COUNTY of VENTURA
Department of Airports

555 Airport Way, Suite B
Camarillo, Ca. 93010
Phone: (805) 388-4372
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https://airports.venturacounty.gov

NOTICE IS HEREBY GIVEN
that the Regular Meeting of the
Camarillo Airport Authority and Oxnard Airport Authority
will be held on:

Thursday May 14, 2026 6:30 P.M.

DEPARTMENT OF AIRPORTS
ADMINISTRATION OFFICE
CONFERENCE ROOM
555 AIRPORT WAY, SUITE B
CAMARILLO, CA

Public Participation Options and Instructions:

1. Attend in-person at the address listed above.

2. You may observe the meeting via the **Department of Airports YouTube channel.** **https://www.youtube.com/channel/UC4jLWASMGn4wTrEPdT8BOTQ?view_as=subscriber**

3. Participate and provide public comment via Zoom:

   WEBINAR:
   https://us02web.zoom.us/j/83409925196?pwd=nhbEacAFg77EQ5cQ8L0ITRzTwKBCT7.1
   WEBINAR ID: 834 0992 5195
   WEBINAR PASSCODE: 829056
   TELEPHONE: 1-669-444-9171

   Click on the link above and enter your name so we may call on you when it is your turn to speak. Members of the public who wish to comment should use the “Raise Hand” function in Zoom when the Chair of the Airport Authority calls for public comment. The secretary will call your name when it is your turn to speak. You will be prompted to unmute your microphone. Unmute and begin speaking; start by stating your name.

   If joining by telephone, press star (*) then 9 on their touch-tone phone when the Chair of the Airport Authority calls for public comment. The secretary will call the last 4 digits of your phone number when it is your turn to speak. You will be prompted to unmute your phone. Unmute and begin speaking; start by stating your name.

Members of the public are allotted three (3) minutes per speaker per listed agenda items at a single meeting. The chair may make reasonable adjustments to the per-speaker time limit for a given meeting if necessary to accommodate a large number of public speakers. Please ensure that all background noise is muted (TV, radio, etc.)

4. Email or Mail Public Comment in Advance of the Meeting:

   If you wish to make a written comment on a specific agenda item by email or mail, please submit your comment by 12:00 p.m. on the day prior to the meeting. Your written comment will be distributed to Authority members and made part of the permanent meeting record. Written comments will be made available to the public and can be viewed online at https://airports.venturacounty.gov/camarillo-and-oxnard-meeting-archives/or in person at the Airport Administration Office located at 555 Airport Way, Suite B, Camarillo, CA 93010.

   Public comments submitted in writing are public record and subject to disclosure. An unredacted version is made available when records are requested by a Public Records Act request. Please do not submit personal contact information you do not want to be made public.

   Comments submitted by email can be sent to airportmeetings@venturacounty.gov. In the **Subject Line** of the email please indicate "**CAA/OAA Meeting Comment**" and the **Agenda item number** on which you are commenting (e.g., CAA/OAA Meeting Comment – Agenda Item No. 5) then proceed with your comment in the body of the e-mail.

   Comments submitted by mail can be sent to 555 Airport Way, Ste. B, Camarillo, CA 93010, Attention: Lizet Kennel. In the **Subject Line** of the correspondence please indicate "**CAA/OAA Meeting Comment**" and the **Agenda item number** on which you are commenting (e.g., CAA/OAA Meeting Comment – Agenda Item No. 5) then proceed with your comment in the body of the correspondence.

AGENDA

1. **CALL to ORDER and PLEDGE of ALLEGIANCE**

2. **ROLL CALL**

3. **AGENDA REVIEW**

4. **APPROVAL of MINUTES – March 12, 2026** Pages 9-15

5. **PUBLIC COMMENT PERIOD**

Airport related comments during the public comment part of the meeting to address non-agenda items is limited to no more than three (3) minutes per speaker and may be increased or decreased by the Chair depending on the number of speakers for non-agenda items.

In-Person Public Comment:
Speakers must fill out a speaker card and submit it to the secretary before the end of the public comment period.

Speaker cards for issues listed on the agenda must be presented before the item is up for consideration. Speakers will be called when the item is presented.

Zoom Public Comment:
Speakers should press the raise hand button, or if joining by telephone, press star (*) then 9 to be added to the speaker queue when the Chair of the Airport Authority calls for public comment.

E-mail or Mail Public Comment:
If you wish to make a written comment on a specific agenda item by email or mail, please submit your comment by 12:00 p.m. on the day prior to the meeting. Your written comment will be distributed to Authority members and made part of the permanent meeting record. Written comments will be made available to the public and can be viewed online at https://airports.venturacounty.gov/camarillo-and-oxnard-meeting-archives/ or in person at the Airport Administration Office located at 555 Airport Way, Suite B, Camarillo, CA 93010.

Public comments submitted in writing are public record and subject to disclosure. An unredacted version is made available when records are requested by a Public Records Act request. Please do not submit personal contact information you do not want to be made public.

6. REGULAR AGENDA

Regular Agenda items are heard at the Authorities' discretion and may be heard at any time during the meeting.

CAMARILLO AND OXNARD AIRPORT AUTHORITY

A. Subject: 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/)*

Pages 16-20

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.

B. Subject: 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

Pages 21-139

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.

C. Subject: Receive and File a Monthly Staff Update from Communications and Engagement Manager Regarding Ventura County Airports

Pages 140-141

Recommendation:

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

CAMARILLO AIRPORT AUTHORITY

D. Subject: 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

Pages 142-156

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).

7. DIRECTOR'S REPORT

8. REPORTS Pages 157-180

Report items listed below are presented to the Airport Authorities for information only, at this time. The report items require no action or are not ready for the Airport Authorities' consideration. The Airport Authorities may refer these items to the Department of Airports for investigation and report back on a future agenda.

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

9. CORRESPONDENCE Pages 181-224

Correspondence items listed below are presented to the Airport Authorities for information only, at this time. The correspondence items require no action or are not ready for the Airport Authorities' consideration. The Airport Authorities may refer these items to the Department of Airports for investigation and report back on a future agenda.

Department of Airports News dated March 4, 2026, re: Recording of Public Meeting for CMA Approach and Procedure Analysis

Department of Airports News dated March 10, 2026, re: Bird Nesting Season is Here

Department of Airports News dated March 11, 2026, re: Phase II of Fly Friendly VC Signage Now at CMA

Ventura County Star article dated March 11, 2026, re: NTSB report of Camarillo plane crash tells of Cessna's last minutes

Pacific Coast Business Times article dated March 12, 2026, re: Swarm Aero announces $35 million Series A financing

Department of Airports News dated March 17, 2026, re: Public Comments Open for the CMA Approach & Procedure Analysis

Department of Airports News dated March 19, 2026, re: RFP 11-Acre Site at OXR to be Issued Tomorrow

Ventura County Department of Airports Request for Proposal (RFP) dated March 20, 2026, SELECTION PROCESS OF A DEVELOPER FOR AN APPROXIMATE 11 ACRE SITE FOR COMMERCIAL NON-AVIATION USE ADJACENT TO THE OXNARD AIRPORT

Department of Airports News dated March 20, 2026, re: Scheduled Radar Outage Happening Saturday & Sunday

Department of Airports News dated March 26, 2026, re: RWY 8 Postcard Makes Debut as Part of Pilot Education for FFVC

News Channel 12,3 & 11 article dated March 26, 2026, re: Single-engine aircraft hit a hangar at Camarillo Airport resulting in small fuel leak and no injuries

Department of Airports News dated April 2, 2026, re: Fly Friendly VC Video Debut – Oxnard Airport

Department of Airports News dated April 9, 2026, re: REMINDER: Public Comments Open for the CMA Approach & Procedure Analysis

Department of Airports News dated April 10, 2026, re: Connect with Aviation Advisory Commission and Airport Authorities

Ventura County Department of Airports Runway 8-26 Rehabilitation Bid Proposal Documents dated April 10, 2026

Department of Airports News dated April 20, 2026, re: Happening this Week! Live Firefighter Training at OXR

Department of Airports News dated April 23, 2026, re: FINAL REMINDER – Public Comments Open for the CMA Approach & Procedure Analysis

Department of Airports News dated April 29, 2026, re: Update Regarding Next Steps for the Camarillo Airport RFP Process

10. AUTHORITY COMMENTS – Comments by Authority members on matters deemed appropriate.

11. ADJOURNMENT

The next regular Authority meeting will be 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.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT LIZET KENNEL AT (805) 388-4372. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE DEPARTMENT OF AIRPORTS TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.

Webinar Instructions

Public link to Zoom webinar:
https://us02web.zoom.us/j/83409925196?pwd=nhbEacAFg77EQ5cQ8L0ITRzTwKBCT7.1

Webinar ID: 834 0992 5195
Passcode: 829056
Phone Number: 1-669-444-9171

Cell Phone or Computer with Audio (Microphone) Feature: Click on the link above and enter passcode. Enter your name so we may call on you when it is your turn to speak.

The Chairperson will ask if anyone wishes to speak to the item. At that time, raise your hand by clicking the Raise Hand button. Follow the instructions below regarding Speaking.

Computer without Audio (Microphone) Feature: Click on the link above and enter passcode. This will allow you to view and listen to the meeting. In order to speak, follow the instructions below for Telephone.

Telephone: You may observe the meeting via the Department of Airports YouTube channel. If you are interested in speaking to an item, you can call into one of the phone lines listed above, and when prompted enter the Webinar ID and Passcode shown above. Once in the meeting, you will be listening to the meeting through your phone handset.

The Chairperson will ask if anyone wishes to speak to the item. At that time, raise your hand by dialing *9. Follow the instructions below regarding Speaking.

Speaking

When it is your turn to speak, the Chairperson will call your name or the last 4 digits of your phone number if you are calling from a phone, and you are allotted three (3) minutes per speaker per listed agenda item at a single meeting. The time may be increased or decreased by the chair depending on the number of speakers Please ensure that all background noise is muted (TV, radio, etc.). You will be prompted to unmute your microphone/phone. Unmute and begin speaking; start by stating your name.

The timer on the screen will count down your three (3) minutes The timer starts green indicating you have three (3) minutes; when the time hits one (1) minute remaining, the timer will change to yellow; when the three (3) minutes have elapsed, the timer will turn red. At that time, your microphone will be muted and we will move onto the next speaker. If you called in on one of the phone lines listed above, you will not be able to see the timer. Instead, you will be prompted when the three (3) has begun; when the time hits one (1) minute remaining; when the three (3) minutes have elapsed.







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CAMARILLO AIRPORT AUTHORITY (CAA) AND OXNARD AIRPORT AUTHORITY (OAA)

MINUTES

March 12, 2026

1. CALL to ORDER and PLEDGE of ALLEGIANCE

CAA Chair Scott Barer called the meeting to order at 6:32 p.m. and requested that Councilmember Susan Santangelo lead the pledge of allegiance.

2. ROLL CALL

CAA PRESENT	CAA ABSENT	OAA PRESENT	OAA ABSENT
Vianey Lopez (L)		Vianey Lopez (L)	
Kelly Long		Kelly Long	
Tony Trembley		Gabe Teran	
Scott Barer		Bert Perello	
Susan Santangelo		Barbara Filkins	

Excused (E)
Late (L)
Absent (A)

AIRPORT STAFF
Keith Freitas, Director
Erin Powers, Deputy Director
Jannette Jauregui, Communications & Engagement Manager
Danielle Tarr, Airports Project & Program Manager
Daniel Quezada, Lease Assistant
Ana Castro, Administrative Officer
Denise Arreola, Administrative Assistant
Lizet Kennel, Management Assistant

3. AGENDA REVIEW

No changes to the agenda.

4. APPROVAL OF MINUTES – January 8, 2026

Camarillo Airport Authority: Upon the motion of Supervisor Long and seconded by Councilmember Santangelo, the Authority hereby approves the January 8, 2026, minutes. All members voted in favor and the motion passed unanimously 5-0.

Oxnard Airport Authority: Upon the motion of Vice Chair Vianey Lopez and seconded by Mayor Pro Tem Gabe Teran, the Authority hereby approves the January 8, 2026, minutes. All members voted and the motion passed unanimously 5-0.

5. PUBLIC COMMENT PERIOD

Citizens wishing to speak to the Authorities on an airport related item must fill out a speaker card and submit it to the secretary. Comments will be limited to a maximum of **three** minutes per item.

Speaker cards for issues NOT on the agenda must be submitted before the end of the public comment period.

Speaker cards for issues listed on the agenda must be presented before the item is up for consideration. Speakers will be called when the item is presented.

Public comments heard.

6. 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 the Authorities on the Regular Agenda. Consent items are heard at the Authorities' discretion and may be heard at any time during the meeting.

CAMARILLO AND OXNARD AIRPORT AUTHORITY

A. Subject: 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):

Find that the Airport Properties Limited (APL) development project at Camarillo Airport is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332.

B. Subject: 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.

Oxnard Airport Authority: Upon the motion of Chair Barbara Filkins and seconded by Supervisor Kelly Long, the Authority hereby approves the recommendations as stated in the respective agenda letters for Consent items 6.A and 6.B. All members voted in favor and the motion passed unanimously 5-0.

Camarillo Airport Authority: Upon the motion of Councilmember Susan Santangelo and seconded by Vice Chair Vianey Lopez, the Authority hereby approves the recommendations as stated in the respective agenda letters for Consent items 6.A and 6.B. All members voted in favor and the motion passed unanimously 5-0.

7. REGULAR AGENDA

Regular Agenda items are heard at the Authorities' discretion and may be heard at any time during the meeting.

CAMARILLO AND OXNARD AIRPORT AUTHORITY

A. Subject: 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.

Communications and Engagement Manager, Jannette Jauregui, provided an update on ongoing community engagement efforts aimed at strengthening relationships and building trust between the Department of Airports, pilots, and surrounding communities at Camarillo and Oxnard Airports. Jannette Jauregui, highlighted key initiatives over the past three years, including the Fly Friendly VC program, Part 150 Noise Compatibility Studies, the Camarillo Airport Layout Plan, and an Approach and Procedure Analysis. Chairs Barbara Filkins and Scott Barer, along with Supervisor Kelly Long, thanked Ms. Jauregui for her efforts.

Action: Without motion, the Authorities receives and files a monthly staff update from Communications and Engagement Manager regarding Ventura County Airports.

CAMARILLO AIRPORT AUTHORITY

B. Subject: 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.

Camarillo Airport Authority Chair Scott Barer provided an overview of the presentation process. Director of Airports Keith Freitas introduced the item and provided background on the need to issue a Request for Proposals (RFP) for the development/redevelopment of two sites at Camarillo Airport. Director Freitas responded to questions from the Authorities. The Authorities heard presentations and conducted a Q&A with Air 7, Legend Aviation, Sky Harbour, and Orbic Sky. Public comments were heard.

Action: Without motion, the Commission receives and files **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.**

C. Subject: Receive and File an Update on the Camarillo Runway 8-26 Rehabilitation Project

Recommendation:

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

Danielle Tarr, Airports Project & Program Manager, presented the item and provided an update on the Camarillo Airport Runway Rehabilitation Project. She reported that staff are advancing project design and evaluating construction approaches, with each option reviewed for FAA compliance, construction safety, operational feasibility, pavement durability, project duration, and cost. An overview of the project timeline was provided regarding the bidding process and construction schedule. Questions from the Authorities were heard and addressed by staff. Public comments were heard.

