



COUNTY of VENTURA
Department of Airports



Camarillo/Oxnard Airport Authority Meeting



May 14, 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. Regular Agenda Items
7. Director's Report
8. Reports
9. Correspondence
10. Authority Comments
11. Adjournment



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Approve the minutes from the **March 12, 2026**,
Camarillo/Oxnard Airport Authority meeting

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Public Comments

For items NOT on the Agenda

Visit 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 airports.venturacounty.gov/meeting-calendar/ for the Zoom link.

Webinar ID: 834 0992 5195

Passcode: 829056

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

Phone

Dial: 1 (669) 444-9171

Webinar ID: 834 0992 5195

Passcode: 829056

Press *9 on your telephone keypad to raise your hand and be added to the speaker queue when the Chair of the Authority calls for public comment.

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Camarillo/Oxnard Airport Authority

6.A - 6.C

Camarillo Airport Authority

6.D

6.A **Review and Approval of Fiscal Year 2026-27 Proposed Budget** (*Exhibit 1 is available for review on the Department of Airports website <https://airports.venturacounty.gov/meeting-calendar/>)*

Recommendation:

Staff requests that your Commission/Authorities review the Department of Airports (DOA) proposed FY 2026-27 budget for Camarillo and Oxnard Airports; and Camarillo Roads and Lighting Enterprise Fund, as attached, and recommend that the Board of Supervisors approve the DOA proposed FY 2026-27 budget.



COUNTY *of* **VENTURA**
Department of Airports

FY 2026-27 PROPOSED BUDGET



FINANCIALS AT A GLANCE

The Airport Enterprise Fund (Camarillo and Oxnard Airports)

- Self sufficient operation that generates more than \$9,500,000 annually in revenues with zero County General Fund or other local tax revenues needed to support the airport system. Current reserve balance of \$12.2M.
- Key FY 26-27 Changes/Challenges
 - Increased Operating Expenses
 - Lower Revenue
 - Significant Capital Project Expenditures
- The 5-Year outlook for the Airport Enterprise Fund
 1. Increased Revenue by Leveraging Existing Assets & Enhancing Revenue
 2. Completion of Key Infrastructure Improvements
 3. Maintain a Reserve Balance 3-4 months Operating Expenses

CAMARILLO & OXNARD CAPITAL BUDGET

FY 2026-27 PRELIMINARY BUDGET (BASE + SUPPLEMENTAL+ RESTORATION)

AGENCY/DEPARTMENT: AIRPORTS
BUDGET UNIT TITLE: AIRPORTS - CAPITAL PROJECTS

FUND NO: E300
DIVISION: 5040

	2023-24 ACTUALS	2024-25 ACTUALS	2025-26 ACTUALS THRU DEC 2025	2025-26 ADOPTED BUDGET	2025-26 ADJUSTED BUDGET	2025-26 PROJECTION	2026-27 REQUESTED BUDGET	\$ CHANGE FROM 25-26	% CHANGE FROM 25-26
APPROPRIATIONS									
SALARIES AND EMPLOYEE BENEFITS	15,224	17,079	-	-	30,000	30,000	45,000	45,000	100%
SERVICES AND SUPPLIES	613,941	491,540	303,731	480,536	1,628,399	1,628,399	1,387,130	906,594	189%
DEPRECIATION EXPENSE	372,867	870,741	421,111	812,888	812,888	842,221	869,500	56,612	7%
OTHER CHARGES	-	-	-	-	-	-	-	-	-
FIXED ASSETS	17,576,270	10,722,756	764,330	6,580,000	8,044,957	8,044,115	28,743,000	22,163,000	337%
TOTAL APPROPRIATIONS	18,578,302	12,102,117	1,489,172	7,873,424	10,516,244	10,544,735	31,044,630	23,171,206	294%
REVENUE									
INTERGOVERNMENTAL REVENUE	12,721,112	7,132,329	(2,745,482)	5,609,500	5,609,500	6,052,952	27,455,850	21,846,350	389%
MISCELLANEOUS REVENUES	-	-	-	-	-	-	-	-	-
GAIN/LOSS DISPOSAL OF FIXED ASSET	204,675	(184)	-	-	-	-	-	-	-
TOTAL REVENUE	12,925,787	7,132,145	(2,745,482)	5,609,500	5,609,500	6,052,952	27,455,850	21,846,350	389%
NET COST	5,652,515	4,969,972	4,234,654	2,263,924	4,906,744	4,491,783	3,588,780	1,324,856	59%
NET COST WITHOUT DEPRECIATION	5,279,647	4,099,230	3,813,543	1,451,036	4,093,856	3,649,562	2,719,280	1,268,244	87%

