

**AIRPORT AGREEMENT BETWEEN COUNTY OF SAN MATEO/HALF
MOON BAY AIRPORT
AND
PACIFIC COAST DREAM MACHINES**

THIS AGREEMENT, made and entered into this 9 day of December 2025, by and between the **COUNTY OF SAN MATEO**, a political subdivision of State of California, hereinafter called “County”, and **PACIFIC COAST DREAM MACHINES**, collectively referred to as “Operator”.

WITNESSETH:

WHEREAS, County is owner of the airport in the **vicinity of the City of Half Moon Bay** known as the **Half Moon Bay Airport**, hereinafter called “Airport”, a general aviation reliever airport owned and maintained by County for the use and benefit of the public; and

WHEREAS, Operator desires to conduct an event to benefit the nonprofit Coastside Adult Day Health Center; and

WHEREAS, County is willing to permit Operator to conduct the Pacific Coast Dream Machines Event(s), hereinafter called “Event”, on the premises of the Airport; and Operator desires to engage in Event activities described in this Agreement and use of facilities as described; and

WHEREAS, during the Event, including setup and breakdown, the Operator agrees to manage and control all vehicle and aircraft parking, static aircraft displays, aircraft flybys, aircraft rides, crowd protection, gate access and perimeter security; and

WHEREAS, prior to the event, Operator will provide and ensure that volunteers conducting aviation services including but not limited to aircraft marshalling, parking, and towing, and volunteers operating on active taxiways or parking ramps, have the appropriate experience and training to operate on the Airport safely and without direct supervision; and

WHEREAS, in coordination with Airport Staff, Operator will provide air traffic services for the Event using Federal Aviation Administration (FAA) personnel and equipment if available or FAA-approved air traffic provider; and

WHEREAS, in coordination with the Airport Staff, Operator shall submit an Application for Certificate of Waiver or Authorization to the Federal Aviation Administration at least 90 days prior to event for those portions of the event that contain activities requiring such a waiver; and

WHEREAS, it is understood that Operator's use of the Airport or County Real Property or personal property shall be at no cost to the County. Operator shall bear all costs connected with staging of the Event and activities incidental thereto, and the sole function of the County is to allow Operator to make use of the Airport facilities and to enforce the provisions of this Agreement. Operator shall reimburse County for all expenses related to the coordination and administration of the activities and requirements described in this agreement; and

WHEREAS, Government Code Section 25536 allows a county to enter into an agreement for such activities by a four-fifths (4/5ths) vote of its Board of Supervisors

NOW, THEREFORE, IT IS HEREBY AGREED BY THE PARTIES HERETO as follows:

1. **TERM**: The purpose of this Agreement is to conduct a fundraising event to benefit the Coastside Adult Day Health Center. The term of this Agreement will be for three years, for the 2026, 2027, and 2028 Events. The Events will be held on the last Sunday of April each year. The Operator shall have access to the Airport for a total of five (5) days each year. No other access will be granted. The first of the five (5) day access will begin on the Thursday prior to the Event at which time the staging and set up of equipment shall begin. By end of day Thursday, all initial fencing shall, as approved by the Airport, be in place. The Monday following the Event is for clean-up and removal of all equipment and materials. The Event will be open to the public from 10 a.m. to 4 p.m. on the day of the Event. Either party may terminate the Agreement with or without cause after providing notice at least 30 days prior to termination
2. **ACTIVITIES PERMITTED**: County and Operator agree that the following activities shall be permitted during the Pacific Coast Dream Machines Event:
 - a. Parachute jump (FAA Waiver Required)
 - b. Vehicle and motorcycle display
 - c. Display of civilian and military equipment
 - d. Static aircraft display

- e. Aircraft Flybys (FAA Waiver Required)
- f. Airplane and helicopter rides (Ride Operator information must be submitted to FAA along with Waiver Request)
- g. Motorcycle demonstrations
- h. Truck rides
- i. Moto-cross motorcycle jump
- j. Tractor pull demonstrations
- k. Live music
- l. Carnival rides for children (height and location must be coordinated with Airport. Rides that penetrate FAA Navigable Airspace require a 7460-1 to be submitted at least 45 days prior to Event.)
- m. Sale of food and alcoholic beverages
- n. Sale of other activities as approved in writing, 60 days in advance of the Event, by the Director of Public Works or their designee

3. USE OF AIRPORT FACILITIES: This Agreement and the Operator's right to conduct the Event, is further subject to annual approval by the FAA pursuant to FAA policy governing non-aeronautical events on airport property. County shall apply for such approval each year. In the event the FAA denies, withdraws, or withdraws approval for any reason, this agreement shall be considered null and void for that year without liability to the County, and the Operator shall have no claim against the County for damages, costs, or losses arising from such denial or withdrawal.

