
1st Floor
Riverside, CA 92501

RE: Resolution 2025-230 of the Board of Supervisors Regarding Through-the-Fence Access Agreements at County-Owned Airports

Dear Board of Supervisors:

On behalf of NATA's FBO members operating at Riverside County airports, I write in support of the Board of Supervisors of the County of Riverside (County) approving the resolution that would disallow entering into, adopting, or considering Through-the-Fence (TTF) access agreements at any County-owned airport.

NATA (the National Air Transportation Association) has been the leading voice for aviation businesses since 1940, representing nearly 3,700 member companies across key sectors such as FBOs, maintenance, air charter, and general aviation airports. Our members help power an industry that supports 1.3 million U.S. jobs and contributes over $178 billion to the economy.

The FAA's Airport Compliance Handbook and related Advisory Circulars make clear that commercial TTF access is discouraged. TTF operations involve, for example, specific instances when an airport permits access to the airfield by operators or aircraft based on land adjacent to, but not a part of, the airport property. While the FAA recognizes limited TTF access in certain circumstances, expanding these arrangements to include commercial aeronautical service providers presents significant risks to the County, to airport stakeholders, and to long-term compliance with federal requirements.

Permitting certain businesses to provide aeronautical services via TTF access agreements without being subject to the same leases, operating permits, and minimum standards as on-airport tenants, can compromise compliance with FAA Grant Assurances. Of particular concern are Grant Assurance 22, which requires airports to be available on reasonable and non-discriminatory terms, and Grant Assurance 23, which prohibits exclusive rights. Allowing TTF operators to bypass the obligations of on-airport tenants creates unfair competition and places the County at risk of federal enforcement actions or even the loss of eligibility for federal airport improvement grant funds.

TTF access agreements have the potential to create financial inequities, especially when taking into account the different property ownership structures of TTF operators and

airport-based businesses. That is, airport-based businesses invest heavily in facilities, equipment, long-term leases, insurance, and other obligations that support airport infrastructure and development. Ultimately, however, the airport owns the land and any improvements made to airport property once those long-term leases end.

By contrast, commercial TTF operators, who retain full fee simple ownership of their land and any improvements, often avoid those costs while competing for the same airport customers. This not only undermines the investments of on-airport tenants but also weakens an airport's ability to generate sustainable revenue, risking violating FAA grant assurances needed to support operations and much-needed infrastructure improvements.

There are also serious safety and security considerations. Commercial TTF operations can result in unregulated access to secure areas, inconsistent insurance and indemnification coverage, and a lack of oversight with respect to airport safety and operational standards. Airport managers must retain clear authority to regulate aeronautical service providers to ensure compliance, accountability, and safe and secure operations.

The County can better serve its airports, tenants, and communities by developing and enforcing fair and reasonable minimum standards that apply equally to all service providers. Requiring businesses to obtain permits, pay appropriate fees, and meet insurance and indemnification requirements ensures both fairness and compliance, while still allowing necessary access to specialized services under controlled conditions. This approach protects the investments of local airport tenants and also maintains flexibility for limited and appropriate outside service needs.

In short, allowing commercial Through-the-Fence operations without oversight or compensation threatens the financial health, safety, and compliance standing of Riverside County airports and poses risks to its tenants and users. I urge the Board to discourage TTF access agreements and instead adopt clear, enforceable policies that protect the longevity and vitality of the County's aviation system.

Sincerely,

Curt Castagna
President and CEO

CC: Supervisor Jose Medina district1@rivco.org
Supervisor Karen Spiegel district2@rivco.org
Supervisor Chuck Washington D3Email@rivco.org
Supervisor V. Manuel Perez district4@rivco.org
Supervisor Yxstian Gutierrez district5@rivco.org
Clerk of the Board COB@rivco.org

Flores, Kate

From:	Acquia Mail
Sent:	Thursday, August 21, 2025 10:46 AM
To:	Clerk of the Board
Subject:	Public Comments Web Submission
Attachments:	la-quinta-letter-of-opposition-(prohibition-of-tff-access_.pdf



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on August 21, 2025

Submitted values are:

First Name
City of

Last Name
La Quinta

Address (Street, City and Zip)
78495 Calle Tampico, La Quinta, CA 92253

Phone
760-777-7030

Email
lmcginley@laquintaca.gov

Agenda Date
08/26/2025

Agenda Item # or Public Comment
The resolution establishing that Riverside County will not enter into, adopt, or consider Through-the-Fence (TTF) access agreements at any County-owned airport.

3.62

State your position below
Oppose

Comments
Please see the attached letter of opposition on behalf of the City of La Quinta. Thank you

Attachments (Must be .pdf, .doc, or .docx)
la-quinta-letter-of-opposition-(prohibition-of-tff-access_.pdf

La Quinta
CALIFORNIA

August 21, 2025

V. Manuel Perez, Chair
Board of Supervisors
County of Riverside
4080 Lemon Street, 1st Floor
Riverside, CA 92501

RE: Letter of Opposition – Resolution No. 2025-XXX (Prohibition of Through-the-Fence Access at County-Owned Airports)

Dear Chair Perez and Members of the Board:

On behalf of the City of La Quinta, we respectfully submit this letter expressing the City's strong opposition to Riverside County's proposed Resolution No. 2025-XXX, which would prohibit the County from entering into, adopting, or considering Through-the-Fence (TTF) access agreements at County-owned airports.

While we recognize the County's intent to ensure the financial self-sufficiency and regulatory compliance of airport operations, the City of La Quinta believes that a categorical ban on TTF access is unwarranted, unnecessarily restrictive, and not in the broader interest of the region's residents and businesses.

Key Reasons for Opposition:

- **Missed Economic Opportunity:** By categorically excluding TTF access, the County forecloses the potential for responsible private investment, local economic development, and job creation associated with aviation-related activities on adjacent properties. This approach could stifle entrepreneurial initiatives that benefit both the airport and the surrounding municipalities.

- **Flexibility and Innovation:** The FAA's guidance allows for TTF arrangements under certain regulatory and compliance frameworks. Other jurisdictions have successfully implemented TTF agreements that safeguard airport integrity while allowing off-airport users to contribute to the airport's economic base and aviation ecosystem.

- **Property Rights and Community Impact:** Prohibiting TTF access diminishes the rights of adjacent landowners, limits collaboration with local governments, and may negatively affect property values. This one-size-fits-all approach fails to recognize unique local needs and the benefits that responsible TTF users can provide.

- **Public Engagement and Equity:** The feasibility analysis referenced by the County appears to have inadequately involved municipal stakeholders. This resolution risks privileging existing on-airport tenants at the expense of fair competition and community input, raising concerns about equity and transparency.

- **Alternative Policy Approaches:** Instead of an outright ban, the County could develop a clear, objective, and enforceable framework for evaluating TTF access requests—aligned with FAA regulations, grant assurances, and local interests. This would allow for a case-by-case review that preserves airport protections while supporting local economic growth and innovation.

For these reasons, the City of La Quinta urges the Board of Supervisors to reconsider Resolution No. 2025-XXX. We recommend deferring adoption of this resolution in favor of further public engagement and a balanced policy that both addresses regulatory concerns and capitalizes on the opportunities that TTF access may bring to Riverside County's airports and communities.

Thank you for your thoughtful consideration.

Respectfully,

Linda Evans

Linda Evans, Mayor

cc: Riverside County Aviation Division; Federal Aviation Administration; Local Airport Stakeholders