



**COUNTY** *of* **VENTURA**

Department of Airports



# *Aviation Advisory Commission Meeting*



# *March 11, 2026*

# MEETING AGENDA

## 1. **Call to Order and Pledge of Allegiance**

2. Roll Call
3. Agenda Review
4. Approval of Minutes
5. Public Comment Period
6. Consent Agenda Items
7. Regular Agenda Items
8. Director's Report
9. Reports
10. Correspondence
11. Commission Comments
12. Adjournment



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Approve minutes from the **January 7, 2026**,  
Aviation Advisory Commission meeting

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# Public Comment Period

Visit [www.airports.venturacounty.gov/meeting-calendar](http://www.airports.venturacounty.gov/meeting-calendar) and click the agenda link for detailed instructions on how to submit a public comment



## In-Person

Attend in-person at the Camarillo Airport Administration office located at 555 Airport Way, Ste. B, Camarillo CA. Speakers must fill out a speaker card and submit to secretary before the end of the public comment period

## Zoom

Visit [www.airports.venturacounty.gov/meeting-calendar](http://www.airports.venturacounty.gov/meeting-calendar) for the Zoom link.  
Webinar ID: 864 0297 4557  
Passcode: 149317

Press the Raise Hand button to be added to the speaker queue when the Chair of the Commission calls for public comment

## Phone

Dial: 1 (669) 444-9171  
Webinar ID: 864 0297 4557  
Passcode: 149317  
Press \*9 on your telephone keypad to raise your hand and be added to the speaker queue when the Chair of the Commission calls for public comment.

# Public Comments on Consent Agenda

Consent Agenda items are routine and non-controversial. Items are reviewed and approved together as recommended and without discussion, unless an item is pulled for a separate action by either Commissioner on the Regular Agenda.

Public comments are welcome on items that are included in the Consent Agenda at this time. Please submit a speaker request card and the Chair will call on you. If you are connected remotely, please use the methods on page one (1) of the agenda found at [www.airports.venturacounty.gov/meeting-calendar](http://www.airports.venturacounty.gov/meeting-calendar) to make your comment.

Members of the public are allotted three (3) minutes per speaker per listed agenda item at a single meeting unless the time allotment is increased or decreased by the Chair depending on the number of speakers.

## CONSENT AGENDA ITEMS

➤ 6.A – 6.B

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## Consent Agenda Items

**6.A – 6.B**

**Please Vote**

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## Regular Agenda Items

**7.A - 7.E**

**7.A Receive and File a Monthly Staff Update from Communications and Engagement Manager Regarding Ventura County Airports**

**Recommendation:**

Receive and file a monthly staff update from Communication and Engagement Manager regarding Ventura County Airports.

# Community Outreach and Communication

CAMARILLO AND OXNARD AIRPORTS  
TOUR PROGRAM



Did you know?

The history of both Camarillo and Oxnard Airports dates back to the 1930s and includes military use during World War II and through the start of the Vietnam War – all long before being under the jurisdiction of the County of Ventura. Today, the Airports play a vital role in the local economy, with more than \$300 million in economic impact and more than 2,000 jobs, in addition to serving as the homebase for the Ventura County Aviation Unit, multiple fixed based operators, and dozens of businesses and philanthropic groups.

The future of aviation is at the forefront of both Camarillo and Oxnard Airports, with a variety of opportunities for youth to explore careers in aviation or take flight with the Young Eagles program, and with the newly developed Area 805 Drone Test Range.

Plan your tour today!

**HIGHLIGHTS INCLUDE:**

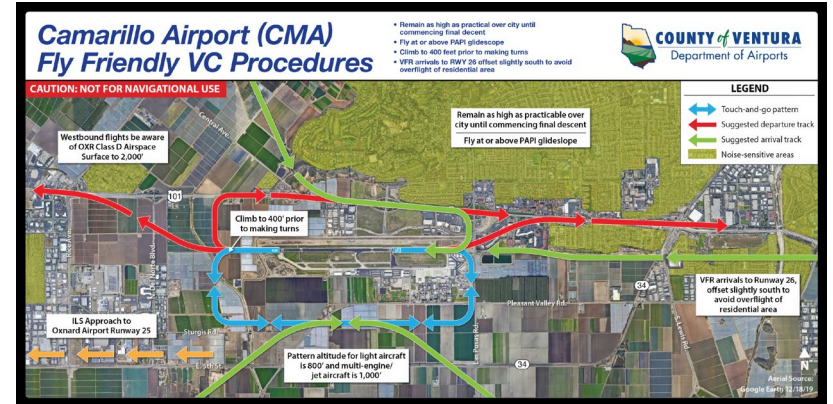
-  History of Camarillo and Oxnard Airports
-  Commemorative Air Force Museum
-  Ventura County Aviation Unit
-  Fixed Based Operators (Private Jets and Medical Flights)
-  Air Traffic Control Towers
-  Aircraft Rescue and Fire Fighting (ARFF) Truck Tours
-  Experimental Aircraft Association & Young Eagles Program

For more information, contact: [AirportInfo@venturacounty.gov](mailto:AirportInfo@venturacounty.gov)



[airports.venturacounty.gov](http://airports.venturacounty.gov)

 @VCAirports76   
  @VCAirports  
 @VCAirports   
  Scan Code For More Info



**7.B Receive and File Information Regarding a Request for Proposal (RFP) for Development of an approximate 11-Acre Vacant Site in the Oxnard Airport Runway Protection Zone (RPZ)**