4. **FEES AND PAYMENTS:** Operator shall pay the County \$1100 per day to the airport for setup, execution, and breakdown of the Event. In addition, Operator shall reimburse County for staff time and expenses related to the coordination and execution of the activities and requirements described in this Agreement as well as any damage from the Operator, their employees, volunteers or guests. The County will issue an invoice for all charges within two (2) weeks of the Event. The Operator shall make full payment to the County within 30 days of receiving the invoice.
Any access to the Airport outside of the five (5) days specified in Section 1 shall be subject to approval by the Airport and charged to the Operator at the current hourly rate for Airport staff.
5. **PENALTIES:** Operator is subject to penalties for noncompliance with this Agreement. Safety of people attending and participating in the Event, aviation safety, and compliance with the law is paramount during the Event. If issues arise prior to or during the Event such as insufficient temporary fencing, open or unstaffed gates, spectators inside the sterile area, and/or fence lines being compromised, the Event will be delayed until the safety or security deficiency is corrected.
6. **LICENSES, FEES, TAXES:** Operator shall, and County shall not, be responsible for any payment of licenses, fees, or taxes of any kind that might arise from the operation. Operator is responsible for securing any required environmental permits.

7. INSURANCE:

- a. During the full term of this Agreement including all set up and tear down activities related to the Event, Operator shall maintain insurance coverage satisfactory to County as listed on Appendix "A", Insurance Requirements. This requirement can be met through separate or combined policies. Operator shall furnish County evidence of such insurance coverage no later than sixty (60) days prior to the Event.
- b. Each policy shall name County as an "additional insured" and shall provide for written notice by the insurer to County and to the insured thirty days prior to any cancellation. Where the owners provide insurance, the policy must also be endorsed to include Operator and County as an "additional insured."

8. RIGHT OF INSPECTION: To the extent necessary to protect its rights and interests, County may inspect all premises and operations of the Operator related to the Pacific Coast Dream Machine Event to determine if Operator is performing in accordance with the terms of this Agreement.

9. INDEMNITY: Operator shall indemnify, defend, and hold harmless County, its officers, agents, employees, and servants, from any and all claims, suits or actions of every name, kind, and description brought for or on account of injuries to or death of any person, including Operator, or damage to property of any kind whatsoever and to whomsoever belonging (including any such claims, suits, or actions arising out of the concurrent active or passive negligence of County, its officers, agents, employees, and servants) which in any way arise from or are

caused by the Pacific Coast Dream Machine Event and any activities relating to that event and the use or occupation of the Airport by Operator under the provisions of this Agreement, including any acts, omissions, or negligence, whether active or passive, of Operator, its agents, officers, employees, or permittees.

- a. This section shall not apply to injuries or damage for which County has been found in a court of competent jurisdiction to be solely liable by the reason of its own negligence or willful misconduct.
- b. The duty of Operator to indemnify and hold harmless as set forth herein shall include the duty to defend as set forth in California Civil Code Section 2778.

10. CO-PARTNERSHIP DISCLAIMER: It is mutually agreed and understood that nothing contained in this Agreement shall be deemed or construed to constitute a partnership or joint venture between the parties to this Agreement, or as constituting Operator or their employees as employees, agents or representatives of the County for any purpose or in any manner whatsoever.

11. CONTROL: Neither County nor its officers, agents or employees shall have any control over the conduct of the Operator, or any of the Operator's employees or independent contractors, except as herein set forth, and Operator expressly agrees not to represent that Operator, or any of Operator's agents, servants, employees or independent contractors, are in any manner agents, servants or employees of County.

12. NATURE OF INTEREST GRANTED: It is specifically understood and agreed by the parties hereto that the relationship created by this instrument is not one of the landlord and tenant, principal and agent, or owner and contractor, it being the intention of the parties that this Agreement is merely for the purpose of allowing Operator to use the Airport and the facilities thereon for the purpose of staging and conducting a Pacific Coast Dream Machines Event and activities related and incidental thereto.