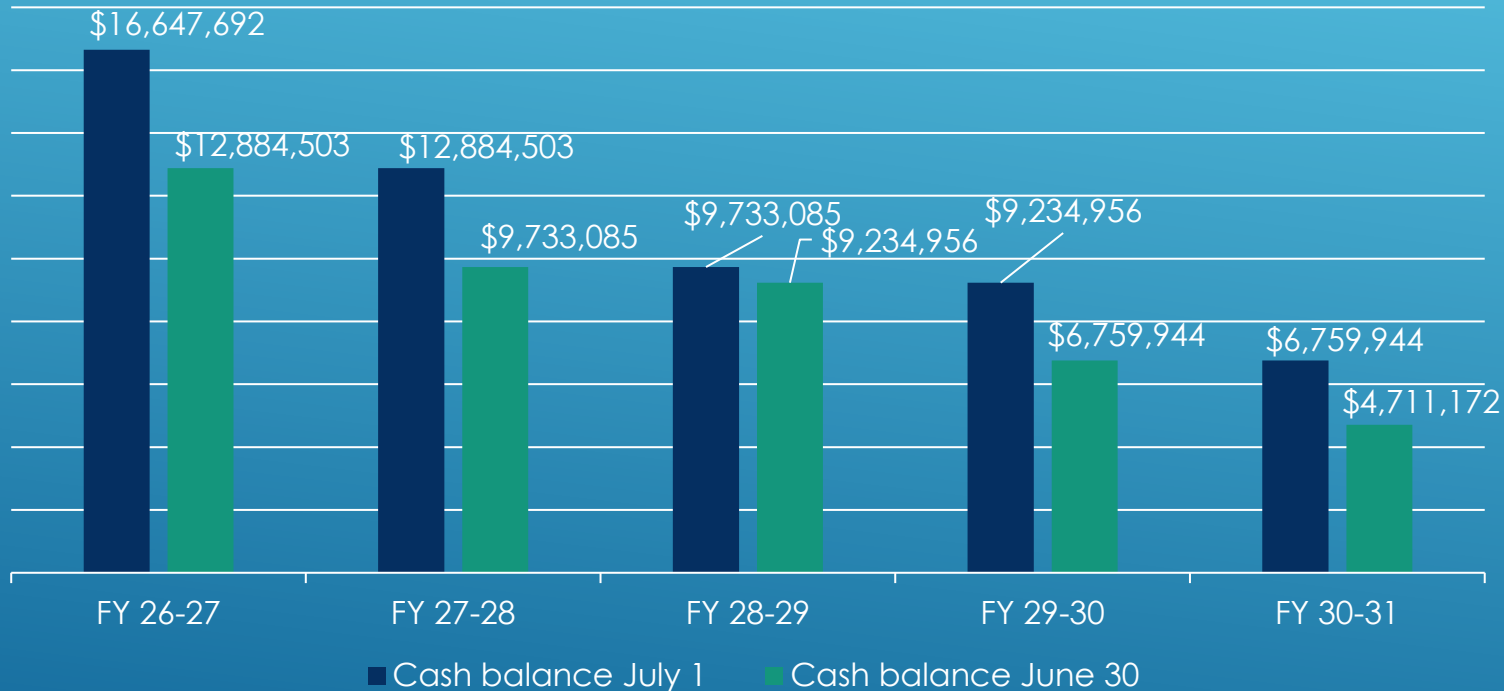
CAPITAL PROJECTS

Camarillo Airport

- \$26M Runway Rehab.
- \$33M Taxiway Connectors Rehab.
- \$500K Taxiway & Apron Rehab. Designs

Oxnard Airport

- \$2.7M Rehab. ATCT
- \$4.5M Apron Design & Reconstructions



**PROJECTED CASH BALANCE
W/ CAPITAL PROJECT IMPACT**

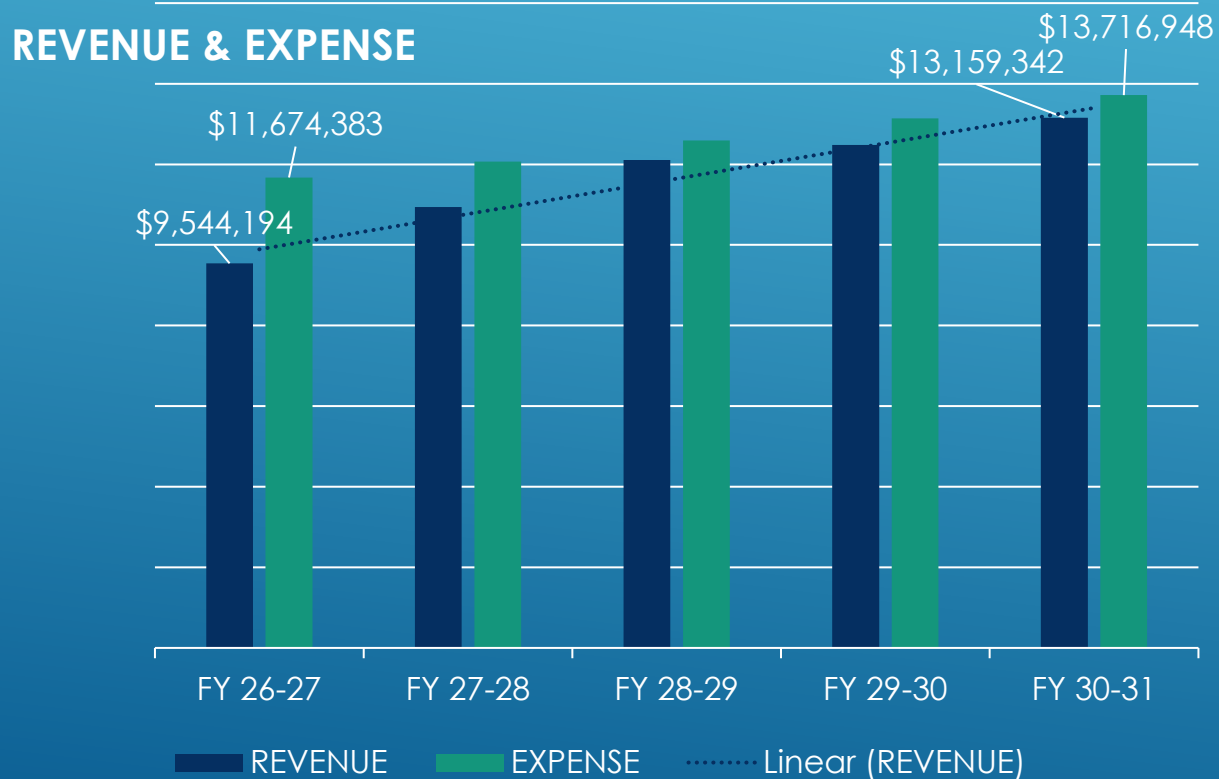
Increased Revenue by Leveraging Existing Assets & Enhancing Revenue