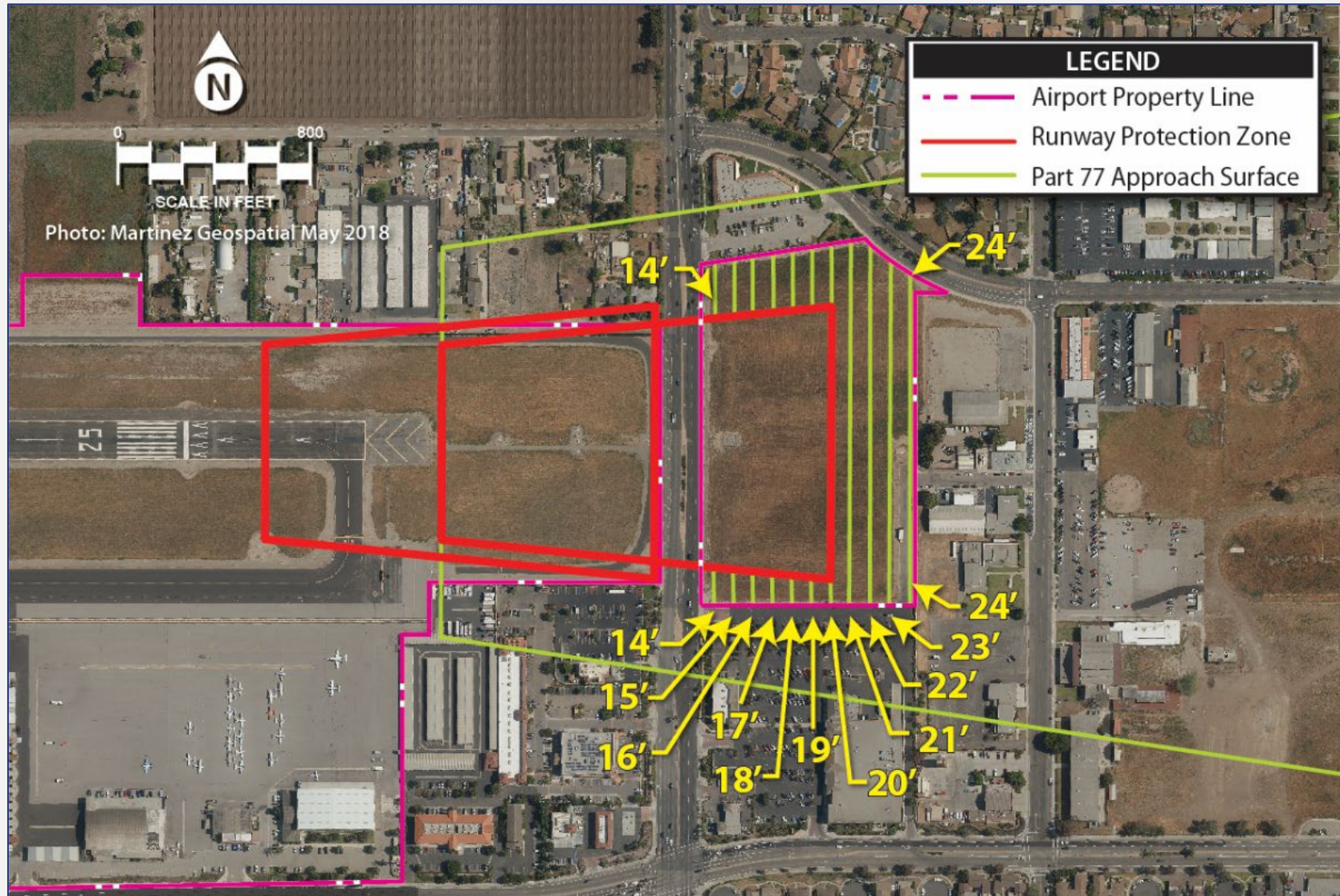
**Recommendation:**

Receive and file staff update regarding information on the Request for Proposal (RFP) for the development of an approximate 11-acre vacant site in the Oxnard Airport Runway Protection Zone (RPZ).

# Site Location



# Height Restrictions



**7.C Receive and File Information Regarding the Requests for Proposal (RFP) for Two Sites at the Camarillo Airport for Redevelopment/Development; Site 1 of 4.1 Acres and Site 2 of 1.9 Acres**


**Recommendation:**

Receive and file staff update regarding information on the Request for Proposals for the development/redevelopment of two airfield sites at Camarillo Airport – site 1 for 4.1 acres and site 2 for 1.9 acres.

A helicopter is flying in the sky above the Camarillo Airport terminal and control tower. The terminal building is a long, low structure with a prominent control tower in the center. Several aircraft are parked on the tarmac in front of the terminal. The foreground is a grassy field.

# Camarillo Airport Property Requests for Proposals

2026	NEXT STEPS:
March	Airport staff review proposals at AAC/CAA meetings
April	Airport staff evaluates and ranks proposals
May	Airport staff present rankings at the AAC/CAA meetings
June	Airport staff begins lease negotiations with top ranked candidate
September	Airport staff brings proposed lease to AAC/Authority for consideration
October	Bring proposed lease to Board of Supervisors for approval



What happens next?

# VENTURA COUNTY AIRPORT OBLIGATIONS

## Airport Grant Assurances:

Grant Assurance 22 requires the Sponsor to “make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities”. On this guidance the Sponsor must fairly offer development opportunities to all potential users.

Grant Assurance 24 also requires the sponsored airport to be as self-sustaining as possible in its operations and for that reason DOA pursues uses for its property to generate income for its operating needs without the use of County General Fund monies (including property taxes).

## 1977 Deed Requirements:

Requires the Grantee (County) to agree that it will “keep the airport open to all types, kinds, and classes of aeronautical use without discrimination between such types, kinds and classes” and it “...shall be used for public airport purposes for the use and benefit of the public, on reasonable terms and without unjust discrimination and without grant or exercise of any exclusive right for the use of the airport....and that it shall be maintained for the use and benefit of the public at all times in good and serviceable condition..”.