13. COMPLIANCE WITH LAW: Operator shall comply with;

- a. All applicable Federal, State, County and City laws, rules, regulations, certificates and licenses and shall have documentation of said compliance no later than four (4) days prior to the event.
- b. Operator shall notify all users of the facilities and pilots and aircraft as to all applicable rules and require all pilots and aircraft flying in the Event comply with them, including the Airport Voluntary Noise Abatement Procedures and Minimum Altitude for Seabird Nesting Areas near the Airport.

14. NO ASSIGNMENT, DELEGATION, NOR SUBLICENSING: This Agreement may not be assigned, delegated, nor can it as a whole, be the subject of a concession or sublicense agreement. However, Operator may allow concessionaires to enter upon the Airport for the performance of functions and provisions of this agreement. Only businesses and individuals with written agreements with the County, and those concessionaires, exhibitors, and salespersons having written agreements with the Operator will be allowed to sell to the public on the Airport.

15. OPERATION OF RADIO/WEATHER/MONITORING/ELECTRONIC

EQUIPMENT: Operator shall not operate any radio/weather/monitoring/electric equipment, on the Airport that might interfere with transmissions essential to the operation of the Airport without prior written permission from both the FAA and the County

16. NON-DISCRIMINATION: No person shall, on the grounds of race, color, religion, ancestry, gender, age (over 40), national origin, medical condition (cancer), physical or mental disability, sexual orientation, pregnancy, childbirth or related medical condition, marital status, or political affiliation be denied any benefits or subject to discrimination under this agreement.

17. OTHER REQUIREMENTS AND CONDITIONS: Operator agrees to abide by other special conditions & Appendix "B" – "Special Requirements/Conditions to Airport Agreement with Pacific Coast Dream Machines", Appendix "C" – "Policies for Sale of Alcohol at Airport Events", and Appendix "D", "Standard Provisions for all Lease, Use and Other Agreement and Permits San Mateo County Airports".

* * * * *

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

"COUNTY"

COUNTY OF SAN MATEO

BY

President, Board of Supervisors

San Mateo County

Resolution No. 081577; adopted 12/09/2025

ATTEST:



Clerk of said Board

"OPERATOR"

PACIFIC COAST DREAM MACHINES

BY

Signed by:



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Frank Besnyi, Chairman

Pacific Coast Dream Machines

APPENDIX "A"
"INSURANCE REQUIREMENTS"
TO AIRPORT AGREEMENT WITH
PACIFIC COAST DREAM MACHINES

Insurance Requirements

The Operator shall obtain insurance coverages and amounts as required by the County Risk Manager.

The Operator shall obtain applicable liability insurance having limits for bodily injury, personal injury and property damage in an amount not less than \$1,000,000 per occurrence and \$5,000,000 in the aggregate. This insurance will provide coverage for premises liability, products liability, contractual liability, and provide coverage for any liability incurred by independent contractors, as well as hired and non-owned automobile liability.

The County of San Mateo, its officers, agents, employees, and members of Boards and Commissions shall be named as additional insured on all policies.

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APPENDIX "B"

"SPECIAL REQUIREMENTS/CONDITIONS" TO AIRPORT AGREEMENT WITH PACIFIC COAST DREAM MACHINES

A. GENERAL

1. Operator shall be deemed to have accepted the condition of the Airport premises prior to its occupation and use thereof and shall make no demand upon County for any alterations, repairs, or construction.

2. Operator may use areas and facilities at the Airport as designated by the County. Operator shall have the right to construct and maintain such temporary facilities and/or structures as are necessary for the activities permitted by this Agreement, including controlling the ingress and egress of the public and Pacific Coast Dream Machines Event participants. Said temporary facilities and/or structures must be satisfactory to the County and Federal Aviation Administration (FAA). Operator shall immediately remove said temporary facilities and/or structures upon request of the County.

3. It is understood that Operator's use of County real or personal property shall be at no cost to the County. Operator shall bear all costs connected with staging of the Pacific Coast Dream Machines Event and activities incidental thereto, and the sole function of County is to allow Operator to make use of the Airport facilities and to enforce the provisions of this Agreement.

4. Safety shall be paramount at all times and Operator shall take any and all reasonable steps to ensure that unsafe actions or conditions are corrected immediately. County may stop any and/or all Event activities until the unsafe or unsatisfactory condition is corrected. Operator agrees to comply with the County's Event Ground Operations Safety Plan.