Camarillo Airport

- Redevelopment RFPs
- Business Park RFPs
- Increase Business Park Facility Occupancy Rates
- Airport Rates & Fees

Oxnard Airport

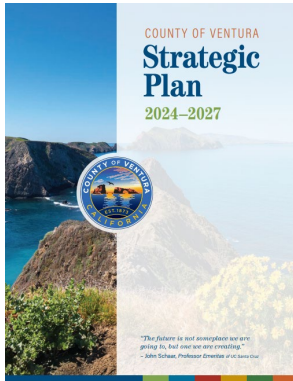
- Redevelopment RFPs
- Development RFPs
- Area805
- Airport Rates & Fees



Airports Annual Economic Impact

(2019 Camarillo Airport and Oxnard Airport Economic Benefit Analysis Reports)

	Oxnard Airport	Camarillo Airport
2019		
Economic Impact	\$51 Million	\$230 Million
Employment	310 Jobs	1,764 Jobs
Payroll	\$19 Million	\$115 Million
Businesses at Each Airport	15 Businesses	Over 60 Businesses
Notable Benefit	Airline Capable	Thriving Business Park
State, Local, and School (Tax Revenues Paid)	\$2,172,000	\$10,866,000
2025		
Net Aircraft Value	\$35 Million	\$965 Million
Personal Property Tax 1% (Aircraft only)	\$433 Thousand	\$9.66 Million
County, City, and School (Tax Revenues Paid)	\$352,533	\$9,658,410
1/3 Tax Goes to Each		



SUMMARY OF KEY ACCOMPLISHMENTS

- RFP development for vacant aviation land
- Ongoing development of vacant business park land at CMA
- Area 805 Advanced Air Mobility Test Range development
- Collaboration with CEO HIVE to attract aviation technology jobs
- \$39M in replacement pavement completed at OXR (last year)
- CMA pavement replacement starting in 2027 with \$28M runway project (total expected \$70M+)



QUESTIONS?



Contact: Keith Freitas, Director of Airports
keith.freitas@venturacounty.gov

6.A Review and Approval of Fiscal Year 2026-27 Proposed Budget (*Exhibit 1 is available for review on the Department of Airports website <https://airports.venturacounty.gov/meeting-calendar/>)*)

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PLEASE VOTE

6.B Approval of the Department of Airports' Fiscal Year 2026-27 Rent and Fee Schedule, Effective July 1, 2026; Adoption of a Resolution Establishing Rents, Fees, and Insurance Requirements for the Department of Airports; Delegation of Authority to the County Executive Officer and the Director of Airports to Execute Leases, Subleases, Licenses, Permits, Special Use/Activity Permits, Operation Agreements, Extensions, Amendments, Consents, Termination Notices, and Unlawful Detainer Complaints in Accordance with the Provisions of the Schedule

Recommendations:

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

1. Approve the Department of Airports' ("Department") FY 2026-27 Rent and Fee Schedule (Exhibit 1 is a clean version and Exhibit 2 is a legislative version with track changes), with an effective date of July 1, 2026; and
2. Authorize the County Executive Officer and the Director of Airports to execute certain leases, subleases, licenses, permits, special use/activity permits, operation agreements, extensions, amendments, consents, termination notices, and unlawful detainer complaints as described in section III of the attached resolution (pages 44-51 of Exhibit 1) recommendation requires 4/5ths vote; and
3. Approve, adopt, and execute the resolution (pages 44-51 of Exhibit 1) establishing rents, fees, and insurance requirements for the Department.



COUNTY *of* **VENTURA**

Department of Airports

*Fiscal Year 2026-27
Proposed
Rent & Fee Schedule*

Department of Airports

RENT & FEE SCHEDULE - KEY TAKE AWAYS:

- **Rent & Fee Updated Annually:** At the recommendation of the Auditor-Controller, the Department's rents and fees are reviewed annually for appropriate adjustment in accordance with those policies set forth in that resolution establishing airports' rents and fees.
- **Limited FY 26-27 Proposed Changes:** The Airport initiated a Rent & Fee methodology study and anticipates comprehensive new rate updates for inclusion in the FY 27/28 Rent and Fee.