Action: Without motion, the Authorities receives and files a staff update **on the Camarillo Runway 8-26** ***Rehabilitation Project.***

OXNARD AIRPORT AUTHORITY

D. Subject: 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).

Erin Powers, Deputy Director, presented the item to the Authorities and provided an overview

of the Request for Proposals (RFP), including the submission process via Bonfire. Deputy Director Powers responded to Authorities questions. Mayor Pro Tem Gabe Teran expressed appreciation to the Department of Airports for upkeep of the vacant site.

Action: Without motion, the Commission receives and files **Information regarding a Request for Proposal (RFP) for development of an approximate 11-acre vacant site in the Oxnard Airport Runway Protection Zone (RPZ).**

8. DIRECTOR'S REPORT

Director of Airports Keith Freitas opened the Director's Report by noting that the Department of Airports has initiated a new rent and fee methodology analysis study. He explained that the initial phase will focus on methodology and identify similar airports. The second phase will focus on analyzing comparable rental rates and is expected to be completed in 2027. He also noted that this is different from the typical annual Rent and Fee update, which will be agendized for the May meeting.

Director of Airports Keith Freitas reviewed several Senate Bills, including Senate Bill 827, which will require a fiscal and financial online training component from the Clerk of the Board, and Senate Bill 707, which updates requirements for teleconferencing and remote participation in meetings. Department of Airports staff will incorporate these changes to ensure compliance with the Brown Act.

A fundraiser poker run event will be held at Axis Aviation at Oxnard Airport. The event supports California Aeronautical University and its flight team.

The U.S. Army Golden Knights parachute team is scheduled to return to Oxnard Airport from April 13–17.

Director's Report was received and filed.

9. REPORTS

Report items listed below are presented to the Airport Authorities for information only, at this time. The report items require no action or are not ready for the Airport Authorities' consideration. The Airport Authorities may refer these items to the Department of Airports for investigation and report back on a future agenda.

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

Reports were received and filed.

10. CORRESPONDENCE

Correspondence items listed below are presented to the Airport Authorities for information only, at this time. The correspondence items require no action or are not ready for the Airport Authorities' consideration. The Airport Authorities may refer these items to the Department of Airports for investigation and report back on a future agenda.

Ventura County Department of Airports Request for Proposal (RFP) dated January 5, 2026, SELECTION PROCESS OF A MASTER DEVELOPER FOR AN APPROXIMATE 1.9 ACRE SITE FOR COMMERCIAL AVIATION DEVELOPMENT AT THE CAMARILLO AIRPORT

Letter from Director of Airports, Keith Freitas to Governor's Office of Business and Economic Development (GO-Biz) California Jobs First Council dated January 9, 2026, re: Letter of Commitment for FATHOMWERX Proving Ground

Department of Airports News dated January 9, 2026, re: ATCT Teams and Department of Airports Build Partnership to Bridge Gap Between the Community and the Sky

Department of Airports News dated January 13, 2026, re: Update Regarding Changes to OXR Operational Hours

Department of Airports News dated January 23, 2026, re: FAA Continues Work on Transition to Unleaded Fuel

Department of Airports News dated February 12, 2026, re: Clarification Regarding Camarillo Airport Hangar Replacement Project

Ventura County Star article dated February 15, 2026, re: Plane crash lands in drainage ditch in Camarillo

Department of Airports News dated February 17, 2026, re: C-130 to Land at OXR Today

Department of Airports News dated February 17, 2026, re: Second Public Meeting Announced for Camarillo Airport Approach and Procedure Analysis

Department of Airports News dated February 27, 2026, re: Reminder - Second Public Meeting Announced for Camarillo Airport Approach and Procedure Analysis

Department of Airports News dated February 27, 2026, re: Update Regarding CMA Requests for Proposal

Pacific Coast Business Times article dated March 3, 2026, re: CCIA 2026: Area 805 Advanced Air Mobility Test Range poised for takeoff

Correspondence was received and filed.

11. AUTHORITY COMMENTS – Comments by Authority members on matters deemed appropriate.

No comments

12. ADJOURNMENT

There being no further business, the March 12, 2026, meeting of the Camarillo Airport Authority and Oxnard Airport Authority adjourned with all Authority members in favor at 10:23 p.m.

The next regular Authority meeting will be on **Thursday, April 9, 2026, at 10:23 p.m.** in the Department of Airports Administration Office Conference Room, 555 Airport Way, Suite B, Camarillo, California.

KEITH FREITAS, A.A.E., C.A.E.
Administrative Secretary

COUNTY of VENTURA
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May 13, 2026

Aviation Advisory Commission
Camarillo Airport Authority
Oxnard Airport Authority
555 Airport Way, Suite B
Camarillo, CA 93010

Subject: **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.

Discussion:

In summary, the FY 2026-27 proposed budget funds airport operations, on-going and previously planned and funded capital improvements, and projects a sustainable cash balance. While the budget provides the funds necessary to maintain and improve the airports within the guidelines and policies followed by the DOA, a reduction in anticipated lease revenue, coupled with an increase in operating expenses and planned significant capital improvements is expected to reduce the $12 million reserve fund levels over the next several years. The Airport Enterprise Fund (AEF) expects to maintain a reserve balance in excess of 3 months of operating expenses or approximately $3 million throughout the year, which is in compliance with the Governmental Accounting Standards Board (GASB), which sets accounting and financial reporting standards for local governments. The DOA's reserve fund has been artificially in excess of GASB standards due to planned significant capital projects.

This budget represents a continued effort by staff to analyze the operating budget through a hybrid "line item" and "zero-based" approach and to integrate the capital budget needs of both airports in a manner sustainable through the currently approved rent and fee schedule.

DOA funds the maintenance and/or replacement of major infrastructure assets such as the runway and other airfield pavements through federal grants from the Airport

Improvement Program (AIP). The local match requirement for these projects is typically 10% or less. As such, the standard depreciation schedule significantly inflates the depreciation expense.

The following are high level summary overall statements of the Airport Enterprise Fund

- The Enterprise Fund E300 is projected to realize a net loss during the fiscal year. This is due to a combination of increased expenses, reduced revenues and planned significant capital projects.

- Total operating expenses show a 14% increase in employee salaries and a 3% increase in services/supplies. Salary increases are tied to County negotiated General Salary Increases and SB 525 mandatory minimum wage impacts. Additionally, FY 26-27 reflects full funding of two positions that were previously funded at reduced levels.

- Revenue projections are down approximately 8% due to a decrease in lease revenue. The reduction in estimated lease revenues are primarily due to the termination of several leases in the business park at Camarillo Airport, though some of the loss will be offset with rate adjustments to various leaseholds. Other revenue sources such as percentage rent, landing fees and other miscellaneous fees continue to perform to the current year's level.

  Capital project impacts to the budget will reduce the projected cash balance. This includes required Airport matches for federally funded projects and non-grant projects for needed infrastructure improvements to the airfield and business park facilities.

- The DOA anticipates a staffing level of 37 FTE's.

The budget book is divided into sections for purposes of review, as follows:

TAB #1: "<u>Camarillo/Oxnard Combined</u>":

1. A cash flow analysis for the five-year period July 1, 2026 – June 30, 2031, supports the FY 2026-27 budget as sustainable with an estimated $16,647,692 cash balance that would begin with the new fiscal year. The highlights are as follows:

   a. Depreciation is excluded in the cash flow calculation since it is not a true cash expense.

   b. Cash balance levels beginning FY 2026-27 are $16.62 million and $12.8 million beginning FY 2027-28, which is well above the 3-4-month operating expenses target. The Department has been accumulating reserves beyond the 3-4-month operating expense level in anticipation of major capital projects that are expected to require cash more than any operating surpluses in the next five

years. As the Department works to increase revenue by leveraging existing assets, reserves will also be used to meet any expense shortfalls. Cash/reserves remain primarily for matching federal grants to accomplish critically required capital projects in the coming years. A large part of the Department's projects is grant based, and therefore, up to 90% of the grant-related expenditures will be reimbursed, subject to grant availability. At all times, reserve levels remain adequate to provide a sufficient cash base for planned operations and other capital projects. The target/projected reserve level can be adjusted by deferring projects in the Capital Improvement Plan (CIP) to align with grant funding.

2. The FY 2026-27 Preliminary Budget depicts the proposed budget's impact on operating expenditures compared to the current year's Adopted Budget.

3. The "Operating Loss" without depreciation for operating the DOA is $1,556,278.

4. Line-item budgets depict all non-capital expenses and revenues. The "Total Expenditures" reflects an amount like the previously adopted budget; however, it reflects projected general salary increases, performance-based salary increases, SB 525 wage impacts to salaries, and safety retirement for Airport Operations Officers, and other labor expense associated costs.

5. The Department of Airports is an Enterprise Fund. As such, all operating costs are derived from airport operations and is expected to be a self-sustaining enterprise. No funding is received from County funds, local, state, or federal taxes, or outside loans.

TAB #2: "<u>Oxnard</u>":

1. Oxnard's "Operating Loss" without depreciation is $1,021,836. An increase of 12%, which includes salaries and benefits transferred from Camarillo Administration which are allocated to Oxnard Airport to give a truer picture of costs.

2. The services and supplies budget increased $162,547 primarily due to increases in projected maintenance and improvement costs at the airport. PFAS cost recovery remediation remains a significant expense.

4. Oxnard administration, operations, and maintenance sub-budgets are also found in this section for a more detailed listing of expenditures and revenue.

TAB #3: "<u>Camarillo</u>":

1. Camarillo's "Operating Loss" without depreciation is $534,443. Please note that Camarillo Airport administrative salaries and benefits are allocated 90% to Camarillo

administration and 10% to Oxnard administration to present a more realistic picture of the costs for each airport.

2. The services and supplies budget reflects an increase of .1%. This is primarily due to an effort to continue to maintain airport costs concurrent with prior year estimates.

3. Camarillo administration, operations, and maintenance sub-budgets are also found in this section for a more detailed listing of expenditures and revenue.

TAB #4: "Capital":

This budget is for capital expenses and revenue associated with federal and state grants and non-grant projects. The "Net Cost" of proposed projects is $2,719,280; a $1,268,244 increase of Net Cost compared to the prior year. The projects are listed for your review on two tables titled Proposed Capital Projects and are consistent with the DOA's five-year Capital Improvement Plan. The Department of Airports is an Enterprise Fund. As such, all operating costs are derived from airport operations. No funding is received from County funds, constituent taxes or fees, or outside loans.
Highlights of the capital budget are:

1. For Camarillo, the grant eligible projects anticipated for Camarillo airport include:
   a. Runway 8-26 Rehabilitation

2. For Oxnard, the grant eligible projects anticipated for Oxnard airport include:

   a. Rehabilitation of the Air Traffic Control Tower

Project costs are estimated to be $31,044,630. The anticipated grant revenue to cover those costs is estimated to be $27,455,850. Financing is available within the Airports enterprise fund to cover net cost of $2,719,280.

TAB #5: "Camarillo Roads and Lighting":

Otherwise known as the Camarillo Utility Enterprise (CUE), this budget is for the maintenance of streets, street lighting and storm drains at the Camarillo Airport. The budget is funded through assessments to the eight owners of developed property on the airport campus, of which the DOA represents a share of approximately 67%.

The CUE has no new projects scheduled for FY 2026-27.

Staff realize that there is a tremendous amount of information in the budget, and we have tried to organize it in a way that makes it accessible for discussion. Please feel free to contact Servando Briggs at (805) 388-4207 or me at (805) 388-4200 should you have any questions.



KEITH FREITAS, A.A.E., C.A.E.
Director of Airports

Attachment:

Exhibit 1 – DOA FY 2026-27 Proposed Budget Binder
(available on the Department website https://airports.venturacounty.gov/meeting-calendar/)

COUNTY of VENTURA
Department of Airports

555 Airport Way, Suite B
Camarillo, Ca. 93010
Phone: (805) 388-4372
Fax: (805) 388-4366
https://airports.venturacounty.gov

May 13, 2026

Aviation Advisory Commission
Camarillo Airport Authority
Oxnard Airport Authority
555 Airport Way, Suite B
Camarillo, CA 93010

Subject: **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.

Fiscal Impact(s):

	FY 2026-27
Revenues	$ 9,512,603
Costs*	$ 11,068,881
Net Airports' Revenue	$ (1,556,278)

**Please note: Costs do not include depreciation.*

Funding Source(s): The rents and fees provide the primary source of funding for the Airport Enterprise Fund other than federal and state grants.
Match requirement: None

Discussion:

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. Proposed changes are discussed below:

1. Per Rent & Fee Policy 3.b., there are no rate adjustments for hangars and tie-downs this year. During the current Fiscal Year, the Department of Airports initiated a study on the current market approach to maintain competitive and industry standard methodology to recommend any future changes to establish rental rates for inclusion in the FY 27/28 Rent and Fee. There will be an increase of the monthly electricity charge from $15 in FY 25/26 to $18 per month in FY 26/27.

2. Per Rent and Fee Policy V.A.1 Appraisal and derived 10% ROI for the non-aviation land rent has been updated to $1.65/SF/year since the last update in FY 2024-25 of $1.50/SF/year. Aviation land rental rate is discounted by 35% from the non-aviation rate due to its restricted use resulting in an aviation land rental rate of $1.0725/SF/year.

3. To continue to create an incentive for our six Aviation Service Providers to offer a new unleaded aviation fuel alternative, the Department of Airports proposes to again this year temporarily waive the Fuel Flowage Fee and the Storage Fee (applies to unleaded fuel stored in County-owned tanks). An incentive is appropriate because this fuel formulation is new in the marketplace and due to the extremely low volumes and other supply chain considerations, comes at a higher price and lower margins. Despite the economics, having an unleaded fuel product available at our airports is very much in the interest of the Department to help reduce and eventually eliminate lead emissions from aviation. This waiver will be reevaluated next fiscal year to determine if the incentive is still needed.

4. Rates have been adjusted for personnel where time is charged to grants, tenant requested maintenance, and/or tenant requested operations that are not part of our day-to-day business. Rates are adjusted to reflect cost recovery only, which typically includes overhead. However, because the Airport has initiated a methodology study and anticipates establishing new rates for inclusion in the FY 27/28 Rent and Fee, the proposed service rates for FY 26-27 do not include full cost recovery.

Strategic Priority:

Fiscal Responsibility and Economic Vitality

The annual update of the Department of Airports' Rent and Fee schedule provides the framework for the primary income source of the Airport Enterprise Fund and allows the Department of Airports to realize the maximum income to fund its operations and maintain its self-sustaining position in the County.

The proposed Department of Airports' Rent and Fee Schedule, to become effective July 1, 2026, is recommended for the Board's approval and contains the adjustments noted above.

If you have any questions regarding this item, please call Servando Briggs at (805) 388-4207, or me at (805) 388-4200.