### ASSURANCES AIRPORT SPONSORS

#### A. General.

1. These assurances shall be complied with in the performance of grant agreements for airport development, airport planning, and noise compatibility program grants for airport sponsors.
2. These assurances are required to be submitted as part of the project application by sponsors requesting funds under the provisions of Title 48, U.S.C., subtitle VII, as amended. As used herein, the term “public agency sponsor” means a public agency with control of a public-use airport; the term “private sponsor” means a private owner of a public-use airport; and the term “sponsor” includes both public agency sponsors and private sponsors.
3. Upon acceptance of this grant offer by the sponsor, these assurances are incorporated in and become part of this Grant Agreement.

#### B. Duration and Applicability.

##### 1. Airport Development or Noise Compatibility Program Projects Undertaken by a Public Agency Sponsor.

The terms, conditions, and assurances of this Grant Agreement shall remain in full force and effect throughout the useful life of the facilities developed or equipment acquired for an airport development or noise compatibility program project, or throughout the useful life of the project items installed within a facility under a noise compatibility program project, but in any event not to exceed twenty (20) years from the date of acceptance of a grant offer of Federal funds for the project. However, there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport. There shall be no limit on the duration of the terms, conditions, and assurances with respect to real property acquired with federal funds. Furthermore, the duration of the Civil Rights assurance shall be specified in the assurances.

##### 2. Airport Development or Noise Compatibility Projects Undertaken by a Private Sponsor.

The preceding paragraph (1) also applies to a private sponsor except that the useful life of project items installed within a facility or the useful life of the facilities developed or equipment acquired under an airport development or noise compatibility program project shall be no less than ten (10) years from the date of acceptance of Federal aid for the project.

##### 3. Air

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Air

149069  
149069  
WHEN RECORDED RETURN TO  
THE DEPT OF PUBLIC WORKS  
ATTN: RIGHT OF WAY AGENT  
149069-01 (149069-01) 149069-01-03 6 20 00-00  
20474.1001.2.F.6.L.

RECORDED AT REQUEST OF  
VICTOR J. MANNING  
AT 12 MINNIPART ST. N.  
VENTURA, CALIF. 93426  
DEC 1 1977

NO TAX DUE  
Richard H. Rogers  
County of Ventura

FREE

**QUITCLAIM DEED**

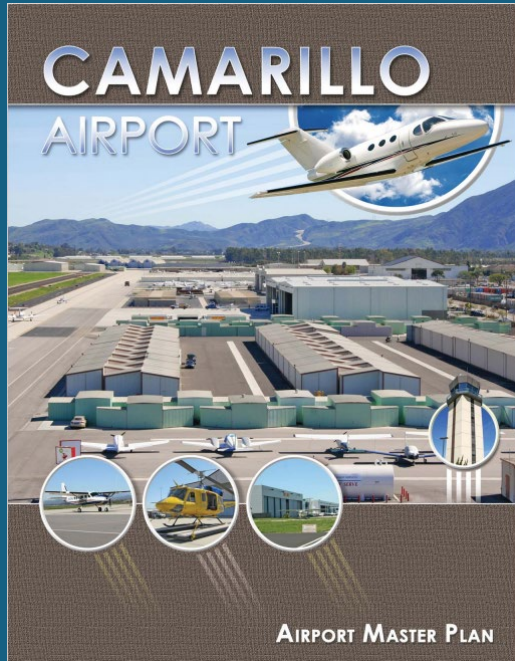
1. THIS INSTRUMENT, made this 20th day of June 1977, between the COUNTY OF VENTURA, also referred to as the Government, acting by and through the Administrator of General Services, under and pursuant to the powers and authority of Article 4, Section 1, Clause 2 of the Constitution of the United States, and the provisions of the Federal Property and Administrative Services Act of 1949, approved June 30, 1949, (49 Stat. 377), as amended, and the Marginal Property Act of 1941 (56 Stat. 765), as amended, and captioned and more prominently hereinafter, party of the first part, as GRANTOR, and COUNTY OF VENTURA, a political entity, created, operating and existing under and by virtue of the laws of the State of California, party of the second part as GRANTEE.

2. WHEREAS, that the said GRANTOR, for and in consideration of the assumption by the GRANTEE of all future obligations and the taking subject to certain reservations, restrictions and conditions and its covenant to abide by, and its agreement to, certain other reservations, restrictions and conditions, all as set out hereinafter, has assigned, released and forever quitclaimed and by these presents does assign, release and forever quitclaim to the GRANTEE, its successors and assigns, without warranty, express or implied, none and subject to the reservations, restrictions, conditions and exceptions, all as hereinafter expressed and set out, all right, title, interest, claim and demand which the GRANTOR has in and to that certain property situate, lying and being in the COUNTY OF VENTURA, State of California, formerly known as COUNTY AIR FORCE BASE, and in the State of California, formerly "A" hereof, for the use stated therein.

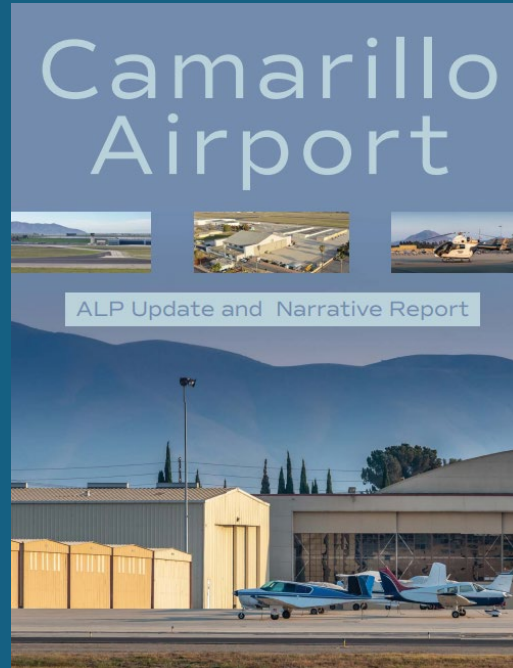
NOTWITHSTANDING, it is hereby understood that the GRANTEE, its successors and assigns shall, as a condition of transfer and to the extent provided by law, be liable for, and shall pay for, and shall be held responsible for and answerable for, all claims, demands, suits and any other claims for and demands caused by flood or otherwise, to any persons or property arising from the retention, conditions, use, or improvement of County Air Force Base, except as to such claims arising from damage as may be proximately caused by the GRANTEE during the above-described time period. The GRANTOR understands and agrees that it will diligently pursue and make good faith efforts to correct the presently existing water drainage problem on the County Air Force Base property and the adjacent surrounding area, and that the Department of the Air Force shall not in any way be required to make any financial contributions toward the correction of said water drainage problem.