5. Operator shall obtain and bear the expense of all licenses, permits, and other authorization required by applicable agencies in connection with the Pacific Coast Dream Machines Event. Operator shall pay promptly and discharge all lawful taxes and assessments which may be levied by the federal, state, county, city, or other tax levying body on any taxable interest of Operator as well as all taxes and assessments on taxable personal property of whatever nature owned by Operator and located on the Airport. Operator shall promptly obtain and pay all excise, license, and permit fees of whatever nature applicable to the Operator's activities under this Agreement.

6. No lessee or owner shall be denied access to his or her business, aircraft or hangar during the period of this agreement without County authorization nor shall they be charged an entry or parking fee for such use. Operator agrees to ensure the timely access for tenants to or from their hangars or businesses when taxiways and thoroughfares are temporarily blocked. Operator shall provide adequate access and safe passage of aircraft to and from the hangar areas and the runway/taxiways as described in the Ground Operations Safety Plan. Operator shall completely secure the South Hangar Area as shown on the Event Area Map from the event area with temporary chain link fencing, barricades or as approved by Airport Manager or his/her designee.

7. Airport shall remain open to the flying public at all times during the term of this Agreement unless otherwise closed due to FAA Waiver or as part of activities described in this Agreement. Operator shall ensure that no members of the flying public are required to pay a fee for the

parking of their aircraft or use of the Airport's facilities. Operator shall ensure that all Event personnel and volunteers are aware of and comply with this requirement.

8. No overnight camping is permitted.

9. It is specifically understood and agreed that any and all of the terms and conditions of this permit are subordinate to FAA grant, County and/or Airport projects and/or agreements; and that Operator shall not be entitled to any compensation or damages from County for loss of the use of the whole or any part of the premises or any inconvenience or annoyance caused by such projects.

10. A curfew shall be in effect at the Airport from 11:00 pm to 5:00 am for event activities during all five (5) days of the agreement. Operator shall ensure that its employees, contractors, volunteers, participants, vendors and concessionaires are outside the Airport perimeter during the curfew period. Only official on-duty law enforcement/security officers providing security for the Event shall be permitted onto the Airport during the curfew. No event setup, cleanup and staging, etc. shall be conducted during the curfew period. Airport shall remain open during this time only for normal aircraft operations and activities not related to the Event. All Airport gates shall remain locked during the curfew.

11. Operator shall develop a Source Reduction and Recycling Plan pursuant to the California Integrated Waste Management Act AB 2176 Montanez Chapter 879, statutes 2004. Operator shall submit a written Waste Diversion/Recycling Plan and *Venue/Event Waste Reduction Plan Data Sheet* to the County of San Mateo Recycle Works Program at 555 County Center 5th Floor, Redwood City, CA 94063 prior to the event. Additionally, Operator shall submit a *Venue/Event Documentation Data Sheet* estimating the waste diverted and disposed of by the hauler during the event to the County's Recycle Works Program no later than 30 days following the event.

12. Operator and its employees, contractors, volunteers, participants, vendors and concessionaires shall comply with Chapter 4.106 and 4.107 of the San Mateo County Ordinance Code regulating the use of polystyrene and disposable food service ware at all County facilities and events.

B. SECURING THE PRE-EVENT/POST-EVENT AREA; AND EVENT AREA.

1. A "Event Area Map" approved by the Airport Manager or designee shall be developed for the purpose of separating event personnel and equipment from the aircraft operations area on the Thursday prior to the event and the Monday following the event. Operator shall completely secure the area with temporary fencing as shown and described on the "Event Area Map" or as approved by Airport Manager or designee the Thursday before and day of the event. Operator shall not stage equipment on the Airport movement area, including taxilane/taxiway safety areas, until installation and airport approval of the temporary fencing the Thursday prior to the event without specific authorization from the Airport Manager or designee and approved escort onto the Airport's active taxiways.

2. Operator shall ensure that all access onto the Airport the three (3) days prior to the Event and the Monday following the event is through the gate on Capistrano Road or the Main Gate along Highway 1 provided that all appropriate written authorization has been obtained for access at these locations. Operator shall ensure that all gates in use are guarded or fully closed at all times to prevent unauthorized entry onto the active taxiways or runway. Operator is responsible for obtaining written authorization for the use of the Capistrano and Highway 1 access points from all appropriate agencies including the California Highway Patrol (CHP), San Mateo County Sheriff's Office, and the Airport.