KEITH FREITAS, A.A.E., C.A.E.
Director of Airports

Attachments:

Exhibit 1 – FY 2026-27 Rent and Fee Schedule - Proposed Clean Version
Exhibit 2 – FY 2026-27 Rent and Fee Schedule - Proposed Track Changes Version

RENT AND FEE SCHEDULE

DEPARTMENT OF AIRPORTS

Rents and Fees Common to
Camarillo and Oxnard Airports

Effective July 1, 2026

RENT FEE SCHEDULE
Department of Airports
Fiscal Year 2026-27

Summary of Rent & Fees

FY 2026-27

CHARGE	Rent or Fee
Administration Fee - Applies to each new lease processing action by Department	$ 150.00
Transient Tie-downs - Per Overnight (Not on Corporate Ramp)	
Single Engine	$ 8.00
Multi Engine	$ 10.00
Large Aircraft over 12,500 LBS	Equal to Landing Fee
Transient Ramp Area - Day Use (24 hrs or any portion)	
Commercial / FBO / Overflow Use -Fee Per Day or Portion- under 12,500 lbs	$ 25.00
Commercial / FBO / Overflow Use - Fee Per Day or Portion 12,500 - 40,000 lbs	$ 50.00
Commercial / FBO / Overflow Use - Fee Per Day or Portion - over 40,000 lbs	$ 100.00
Commercial / FBO / Overflow Use - Fee Per Day or Portion - Helicopters	$ 50.00
Government/Contract Fire Fighting Aircraft	No charge
Leased Tiedowns - Per Space, Month to Month Basis	
Standard	$ 112.00
Pull-through	$ 153.00
Large Aircraft over 12,500 LBS (See also Exhibit B)	10x Landing Fee
Ground Rent - With Private Hangars - Per SF, Per Month	$ 0.150
County Owned Hangar Rent - Per SF, Per Month	
Constructed Prior to 2019	$ 0.400
Constructed After 2019	$ 0.540
Electric Service - Per Month (if applicable)	$ 18.00
AIRCRAFT OPERATIONS	
Landing Fees	
Air Carriers - Minimum Fee / Fee per 1,000 LBS MTOW	$ 15.49
Air Carriers - Fee per 1,000 LBS MTOW (Rounded to nearest thousand pounds)	$ 1.44
Lighter-than-air Aircraft Daily Use Fee	$ 113.00
Small Aircraft under 12,500 LBS (Non-Commercial)	No charge

RENT FEE SCHEDULE
Department of Airports
Fiscal Year 2026-27

Summary of Rent & Fees

FY 2026-27

CHARGE	Rent or Fee
Fuel Flowage/Storage	
Fuel Flowage per delivered gallon (Except Unleaded Fuels in FY26-27)	$ 0.06
Facility Fee - For Use of County Fuel Farm	$ 0.02
Oil Flowage	$ 0.15
Fuel Tank Rental - For Storage of Fuel in County Fuel Farm (Except Unleaded Fuels in FY26-27)	$ 0.046
GOVERNMENT AIRCRAFT - WITHOUT CHARGE*	
AIRPORT BUILDINGS/IMPROVEMENTS (County-Owned)	
Rent (Non-Aviation) - Per SF, Per Month	Market Rate Per Appraisal
Storage Lots/Units (including storage units on ends of hangar buildings)	Market Rate Per Appraisal
Rent (Aviation) - Per SF, Per Month	
Hangar	$ 0.40
Shop	$ 0.40
Office	$ 0.50
Ramp	$ 0.0975
Term of Lease (Non-Aviation) - Capital Investment /Improvements Per Acre, Per Year CMA/OXR	$20k / $10k
Term of Lease (Aviation) - Capital Investment/Improvements Per Acre, Per Year CMA/OXR	
Full Service ASP	$20k / $10k
Lmited Service ASP	$20k / $10k
Single Service ASP	$20k / $10k

RENT FEE SCHEDULE
Department of Airports
Fiscal Year 2026-27

Summary of Rent & Fees

FY 2026-27

CHARGE	Rent or Fee
AIRPORT LAND/GROUND AREAS	
Ground Rent (Aviation & Non-Aviation) - Per SF, Per Year	
Ground Leases (Non-Aviation)	$ 1.65
Ground Leases (Aviation)	$ 1.0725
Percentage Rent	As negotiated
Term of Lease (Aviation & Non-Aviation) - Improvements Per Acre, Per Year CMA/OXR	$20k / $10k
Month to Month Ground Lease	Minimum or Negotiated Rent
AUTO PARKING	
Oxnard Terminal Pay Lot	
0-4 HRS	Free
4-6 HRS	$ 4.00
6-12 HRS	$ 6.00
12-24 HRS	$ 15.00
Each Additional Day	$ 15.00
Permit Parking	
Rent-A-Cars - Per Month, Per Space	$ 20.00
All Others - Per Month, Per Space	$ 25.00
Permit Replacement Fee	$ 5.00
AIRPORT PERMITS	
Commercial Activity Permits	
Permit Fee - Aviation Commercial	
Daily Permit	$ 226.00
Additional Consecutive Days	$ 25.00
Annual Permit - Mobile Mechanic, Independent Flight Instructor, Self-Fueler	$ 750.00
Annual Permit Renewal - Mobile Mechanic, Independent Flight Instructor, Self-Fueler	$ 500.00
Annual Permit - Skydiving (new)	$ 6,000.00

RENT FEE SCHEDULE
Department of Airports
Fiscal Year 2026-27

Summary of Rent & Fees

FY 2026-27

CHARGE	Rent or Fee
Permit Fee - Non-Aviation Commercial	
Daily Permit	$ 436.00
Additional Consecutive Days	$ 100.00
Monthly	$ 871.00
Annual	$ 2,438.00
Commercial Film/Photography Permits (on Non-Leased Property)	
Feature/TV/Commercial/Movie Filming per day (1-20 Cast/Crew)	$15k 1st day, $10k/day thereafter
Feature/TV/Commercial/Movie Filming per day (21+ Cast/Crew)	$20k 1st day; $10k/day thereafter
Commercial Photography per day	$ 800.00
Acvitity on Leasehold per day	$ 262.00
Special Use Permit Fee - Non-Commercial, Individual, and/or Community/Club Activity	
Daily Fee	$ 436.00
Additional Consecutive Days	$ 100.00
Annual Fee	$ 2,438.00
Use Permit for Promotion of Aviation/Non-profit Community Activity	Fee Waiver Required
Special Uses Requiring Extra or Overtime Operations Personnel	Use Fee Plus Personnel Costs
Aircraft Repair Work Areas (Wash Racks)	
Aircraft Owner Use (Non-Commercial) - Per 4 Hour period	$ 25.00
Taxi-Cab Stand/Scheduled Shuttle Operations/Courtesy Vehicles	
Taxi/Shuttle Permit Fee - Annual (Intra-County Services)	$ 1,126.00
Taxi/Shuttle Permit Fee - Annual (Outside of County Services)	$ 2,438.00
Taxi/Shuttle Permit Fee - Monthly (Director of Airports Approval Required)	$ 132.00
Courtesy Vehicle Permit Fee - Annual	$ 170.00
Off-Airport Rental Cars (Separate License Required)	8.5% Attributable Gross
Restaurant	
Restaurant - Major Operation - Base Rent	As negotiated
Restaurant - Major Operation - Percentage Rent	As negotiated
Restaurant - Minor Operation - Base Rent	Minimum Base Rent
Restaurant - Minor Operation - Percentage Rent	6% of Gross

Summary of Rent & Fees

FY 2026-27

CHARGE	Rent or Fee
Disabled Aircraft Fees	
Runway/Taxiway Closure Hourly Fee - First two hours free then:	$ 1,000.00
Ramp or Tiedown Storage Daily Fee - First 90 days	$ 25.00
Ramp or Tiedown Storage Daily Fee - After 90 days	$ 50.00
Ramp or Tiedown Storage Monthly Fee - After 90 days	$ 1,500.00
County-Owned Hangar Storage Daily Fee (if available)	$ 100 per day, max 90 days
MISCELLANEOUS CHARGES	
Electronic Payment Convenience Fee (per transaction)	
Credit/Debit Cards on ePay	2.75% / 1.75%
Electronic Checks (eChecks)	$ 1.10
Document Processing Fee	
Documents executed by Director of Airports	$ 50.00
Documents executed by Board of Supervisors	$ 250.00
Documents reviewed by County Counsel	$ 250.00
Transfer Fee for Long Term Lease, Private Hangar Sales	2%
Document Copying Fee - Per Page	$ 0.040
Bad Check Charge	$ 25.00
Security Gate Cards - New	$ 20.00
Security Gate Cards - Lost Card Replacement	$ 16.00
Airfield Infractions/Citations (1st/2nd/3rd violations)	$ 100/200/500
Parking Citations	$ 50.00
Late Fee (of Unpaid Balance imposed on 11th calendar day of month)	10%
Late Fee (net 15 imposed on 16th calendar day of month)	$ 15.00
Airport Sweeper Service Fee - Per Hour or Portion of Hour	$ 118.00
Use of VC Advanced Air Mobility Test Range	$1500/day, $6k /week

RENT FEE SCHEDULE
Department of Airports
Fiscal Year 2026-27

Summary of Rent & Fees

FY 2026-27

CHARGE	Rent or Fee
Other Hourly Rates	
Private Development Review / Permitting / CEQA Lead Agency / Federal & State Grant Billing - Projects Administrator	$ 120.00
Private Development Review / Permitting / CEQA Lead Agency / Federal & State Grant Billing - Projects Specialist	$ 112.00
Private Development Review / Permitting / CEQA Lead Agency / Federal & State Grant Billing - Deputy Director	$ 166.00
Private Development Review / Permitting / CEQA Lead Agency / Federal & State Grant Billing - Director of Aviation	$ 190.00
Private Development Review / Permitting / CEQA Lead Agency - Lease Manager	$ 120.00
Federal & State Grant Billing - Senior Accounting Technician	$ 85.00
Federal & State Grant Billing - Office Assistant III	$ 75.00
Maintenance Workers - Supervisor	$ 103.00
Maintenance Workers - Lead / Senior	$ 63.00
Operations Workers - Supervisor	$ 113.00
Operations Workers - Senior / Officer	$ 75.00
LEASE/LICENSE AGREEEMENTS	
Full Service Aeronautical Service Provider	As Negotiated

Camarillo Airport



Oxnard Airport



Transient Parking

Terminal Apron

Designated Work Area
(Wash Rack)

Rent & Fee Schedule
Exhibit I-D
Revised February 2026

DEPARTMENT OF AIRPORTS
RENT AND FEE SCHEDULE
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I. AIRCRAFT STORAGE

No aircraft shall be allowed to remain as tenants in/on assigned aircraft storage space on either Camarillo or Oxnard Airport without having first registered with the Director of Airports, or his representative, and having obtained a valid permit, Lease Agreement, or License Agreement as required and having paid the fees as set forth below:

The following shall apply to all aircraft storage Lease and License Agreements:

Fee: All fee calculations listed under this section will be rounded to the nearest whole dollar.

Late Fee: Storage Hangar Lease and License Fees are due and payable on or before the first of each month and if not received before the 16th day of each month a late charge of $15 shall be added.

Security Deposit: Tenant shall provide County with and thereafter maintain a refundable cash security deposit in an amount equal to one (1) month's rent in effect at the time of initial license sign-up.

Transient aircraft shall be charged fees as set forth below in A:

A. Transient Tie-downs (overnight) 12,500 lb. or less

1. Single Engine - $8/day
2. Multi Engine - $10/day
3. Aircraft over 12,500 lb. refer to section C below

(Note: see Section II. A. Landing Fees count as first night daily fee)

B. Tie-downs (month to month)

1. Push in/out - $112/month
2. Taxi in/out - $153/month

C. Large Aircraft (over 12,500 lb.)
Unless parked by a commercial operator, Tie-down/Monthly and Transient/Daily Fees: Daily fee $1.44 per 1,000 lbs. of Max. gross take-off weight. Monthly fee is 10 times the daily fee. Fees are rounded to the nearest whole dollar. The first 24-hour period is included in landing fee. Statements will be sent to the aircraft owner listed in FAA registry.

D. Transient Ramp Area – Commercial Day-Use and Overflow Parking Fee.
Commercial operators that park aircraft on a Transient Ramp Area that is owned and managed by the Department of Airports will be billed to the commercial operator according to the following schedule (piston aircraft should

be parked on a tiedown leased or licensed to the operator). Refer to the Rent and Fee Schedule Index for a depiction of the Transient Ramp Area.

1. Jets and Turboprops less than 12,500 pounds maximum gross take-off weight - $25/day or any portion thereof.
2. Jets and Turboprops between 12,500 – 40,000 pounds maximum gross takeoff weight - $50/day or any portion thereof.
3. Jets and Turboprops over 40,000 pounds maximum gross take-off weight - $100/day or any portion thereof.
4. Helicopters - $50/day or any portion thereof.

NOTES: a) Taxi in/out spaces limited to aircraft too heavy to manually maneuver.

b) Light Aircraft (12,500 lb. and under) with wingspans exceeding normal tie-down dimensions must rent two or more spaces to accommodate aircraft size.

E. Ground Rent - Private Hangars

1. The rent for Privately owned hangars is based upon $0.15 per square foot per month.

NOTES:

a) See Exhibit B for the areas of various hangars calculated from actual measurements and rounded down to the next increment of 10 square feet.
b) Privately owned hangars to which electrical service was installed at no cost to County and connected to a non-County metered account are exempt from the electrical service rate.

c) Hangars served with electricity through an independent meter, paid by County, shall be charged an additional estimated $18 per month electrical energy charge. The actual vs. estimated energy costs will be evaluated annually and adjustments made accordingly.

d) Upon termination of the Lease Agreement for cause, Lessee shall be placed on a daily rate equivalent to two times the monthly rate divided by 30 and rounded to the next highest dollar.

F. County Owned Hangars (Examples of area - not all inclusive)

1. The rent for County owned hangars built/installed prior to 2019 is based upon $0.40 per square foot per month. The rent for County owned hangars built/installed in or after 2019 is based upon $0.54 per square

foot per month.

NOTES:

a) Hangars served with electricity through an independent meter, paid by County, shall be charged an additional estimated $18 per month electrical energy charge. The actual vs. estimated energy costs will be evaluated annually and adjustments made accordingly.

b) Upon termination of the Lease Agreement for cause, Lessee shall be placed on a daily rate (Daily Hangar Fee) equivalent to two times the monthly rate divided by 30 and rounded to the next highest dollar.

c) The following are examples of hangar areas – not all inclusive:

Inventory installed prior to 2019:	Inventory installed in or after 2019:
1. Port-A-Port (750,800,850,900 S.F.)	1. Tee Hangars (1,130 S.F.)
2. Fixed T (1,000 S.F.)	2. Tee Hangars (1,300 S.F.)
3. Port-A-Port (1,050 S.F.)	3. Tee Hangars (1,500 S.F.)
4. NUNNO (1,100 S.F.)	4. Tee Hangars (2,770 S.F.)
5. NUNNO (1,400 S.F.)	
6. Port-A-Port (2,000 S.F.)	

II. AIRCRAFT OPERATIONS

A. Landing Fees

1. Air Carriers (scheduled commercial – non-based) and Air Taxis (non-scheduled commercial – non-based) shall be charged a minimum landing fee of $15.49 or $1.44 per 1,000 pounds of gross weight, rounded to the nearest whole dollar, whichever is greater. The term "gross weight" shall be the certified maximum gross takeoff weight specified by FAA for the type of aircraft.

   NOTES: Landing Fee includes first overnight parking fee.