3. Also, there is hereby conveyed by this Quitclaim deed items of personal property for public airport purposes situate on the property as described in Attachment "A" hereof and such personal property is likewise described in detail in Attachment "B" hereof, and conveyed for the use stated therein.

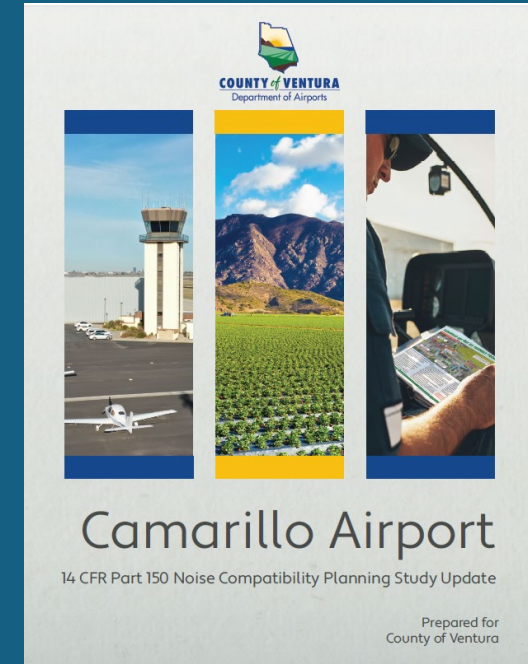
# REPAIR / RE-DEVELOPMENT / DEVELOPMENT CONSISTENT WITH LONG TERM PLANNING STUDIES:



2011 Master  
Plan Update



2025 CMA Airport  
Layout Plan  
Update



2025 CMA  
Noise Study

# WHAT'S LEFT TO DEVELOP?



Google Earth

# Balancing of Requirements and Interests





# What happens next?

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SITE 1 PRESENTATIONS

Air 7, LLC  
Legend Aviation, LLC  
Sky Harbour, LLC

Site 2 Presentation

Orbic Sky, LLC

SITE 1 PRESENTATIONS

**Air 7, LLC**

**Legend Aviation, LLC**

**Sky Harbour, LLC**

Site 2 Presentation

**Orbic Sky, LLC**



AIR7





# AIR 7 (MRO) Facility

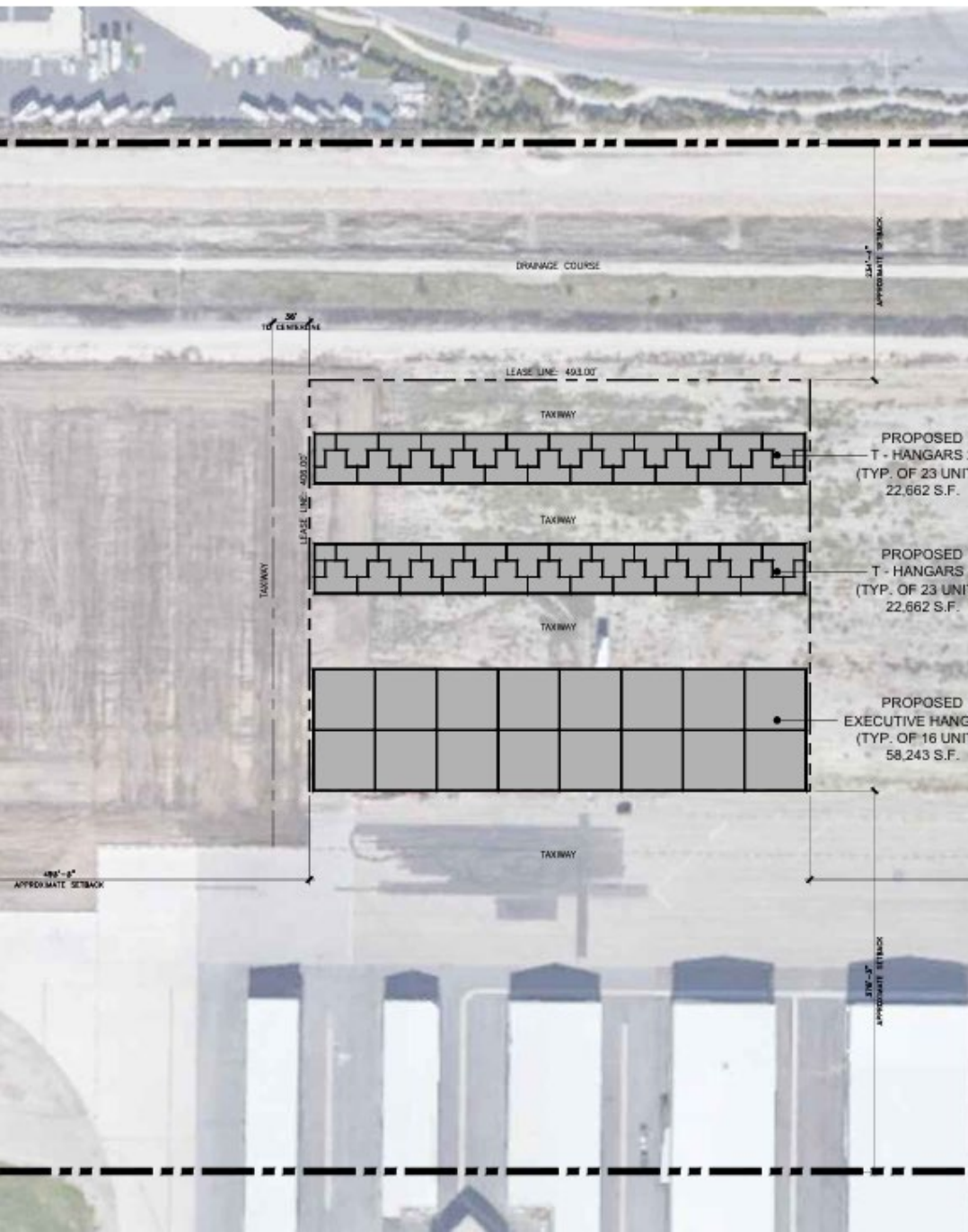
**Supports existing CMA business and users.**