Copies of this written authorization shall be provided to the Airport Manager prior to the Operator's use of these gates and access points. ***At no time will access during the event, pre-event or post event periods be allowed through the Hanger Emergency Gate along Highway 1 unless specific written authorization from CHP has been provided and it is manned by the appropriate agency at all times and re-secured immediately after.***

3. Following the close of activities on the day of the Event, Operator shall relocate all event equipment and materials that will remain overnight on the Airport as depicted and described in the Event Map and as directed by the Airport Manager. Only those event items that are unable to be moved and specifically authorized by the Airport Manager may remain in place. Operator shall provide an approved escort onto the Airport's active taxiways for removal of all specifically authorized items remaining outside the Event Area following the close of activities following the day of the event and on the day after the Event. Operator shall leave the Event Area secured until all items are removed from the Airport. **No Fencing shall be removed from its place, besides those that were installed the morning of event, until all other equipment is removed.**

4. Operator shall have all items removed from the Airport by 5:00 p.m. on the day following the Event. Equipment and materials related to the event remaining on the Airport after 5:00 p.m. on the second day following the event may, at the County's discretion, be removed by the County at the Operator's risk and expense.

5. Operator shall obtain written confirmation from Cal Fire no later than thirty (30) days prior to the Event that two (2) dedicated response units will be present for the duration of the Event while it is open to the public. One (1) unit and crew shall be positioned to respond to incidents occurring within the Event fence line. A second unit, equipped with aqueous film-forming foam (AFFF) and carrying not less than five hundred (500) gallons of water, shall be stationed within the airfield portion of the Event near the temporary control tower and shall be available to respond to any aircraft-related emergencies. Operator shall provide the County with copies of the written confirmation prior to the commencement of the Event.

C. VEHICLE OPERATION AND PARKING

1. Vehicles owned or operated by Operator, its agents or employees, spectators or participants shall be parked within areas specifically designated for vehicle parking. Operator shall ensure that all vehicles operated on the Airport are operated in a safe and responsible manner. ***A speed limit of 10 MPH shall be strictly enforced.*** Vehicles shall not be operated in the vicinity of operating aircraft, nor shall they enter onto or cross the runway or active taxiway without proper authorization from the Airport. Unless specifically authorized by the Airport Manager or his/her designee, no vehicles shall be permitted on any active taxiway during the term of the Event.

2. A written traffic circulation plan shall be coordinated with and approved by the California Highway Patrol (CHP), County Sheriff's Office, and the County of San Mateo. Operator shall guide all traffic onto and off the Airport following this plan. Traffic shall not enter or exit using the hangar emergency gate on the southeast corner of the standard hangars without first obtaining and providing to the Airport Manager the proper written authorization and approval of the

CHP and all other appropriate agencies. Operator shall provide the Airport Manager or his/her designee a copy of the approved plan no later than thirty (30) days prior to the Event.

3. The location of the event entrance gate(s), the route to be taken to the parking area, the designated parking area, and the exit route and exit gate(s) shall be pre-approved by the County.

4. Supervision of parking facilities shall be the responsibility of Operator. No overnight parking of non-display or event specific vehicles will be permitted inside the Airport perimeter. No overnight camping is permitted.

5. The Operator shall provide County a Delineation of Responsibilities in which each group that collectively make up the Operator clearly define their individual responsibilities during the Event. Operator shall provide the Airport Manager or their designee a copy for their review and approval no later than thirty (30) days prior to the Event.

D. AIRCRAFT DISPLAY AND CROWD CONTROL

1. The configuration and location of the aircraft display area shall be mutually agreed upon by the Operator and the Airport Manager or his/her designee. Operator shall direct all display aircraft to the designated area and shall ensure that proper crowd control barriers are in place during the period of this Agreement. Operator shall properly park display aircraft and ensure that the aircraft are secured. Operator shall ensure that enough ramp space adjacent the self-service aircraft fuel facility remains clear of aircraft and personnel as to permit the entry and exit of aircraft conducting fueling activities.

2. Operator shall furnish such personnel as are necessary to enable the public to park, to give traffic directions and to provide crowd control. Crowd control barriers shall be in place at the Event no later than 6:00 A.M on the day of the Event and remain in place until all event attendees have departed. Temporary fencing or rope barricades shall separate the public from aircraft operations areas at all times and shall be provided and set up by operator

3. Operator shall ensure that no bicycles, skateboards, scooters, roller skates and/or rollerblades are brought onto and/or operated on the Airport.

4. Operator shall ensure that all aircraft ride operators provide ground personnel to safely coordinate egress of customers onto the aircraft operations area and ensure adequate crowd control as required in the Ground Operations Safety Plan.