2. Privately owned or leased aircraft (non-based), not used for hire or compensation, shall be exempt from landing fees up to 12,499 pounds. However, heavier aircraft shall be charged at the rate outlined in 1. Above, if 12,500 pounds or heavier.

3. Lighter-than-air Aircraft Use Fee. Lighter-than-air aircraft such as

airships, dirigibles, blimps and balloons shall be charged a daily use fee of $113. The payment of this fee shall entitle the operator to a mooring location on a site assigned by the airport, as well as parking for support vehicles. Prior permission of the Director of Airports is required.

B. Fuel Flowage/Storage

1. Fuel Flowage - All vendors and Self-Fueling Operators who dispense aviation fuel upon County Airports shall pay the County a Fuel Flowage Fee of $0.06 per delivered gallon.

2. Facility Fee – (For use of County Fuel Farm Facilities) vendors and Self-Fueling Operators who dispense aviation fuel upon County Airports shall pay the County a Facility Fee of $0.02 per delivered gallon.

NOTES: Tenant will pay actual cost of utilities on a pro rata basis and will be billed quarterly for those costs. An annual adjustment will be made at the end of each year.

3. Oil Flowage - All vendors who dispense aviation oil upon County Airports shall pay the County an Oil Flowage Fee of $0.15 per delivered gallon.

4. Fuel Tank Rental - Whenever County owned tanks are utilized to store fuel, a Fuel Storage Fee of $0.046 per delivered gallon shall be paid to County.

NOTES: Flowage and Storage Fees are due with submission of Quarterly Fuel Flowage Reports and are in addition to all other rents due.

a) Late fees of 10% are applicable to flowage and storage fees when not paid by the thirtieth day following the end of each quarter.

b) Fuel/Petroleum Vendors and Self-Fueling Operators shall obtain and maintain all permits and associated fees.

c) An exception for FY 2026-27 is the Fuel Flowage Fee and Storage Fee for qualifying Unleaded AvGas formulations will be waived.

III. GOVERNMENT AIRCRAFT

Airport facilities shall be made available to government aircraft (state or federal) without charge except if the use by government aircraft is substantial. Substantial use shall be considered to exist when during any calendar month:

A. Five (5) or more government aircraft are regularly based at the airport or on land adjacent thereto; or

B. The total number of movements (counting each landing as a movement) of government aircraft is 300 or more, or the gross accumulative weight of government aircraft using the airport (the total movements of government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

C. Government aircraft are based or use airport(s) in excess of any 90-day period.

This is in conformance with those assurances given under the Federal Airport Act or the Airport and Airway Development Act of 1970.

IV. AIRPORT BUILDINGS/IMPROVEMENTS

A. Rent (Non-Aviation)

The lease rental rate for airport-owned non-aviation buildings and improvements, including storage areas and facilities, shall be based on Fair Market Value, including percentage rents, as established by an appraisal by the Real Estate Services Division of the Public Works Agency or an outside, independent appraiser. The appraisal and subsequent rental rates shall reflect whether or not one or more utilities may be included. The rental rate shall also reflect if any other services such as maintenance or janitorial are included. Rent increases, as often as annually, may be negotiated between the parties. The Director of Airports shall have discretion to negotiate modifications to annual rental increases.

B. Rent (Aviation)

Per Policy 3, the lease rental rate for airport-owned aviation buildings and improvements shall be based on Fair Market Value or as otherwise calculated based on policy, subject to approval by the Board of Supervisors.

Current rates per square ft. per month are:

	Camarillo	Oxnard
Hangar	$0.40	$0.40
Shop	$0.40	$0.40
Office	$0.50	$0.50
Ramp	$0.0975	$0.0975

C. Term of Lease (Minimum Qualifications) Non-Aviation

A capital investment of $20,000 per acre, per year of lease, may be required, as approved by the Director of Airports, and such improvements shall be completed within two years or less, or as negotiated in the lease.

D. Term of Lease (Minimum Qualifications) Aviation

1. Full Service ASP- CMA/OXR: A minimum capital investment of $20,000/$10,000 per acre, per year, is required, as approved by the Director of Airports. All agreed-upon improvements shall be completed within the first five years or less, or as approved by the Board of Supervisors.

2. Limited Service ASP- CMA/OXR A capital investment of $20,000/$10,000 per acre, per year, is required, as approved by the Director of Airports, and all agreed-upon improvements shall be completed within the first five years or less, or as negotiated in the lease.

3. Single Service ASP- CMA/OXR A capital investment of $20,000/$10,000 per acre, per year, is required, as approved by the Director of Airports, and such improvements shall be completed within three years or less, or as negotiated in the lease.

NOTES: Tenant shall maintain leased premises in as good or better condition, to include:

Repainting at least once every 10 years
Maintain roof free of leaks
Maintain landscaping in clean and healthy condition (free of trash)

E. Leases (including addendums, amendments, and ratifications) up to Five Years Term may be negotiated and executed by the Director of Airports, or his/her designee.

V. AIRPORT LAND/GROUND AREAS

A. Rent (Non-Aviation and Aviation)

1. Ground Leases: (Oxnard and Camarillo) All Ground Leases are subject to a minimum base rent and/or percentage rent, and, if in excess of 5 years in term, subject also to Board of Supervisors' approval. All ground leases are subject to a 5-year rent review and adjustment.

(NOTE: Formula Minimum Rent: 10% of the Fair Market Value and/or appraised value of land per annum or as otherwise approved by Board of Supervisors. Land to be reappraised as often as yearly but at a minimum every two years, and Rental Value to be adjusted per Lease language, but not less than every 5 years.)

a) Non-Aviation Land Rent Rate is $1.65 per square ft. per year based on 10% ROI using January 26, 2026, appraisal stating

land value at $21.00 per square foot with ground rate increase graduated over several years.

b) Aviation Land Rent Rate is $1.0725 per square ft. per year based on Non-Aviation Land rate and discounted 35% due to use being restricted to aviation only.

Percentage Rent: Applicable Rate of all gross receipts from Tenants subject to percentage.

2. "Month to Month" Ground Leases: All Month to Month Ground Leases are subject to formula minimum base rent or negotiated rent, whichever is greater, and may be executed by the Director of Airports. All month-to-month ground leases are subject to annual review and adjustment.

(NOTE: Formula Minimum Rent: 10% of the Fair Market Value and/or appraised value of land per annum or as otherwise approved by Board of Supervisors. Land to be appraised and Rental Value adjusted periodically with Director of Airports' discretion).

NOTES:

a) All improvements constructed by the Tenant on the Airport shall, at the option of the County, be removed and the ground area returned as nearly as practicable to its original condition or may be vested with the County upon termination of the Lease.

b) Tenant shall maintain leased premises in as good or better condition, to include:

Repainting at least once every 10 years (or as needed)
Maintain roof free of leaks
Maintain landscaping in clean and healthy condition (free of trash).

c) Agricultural leases are handled as special situations and are exempted from the foregoing guidelines and minimums. Rents shall be established by market comparisons as determined by the Director of Airports.

d) Not-for-profit aviation museums are handled as special situations and are exempted from the foregoing formula minimum rent requirements. Land rent shall be as negotiated with the Director of Airports and approved by the Board of Supervisors.

B. Term of Lease (Non-Aviation and Aviation)

1. Ground Leases: One (1) year or more leases. In order to secure a long-term ground lease beyond one (1) year, lessee shall make a capital investment of a dollar amount per acre, per year, as approved by the Director of Airports in accordance with IV.D. herein. All agreed-upon improvements shall be completed within the timeline as outlined in IV.D. herein, or as approved by the Board of Supervisors. All improvements (excluding fueling apparatus) shall transfer to County at end of 20th year, regardless of term, or as negotiated with Airport Director and approved by the Board of Supervisors, and rent assessed for all improvements by category (example, office, storage, ramp, shop space, etc).

2. "Month to Month" Ground or Office Leases: Renewable until terminated (no options to extend).

3. Commercial leases in Airport Business Park. One (1) year or more.

C. Leases up to Five Years Term may be executed by the Director of Airports or his/her designee

VI. AUTO PARKING. Overnight camping and RVs are expressly prohibited in all areas (aviation side and non-aviation side).

A. Terminal Area Parking (Oxnard Terminal Building)
0-4 hours free
4-6 hours $4
6-12 hours $6
12-24 hours $15
Each additional 24 hours $15/day; maximum 30 days stay per vehicle

B. Permit Parking (Excludes Oxnard Airport Terminal Parking)

1. Rent-a-Car Company - $20/month/space
2. All others - $25/month/space as available
3. Permit replacement fee - $5

VII. AIRPORT PERMITS

A. Commercial Activity Permits

No person or business entity other than current lessee or licensee shall sell or publicly solicit the sale of merchandise, conduct or operate a business or service for hire or compensation, or advertise or solicit business or utilize airport land area upon property under the jurisdiction of the Department of Airports unless a permit is first obtained from the Director of Airports. In order to encourage compliance with this requirement, self fuelers, flight instructors and

mobile mechanic permit holders in good standing will qualify for reduced annual rates.

To qualify for a Commercial Activity Permit, the following is required:

1. Permit Fee, Aviation Commercial uses/activities and aircraft mobile detailing

    a) Daily Permit $226; each additional consecutive day $25
    b) Annual Permit
        1. Mobile Mechanic $750 for the first year and $500 for annual permit renewals, if permit is not allowed to expire.
        2. Independent Flight Instructor $750 for the first year and $500 for annual permit renewals, if the permit is not allowed to expire.
        3. Self-Fueler $750 for the first year and $500 for annual permit renewals, if permit is not allowed to expire.
        4. Skydiving: Annual fee of $6,000

2. Permit Fee, Non-Aviation Commercial uses/activities

    a) Daily Permit $436; ea. additional consecutive day $100 (up to 3 days)
    b) Monthly Permit $871 (as allowed)
    c) Annual Permit $2,438 (as allowed)

3. A Certificate of Insurance naming the County of Ventura and/or Department of Airports as Additional Insured with coverage as specified in Exhibit "A."

4. A $20 fee will be collected on all first issue gate access cards. Broken, damaged, or lost cards will be replaced for a fee of $16 each card.

5. Evidence of the applicable City business license.

NOTES: Permit does not allow Permittee to enter upon lessee's premises without approval of lessee. Commercial activity permit fees may be adjusted at the discretion of the Director of Airports if deemed necessary for the provision of services. One-Year Permit is subject to 30-day termination.

B. <u>Commercial Film/Photography Permits</u>

No person or business entity shall conduct any commercial filming, photography or demonstrations upon County airports without first obtaining a permit from the Director of Airports. Commercial Filming and Commercial Photography is defined as filmmaking or photography for compensation. For

the purposes of definition, the “Day” rate is for a 12-hour period.

To qualify for a Commercial Film/Photography Permit, the following is required:

1. Permit Fee

    a) Feature/TV/Commercial/Movie Filming $15,000 for first day, then $10,000 each additional day thereafter (includes location and basecamp 1-20 cast/crew)
    b) Feature/TV/Commercial/Movie Filming $20,000 for first day, then $10,000 each additional day thereafter (includes location and basecamp 21+ cast/crew)
    c) Commercial Photography $800/day

2. Certificate of Insurance naming the County of Ventura as Additional Insured with coverage as specified in Exhibit "A."

3. Security/clean up deposit equal to ½ of the initial per-day fee may be required if determined by the Director of Airports to be justified by the planned activity.

NOTES:

a) The above fees apply to all or part of a facility under the jurisdiction of the Department of Airports.
b) Maximum permit term is seven (7) days including setup and disassembly time, without advance approval of the Director of Airports.
c) Commercial Filming and Commercial Photography Activity on leased property still requires a County permit; however, County charge for such Permit shall be limited to $262 per day.

C. <u>Special Use (Non-commercial) Activity Permit</u>

No person or entity shall conduct a non-commercial, individual and/or community/club activity upon County airports without first obtaining a permit from the Director of Airports.

To qualify for a Special Use Permit, the following is required:

1. Permit Fee

    a) Daily fee $436; ea. additional consecutive day $100
    b) Annual fee $2,438

2. Certificate of Insurance naming the County of Ventura as Additional Insured with coverage as specified in Exhibit “A” if determined by the

RENT AND FEE SCHEDULE

DEPARTMENT OF AIRPORTS

Rents and Fees Common to
Camarillo and Oxnard Airports

Effective July 1, 2026

Exhibit 2

RENT FEE SCHEDULE
Department of Airports
Fiscal Year 2026-27

Summary of Rent & Fees

CHARGE	FY 2025-26 Rent or Fee	FY 2026-27 Changes
Administration Fee - Applies to each new lease processing action by Department	$ 150.00	
Transient Tie-downs - Per Overnight (Not on Corporate Ramp)		
Single Engine	$ 8.00	
Multi Engine	$ 10.00	
Large Aircraft over 12,500 LBS	Equal to Landing Fee	
Transient Ramp Area - Day Use (24 hrs or any portion)		
Commercial / FBO / Overflow Use -Fee Per Day or Portion- under 12,500 lbs	$ 25.00	
Commercial / FBO / Overflow Use - Fee Per Day or Portion 12,500 - 40,000 lbs	$ 50.00	
Commercial / FBO / Overflow Use - Fee Per Day or Portion - over 40,000 lbs	$ 100.00	
Commercial / FBO / Overflow Use - Fee Per Day or Portion - Helicopters	$ 50.00	
Government/Contract Fire Fighting Aircraft	No charge	
Leased Tiedowns - Per Space, Month to Month Basis		
Standard	$ 112.00	
Pull-through	$ 153.00	
Large Aircraft over 12,500 LBS (See also Exhibit B)	10x Landing Fee	
Ground Rent - With Private Hangars - Per SF, Per Month	$ 0.150	
County Owned Hangar Rent - Per SF, Per Month		
Constructed Prior to 2019	$ 0.400	
Constructed After 2019	$ 0.540	
Electric Service - Per Month (if applicable)	$ 15.00	$ 18.00
AIRCRAFT OPERATIONS		
Landing Fees		
Air Carriers - Minimum Fee / Fee per 1,000 LBS MTOW	$ 15.49	
Air Carriers - Fee per 1,000 LBS MTOW (Rounded to nearest thousand pounds)	$ 1.44	
Lighter-than-air Aircraft Daily Use Fee	$ 113.00	
Small Aircraft under 12,500 LBS (Non-Commercial)	No charge	
Fuel Flowage/Storage		
Fuel Flowage per delivered gallon (Except Unleaded Fuels in FY2 ~~5~~ 6 -2 ~~6~~ 7)	$ 0.06	
Facility Fee - For Use of County Fuel Farm	$ 0.02	
Oil Flowage	$ 0.15	
Fuel Tank Rental - For Storage of Fuel in County Fuel Farm (Except Unleaded Fuels in FY2 ~~5~~ 6-2 ~~6~~ 7)	$ 0.046	
GOVERNMENT AIRCRAFT - WITHOUT CHARGE*		