- 93,000+ SF of ramp and taxiway for improved parking and aircraft circulation improves operational safety.
- New 49,000+ SF maintenance hangar provides capability for heavy maintenance on piston and turbine aircraft.
- 46 T-hangars + 16 box hangars for GA users.
- Established operator and highly experienced development team with proven track record.

**No increased Jet Traffic to KCMA.**

- Increased storage and parking for transient traffic reduces repositioning flights to other nearby airports.
- These customers currently fly back home to park since no transient space is available.

**Transform the 4.1-acre redevelopment site into a modern aviation services campus**



## Benefit to the Airport & Community

- \$43.3 million private investment in airport infrastructure helps support CMA's long-term airport economic self-sufficiency goals
- Adds 50 permanent skilled aviation jobs with an estimated annual payroll impact of over \$4.8 million.
- Air 7 intends to coordinate with local aviation training programs, community colleges, and FAA Part 147 A&P programs for internship, apprenticeship, and workforce pipeline opportunities that support long-term aviation workforce development within Ventura County.
- Maintains continuity for existing general aviation tenants through a replacement-first strategy.
- Project designed to enhance ramp and aircraft storage safety without increasing airport traffic or noise events.
- New T-hangars with a rental rate of \$750 per month and executive box hangar rental rate of \$3,800 per month.
- **Reinforce our commitment to Fly Friendly VC and host or attend Open House meetings with the community.**

SITE 1 PRESENTATIONS

Air 7, LLC

Legend Aviation, LLC

Sky Harbour, LLC

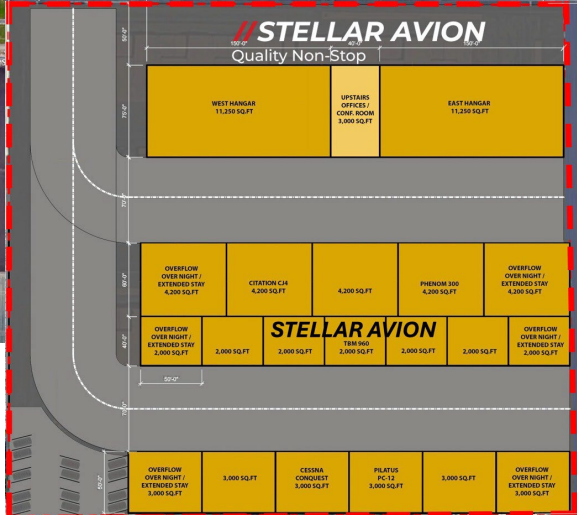
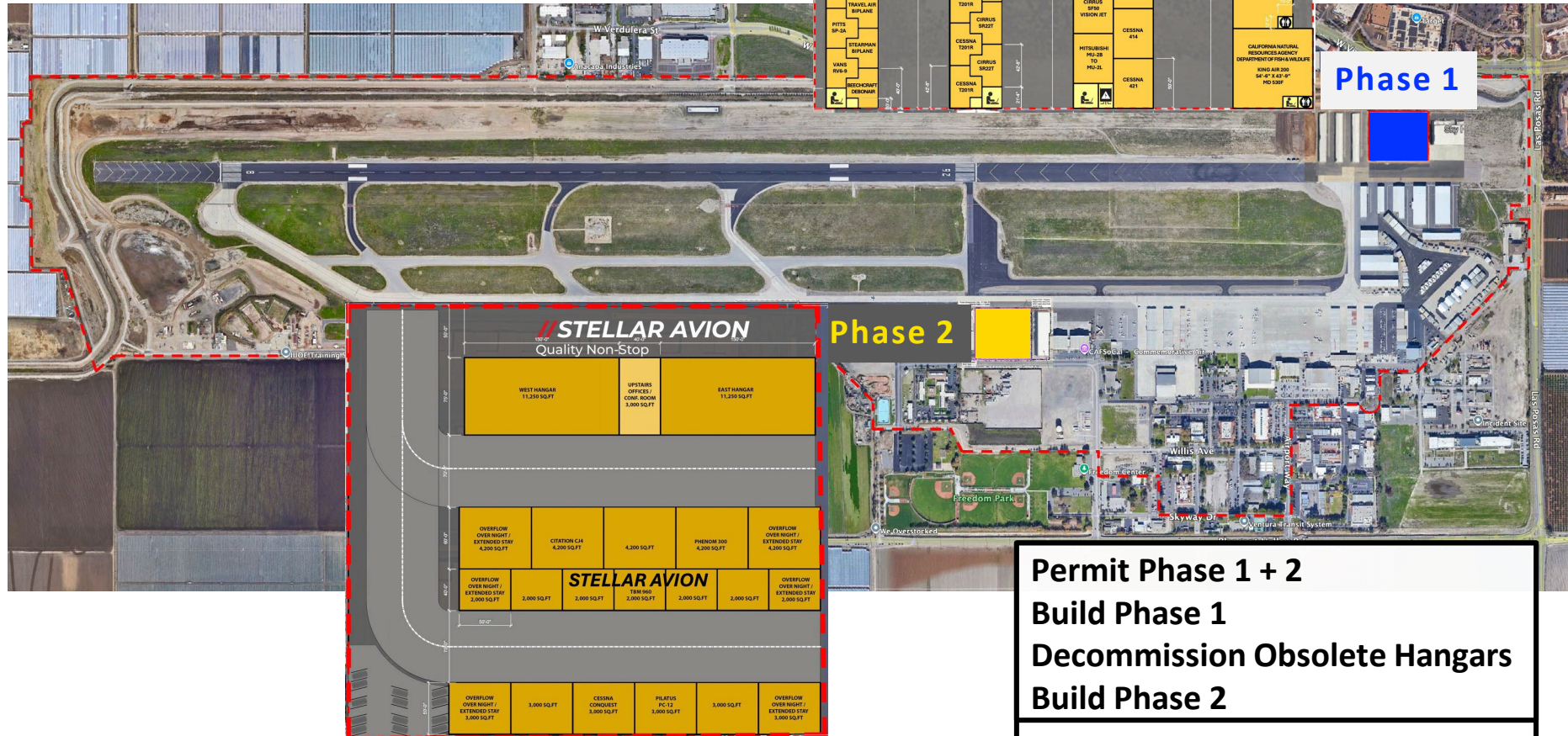
Site 2 Presentation