FY 26-27 Changes limited to:

- Utility charges for GA Private & County hangars
- Land Rental Rate for Aviation, Ramps & Non-Aviation
- Daily Permit Fees (Aviation)
- Annual Taxi/Shuttle/ Courtesy Vehicle Permit Fees
- Staff Labor Rates

RENT & FEE SCHEDULE

Section	Item	Proposed Change
Section I	Hangar and Tiedown Rates	No Change
Section I.E. and Section I.F.	Utility charges for GA Private & County hangars	From \$15/month to \$18/month
Section II.B. Note (c)	Flowage/Storage Fees for Unleaded Fuels Only	Waived again for FY 26-27
Section IV.B.	Aviation rental rates: Ramps	From \$0.0886/sq ft/mo to \$0.0975/sq ft/mo
Section V.A.	Non-Aviation Land Rent Rate Aviation Land Rent Rate	From \$1.50/sq ft/yr to \$1.65/sq ft/yr From \$0.975/sq ft/yr to \$1.0725/sq ft/yr
Section VII.A.	Permit Fee for Daily Permit (Aviation)	From \$281 to \$226; each consecutive day after changed from \$36 to \$25

RENT & FEE SCHEDULE

Section	Item	Proposed Change
Section VII.G	Taxi/Shuttle Permit Fee (Annual)	From \$1,583 to \$1,126
	Courtesy Vehicle Permit Fee (Annual)	From \$211 to \$170
Section VIII.J.	Staff Rates (Cost Recovery)	Adjusted rates for FY27

UPDATED MINIMUM INSURANCE REQUIREMENTS

Section	Item	Proposed Change
LESSEES & LICENSEES		
<ul style="list-style-type: none"> General Liability (per occurrence) 	\$100k combined single limit (CSL) for bodily injury & property damage	Typo correction: \$1M combined single limit (CSL) for bodily injury & property damage

6.B Approval of the Department of Airports' Fiscal Year 2026-27 Rent and Fee Schedule, Effective July 1, 2026; Adoption of a Resolution Establishing Rents, Fees, and Insurance Requirements for the Department of Airports; Delegation of Authority to the County Executive Officer and the Director of Airports to Execute Leases, Subleases, Licenses, Permits, Special Use/Activity Permits, Operation Agreements, Extensions, Amendments, Consents, Termination Notices, and Unlawful Detainer Complaints in Accordance with the Provisions of the Schedule

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3. Approve, adopt, and execute the resolution (pages 44-51 of Exhibit 1) establishing rents, fees, and insurance requirements for the Department.

PLEASE VOTE

6.C 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 Communications and Engagement Manager regarding Ventura County Airports.

Communications & Engagement Summary

Bridging the Gap
Between the Airports
and the Community

Fly Friendly VC & Noise Comment Report Summary

Recognizing federal limitations when addressing noise concerns relative to changes in air traffic patterns, the Department of Airports introduced Fly Friendly VC in September 2022 as a voluntary program designed to provide pilot education and guidance to ultimately improve quality of life in the air and on the ground. Initial meetings were scheduled with air traffic control teams at both airports along with community members and pilots, to ensure full buy-in of the program to get it off the ground. An ongoing contact with Vector's VNOMs software was established, helping to streamline how noise comments are gathered and how data is collected. Ongoing pilot education, annual pilot fly-in events, and check-ins with the air traffic control teams and neighboring residents have continued as new ideas and improvements to the program are made.



VENTURA COUNTY DEPARTMENT OF AIRPORTS

Fly Friendly VC

What Is Fly Friendly VC?
Fly Friendly is a national program implemented by the Ventura County Department of Airports (DCA). Fly Friendly VC provides alternate flight patterns for pilots and flight schools utilizing Oxnard and Camarillo airports with an end goal of minimizing air traffic and noise over residential communities.

How Does It Work?
Pilot schools and pilots are provided with ongoing education that includes presentation and training materials that promote pilot safety while addressing community concerns related to noise. The DCA also works with the towers at Camarillo and Oxnard to address concerns related to flight patterns and safety.

What You Need to Know...
Camarillo and Oxnard airports are part of the national transportation system and are home to 2,800 local jobs and 70 businesses and counting. Up to an estimated 4,000 flight instructors and pilots visit the airports annually and more have been trained in the past that were developed decades ago. The full implementation and introduction of the new flight patterns for Fly Friendly VC will take time, but we expect to see significant progress by the end of 2022 and early 2023.

We Want to Connect With You!
The Ventura County Department of Airports is committed to improving airport operations in Camarillo and Oxnard. For more information or to connect with us, visit vcairports.org.

FLY FRIENDLY VC COUNTY of VENTURA Department of Airports vcairports.org

COUNTY of VENTURA Department of Airports

TOUCH-N-GO FLIGHT PATHS for Oxnard Airport

Ventura County Department of Airports

FOURTH ANNUAL FLY FRIENDLY VC FLY-IN

Tuesday, June 17th
11 a.m. - 1 p.m.
Camarillo Airport
10300 So. June St. to
James St. www.vcairports.org

You're Invited

Fly Friendly VC is a locally based program committed to lowering the government's carbon footprint through education, communication, and a shared commitment to the needs of those in the air and on the ground.