5. Operator shall supply additional staffing for all aircraft that require special attention due to size or type of operation. Number of staffing shall be determined by the Airport

E. NOISE ABATEMENT AND FEDERAL AVIATION REGULATIONS.

1. Operator shall provide a copy of the Half Moon Bay Airport Noise Abatement Procedures to all pilots associated with the Event. In addition, Operator shall take all measures

necessary to ensure that aircraft involved in or associated with the Event are in compliance with the noise abatement procedures, unless prior approval has been obtained from the Airport for specific activities during the Event that deviate from the standard noise abatement procedures.

2. Operator shall be required to submit an Application for Certificate of Waiver or Authorization (the “Waiver”) to the Federal Aviation Administration requesting, at a minimum the waiver of minimum safe altitudes and airspeed regulations for the duration of the day of the Event. The Operator provide a copy of the FAA’s approval no later must provide a copy of the approved Waiver to the County prior to the day of the Event. Failure of Operator to obtain a waiver in accordance with these provisions shall result in the cancellation of fly-bys and attractions listed in “List of Activities” of the agreement. Additionally, no activities approved in the Waiver shall occur unless the Half Moon Bay Airport AWOS is reporting 3 miles visibility and 1,000 foot ceiling, or greater. A Federal Aviation Administration (FAA) staffed Air Traffic Control Tower (ATCT) is required to manage the complex mix of aircraft and ride operators, and additional aircraft arrivals and departures on the day of the Event. The cost of the ATCT, if any, is the responsibility of the Operator.

3. A professional Air Boss, as approved and required by the FAA shall be hired to manage the airspace during any Waivered closures (flybys of vintage and military aircraft during the Event). The Air Boss shall be listed on the Application for Certificate of Waiver or Authorization (“Waiver”) submitted to the FAA. The cost of the Air Boss’ services is the responsibility of the Operator.

4. Form 7460-1 Notice of Proposed Construction or Alteration shall be submitted online to the FAA via the OEAAA system 45 days in advance for any structure exceeding 100 to 1 for a horizontal distance of 20,000 feet from the nearest point of the runway. A copy of the Aeronautical Study Number (ASN) and FAA Determination Letter shall be provided to the Airport prior to beginning staging or set up for the Event.

F. FOOD AND BEVERAGE SALES

1. Operator may offer for sale food and soft drinks. All vendors shall comply with the California State Retail Food Code and County Environmental Health Service regulations and be properly permitted.

2. If engaging in the sale of alcoholic beverages, Operator shall comply with all terms and requirements in the attached Appendix “C”, “POLICIES FOR SALE OF ALCOHOL AT AIRPORT EVENTS”.

G. SERVICES TO BE PROVIDED BY OPERATOR.

1. Operator shall provide adequate toilet facilities to accommodate spectators and workers.
2. Operator shall provide first aid facilities as are reasonably necessary to accommodate

expected crowds.

H. SECURITY

1. Aircraft based on the Airport shall not be disturbed in any manner. Operator shall rope-off the based aircraft as needed.
2. Operator shall provide, at its own expense, sufficient security personnel as required to ensure all activities and aspects of the event are safe and secure. Operator shall provide security as described herein for all other Airport buildings and property during the term of this Agreement. Operator will also provide security for transient aircraft, participating Event aircraft, and vehicles and equipment that are participating in the Event during the period of this Agreement.
3. Operator shall ensure that a final written security plan is submitted in advance and approved by Airport Manager or his/her designee no later than (30) days prior to the event.

I. CLEAN UP AND REPAIRS

1. Operators shall provide sufficient personnel and equipment to collect and remove all debris, trash, garbage, or other rubbish generated by the Event from the Airport to the satisfaction of the County of San Mateo. Operator shall clean up and remove all trash and debris in the area outside the event area prior to departing the Airport on the last night of the Event. Inside the event area, said collection and removal shall be completed within twenty-four (24) hours of the close of the event. In the event such collection and removal is not performed in a timely manner, County shall have the right to perform such collection and removal itself, and to bill Operator all expenses for doing so.
2. Operator shall be responsible for cleaning any area of the Airport impacted by operations under this Agreement. Immediately subsequent to the close of the Event, but no later than 5 p.m. on the day following the Event, Operator shall clean the entire area used by it, remove all equipment, booths, hay bales, etc. from the premises, and shall restore the area insofar as possible to the condition existing immediately prior to the commencement of this Agreement.
3. Operator shall repair at its own expense any and all damage to the property of the County or to the property of others on the Airport, and which damage has been caused by Operator, its agents, employees or others who may be on the Airport for any purpose connected with the event, viewing, and operation of the Event. This provision applies to hangars, pavement, airfield lights all aircraft, including based, transient, and Pacific Coast Dream Machines Event aircraft. Repairs must be completed within sixty days with a two-week advance notice for all work to be completed on the Airport Operations Area (AOA). If repair is not completed within sixty days, the airport will schedule work to be done and bill operator accordingly.