Orbic Sky, LLC

# Modernizing Camarillo Airport

## Phased Infrastructure Program

- ~\$62M Private Investment
- No County Capital Required
- Phased, Risk-Managed Delivery
- Replacing 49 Obsolete Hangars with 73 New Hangars & MRO Facilities





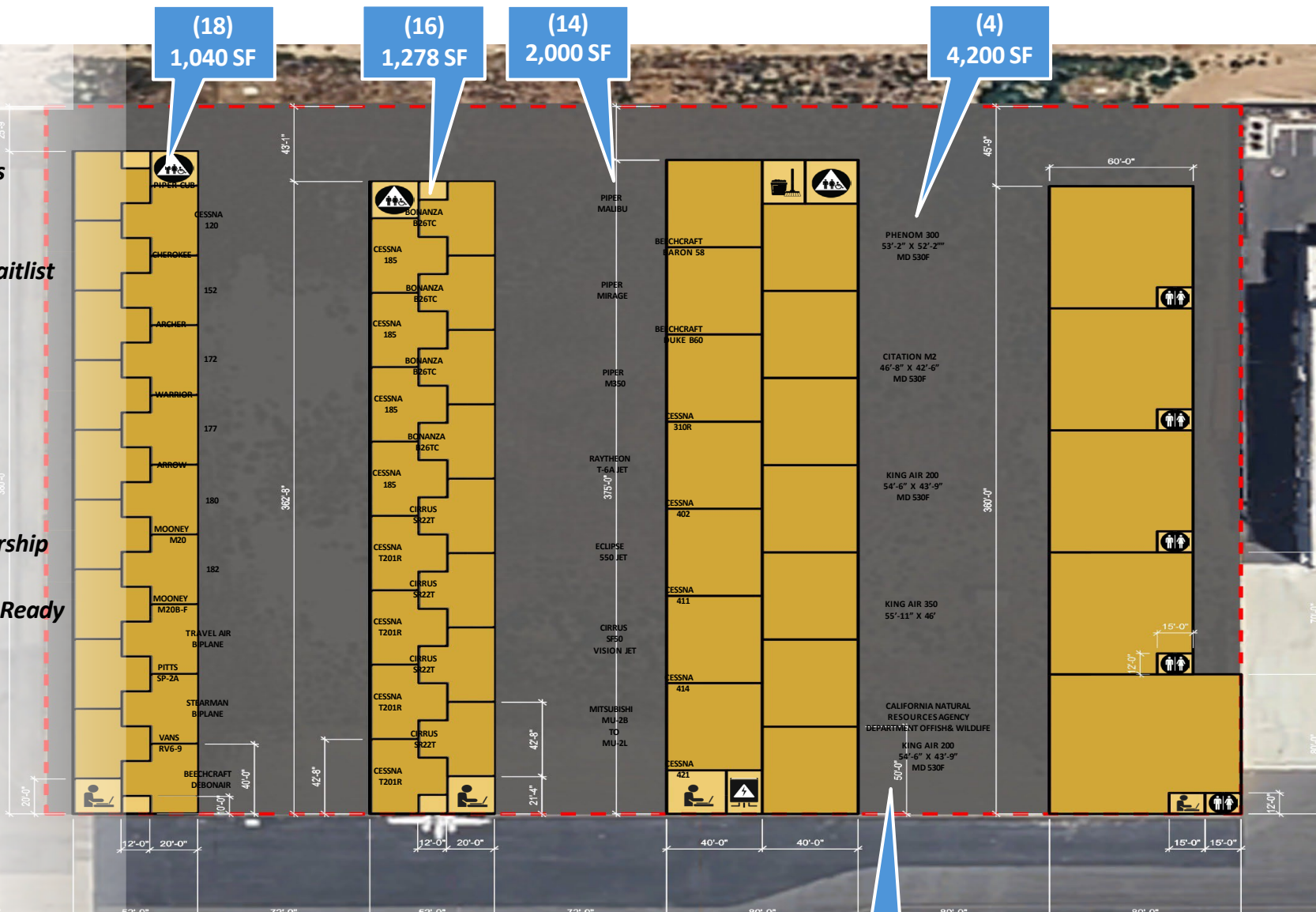
- 34 T-Hangars + 14 Mid-Size Units
- Designed for KCMA Fleet Mix (75-80% Piston)
- Priority to Existing Tenants & Waitlist
- Phased Relocation Strategy