RENT FEE SCHEDULE
Department of Airports
Fiscal Year 2026-27

Summary of Rent & Fees

CHARGE	FY 2025-26 Rent or Fee	FY 2026-27 Changes
AIRPORT BUILDINGS/IMPROVEMENTS (County-Owned)		
Rent (Non-Aviation) - Per SF, Per Month	Market Rate Per Appraisal	
Storage Lots/Units (including storage units on ends of hangar buildings)	Market Rate Per Appraisal	
Rent (Aviation) - Per SF, Per Month		
Hangar	$ 0.40	
Shop	$ 0.40	
Office	$ 0.50	
Ramp	$ 0.0886	$ 0.0975
Term of Lease (Non-Aviation) - Capital Investment /Improvements Per Acre, Per Year CMA/OXR	$20k / $10k	
Term of Lease (Aviation) - Capital Investment/Improvements Per Acre, Per Year CMA/OXR		
Full Service ASP	$20k / $10k	
Lmited Service ASP	$20k / $10k	
Single Service ASP	$20k / $10k	
AIRPORT LAND/GROUND AREAS		
Ground Rent (Aviation & Non-Aviation) - Per SF, Per Year		
Ground Leases (Non-Aviation)	$ 1.50	$ 1.65
Ground Leases (Aviation)	$ 0.975	$ 1.0725
Percentage Rent	As negotiated	
Term of Lease (Aviation & Non-Aviation) - Improvements Per Acre, Per Year CMA/OXR	$20k / $10k	
Month to Month Ground Lease	Minimum Rent	Minimum or Negotiated Rent
AUTO PARKING		
Oxnard Terminal Pay Lot		
0-4 HRS	Free	
4-6 HRS	$ 4.00	
6-12 HRS	$ 6.00	
12-24 HRS	$ 15.00	
Each Additional Day	$ 15.00	
Permit Parking		
Rent-A-Cars - Per Month, Per Space	$ 20.00	
All Others - Per Month, Per Space	$ 25.00	
Permit Replacement Fee	$ 5.00	

RENT FEE SCHEDULE
Department of Airports
Fiscal Year 2026-27

Summary of Rent & Fees

CHARGE	FY 2025-26 Rent or Fee	FY 2026-27 Changes
AIRPORT PERMITS		
Commercial Activity Permits		
Permit Fee - Aviation Commercial		
Daily Permit	$ 281.00	$ 226.00
Additional Consecutive Days	$ 36.00	$ 25.00
Annual Permit - Mobile Mechanic, Independent Flight Instructor, Self-Fueler	$ 750.00	
Annual Permit Renewal - Mobile Mechanic, Independent Flight Instructor, Self-Fueler	$ 500.00	
Annual Permit - Skydiving (new)	$ 6,000.00	
Permit Fee - Non-Aviation Commercial		
Daily Permit	$ 436.00	
Additional Consecutive Days	$ 100.00	
Monthly	$ 871.00	
Annual	$ 2,438.00	
Commercial Film/Photography Permits (on Non-Leased Property)		
Feature/TV/Commercial/Movie Filming per day (1-20 Cast/Crew)	$15k 1st day, $10k/day thereafter	
Feature/TV/Commercial/Movie Filming per day (21+ Cast/Crew)	$20k 1st day; $10k/day thereafter	
Commercial Photography per day	$ 800.00	
Acvitity on Leasehold per day	$ 262.00	
Special Use Permit Fee - Non-Commercial, Individual, and/or Community/Club Activity		
Daily Fee	$ 436.00	
Additional Consecutive Days	$ 100.00	
Annual Fee	$ 2,438.00	
Use Permit for Promotion of Aviation/Non-profit Community Activity	Fee Waiver Required	
Special Uses Requiring Extra or Overtime Operations Personnel	Use Fee Plus Personnel Costs	
Aircraft Repair Work Areas (Wash Racks)		
Aircraft Owner Use (Non-Commercial) - Per 4 Hour period	$ 25.00	
Taxi-Cab Stand/Scheduled Shuttle Operations/Courtesy Vehicles		
Taxi/Shuttle Permit Fee - Annual (Intra-County Services)	$ 1,583.00	$ 1,126.00
Taxi/Shuttle Permit Fee - Annual (Outside of County Services)	$ 2,438.00	
Taxi/Shuttle Permit Fee - Monthly (Director of Airports Approval Required)	$ 132.00	
Courtesy Vehicle Permit Fee - Annual	$ 211.00	$ 170.00
Off-Airport Rental Cars (Separate License Required)	8.5% Attributable Gross	
Restaurant		
Restaurant - Major Operation - Base Rent	As negotiated	
Restaurant - Major Operation - Percentage Rent	As negotiated	
Restaurant - Minor Operation - Base Rent	Minimum Base Rent	
Restaurant - Minor Operation - Percentage Rent	6% of Gross	

RENT FEE SCHEDULE
Department of Airports
Fiscal Year 2026-27

Summary of Rent & Fees

CHARGE	FY 2025-26 Rent or Fee	FY 2026-27 Changes
Disabled Aircraft Fees		
Runway/Taxiway Closure Hourly Fee - First two hours free then:	$ 1,000.00	
Ramp or Tiedown Storage Daily Fee - First 90 days	$ 25.00	
Ramp or Tiedown Storage Daily Fee - After 90 days	$ 50.00	
Ramp or Tiedown Storage Monthly Fee - After 90 days	$ 1,500.00	
County-Owned Hangar Storage Daily Fee (if available)	$ 100 per day, max 90 days	
MISCELLANEOUS CHARGES		
Electronic Payment Convenience Fee (per transaction)		
Credit/Debit Cards on ePay	2.75% / 1.75%	
Electronic Checks (eChecks)	$ 1.10	
Document Processing Fee		
Documents executed by Director of Airports	$ 50.00	
Documents executed by Board of Supervisors	$ 250.00	
Documents reviewed by County Counsel	$ 250.00	
Transfer Fee for Long Term Lease, Private Hangar Sales	2%	
Document Copying Fee - Per Page	$ 0.040	
Bad Check Charge	$ 25.00	
Security Gate Cards - New	$ 20.00	
Security Gate Cards - Lost Card Replacement	$ 16.00	
Airfield Infractions/Citations (1st/2nd/3rd violations)	$ 100/200/500	
Parking Citations	$ 50.00	
Late Fee (of Unpaid Balance imposed on 11th calendar day of month)	10%	
Late Fee (net 15 imposed on 16th calendar day of month)	$ -	$ 15.00
Airport Sweeper Service Fee - Per Hour or Portion of Hour	$ 118.00	
Use of VC Advanced Air ~~Mobiltiy~~ Mobility Test Range	$1500/day, $6k /week	

RENT FEE SCHEDULE
Department of Airports
Fiscal Year 2026-27

Summary of Rent & Fees

CHARGE	FY 2025-26 Rent or Fee	FY 2026-27 Changes
Other Hourly Rates		
Private Development Review / Permitting / CEQA Lead Agency / Federal & State Grant Billing - Projects Administrator	$ 190.20	$ 120.00
Private Development Review / Permitting / CEQA Lead Agency / Federal & State Grant Billing - Projects Specialist	$ 158.88	$ 112.00
Private Development Review / Permitting / CEQA Lead Agency / Federal & State Grant Billing - Deputy Director	$ 221.78	$ 166.00
Private Development Review / Permitting / CEQA Lead Agency / Federal & State Grant Billing - Director of Aviation	$ 286.56	$ 190.00
Private Development Review / Permitting / CEQA Lead Agency - Lease Manager	$ 180.85	$ 120.00
~~*Grant Billing - Federal Grants - Projects Administrator*~~	~~$ 190.20~~	
~~*Grant Billing - Federal Grants*~~ *Federal & State Grant Billing - Senior Accounting Technician*	$ 120.24	$ 85.00
~~*Grant Billing - Federal Grants*~~ *Federal & State Grant Billing - Office Assistant III*	$ 93.95	$ 75.00
Maintenance Workers - Supervisor	$ 147.01	$ 103.00
Maintenance Workers - Lead / Senior	$ 116.93	$ 63.00
~~*Maintenance Workers - Senior*~~	~~$ 111.33~~	
Operations Workers - Supervisor	$ 140.59	$ 113.00
Operations Workers - Senior / Officer	$ 108.51	$ 75.00
~~*Operations Workers - Senior Officer*~~	~~$ 132.44~~	
LEASE/LICENSE AGREEEMENTS		
Full Service Aeronautical Service Provider	As Negotiated	

Camarillo Airport



Oxnard Airport



Transient Parking

Terminal Apron

Designated Work Area
(Wash Rack)

Rent & Fee Schedule
Exhibit I-D
Revised February 2026~~5~~

DEPARTMENT OF AIRPORTS
RENT AND FEE SCHEDULE
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I. AIRCRAFT STORAGE

No aircraft shall be allowed to remain as tenants in/on assigned aircraft storage space on either Camarillo or Oxnard Airport without having first registered with the Director of Airports, or his representative, and having obtained a valid permit, Lease Agreement, or License Agreement as required and having paid the fees as set forth below:

The following shall apply to all aircraft storage Lease and License Agreements:

Fee: All fee calculations listed under this section will be rounded to the nearest whole dollar.

Late Fee: Storage Hangar Lease and License Fees are due and payable on or before the first of each month and if not received before the 16th day of each month a late charge of $15 shall be added.

Security Deposit: Tenant shall provide County with and thereafter maintain a refundable cash security deposit in an amount equal to one (1) month's rent in effect at the time of initial license sign-up.

Transient aircraft shall be charged fees as set forth below in A:

A. Transient Tie-downs (overnight) 12,500 lb. or less

1. Single Engine - $8/day
2. Multi Engine - $10/day
3. Aircraft over 12,500 lb. refer to section C below

(Note: see Section II. A. Landing Fees count as first night daily fee)

B. Tie-downs (month to month)

1. Push in/out - $112/month
2. Taxi in/out - $153/month

C. Large Aircraft (over 12,500 lb.)
Unless parked by a commercial operator, Tie-down/Monthly and Transient/Daily Fees: Daily fee $1.44 per 1,000 lbs. of Max. gross take-off weight. Monthly fee is 10 times the daily fee. Fees are rounded to the nearest whole dollar. The first 24-hour period is included in landing fee. Statements will be sent to the aircraft owner listed in FAA registry.

D. Transient Ramp Area – Commercial Day-Use and Overflow Parking Fee.
Commercial operators that park aircraft on a Transient Ramp Area that is owned and managed by the Department of Airports will be billed to the commercial operator according to the following schedule (piston aircraft should

be parked on a tiedown leased or licensed to the operator). Refer to the Rent and Fee Schedule Index for a depiction of the Transient Ramp Area.

1. Jets and Turboprops less than 12,500 pounds maximum gross take-off weight - $25/day or any portion thereof.
2. Jets and Turboprops between 12,500 – 40,000 pounds maximum gross takeoff weight - $50/day or any portion thereof.
3. Jets and Turboprops over 40,000 pounds maximum gross take-off weight - $100/day or any portion thereof.
4. Helicopters - $50/day or any portion thereof.

NOTES: a) Taxi in/out spaces limited to aircraft too heavy to manually maneuver.

b) Light Aircraft (12,500 lb. and under) with wingspans exceeding normal tie-down dimensions must rent two or more spaces to accommodate aircraft size.

E. Ground Rent - Private Hangars

1. The rent for Privately owned hangars is based upon $0.15 per square foot per month.

NOTES:

a) See Exhibit B for the areas of various hangars calculated from actual measurements and rounded down to the next increment of 10 square feet.
b) Privately owned hangars to which electrical service was installed at no cost to County and connected to a non-County metered account are exempt from the electrical service rate.

c) Hangars served with electricity through an independent meter, paid by County, shall be charged an additional estimated $~~15~~ 18 per month electrical energy charge. The actual vs. estimated energy costs will be evaluated annually and adjustments made accordingly.

d) Upon termination of the Lease Agreement for cause, Lessee shall be placed on a daily rate equivalent to two times the monthly rate divided by 30 and rounded to the next highest dollar.

F. County Owned Hangars (Examples of area - not all inclusive)

1. The rent for County owned hangars built/installed prior to 2019 is based upon $0.40 per square foot per month. The rent for County owned hangars built/installed in or after 2019 is based upon $0.54 per square

foot per month.

NOTES:

a) Hangars served with electricity through an independent meter, paid by County, shall be charged an additional estimated $~~15~~ 18 per month electrical energy charge. The actual vs. estimated energy costs will be evaluated annually and adjustments made accordingly.

b) Upon termination of the Lease Agreement for cause, Lessee shall be placed on a daily rate (Daily Hangar Fee) equivalent to two times the monthly rate divided by 30 and rounded to the next highest dollar.

c) The following are examples of hangar areas – not all inclusive:

Inventory installed prior to 2019:	Inventory installed in or after 2019:
1. Port-A-Port (750,800,850,900 S.F.)	1. Tee Hangars (1,130 S.F.)
2. Fixed T (1,000 S.F.)	2. Tee Hangars (1,300 S.F.)
3. Port-A-Port (1,050 S.F.)	3. Tee Hangars (1,500 S.F.)
4. NUNNO (1,100 S.F.)	4. Tee Hangars (2,770 S.F.)
5. NUNNO (1,400 S.F.)	
6. Port-A-Port (2,000 S.F.)	

II. AIRCRAFT OPERATIONS

A. Landing Fees

1. Air Carriers (scheduled commercial – non-based) and Air Taxis (non-scheduled commercial – non-based) shall be charged a minimum landing fee of $15.49 or $1.44 per 1,000 pounds of gross weight, rounded to the nearest whole dollar, whichever is greater. The term "gross weight" shall be the certified maximum gross takeoff weight specified by FAA for the type of aircraft.

   NOTES: Landing Fee includes first overnight parking fee.

2. Privately owned or leased aircraft (non-based), not used for hire or compensation, shall be exempt from landing fees up to 12,499 pounds. However, heavier aircraft shall be charged at the rate outlined in 1. Above, if 12,500 pounds or heavier.

3. Lighter-than-air Aircraft Use Fee. Lighter-than-air aircraft such as

airships, dirigibles, blimps and balloons shall be charged a daily use fee of $113. The payment of this fee shall entitle the operator to a mooring location on a site assigned by the airport, as well as parking for support vehicles. Prior permission of the Director of Airports is required.

B. Fuel Flowage/Storage

1. Fuel Flowage - All vendors and Self-Fueling Operators who dispense aviation fuel upon County Airports shall pay the County a Fuel Flowage Fee of $0.06 per delivered gallon.

2. Facility Fee – (For use of County Fuel Farm Facilities) vendors and Self-Fueling Operators who dispense aviation fuel upon County Airports shall pay the County a Facility Fee of $0.02 per delivered gallon.

NOTES: Tenant will pay actual cost of utilities on a pro rata basis and will be billed quarterly for those costs. An annual adjustment will be made at the end of each year.

3. Oil Flowage - All vendors who dispense aviation oil upon County Airports shall pay the County an Oil Flowage Fee of $0.15 per delivered gallon.

4. Fuel Tank Rental - Whenever County owned tanks are utilized to store fuel, a Fuel Storage Fee of $0.046 per delivered gallon shall be paid to County.

NOTES: Flowage and Storage Fees are due with submission of Quarterly Fuel Flowage Reports and are in addition to all other rents due.

a) Late fees of 10% are applicable to flowage and storage fees when not paid by the thirtieth day following the end of each quarter.

b) Fuel/Petroleum Vendors and Self-Fueling Operators shall obtain and maintain all permits and associated fees.

c) An exception for FY 20265-267 is the Fuel Flowage Fee and Storage Fee for qualifying Unleaded AvGas formulations will be waived.