COUNTY of VENTURA Department of Airports

Ventura County Department of Airports

FIFTH ANNUAL FLY FRIENDLY VC FLY-IN

Mark Your Calendars

Wednesday, June 3
11 a.m. - 1 p.m.
The Hangar at Axis Air
Oxnard Airport

Program will include 1700+ sq ft, back at a tier of 100 ft air

COUNTY of VENTURA Department of Airports

Fly Friendly VC & Noise Comment Report Summary

The culmination of this work, so far, has resulted in changes to annual noise comments, down 10 percent in Camarillo from 2023 to 2025 and down more than 80 percent in Oxnard from 2023 to 2025. On average, a majority of the monthly comments from each airport (approximately 85 percent) come from three households.

This doesn't mean our work is done. It simply means we must work toward continued progress.

CMA
noise comments
down
10%
from 2023
to 2025

OXR
noise comments
down
80%
from 2023
to 2025

Camarillo Airport (CMA) Fly Friendly VC Procedures

CAUTION: NOT FOR NAVIGATIONAL USE

Remains as high as practicable over city until connecting final descent. Fly at or above 1000 glideslope.

Westward flights to arrive at 1000 Class D Airspace before 2:00P.

Class D NOT prior to existing lanes.

Pattern altitude for high aircraft to 800' and for engine jet aircraft to 1,000'.

Will not fly to runway 26, if not clearly visible to avoid over flight of residential area.

LEGEND:
Touch-and-go pattern
Suggested departure track
Suggested arrival track
Noise sensitive areas

COUNTY of VENTURA Department of Airports

Fly Friendly VC Procedures

RIGHT TRAFFIC PATTERN IS PREFERRED

Remains as high as practicable over city until connecting final descent. Fly at or above 1000 glideslope.

Pattern altitude for high aircraft to 800' and for engine jet aircraft to 1,000'.

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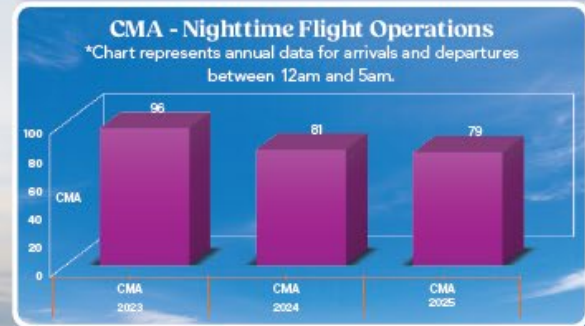
Pattern altitude for high aircraft to 800' and for engine jet aircraft to 1,000'.

LEGEND:
Touch-and-go pattern
Suggested departure track
Actual track
Noise sensitive areas

COUNTY of VENTURA Department of Airports

Operations Summary

The Department of Airports began tracking data related to monthly operations for both airports, and nighttime operation data specifically for Camarillo Airport due to increased concerns from the community regarding private jet operations. Data shows that annual operations are down at Camarillo Airport from the data collection start date in January 2022, and while total operations are up at Oxnard Airport, the air traffic control team and local pilots, in particular, have responded accordingly, following Fly Friendly VC procedures whenever safely possible to minimize noise impacts. It's important to note that increases in operations, particularly at Oxnard Airport, are often reflective of runway closure and restrictions at other regional training airports. Van Nuys Airport, for example, had multiple closures of their training runway in 2025, leading many aircraft to Camarillo and Oxnard airports. This is where the work of the air traffic control teams has been vital in minimizing impacts on the community.



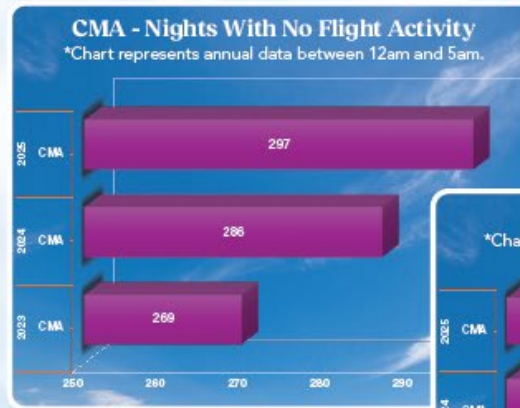
Operations Summary

Additional items to highlight: Nighttime operations at Camarillo Airport are down 18 percent between 12 a.m. and 5 a.m. between January 2023 when data collection began and December 2025. Nighttime arrivals on Runway 8 have increased by 43 percent since 2024 when airports' staff began meeting with chief pilots who utilize Camarillo Airport and since changes were made to the ATIS messaging – all part of the process improvements made to Fly Friendly VC.