- Environmental & Climate Leadership
- Disaster/Evacuation Readiness
- Electric Charging Infrastructure Ready
- Aligns with Ventura County Climate Goals

### 5-Craft Labor Agreements

- Local & Targeted Hiring



(1)  
6,400 SF

# Financial Stability & County Protection

## Phased Infrastructure Program

Year 0-2: Phase 1 Permitting-Construction

Year 2-4: Phase 2 Decommission-Construction

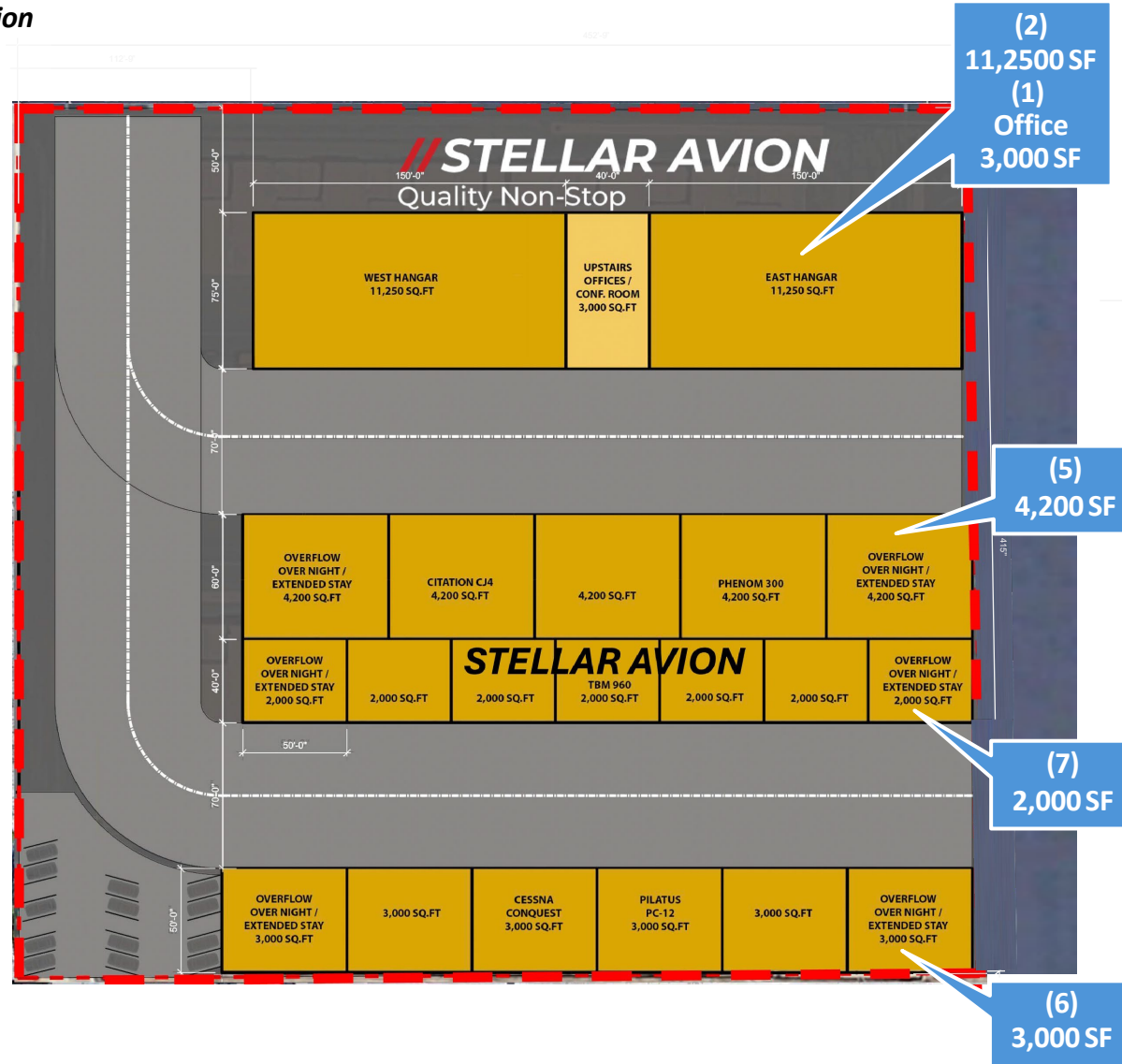
Year 5+ : Stabilized Portfolio

## Aviation Services & Economic Strength

- FAA Part 145 Repair Station
- Supports Local Skilled Training & Jobs
- Strengthens Airport Revenue Stability
- Anchors Turbine Maintenance Ecosystem

## Infrastructure-Grade Asset

- 40-60+ Year Useful Life
- Longterm Ground Lease
- High Replacement Costs
- ~169,000 SF Under Roof
- ~132,200 SF Rooftop Solar Panels
- ~1.35 MW Microgrid Ready System
- Diversified Hangar & MRO Revenue



## SITE 1 PRESENTATIONS

Air 7, LLC

Legend Aviation, LLC

Sky Harbour, LLC

Site 2 Presentation

Orbic Sky, LLC

# Renovate, Don't Displace

Sky Harbour presents an opportunity to REPAIR the existing 4.1-acre T-hangar/box-hangar area, with a phased plan designed to keep the current hangar inventory in service over time

**Goal:** Modernize aging facilities while preserving the existing light-GA tenant base

Sky Harbour's repair-first approach at CMA offers three primary benefits to the County and airport community:

1. **Continuity:** Protect CMA's smaller-aircraft community
2. **Efficiency:** Temporary moves only, with return to repaired hangars
3. **Modernization:** Support affordable, sustainable airport investment

49

Modernized Hangars

\$26M

Investment into Camarillo  
general aviation infrastructure



# Strengthening CMA Operations

Preserve established light-GA activity on the 4.1-acre site while using the 5.1-acre parcel to support phased project delivery and maintain safety and operational continuity