III. GOVERNMENT AIRCRAFT

Airport facilities shall be made available to government aircraft (state or federal) without charge except if the use by government aircraft is substantial. Substantial use shall be considered to exist when during any calendar month:

A. Five (5) or more government aircraft are regularly based at the airport or on land adjacent thereto; or

B. The total number of movements (counting each landing as a movement) of government aircraft is 300 or more, or the gross accumulative weight of government aircraft using the airport (the total movements of government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

C. Government aircraft are based or use airport(s) in excess of any 90-day period.

This is in conformance with those assurances given under the Federal Airport Act or the Airport and Airway Development Act of 1970.

IV. AIRPORT BUILDINGS/IMPROVEMENTS

A. Rent (Non-Aviation)

The lease rental rate for airport-owned non-aviation buildings and improvements, including storage areas and facilities, shall be based on Fair Market Value, including percentage rents, as established by an appraisal by the Real Estate Services Division of the Public Works Agency or an outside, independent appraiser. The appraisal and subsequent rental rates shall reflect whether or not one or more utilities may be included. The rental rate shall also reflect if any other services such as maintenance or janitorial are included. Rent increases, as often as annually, may be negotiated between the parties. The Director of Airports shall have discretion to negotiate modifications to annual rental increases.

B. Rent (Aviation)

Per Policy 3, the lease rental rate for airport-owned aviation buildings and improvements shall be based on Fair Market Value or as otherwise calculated based on policy, subject to approval by the Board of Supervisors.

Current rates per square ft. per month are:

	Camarillo	Oxnard
Hangar	$0.40	$0.40
Shop	$0.40	$0.40
Office	$0.50	$0.50
Ramp	$0.~~0886~~0975	$0.~~0886~~0975

C. Term of Lease (Minimum Qualifications) Non-Aviation

A capital investment of $20,000 per acre, per year of lease, may be required, as approved by the Director of Airports, and such improvements shall be completed within two years or less, or as negotiated in the lease.

D. Term of Lease (Minimum Qualifications) Aviation

1. Full Service ASP- CMA/OXR: A minimum capital investment of $20,000/$10,000 per acre, per year, is required, as approved by the Director of Airports. All agreed-upon improvements shall be completed within the first five years or less, or as approved by the Board of Supervisors.

2. Limited Service ASP- CMA/OXR A capital investment of $20,000/$10,000 per acre, per year, is required, as approved by the Director of Airports, and all agreed-upon improvements shall be completed within the first five years or less, or as negotiated in the lease.

3. Single Service ASP- CMA/OXR A capital investment of $20,000/$10,000 per acre, per year, is required, as approved by the Director of Airports, and such improvements shall be completed within three years or less, or as negotiated in the lease.

NOTES: Tenant shall maintain leased premises in as good or better condition, to include:

Repainting at least once every 10 years
Maintain roof free of leaks
Maintain landscaping in clean and healthy condition (free of trash)

E. Leases (including addendums, amendments, and ratifications) up to Five Years Term may be negotiated and executed by the Director of Airports, or his/her designee.

V. AIRPORT LAND/GROUND AREAS

A. Rent (Non-Aviation and Aviation)

1. Ground Leases: (Oxnard and Camarillo) All Ground Leases are subject to a minimum base rent and/or percentage rent, and, if in excess of 5 years in term, subject also to Board of Supervisors' approval. All ground leases are subject to a 5-year rent review and adjustment.

(NOTE: Formula Minimum Rent: 10% of the Fair Market Value and/or appraised value of land per annum or as otherwise approved by Board of Supervisors. Land to be reappraised as often as yearly but at a minimum every two years, and Rental Value to be adjusted per Lease language, but not less than every 5 years.)

a) Non-Aviation Land Rent Rate is $1.~~50~~ 65 per square ft. per year based on 10% ROI using ~~February 2022~~January 26,

2026, appraisal stating land value at $~~15~~21.00 per square foot with ground rate increase graduated over several years.

b) Aviation Land Rent Rate is $~~0.975~~1.0725 per square ft. per year based on Non-Aviation Land rate and discounted 35% due to use being restricted to aviation only.

Percentage Rent: Applicable Rate of all gross receipts from Tenants subject to percentage.

2. "Month to Month" Ground Leases: All Month to Month Ground Leases are subject to formula minimum base rent or negotiated rent, whichever is greater, and may be executed by the Director of Airports. All month-to-month ground leases are subject to annual review and adjustment.

(NOTE: Formula Minimum Rent: 10% of the Fair Market Value and/or appraised value of land per annum or as otherwise approved by Board of Supervisors. Land to be appraised and Rental Value adjusted periodically with Director of Airports' discretion).

NOTES:

a) All improvements constructed by the Tenant on the Airport shall, at the option of the County, be removed and the ground area returned as nearly as practicable to its original condition or may be vested with the County upon termination of the Lease.

b) Tenant shall maintain leased premises in as good or better condition, to include:

Repainting at least once every 10 years (or as needed)
Maintain roof free of leaks
Maintain landscaping in clean and healthy condition (free of trash).

c) Agricultural leases are handled as special situations and are exempted from the foregoing guidelines and minimums. Rents shall be established by market comparisons as determined by the Director of Airports.

d) Not-for-profit aviation museums are handled as special situations and are exempted from the foregoing formula minimum rent requirements. Land rent shall be as negotiated with the Director of Airports and approved by the Board of Supervisors.

B. Term of Lease (Non-Aviation and Aviation)

1. Ground Leases: One (1) year or more leases. In order to secure a long-term ground lease beyond one (1) year, lessee shall make a capital investment of a dollar amount per acre, per year, as approved by the Director of Airports in accordance with IV.D. herein. All agreed-upon improvements shall be completed within the timeline as outlined in IV.D. herein, or as approved by the Board of Supervisors. All improvements (excluding fueling apparatus) shall transfer to County at end of 20th year, regardless of term, or as negotiated with Airport Director and approved by the Board of Supervisors, and rent assessed for all improvements by category (example, office, storage, ramp, shop space, etc).

2. "Month to Month" Ground or Office Leases: Renewable until terminated (no options to extend).

3. Commercial leases in Airport Business Park. One (1) year or more.

C. Leases up to Five Years Term may be executed by the Director of Airports or his/her designee

VI. AUTO PARKING. Overnight camping and RVs are expressly prohibited in all areas (aviation side and non-aviation side).

A. Terminal Area Parking (Oxnard Terminal Building)
0-4 hours free
4-6 hours $4
6-12 hours $6
12-24 hours $15
Each additional 24 hours $15/day; maximum 30 days stay per vehicle

B. Permit Parking (Excludes Oxnard Airport Terminal Parking)

1. Rent-a-Car Company - $20/month/space
2. All others - $25/month/space as available
3. Permit replacement fee - $5

VII. AIRPORT PERMITS

A. Commercial Activity Permits

No person or business entity other than current lessee or licensee shall sell or publicly solicit the sale of merchandise, conduct or operate a business or service for hire or compensation, or advertise or solicit business or utilize airport land area upon property under the jurisdiction of the Department of Airports unless a permit is first obtained from the Director of Airports. In order to encourage compliance with this requirement, self fuelers, flight instructors and

mobile mechanic permit holders in good standing will qualify for reduced annual rates.

To qualify for a Commercial Activity Permit, the following is required:

1. Permit Fee, Aviation Commercial uses/activities and aircraft mobile detailing

    a) Daily Permit $~~281~~226; each additional consecutive day $~~36~~25
    b) Annual Permit
        1. Mobile Mechanic $750 for the first year and $500 for annual permit renewals, if permit is not allowed to expire.
        2. Independent Flight Instructor $750 for the first year and $500 for annual permit renewals, if the permit is not allowed to expire.
        3. Self-Fueler $750 for the first year and $500 for annual permit renewals, if permit is not allowed to expire.
        4. Skydiving: Annual fee of $6,000

2. Permit Fee, Non-Aviation Commercial uses/activities

    a) Daily Permit $436; ea. additional consecutive day $100 (up to 3 days)
    b) Monthly Permit $871 (as allowed)
    c) Annual Permit $2,438 (as allowed)

3. A Certificate of Insurance naming the County of Ventura and/or Department of Airports as Additional Insured with coverage as specified in Exhibit "A."

4. A $20 fee will be collected on all first issue gate access cards. Broken, damaged, or lost cards will be replaced for a fee of $16 each card.

5. Evidence of the applicable City business license.

NOTES: Permit does not allow Permittee to enter upon lessee's premises without approval of lessee. Commercial activity permit fees may be adjusted at the discretion of the Director of Airports if deemed necessary for the provision of services. One-Year Permit is subject to 30-day termination.

B. Commercial Film/Photography Permits

No person or business entity shall conduct any commercial filming, photography or demonstrations upon County airports without first obtaining a permit from the Director of Airports. Commercial Filming and Commercial Photography is defined as filmmaking or photography for compensation. For

the purposes of definition, the “Day” rate is for a 12-hour period.

To qualify for a Commercial Film/Photography Permit, the following is required:

1. Permit Fee

   a) Feature/TV/Commercial/Movie Filming $15,000 for first day, then $10,000 each additional day thereafter (includes location and basecamp 1-20 cast/crew)
   b) Feature/TV/Commercial/Movie Filming $20,000 for first day, then $10,000 each additional day thereafter (includes location and basecamp 21+ cast/crew)
   c) Commercial Photography $800/day

2. Certificate of Insurance naming the County of Ventura as Additional Insured with coverage as specified in Exhibit "A."

3. Security/clean up deposit equal to ½ of the initial per-day fee may be required if determined by the Director of Airports to be justified by the planned activity.

NOTES:

a) The above fees apply to all or part of a facility under the jurisdiction of the Department of Airports.
b) Maximum permit term is seven (7) days including setup and disassembly time, without advance approval of the Director of Airports.
c) Commercial Filming and Commercial Photography Activity on leased property still requires a County permit; however, County charge for such Permit shall be limited to $262 per day.

C. Special Use (Non-commercial) Activity Permit

No person or entity shall conduct a non-commercial, individual and/or community/club activity upon County airports without first obtaining a permit from the Director of Airports.

To qualify for a Special Use Permit, the following is required:

1. Permit Fee

   a) Daily fee $436; ea. additional consecutive day $100
   b) Annual fee $2,438

2. Certificate of Insurance naming the County of Ventura as Additional Insured with coverage as specified in Exhibit “A” if determined by the

Director of Airports to be justified by the planned activity. Any event involving alcohol, if approved, will require insurance and appropriate alcohol license from the Alcohol Beverage Control.

3. Security/cleanup deposit equal to the per day fee, if determined by the Director of Airports to be justified by the planned activity.

D. Use of Airport for Promotion of Aviation and/or a Non-Profit/Community Activity

Aviation related and/or community oriented one-time events considered to be of public interest, non-profit, and/or having a value to the aviation community, may request in writing a waiver of fees, which may be approved at the discretion of the Director of Airports. Examples: National Aviation Day, special Aircraft fly-ins, and special aviation group activities.

E. Special Uses Requiring Extra or Overtime Personnel

Special uses requiring extra County personnel shall be charged, in addition to use fee, an hourly rate for personnel for each hour or portion thereof required (two (2) hours minimum for Airport Operations Officers).

F. Aircraft Repair Work Areas

The use of aircraft repair work areas is available only on a reservation basis, and is limited to aircraft owners, notwithstanding commercial activity provided for herein. Reservations are required through the Department of Airports.

No automobile washing is allowed.

Fee: $25.00 for each four (4) hour block of time or portion thereof. No user may use the work area in a single visit in excess of 12 hours. No overnight storage of an aircraft in this area.

G. Taxi-Cab Stand/Scheduled Shuttle Operations/Courtesy Vehicles/Ridesharing Services

Taxicabs, scheduled shuttles, ridesharing services (such as Uber, Lyft, and related services), and courtesy vehicles may enter airport property without charge for the purpose of dropping off passengers. However, no taxicab, ridesharing service, scheduled shuttle, or courtesy vehicle shall be allowed to pick up or await passengers or to remain in the designated taxi stand or shuttle area without first having obtained a permit. Permits are valid for both airports.

The following is required for a permit:

1. For services confined to Ventura County: Taxi/Shuttle Permit Fee $~~1,583~~1,126

per year; (at discretion of Director, may be payable $132.00 per month in advance). For services which include travel outside of Ventura County, Taxi/Shuttle Permit Fee of $2,438 per year (no monthly installment payment).

2. Courtesy Vehicle Permit Fee (Hotel/Motel vehicle to which no fee for service is charged to the customer) $~~211~~ 170 per year each company.

3. Certificate of Insurance naming the County of Ventura as Additional Insured, with coverage as specified in Exhibit "A."

4. Evidence of the applicable City Business License.

H. Removal and Storage of Disabled Aircraft

Aircraft that become disabled at either airport due to unforeseen circumstances such as an accident must be removed expeditiously from any movement area (County of Ventura Ordinance 6506-4). If a disabled aircraft causes the closure of any runway or taxiway for more than 2 hours, the aircraft owner shall be charged $1,000 each hour until the runway and/or taxiway surfaces can be reopened. In addition, disabled aircraft that must be stored while awaiting repairs or salvage shall be subject to special disabled aircraft storage fees. If the disabled aircraft is placed on a tiedown or apron area, the owner shall be charged a tiedown fee of $25 per day for the first 90 days. After 90 days the fee increases to $50 per day or $1,500 per month. The use of a vacant and available County-owned hangar for disabled aircraft storage shall be charged $100 per day up to 90 days, after which the agreement is terminated.

VIII. MISCELLANEOUS CHARGES

A. Document Processing Fee/Document Review Fee by County Counsel

A fee shall be paid to County in advance for "Tenant-initiated" and/or public requested drafting and/or processing each Amendment, Assignment, Concurrence, Change of Ownership, Approval of Sublease, Extension of Terms, Option to Lease, or other modifications of month-to-month or long-term leases or research of public documents. This processing fee shall be deemed earned by County when paid and shall not be refundable. Fee is construed as reimbursement of administrative costs pursuant to transaction or research. (County or mutually initiated documents are exempted.) Document review fee for documents not on County standard forms shall require a one-time up-front fee of $250.00 to reimburse DOA for County Counsel fees for legal review.

1. Documents executed by Director of Airports $50.
2. Documents executed by Board of Supervisors $250.

3. Document review fee by County Counsel $250.

B. Transfer Fee for Long Term Lease (Term exceeding 1 year)

2% of sales price, based on appraisal and/or purchase agreement.

C. Document Copying Fee

A fee of $0.04 per page shall be charged for reproducing all documents not associated with the conduct of routine airport business.

D. Bad Check Charge

A "bad check" charge of $25 will be added to that amount owed for all checks returned for insufficient funds or any other reason.

E. Security Gate Cards

Parking and security gate cards for entrance to parking and general aviation areas (hangar and tie-down) will be issued by the Director of Airports to ~~autho-rized~~authorized persons (see current Gate Card policy on file at the Department of Airports for "authorized persons"). A $20 fee will be collected on all first issue cards. Broken, damaged, or lost cards will be replaced for a fee of $16 each card.

F. Parking Citations

Civil penalty citations issued for vehicular parking violations under Ventura County Ordinance Codes 6508-21 and 6508-22 are set at $50 per violation.