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APPENDIX "C"
"POLICIES FOR SALE OF ALCOHOL AT AIRPORT EVENTS"
TO AIRPORT AGREEMENT WITH
PACIFIC COAST DREAM MACHINES

Policy Statement: This policy is provided to ensure that the dispensing and consumption of alcoholic beverages is managed in a reasonable, responsible, and professional manner at all events associated with San Mateo County Airports. Our purpose in developing this policy is to ensure that all negative consequences associated with alcohol consumption, at public events hosted by the Airports Division, are minimized to the greatest possible extent.

The Airports Division of San Mateo County Public Works will not grant, or request approval, for any event that includes the consumption of alcohol as the primary activity. Neither will the Airports Division allow the use of County Airport Facilities by any organization that does not strictly adhere to these policies as set forth.

The Airports Division of San Mateo County Public Works will grant, or request approval for those events that have agreed to the following policies which shall be included in Concession or Permit Agreements for all events.

- a. Permits for the sale of alcoholic beverages to the public must be obtained from Alcoholic Beverage Control (ABC). Permits must be obtained prior to the sale of alcohol and must be produced upon request during the event.
- b. Alcohol may not be served to any person under the age of 21.
- c. Alcohol may not be served to any person who fails to present a California Driver's License or Identification Card showing them to be at least 21 years of age. Out of state Drivers Licenses or Identification Cards may be accepted provided they are picture IDs and are supported by an additional non-picture ID.
- d. Alcohol may not be served to any person who appears to be intoxicated.
- e. Only designated servers of alcohol will pour alcoholic beverages; no self- service of alcohol will be permitted. All servers of alcohol must be trained and be able to demonstrate that they are aware of all laws, guidelines, and policies related to the sale and dispensing of alcoholic beverages.
- f. Only two alcoholic drinks may be served to customer at one time. Adequate staff must be provided to ensure that this policy is satisfied.
- g. Alcohol will be served in cups or glasses provided for the dispensing of alcohol. At no time may alcohol be dispensed into cups or glasses designated for the use of soft drinks.
- h. Guests may not bring alcoholic beverages into or outside of the permitted event.
- i. Signs required by law and service policies will be posted in a highly visible location at all alcoholic beverage serving stations: Signs warning of the dangers of consumption of alcoholic beverages by pregnant women will be posted, as prescribed by law..
- j. The sale of alcohol shall cease one hour prior to the closing of the event.
- k. Soft drinks and food must also be served at any event that includes the sale or distribution of alcoholic beverages.

Permittee or Concessionaire agrees that failure to comply with these policies will result in the immediate suspension of the sale of alcoholic beverages.

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APPENDIX "D"
"STANDARD PROVISIONS FOR ALL LEASE,
USE, AND OTHER AGREEMENTS AND PERMITS
SAN MATEO COUNTY AIRPORTS"

1. Operator/Lessee for itself, its heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree "as a covenant running with the land" that in the event facilities are constructed, maintained, or otherwise operated on the said property described in this lease, agreement or permit for a purpose for which a United States Department of Transportation (DOT) provision of similar services or benefits, Operator/Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, (CFR), DOT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.
2. Operator/Lessee for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that: (1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under the lands and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subject to discrimination, (3) that Operator/Lessee shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, CFR, DOT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.
3. In the event of breach of any of the above nondiscrimination covenants, County may terminate the lease agreement or permit and reenter and repossess the land and the facilities thereon and hold them as if the lease, agreement or permit had never been made or issued. This provision does not become effective until the procedures of 49 CFR Part 21 are followed and completed, including expiration of appeal rights.
4. Operator/Lessee shall furnish its accommodations and/or services on a fair, equal and not unjustly discriminatory basis to all users and shall charge fair, reasonable and not unjustly discriminatory prices for each unit or service; provided that Operator/Lessee may make reasonable and nondiscriminatory discounts, rebates or other similar type of price reductions to volume purchasers.
5. Non-compliance with Provision 4 above shall constitute a material breach of the lease, agreement or permit. In the event of such non-compliance, County may terminate this lease, agreement or permit and the estate hereby created without liability thereof; or, at the election of County or the United States either or both of these governments may judicially enforce the Provision.
6. Operator/Lessee assures that it will undertake an affirmative action program as required by 14