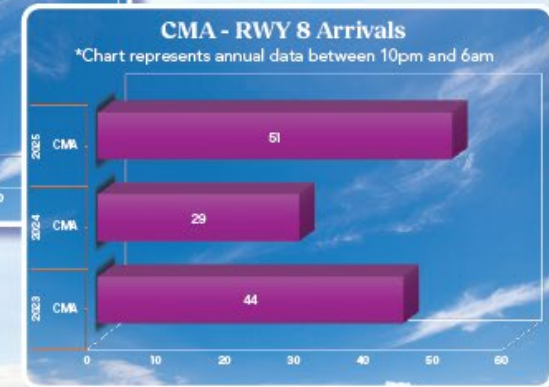


The RW8 Announcement Postcard

Joint Powers Agreement with the City of Camarillo: The County of Ventura entered a Joint Powers Agreement with the City of Camarillo in 1976 that sets boundaries on certain operations at Camarillo Airport. Those boundaries include the following:



- 1. No departures between midnight and 5 a.m. (Arrivals are permitted 24/7)
- 2. No cargo air service
- 3. No commercial air service



Community Engagement

Another driving force behind building and improving relationships with our stakeholders has been the development of a marketing and communications strategy that aims to build visibility of both Camarillo and Oxnard airports, educate the public about airport operations, and make the airports more accessible to our neighbors. As part of this effort, the Department of Airports introduced several educational marketing pieces available to public on everything from basic information related to how to connect with the airports, to more topic-specific pieces like flyers related to Area 805 and Fly Friendly VC. Promotional items (airport "swag") also became available at public events.



Community Engagement

Most recently, the Department of Airports unveiled a redesigned website experience to address feedback, both internally and externally, regarding ease of navigation and organization of information. New Fly Friendly VC educational materials are being developed (and will continue to be), along with continued work on projects like the Approach and Procedure Analysis for Camarillo Airport.

Providing community updates via our e-mail (or e-blast) system has been vital. More than 1,000 people are reached with messages related to Camarillo and Oxnard airports, all made possible from marketing the development of a "Join Our Mailing List" form on our website.



Airports Tour Program

Work to make the airports more accessible to the public also includes the development of an Airports Tour Program that is available for groups of adults and children alike to provide the opportunity to see first-hand how day-to-day operations at the airports work. Visitors have the opportunity to visit the Ventura County Air Unit's hangar and see up close the helicopters sent on firefighting and life-saving missions, the history at the Commemorative Air Force Museum, towers at both Oxnard and Camarillo Airports, Axis Air, private jets at Air 7 and Sky Harbour, and the Experimental Aircraft Association.

Airports Tour Program Flyer



CC6 Tour



Ventura County Intern Tour



ACTC Tour



Oxnard Leadership Group Tour

Looking Ahead

Looking ahead, the Department of Airports' has a vision of success and vitality. One that includes a balance of ensuring that both Camarillo and Oxnard airports continue to meet the needs and obligations as general aviation airports while also being mindful of impacts on the community.

Between the economic benefits, the role as part of the National Transportation System, and access to critical resources like fire and rescue operations, it's hard to describe the incredible value of Camarillo and Oxnard airports. Our work with stakeholder engagement will remain a top priority. The fact is, communications and engagement is still a relatively young program for the airports, and it is intentionally designed to be flexible and change with the needs of both the airports and our stakeholders. We will never have a finished product. Our journey continues, and we are still up for the challenge.