G. Airfield Citations

Per Section 6503-4 of the Ventura County Ordinance Code, citations may be issued for violations of the Airports Ordinance Code (Ventura County Ordinance Code section 6501 et seq). First violation is $100; second violation for same activity is $200 and third violation is up to but not in excess of $500.

H. Late Fee

10% of unpaid balance (not compounded) on all leases, and licenses, including percentage rents and fees if not received before the 11th day of each month. Tiedowns/hangars refer to Section I.

I. Airport Sweeper Service Fee (not for public hire)

$118/hour (or partial hour) for use of airport sweeper on airport. Fee includes

airport personnel as sweeper operator.

J. Other Hourly Rates

Project Permitting and Plan Reviews; Department of Airports as CEQA Lead Agency; Federal & State Grant Billing

Projects Administrator $~~190.20~~120/hour Projects Specialist $~~158.88~~112/hour
Deputy Director $~~221.78~~166/hour
~~-~~Director of Airports $~~286.56~~190/hour
~~-~~Lease Manager $~~180.85~~120/hour
Senior Accounting Technician $85/hour
Office Assistant III $75/hour

~~Grant Billing – Federal Grants~~

~~Projects Administrator $190.20/hour~~
~~Senior Accounting Tech $120.24/hour~~
~~Office Assistant III $93.95/hour~~

Maintenance Workers

Maintenance Supervisor $~~147.01~~103/hour
Lead/Senior/~~-~~Maintenance Worker $~~111.33~~63/hour ~~Lead Maintenance Worker $116.93/hour~~

Operations Workers

Operations Supervisor $~~140.59~~113/hour
Senior / ~~-~~Operations Officer $~~132.44~~75/hour ~~Operations Officer $108.51/hour~~

K. Administration Fee

A charge of $150 for each new lease processing action including but not limited to the following examples: a new lease sign up, change of hangar, sale of private hangar, refund of waitlist deposits if before notice of removal.

L. Electronic Payment Fees using ePay

The following fees apply to transactions using the electronic payment portal (ePay).

Credit Cards: 2.75% of transaction amount (Minimum Fee $1.00)
Debit Cards: 1.75% of transaction amount (Minimum Fee $1.00)
Electronic Checks (eChecks): $1.10 per transaction.

IX. LEASE/LICENSE AGREEMENTS

A. Types of Tenancy/Use

1. Full-Service Aeronautical Service Provider (ASP): An operator that provides a full range of aviation services as identified in the lease agreement.

2. Limited Service Aeronautical Service Provider (ASP): Specialized aircraft business and services, excluding fueling services, as identified in the lease agreement.

3. Specialty Aviation Operations: (Single-Service ASP), Air taxi, charter, (non-scheduled) air carrier, aircraft sales, aircraft leasing, and non-profit flying clubs and flight schools.

4. Industrial or Non-Aviation Business: Business of a type whose operations are not dependent on runway access or airport orientation.

5. Land Leases: Tenant constructs a building or makes improvements on County owned land.

NOTES: Refer to Minimum Aeronautical Standards for commercial leases.

B. Improved Areas - Hangar, Office, Shop, Tie-downs, etc.

1. Base Rent Leases - No Percentage

Base rents are established by Fair Market Value comparisons.

2. Percentage Rent Leases

All percentage rent leases, as determined by the Director of Airports, are subject to a fixed minimum rent based on the square footage of the premises (hangar, shop, and office space) and/or a predetermined percentage of the gross receipts for various uses.

3. Tie-Down Spaces - Full Service and Limited ASP
Tie-down spaces may be assigned to the ASP in their respective leases based upon the following criteria only:

a) Tie-down spaces requested by the ASP may be obtained through execution of a tie-down License Agreement and the payment of fees as shown in Section I, B and will be considered as additional rent.

4. Options

The rent at the beginning of an option term shall be adjusted to reflect the rate as set forth in the Board-approved Rent and Fee Schedule that is in effect on the date that the option becomes effective, or at the end of every fifth year of term, or as specified in lease.

C. Terminal Areas - Building and Parking (Oxnard)

1. Air Carrier
2. Air Taxi and Air Charter (Non-scheduled)
3. Auto Rental (Rent-a-Car)
4. Aviation and Non-Aviation User
5. Lobby Concessionaire or Licensee

a) Term: Up to 5 years.
b) Minimum Rents: Established at Fair Market Value based on comparisons.
c) Percentage Rents: Amount by which specified percentage rent exceeds minimum for counter, office, and cargo area (and fee for parking spaces if included in lease agreement).

NOTES:

1) In addition to space rental, auto rental tenants shall pay quarterly 10% of gross receipts. Assigned parking shall be at $20/month per space (5 spaces minimum).

2) Specialty aviation services tenants in addition to space rental, 1/2% on first $250,000 gross sales and 1% over.

D. Air Space Testing

In addition to any ground rental (if area required on airport property) $1,500 per day or $6,000 per week (Mon-Fri) for the use of the airport for operations testing.

E. Off-Airport Auto Rental (Rent-A-Car)

Shall report and pay 8.5% of gross receipts attributed to airport pick-ups and execute a license and use agreement with the County.

F. Restaurant

1. Major operation – Base and/or percentage rent as prescribed in lease contract, based on market rents, with Board of Supervisors approval.

(Longer than 5-year lease.)

2. Minor operation – The greater of minimum base rent and/or 6% gross receipts.
(5 years or less.)

X. ACCESS TO AIRPORT FROM ADJACENT PRIVATE PROPERTY

A. All requests for company/private aircraft oriented uses shall be considered as a special situation and must be approved on an individual basis by the Director of Airports.

B. Authorization for access to the Airports will be given on County's License Agreement format.

C. The applicant for access to the Airport shall be required to pay for all improvements on Airports' property that are necessary and prerequisite, in the opinion of the Director of Airports, to accommodate the applicant's access needs. If Licensee is not required by County to remove all such improvements and restore the property to its original condition, the improvements shall become the property of the County.

D. Minimum rents and percentages for access may be negotiated based on type and intensity of airport use.

XI. INSURANCE REQUIREMENTS FOR AIRPORT LESSEES, LICENSEES AND PERMITTEES

See Exhibit "A" attached.

EXHIBIT "A"

INSURANCE REQUIREMENTS FOR AIRPORTS LESSEES, LICENSEES AND PERMITTEES

I. LESSEES

These are prescribed minimum limits; however, good business indicates that higher limits should be used for most businesses. In any given year, all lessees, licensees, and permittees shall maintain, or increase to maintain, the minimum insurance requirements as stipulated in the then current year Board-approved Rent and Fee Schedule. (Minimum insurance limits are subject to possible adjustment annually). Current year refers to the present County fiscal year and not the year a lease was signed.

A. Aeronautical Service Providers: Tenant offers full range of ASP services, as defined in the Minimum Aeronautical Standards.

1. General Liability: "Occurrence" coverage in the minimum amount of $5,000,000 combined single limit (CSL) bodily injury & property damage each occurrence and $5,000,000 aggregate, including personal injury, broad form property damage, products/ completed operations.

2. Aircraft and Airport Operations, including passengers, products and completed operations: Combined single limit for bodily injury and property damage of $5,000,000 each occurrence.

3. Hangar Keepers Liability: $1,000,000 per aircraft, but not less than the replacement value of all aircraft in the care, custody and control of tenant.

4. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,000,000 for each occurrence. Exception: fuel trucks (see below).

5. Fuel Truck: $2,000,000 per vehicle.

6. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Tenant and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation Coverage requirement is waived only if the Tenant is a sole proprietor with no employees, volunteers or family members working in the business.

7. General:

A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

B. Air Carriers:

1. General Liability: "Occurrence" coverage in the minimum amount of $50,000,000 combined single limit (CSL) bodily injury & property damage each occurrence and $50,000,000 aggregate, including personal injury, broad form property damage, products/ completed operations.

2. Aircraft and Airport Operations, including passengers, products and completed operations: Combined single limit for bodily injury and property damage of $50,000,000.

3. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,000,000 for each occurrence (if applicable).

4. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Tenant and Employer's Liability in the minimum amount of $1,000,000.

   NOTES: The Workers' Compensation Coverage requirement is waived only if the Tenant is a sole proprietor with no employees, volunteers or family members working in the business.

5. General:

   A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

   B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

   C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

   D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

   E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

   F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

C. Specialty Aviation Operations: Includes air taxi/charter (Part 135), aircraft leasing, and any aircraft operating under a Special Airworthiness Certificate.

1. General Liability: Less than 9 passengers / More than 9 Passengers "Occurrence" coverage in the minimum amount of $2,000,000 / $5,000,000 combined single limit (CSL) bodily injury & property damage each occurrence and $2,000,000/$5,000,000 aggregate, including personal injury, broad form property damage, products/ completed operations.

2. Aircraft and Airport Operations, including passengers, products and completed operations: Combined single limit for bodily injury and property damage of $2,000,000 each occurrence.

3. Hangar Keepers Liability: $100,000 per aircraft, but not less than the replacement value of all aircraft in the care, custody and control of tenant.

4. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,000,000 for each occurrence (if applicable).

5. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Tenant and Employer's Liability in the minimum amount of $1,000,000.

   NOTES: The Workers' Compensation Coverage requirement is waived only if the Tenant is a sole proprietor with no employees, volunteers or family members working in the business.

6. General:

   A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by

County will be excess of Lessee's insurance coverage and will not contribute to it.

B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

D. Flying Clubs: (As defined in the Minimum Aeronautical Standards)

1. General Liability: "Occurrence" coverage in the minimum amount of $1,000,000 combined single limit (CSL) bodily injury & property damage each occurrence and $1,000,000 aggregate including personal injury, broad form property damage, products/completed operations.,.

2. Aircraft and Airport Operations, including passengers, products and completed operations: Combined single limit for bodily injury and property damage of $1,000,000 each occurrence.

3. Hangar Keepers Liability: (if applicable) $100,000 per aircraft, but not less than the replacement value of all aircraft in the care, custody and control of tenant.

4. General:

A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

E. Industrial and Non-Aviation Business:

1. General Liability: "Occurrence" coverage in the minimum amount of

$2,000,000 combined single limit (CSL) bodily injury & property damage each occurrence and $2,000,000 aggregate, including personal injury, broad form property damage, products/ completed operations.

2. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,00,000 for each occurrence (if applicable).

3. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Tenant and Employer's Liability in the minimum amount of $1,000,000.

   NOTES: The Workers' Compensation requirement is waived only if the Tenant is a sole proprietor with no employees, volunteers or family members working in the business.

4. General:

   A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

   B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

   C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

   D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

   E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

   F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

II. LESSEES AND LICENSEES

Includes all based aircraft, as well as ultra-lights, occupying tiedowns, County and/or private hangars.

1. General Liability: "Occurrence" coverage in the minimum amount of $1,000,000 combined single limit (CSL) bodily injury & property damage each occurrence and $1,000,000 aggregate including personal injury, broad form property damage, products/completed operations.

2. Aircraft Liability: Bodily injury including occupants and property damage liability, $100,000 each person, $100,000 property damage, $1,000,000 each accident.

3. General:

   A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

   B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

   C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

   D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

III. PERMITTEES

A. Commercial Activity Permit - Non-Aircraft:

1. General Liability including contractual, products and completed operations and owners' and contractors' protective: Combined single limits for bodily injury and property damage of $2,000,000 to $5,000,000 each occurrence, depending upon the type of activity proposed.

2. Owned and non-owned Auto Liability: Limits of $1,000,000 for each occurrence.

3. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Permittee and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation requirement is waived only if the Permittee is a sole proprietor with no employees, volunteers or family members working in the business.

4. General:

A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

B. Commercial Activity Permit – Aircraft, Aircraft Sales, Charter/booking brokerage:

1. General Liability including contractual products and completed operations and owners' and contractors' protective: Combined single limits for bodily injury and property damage of $2,000,000 each occurrence and $2,000,000 aggregate including personal injury, broad form property damage, products/completed operations.

2. Aircraft and Airport Operations, including passengers, products and completed operations or Premises Liability (whichever is deemed appropriate by the County): Combined single limit for bodily injury and property damage $1,000,000 each occurrence.

3. Owned and non-owned Auto Liability: Limits of $1,000,000 for each occurrence (if applicable).

4. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Permittee and Employer's Liability in the minimum amount of $1,000,000.

   NOTES: The Workers' Compensation requirement is waived only if the Permittee is a sole proprietor with no employees, volunteers or family members working in the business.

5. General:

   A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

   B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

   C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

   D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

   E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

   F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

      1. Certificates of Insurance for all required coverage.

      2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

C. Commercial Activity Permit – Aircraft Mobile Mechanics:

1. General Liability: "Occurrence" coverage in the minimum amount of $1,000,000 combined single limits for bodily injury and property damage each occurrence and $1,000,000 each aggregate, including personal injury, broad form property damage, products/completed operations. .

2. Products Liability and Completed Operations Coverage: Combined single limit liability coverage $1,000,000 each occurrence.

3. Hangar Keepers Legal Liability, ground coverage, including taxi coverage: $100,000 - $2 million each aircraft (according to aircraft value), $100,000 - $2 million each occurrence.

4. Owned and non-owned Auto Liability: Limits of $1,000,000 for each occurrence.

5. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Permittee and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation requirement is waived only if the Permittee is a sole proprietor with no employees, volunteers or family members working in the business.

6. General:

A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

D. Commercial Activity Permit – Independent Flight Instruction:

1. General Liability: "Occurrence" coverage in the minimum amount of $1,000,000 combined single limits for bodily injury and property damage each occurrence and $1,000,000 each aggregate, including personal injury, broad form property damage, products/completed operations.

2. Aircraft and Airport Operations: including passengers, products and completed operations or Premises liability (whichever is deemed appropriate by the County) Combined single limit for bodily injury and property damage $1,000,000 each occurrence.