## Existing Hangar Improvements

- Modernizes existing hangars in place
- Maintains direct proximity to runway and primary taxiway
- Preserves familiar aircraft and vehicle circulation patterns
- Strengthens the existing light-GA community

## New Hangar Development

- Enables interim capacity during phased repairs
- Provides future redevelopment flexibility
- Allocates space for existing, lower-intensity based operators
- Supports emerging aeronautical technologies



# Proven Performance, Local Commitment

Sky Harbour brings the capital, operating experience, and on-airport relationships to deliver this project responsibly at CMA

## Key Considerations:

- Publicly traded aviation infrastructure company with the capital and scale to deliver
- Vertically integrated developer with in-house construction and fabrication expertise
- Established operator in Camarillo bringing direct local operating knowledge
- Aligned prospective partner with County priorities (e.g., preservation of light-GA inventory, revenue generation, and community engagement)
- Leader in community engagement (including Fly Friendly); supportive of existing operators advancing critical services, sustainability, and emerging technologies

23

SKYH Airports

45+

Years at  
Camarillo Airport

#1

Fuel/service supplier  
to light GA at CMA



SITE 1 PRESENTATIONS

Air 7, LLC  
Legend Aviation, LLC  
Sky Harbour, LLC

Site 2 Presentation

Orbic Sky, LLC



View of New Hangars from Runway



View of New Hangars from Aviation Drive



Aerial View of New Hangars



View of New Parking Lot and New Hangars from Aviation Drive



ARCHITECTURE

924 anacapa st  
suite: 200  
santa barbara, ca  
93101  
805.564.6074

**NEW HANGARS**  
777 Aviation Dr  
Camarillo, CA



**sheet description**  
CONCEPT RENDERINGS

**date:**  
3-2-2026  
3-6-2026

**sheet no:**  
R-1

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Aerial View of New Hangars



View of New Parking Lot and New Hangars from Aviation Drive

NEW  
777 Avi  
Camaril



sheet description  
CONCEPT RENDERINGS

date:  
3-2-2026  
3-6-2026

sheet no:  
R-1

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**Preliminary: NOT FOR CONSTRUCTION**

## 7.D Receive and File a Staff Update on the Camarillo Runway 8-26 Rehabilitation Project

### **Recommendation:**

Receive and file a staff update on the recent stakeholder presentation regarding the Camarillo Runway 8-26 Rehabilitation Project.

# Recommended Alternative - Full Runway Closure



Scenario	Work Hours	Total Duration (Active Work)	Key Notes	Cost Estimation
Night-Shift	10 hr	30 nights (+12 nights/ grooving & Final Paint)	Finish-in-one nightly loop	\$24 M
Full-Closure (Conservative)	24 hr	20 days (+12 nights/ grooving & Final Paint)	Single train, continuous ops	\$18 M

**Shift Hours:**

Night Shifts: 10-hour nights (8:00 PM – 6:00 AM) runway open during the day.  
 Full Closure: 24-hour continuous, runway closed.



Construction anticipated in early 2027

**7.E Receive and File Aviation Advisory Commission Ad Hoc Committee Chair Update on the Continuation of Discussion Regarding Effectiveness and Efficiency of the Aviation Advisory Commission**

**Recommendation:**

Receive and file by the Ad Hoc Committee Chair (Clarke) regarding their recommendation(s) on possible changes to increase the effectiveness and efficiency of the Aviation Advisory Commission (AAC).

## 6.A Approval of the Capital Improvement Plan and Authorization to Apply for and Accept Aviation Grants for Camarillo and Oxnard Airports, Fiscal Years 2026–2036

### Recommendations:

Staff requests that your Commission/Authorities recommend that the Board of Supervisors (Board):

1. Approve the capital improvement plan (CIP) for Camarillo and Oxnard Airports (Exhibit 1) for federal fiscal years (FFY) 2026-2036;
2. Authorize the Director of Airports or his designee, to apply for grants to fund the projects outlined in the CIP upon notification from the Federal Aviation Administration (FAA) and the California Department of Transportation Aeronautics Program (Caltrans) that funds are available. ***These projects are subject to approval in the County budget process, as explained below;***
3. Authorize the Director of Airports or his designee to accept and sign federal and state aviation grants from the FAA (Exhibit 2) and Caltrans (Exhibit 3), if offered;
4. Authorize County Counsel to execute the Certificate of Sponsor's Attorney required by FAA Grant Agreements.

and;

## 6.B Receive and File Financial Reports for the Period Ending December 31, 2025

### **Recommendation:**

Staff requests that your Commission/Authorities receive and file the unaudited financial reports for the period ending December 31, 2025.

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Federal Aviation  
Administration



**DRAFT TRANSITION PLAN TO  
UNLEADED AVIATION GASOLINE –  
FOR PUBLIC COMMENT**

JANUARY 2026, VERSION 1.0



**Federal Aviation  
Administration**

**UPDATE**

**HEADS  
UP!**



**Rates & Fees**

Senate Bill 827

AB 1234

Senate Bill 707



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Monthly Activity Report – December 2025 – January 2026

Monthly Noise Complaints – December 2025 – January 2026

Consultant Reports (Coffman Associates) – December 2025 – January 2026

Consultant Reports (Woolpert – Camarillo Airport) – December 2025 – January 2026

Consultant Reports (Woolpert – Oxnard Airport) – December 2025 – January 2026

Consultant Reports (Mead & Hunt) – October - December 2025, January 2026

Project Status Report – January – February 2026

Airport Tenant Projects – February 2026

Revised FY 24-25 Q3 & Q4 Financials

Meeting Calendars 2026

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The next regular Aviation Advisory Commission meeting is scheduled on **Wednesday, April 8, 2026, at 6:30pm** in the Department of Airports Administration Office Conference Room, 555 Airport Way, Suite B, Camarillo, California.