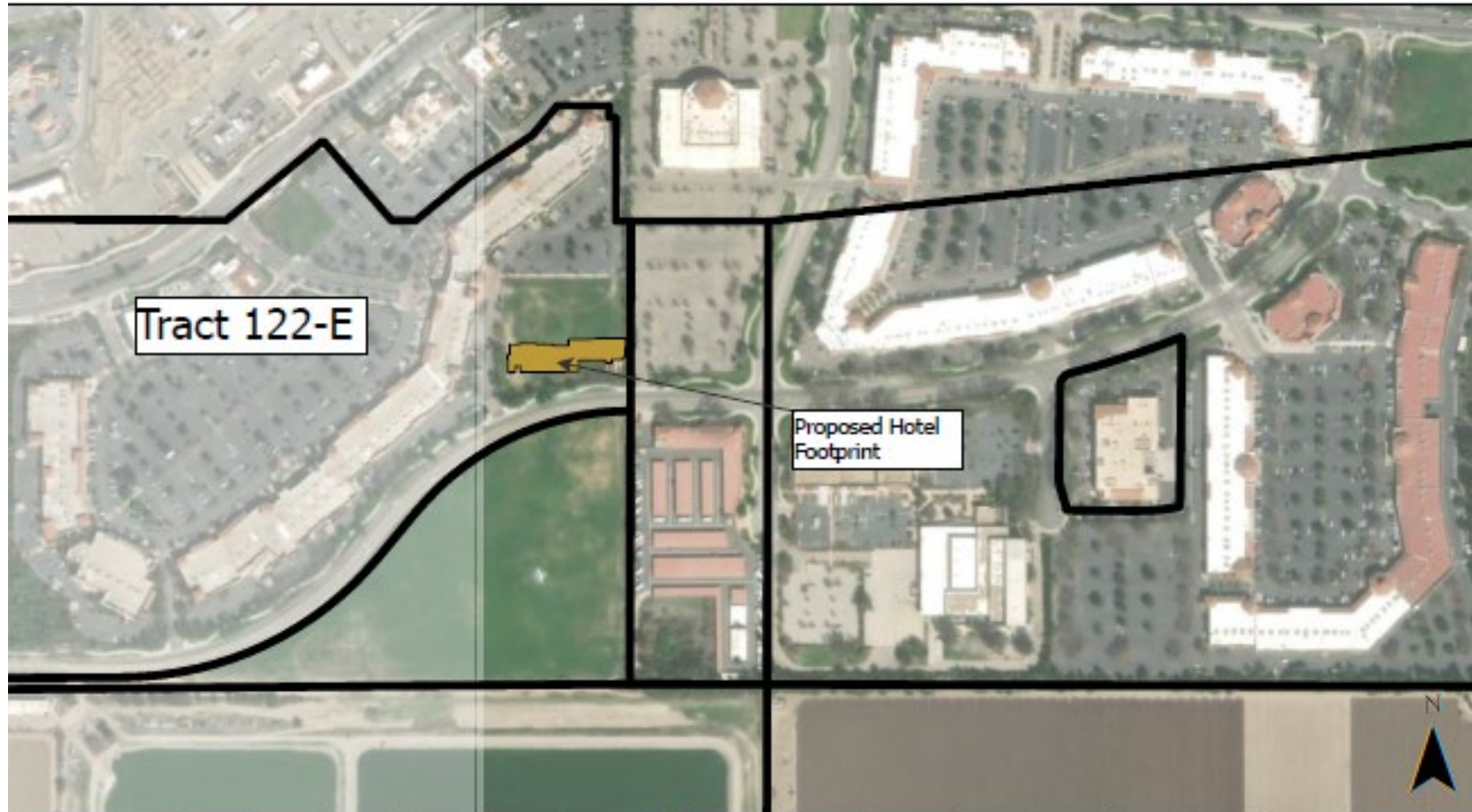


6.D Approval of, and Authorization for the Director of Airports or His Designee to Sign, the Proposed Avigation Easement with Premium Outlet Partners, L.P. an Affiliate of the Simon Property Group

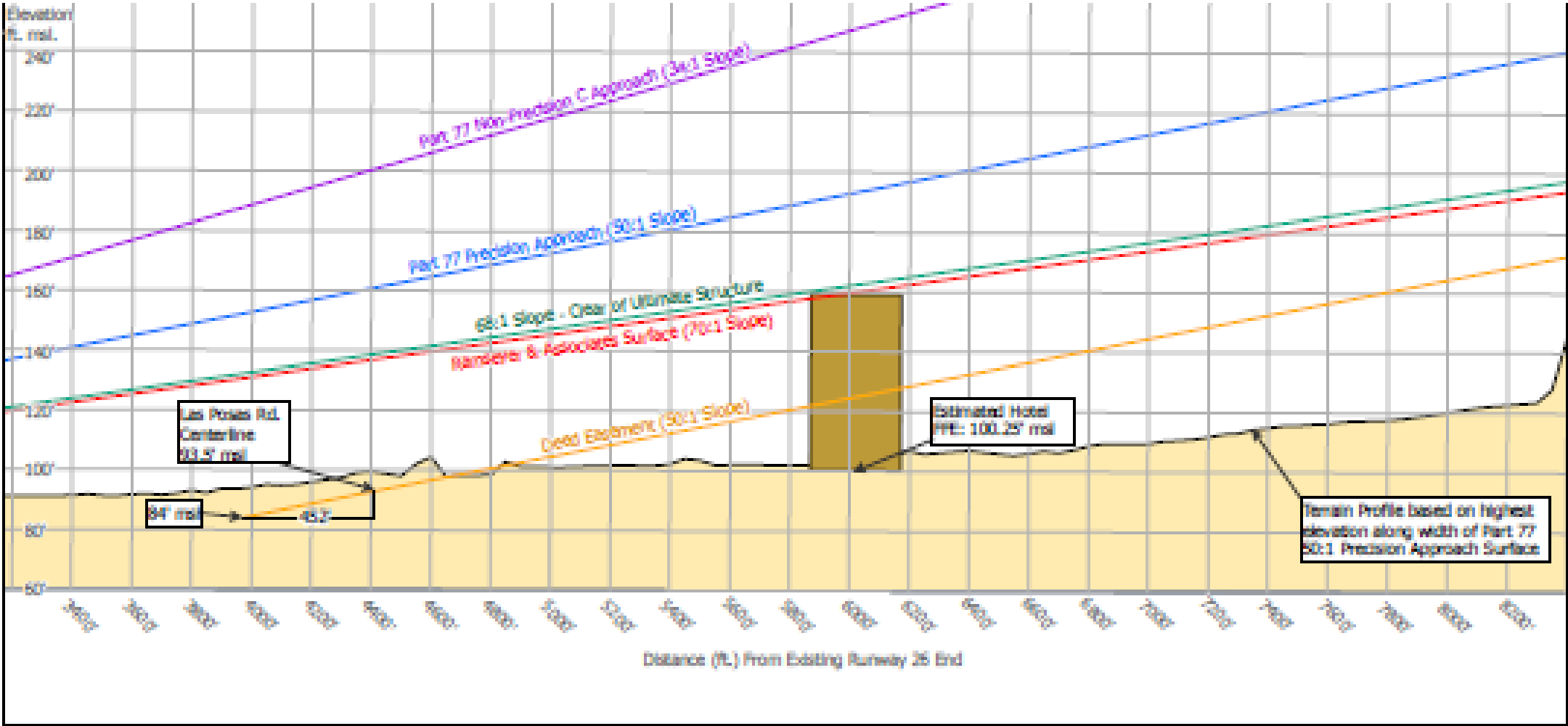
Recommendation:

Staff requests that your Commission/Authorities recommend that the Board of Supervisors (Board) approve and authorize the Director of Airports, or his designee, to sign the proposed Avigation Easement with Premium Outlet Partners, L.P., an affiliate of the Simon Property Group (Exhibit 1).