CFR Part 152. Subpart E, to ensure that no person shall on the grounds of race, creed, color, national origin, or sex be excluded from participating in any employment activities covered in 14 CFR Part 152, Subpart E. Operator/Lessee assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by Subpart E. Operator/Lessee will require its covered suborganizations to provide assurances to Operator/Lessee that they similarly will undertake affirmative action programs and will require assurances from their suborganizations, as required by 14 CFR Part 152, Subpart E, to the same effect.

7. County may further develop or improve the landing area of the Airport as it sees fit, regardless of the desires or view of Operator/Lessee and without interference or hindrance.
8. County may but shall not be obligated to Operator/Lessee to, maintain and keep in repair the landing area of the Airport and all publicly owned facilities of the Airport. County also may direct and control the activities of Operator/Lessee in this regard.
9. The lease, agreement or permit shall be subordinate to the provisions and requirements of any existing or future agreement between the County and the United States relative to the development, operation or maintenance of the Airport.
10. There is hereby reserved to County, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the premises covered by the lease, agreement or permit. This public right of flight shall include the right to cause in this airspace any noise inherent in the operation of any aircraft used for navigation or flight through the airspace or to land at, take off from or operate on the San Carlos or Half Moon Bay Airport, as the case may be.
11. Operator/Lessee shall comply with the notification and review requirements covered in Part 77 of the Federal Aviation Regulations if future construction of a building is planned for the premises covered by the lease, agreement or permit or in the event of any planned modification or alteration of any present or future building or structure on the premises.
12. Operator/Lessee, by accepting this lease, agreement or permit, expressly agrees for itself, its successors and assigns that it will not erect nor permit the erection of any structure or object nor permit the growth of any tree on any land leased that would be in conflict with the provisions of Part 77 of the Federal Aviation Regulations. If these covenants are breached, County may enter upon the land and remove the offending structure or object and cut the offending tree, all of which shall be at Operator/Lessee's expense.
13. Operator/Lessee, by accepting this lease, agreement or permit, agrees for itself, its successors and assigns that it will not make use of the premises covered by the lease, agreement or permit in any manner which might interfere with the landing and taking off of aircraft from the Airport or otherwise constitute a hazard. If this covenant is breached, County may enter upon the premises and cause the abatement of such interference at Operator/Lessee's expense
14. Nothing contained in the lease, agreement or permit shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958 (49 U.S.C. 1349A).

15. The lease, agreement or pennit and all its provisions shall be subject to whatever right the United States Government now has or in the future may have or acquire, affecting the control, operation, regulation and taking over of the Airport or the exclusive or non-exclusive use of the Airport by the United States during the time of war or national emergency.
16. Operator/Lessee will conduct its programs and operate its facilities in accordance with the requirements of Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and will assure that no qualified handicapped person shall, solely by reason of his or her handicap be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination, including discrimination in employment. Operator/Lessee will conduct its programs and operate its facilities in compliance with all the requirements imposed by or pursuant to 49 CFR Part 27.
17. Operator/Lessee hereby assures that no person shall be excluded from participation, denied the benefits of or otherwise discriminated against in connection with the award and performance of any contract(s), including leases, covered by 49 CFR Part 23 on the grounds of race, color, national origin or sex. It is the policy of the Department of Transportation that minority business enterprises - as defined in 49 CFR Part 23.5 to mean a small business concern (pursuant to Section 3 of the Small Business Act) which is at least 51% owned, privately or through shares of public stock, by one or more minorities or women and whose management and daily business operations are controlled by one or more such individuals - shall have the maximum opportunity to participate in the performance of leases and, consequently, this lease/agreement/pennit is subject to the applicable sections of 49 CFR Part 23, and those Regulations as may be amended.
18. Operator/Lessee shall insert the above Provisions in any lease, agreement, contract, pennit, etc., by which it grants a right or privilege to any person, firm or corporation to render accommodations and/or services to the public on the premises covered by the lease, agreement or pennit, including any subleases, and hereby assures that the above Provisions will be included in any agreement, contract, pennit or further sub-lease granted or entered into by any sub-lessee of the Operator/Lessee.

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