Proposed Avigation Easement Modification with Premium Outlet Partners, L.P



Proposed Avigation Easement Modification with Premium Outlet Partners, L.P.



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SWARM AERO TESTING – APRIL 1, 2026 OXNARD AIRPORT



CURFEW REMINDER



ADVISORY BOARDS

LOOKING FOR A MEETING? CLICK HERE.

There are three Advisory Boards that provide recommendations to the County Board of Supervisors regarding airport matters. In addition, the Camarillo Airport Authority makes recommendations to the Camarillo City Council and in similar fashion the Oxnard Airport Authority makes recommendations to the Oxnard City Council. The Department of Airports conducts monthly meetings with each advisory body. Use the links provided below to find information on members, meetings calendar, archives, and bylaws.

Aviation Advisory Commission

[Commission Members](#)

[Meeting Information and Calendar](#)

[Meeting Archive](#)

[Bylaws](#)

[VISIT BOARD OF SUPERVISORS W](#)

[CONTACT BOARD MEMBERS](#)

Camarillo and Oxnard Airport Authorities

[ority Members](#)

[ting Information and Calendar](#)

[ting Archive](#)

[marillo Airport Authority Bylaws](#)

[nard Airport Authority Bylaws](#)



CLICK HERE!

Camarillo Airport Approach & Analysis

T.A.C

MEETING

SCHEDULED

UPDATE

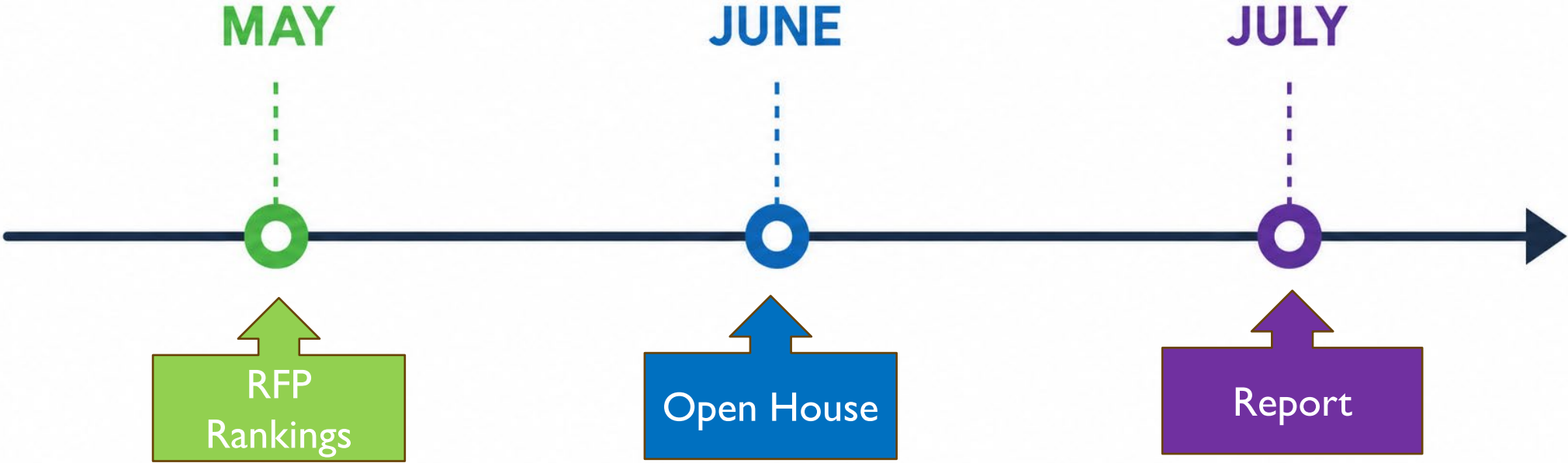
Camarillo Airport Runway 8-26
Rehabilitation Project
Bidding Open From
April 10, 2026, to May 13, 2026





COUNTY *of* VENTURA
Department of Airports

CAMARILLO AIRPORT REQUEST FOR PROPOSALS TIMELINE





COUNTY of VENTURA
Department of Airports

Area 805

Ventura County Advanced Air Mobility Testing Range



Next Steps:

Summer 2026 – Operational meeting with University of Alaska, Fairbanks

Fall 2026 – Opening of Area 805

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- Monthly Activity Report – February – April 2026
- Monthly Noise Complaints – February – April 2026
- Consultant Reports (Coffman Associates) – February – April 2026
- Consultant Reports (Woolpert – Camarillo Airport) – February – April 2026
- Consultant Reports (Woolpert – Oxnard Airport) – February – April 2026
- Consultant Reports (Mead & Hunt) – February – April 2026
- Project Status Report – February – April 2026
- Airport Tenant Projects – May 2026
- Meeting Calendars 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. Regular Agenda Items
7. Director's Report
8. Reports
- 9. Correspondence**
10. Authority Comments
11. Adjournment

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The next regular Authorities meeting is scheduled on **Thursday, June 11, 2026, at 6:30 p.m.** in the Department of Airports Administration Office Conference Room, 555 Airport Way, Suite B, Camarillo, California.