3. General:

A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as

Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

E. Special Use Permits:

1. Movie and Commercial Filming:

a. General Liability including contractual, products and completed operations and owners' and contractors' protective: Combined single limits for bodily injury and property damage, $2,000,000 to $5,000,000 or higher each occurrence, depending upon the type of activity proposed.

b. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $2,000,000 to $5,000,000 for each occurrence, depending upon the type of activity proposed (if applicable).

c. Indemnification and Hold Harmless Clause - All activities: Each permit/license/lease shall contain a clause requiring that all activities and/or work set forth within the agreement shall be at the risk of the permittee/licensee/lessee alone. Permittee/Licensee/Lessee/Tenant must agree to defend (at County's request), indemnify and save harmless the Department of

Airports and the County of Ventura, its boards, agencies, departments, officers, employees, agents and volunteers (hereinafter referred to as County), from and against any and all claims, lawsuits – whether against Permittee, County or others, judgments, debts, demands and liability, including, without limitation, those arising from injuries or death of persons and/or for damages to property, arising directly or indirectly out of Tenant's use or occupancy of the Leased Premises or out of operations conducted or subsidized in whole or in part by Permittee.

d. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Permittee and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation requirement is waived only if the Permittee is a sole proprietor with no employees, volunteers or family members working in the business.

e. General:

i. All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

ii. County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

iii. The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

iv. Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

v. Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

vi. Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

2. Commercial Photography:

a. General Liability including contractual, products and completed operations and owners' and contractors' protective: Combined single limits for bodily injury and property damage, $1,000,000 to $2,000,000 or higher each occurrence, depending upon the type of activity proposed.

b. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,000,000 to $2,000,000 for each occurrence, depending upon the type of activity proposed.

c. Indemnification and Hold Harmless Clause - All activities: Each permit/license/lease shall contain a clause requiring that all activities and/or work set forth within the agreement shall be at the risk of the permittee/licensee/lessee alone. Permittee/Licensee/Lessee/Tenant must agree to defend (at County's request), indemnify and save harmless the Department of Airports and the County of Ventura, its boards, agencies, departments, officers, employees, agents and volunteers (hereinafter referred to as County), from and against any and all claims, lawsuits – whether against Permittee, County or others, judgments, debts, demands and liability, including, without limitation, those arising from injuries or death of persons and/or for damages to property, arising directly or indirectly out of Tenant's use or occupancy of the Leased Premises or out of operations conducted or subsidized in whole or in part by Permittee.

d. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Permittee and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation requirement is waived

only if the Permittee is a sole proprietor with no employees, volunteers or family members working in the business.

e. General:

i. All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

ii. County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

iii. The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

iv. Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

v. Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

vi. Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

3. Permitted Public Events/Non-Air Shows:

a. General Liability including contractual, products and completed operations and owners' and contractors' protective: Combined

single limits for bodily injury and property damage of $2,000,000 to $5,000,000 or higher each occurrence, depending upon the type of activity proposed.

b. Commercial Auto Policy: Including all autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,000,000 for each occurrence (if applicable)

c. Indemnification and Hold Harmless Clause - All activities: Each permit/license/lease shall contain a clause requiring that all activities and/or work set forth within the agreement shall be at the risk of the permittee/licensee/lessee alone. Permittee/Licensee/Lessee/Tenant must agree to defend (at County's request), indemnify and save harmless the Department of Airports and the County of Ventura, its boards, agencies, departments, officers, employees, agents and volunteers (hereinafter referred to as COUNTY), from and against any and all claims, lawsuits – whether against Permittee/Licensee/Lessee/Tenant, COUNTY or others, judgments, debts, demands and liability, including, without limitation, those arising from injuries or death of persons and/or for damages to property, arising directly or indirectly out of Tenant's use or occupancy of the Leased Premises or out of operations conducted or subsidized in whole or in part by Permittee/Licensee/Lessee/Tenant.

d. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Permittee/Licensee/Lessee/Tenant and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation requirement is waived only if the Permittee is a sole proprietor with no employees, volunteers or family members working in the business.

e. General:

i. All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

ii. County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

iii. The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

iv. Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

v. Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

vi. Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

4. Permitted Aeronautical Events: (Air shows, fly-ins, air meets, contests or exhibitions).

a. General Liability including contractual products and completed operations and owners' and contractors' protective: Combined single limits for bodily injury and property damage of $2,000,000 to $5,000,000 each occurrence.

b. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,000,000 for each occurrence (if applicable)

c. Indemnification and Hold Harmless Clause - All activities: Each permit/license/lease shall contain a clause requiring that all activities and/or work set forth within the agreement shall be at

the risk of the permittee/licensee/ lessee alone. Permittee/Licensee/Lessee/Tenant must agree to defend (at County's request), indemnify and save harmless the Department of Airports and the County of Ventura, its boards, agencies, departments, officers, employees, agents and volunteers (hereinafter referred to as COUNTY), from and against any and all claims, lawsuits – whether against Permittee/Licensee/Lessee/Tenant, COUNTY or others, judgments, debts, demands and liability, including, without limitation, those arising from injuries or death of persons and/or for damages to property, arising directly or indirectly out of Permittee/Licensee/Lessee/Tenant's use or occupancy of the Leased Premises or out of operations conducted or subsidized in whole or in part by Permittee/Licensee/Lessee/Tenant.

d. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Permittee/Licensee/Lessee/Tenant and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation requirement is waived only if the Permittee is a sole proprietor with no employees, volunteers or family members working in the business.

e. In addition to obtaining the above required insurance, the sponsor shall pay the additional premium charged to the Department of Airports by their insurance carrier, if any.

NOTES: Limits for specific events may be negotiated with the insurance carrier on a case-by-case basis. Requests for such consideration must be submitted to the Director of Airports for referral to Risk Management.

f. General:

i. All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

ii. County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

iii. The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

iv. Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

v. Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

vi. Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

IV. CONTRACTORS

A. Airport Contractors:

1. General Liability including contractual, products and completed operations and owners' and contractors' protective: Combined single limits for bodily injury and property damage $1,000,000 - $2,000,000 for each occurrence (depending upon the type of activity proposed) shall be as prescribed by County of Ventura Risk Management/ Board of Supervisors.

2. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,000,000 for each occurrence, but Public Works insurance segment may increase limits (if applicable).

3. Workers' Compensation coverage: In full compliance with California

statutory requirements, for all employees of Contractor and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation requirement is waived only if the Contractor is a sole proprietor with no employees, volunteers or family members working in the business.

4. General:

i. All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

ii. County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

iii. The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

iv. Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

v. Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

vi. Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation

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The foregoing insurance requirements of Exhibit “A” may be amended for special circumstances as approved by County Risk Manager.

EXHIBIT "B"

PRIVATE HANGARS - GROUND AREA

The hangars listed below are identified by general brand name/type and by square footage. The square footage was obtained by actual measurement (outside) and rounded to the next increment of 10 sq. ft. to allow for minor irregularities:

BRAND NAME/TYPE	SQUARE FOOTAGE
Port-A-Port Standard	800
Port-A-Port Expando/Executive	850
Fixed T, Port-A-Port Double Expando, and Fleetwood	1,000
Port-A-Port Executive I	1,050
H & F Box	1,250
Fleetwood Rectangular and Port-A-Port Executive II	1,350
Port-A-Port Large T	1,400
Port-A-Port, Nunno, Craftsman Rectangular	1,500
Fleetwood Box	1,800
H & F, Pasco Box, Straun	2,000
H & F	2,250
Port-A-Port	2,250
Waffle Crete	2,750
Port-A-Port Box	2,900
Port-A-Port Box	3,000
Waffle Crete	4,740

Hangars not falling within categories identified above or hangars which have been altered, will pay rents calculated at the rate listed in Section I, E. And will be rounded up to next increment of 10 sq. ft.

RESOLUTION OF THE BOARD OF SUPERVISORS ESTABLISHING RENTS, FEES, AND INSURANCE REQUIREMENTS FOR THE COUNTY, DEPARTMENT OF AIRPORTS, AND DELEGATING AUTHORITY FOR EXECUTION OF CERTAIN AGREEMENTS SUBJECT TO SPECIFIED GUIDELINES

THE VENTURA COUNTY BOARD OF SUPERVISORS HEREBY ORDERS AND RESOLVES THE FOLLOWING:

I. RENTS, FEES, AND INSURANCE REQUIREMENTS

The Rents, Fees, and Insurance Requirements prescribed in the attached Schedule are hereby approved and adopted, and all prior inconsistent schedules are repealed.

II. POLICY FOR ESTABLISHING RENTS, RATES AND FEES

The Rent and Fee Schedules embrace a myriad of facilities and services which require different adjustment emphasis for establishing fair market rents or appropriate fees. In the event that there is a disagreement between the County and a Tenant or Vendor regarding the imposition of rents and fees under this Rent and Fee Schedule, the parties may, but are not required to, submit to either binding arbitration or non-binding mediation. All Department of Airports' properties, facilities, and services have been placed into five categories for the purpose of defining rent and fee setting policies which have been historically used. They are outlined as follows:

Policy 1:

It shall be County policy that those properties and/or facilities unrelated to the fundamental "public services" afforded by the Oxnard and Camarillo Airports shall be appraised for fair market rental values including percentage rents, with adjustment emphasis on comparative data from the private sector. This approach will produce a fair return to the County. Examples: industrial/office buildings, proposed industrial park, agriculture land leases.

NOTES: Excess revenues derived from leases identified above shall not be used to subsidize user rents and fees related to specific facilities and services (aircraft tiedowns and storage hangars), but may be used for financial support of planned capital improvement projects, and those public-use facilities and services (airfield, visitor parking, common roads, etc.) for which a total recapture of costs is recognized to be unrealistic.

Policy 2:

It shall be County policy that those properties and/or facilities directly related to the public services afforded by the Department of Airports but operated, however, by lessees or concessionaires, shall be appraised for fair market value including percentage rents with adjustment emphasis on comparable data from other publicly controlled facilities operated by lessees or concessionaires. It is the intention of the County to have a policy whereby properties and/or facilities controlled by the Department of Airports, not being used by the County for public services, will be leased or licensed. The rental charges or fees will be based upon the then fair market value, taking into consideration comparable properties owned by other public entities. This approach will also provide a fair return or profit to the County. Examples of such leases/licenses: scheduled air carrier agreements (for terminal space), rental car agencies and restaurants.

Policy 2a:

It shall be County policy to recover all costs of any infrastructure required to develop a Lease parcel from the benefited Lessee through either Lease rents or assessment, when practical. Such costs shall not be borne by existing tenants or users of the airports.

Policy 3:

It shall be County policy that the rents and fees for those properties and/or facilities directly related to the aviation-use public services afforded by the Department of Airports but operated, however, by lessees or concessionaires, shall be adjusted to cause an ultimate recapture of the total costs, both direct and indirect, when practical.

Policy 3a:

It shall be County policy that the rents and fees for those properties and/or facilities that are not-for-profit aviation museums and are operated consistent with the fundamental public services afforded by the Department of Airports, may be adjusted to reduced rental rates and fees in recognition of the tangible or intangible benefits to the airport and in accordance with FAA Order 5190.6B

Policy 3b:

It shall be County policy that the rents and fees for those properties and/or facilities, which are County owned and County operated consistent with the fundamental public services afforded by the Department of Airports, shall use current market approaches to setting rental rates for similarly situated airports and operations via market studies or other data provided by aviation

consultants. This approach will result in competitive pricing of County services and serve to constrain the migration of outside County aircraft operators seeking lower fares. Adjustments to these rates shall be by market study every five (5) years, with interim adjustments calculated by applying the Consumer Price Index (CPI) every other year or a fixed annual adjustment. Examples: aircraft tie-down, aircraft storage hangars. In calculating the costs of the above services (Policy 3), that depreciation attributed to donated assets shall be specifically excluded from such costs. This is consistent with and in conformance with assurances given under the Federal Airport Act or the Airport and Airway Development Act of 1970 which states that "no part of the Federal share of an airport development project shall be included in the rate base in establishing fees, rates, and charges for users of that airport."

Policy 3c:

It shall be County policy that the provision by the County of aircraft storage facilities and/or property for the same purpose, shall be for the exclusive purpose of storing aircraft deemed to be in an airworthy condition. Temporary exceptions to this requirement may be granted by the Director of Airports on a case-by-case basis for current tenants, upon the demonstration of visible and reasonable progress to bring an aircraft to airworthy status**,** consistent with the FAA's "Policy on the Non-Aeronautical Use of Airport Hangars," Docket No. FAA 2014-0463, 81 FR 38906, § II.b. The Director of Airports may make such determinations based on periodic inspections of such facilities and/or property as frequently as once every 90 calendar days. The intent of this policy is to ensure compliance with the aircraft storage license agreements with regard to storage of aircraft that are in airworthy condition and/or aircraft that are being brought to airworthy condition versus non-airworthy aircraft being stored, in parts or in whole, or non-aviation storage including vehicles, to obtain storage space that is considered less expensive than commercially available non-aviation storage space. Examples: aircraft tie-down, county-owned storage hangars, privately-owned storage hangars.

Policy 4:

It shall be County policy that those services, offered and administered by the Department of Airports for which a total recapture of costs is recognized to be inconceivable, be established by comparing fees with other publicly owned and operated facilities with adjustments emphasizing the recapture of as much of County costs as possible. However, fees shall be maintained at reasonable levels so that the preponderance of the general public can avail themselves of the service. This type of service will continue to reflect a loss; however, it is deemed to be an appropriate public service. Examples: runways, taxiways, roads, rest rooms, visiting aircraft parking, and other public use areas.

Policy 5:

It shall be County policy that those services, and/or supplies furnished to the public by the Department of Airports and regulated by law or by Administrative procedure, shall be compensated for by charging fees and deposits calculated to reimburse all of the administrative and material costs of furnishing same. Annual adjustment emphasis shall be based upon cost analysis and shall not be subject to fair market or profit considerations. Examples: commercial activity permits, aircraft towing and impound fee, document processing fee, and paper material reproduction fee.

III. AUTHORIZATION TO EXECUTE.

The County Executive Officer or the Director of the Department of Airports or his/her designee are authorized to execute Leases, Subleases, Licenses, Permits, Special Use/Activity Permits, Operation Agreements, Extensions, Amendments, Consents, and Notices of Intent to Terminate and cause Unlawful Detainer Complaints to be filed on behalf of the County of Ventura as are hereafter defined and in accordance with the provisions of the attached schedule.

A. DEFINITIONS.

1. LEASE OR SUBLEASE: A conveyance of real property rights for occupancy or use of land, improvements, or a combination thereof. Under this authority, the Term shall not exceed five (5) years including options to extend, except that the Director of Airports may execute a form ground lease for a privately owned aircraft storage hangar with a term that exceeds five years, if the form ground lease has been previously approved by the Board of Supervisors. Examples: leasing of land for improvements, leasing of a building or portion of a building to tenant or concessionaire.

2. LICENSE. A conveyance of "personal" rights for occupancy or use of property under this authority, limited to one (1) year. License may be extended subject to specified time with prior Notice of Termination. Examples: Aircraft tie-downs, storage, portable hangars, ground use, vending machines, food or merchandise catering truck, carousel sign use, and land encroachments.

3. PERMIT. A personal right to occupy or use property under this authority, limited to maximum term of one (1) year. Permit may be extended subject to 30-day Notice of Termination. Examples: Temporary occupancy for fixing of premises, aircraft repair work or wash/wax activities.

4. SPECIAL USE/ACTIVITY PERMIT. A personal right to occupy, use, or conduct a specified "activity", limited under this authority to a maximum of seven (7) days. (Longer periods must be renewed daily.) Examples: Air shows, movie or TV filming, photography or commercial demonstration.

5. OPERATIONAL AGREEMENTS. Mutually agreed upon procedures pertaining to operational matters established between the Department of Airports and other governmental agencies.

6. EXTENSION/AMENDMENT/CONSENT/AND NOTICE OF INTENT TO TERMINATE.

   a) An Extension is a continuation of an existing Board-approved agreement without change, or limited to changes authorized by this Authority.

   b) An Amendment is a change of one or more of the terms, conditions, or covenants consistent with authorized terms and amounts specified in Board- approved rent and fee schedules.

   c) A Consent is a ratification of a term, condition, or covenant in an existing agreement executed by the Board made subject to "County approval". The Director of Airports may issue Consent after determining proper compliance. This includes an Assignment of Lease. The Director of Airports or his/her designee may also approve a "sublease" or "additional use" by lessee but limited to five (5) years.

   d) Notice of Intent to Terminate is a notice by which the Director or his/her designee expresses intent to terminate a Board-approved Agreement pursuant to a breach or default. On a Board-approved Agreement, final termination shall be subject to Board approval. Leases executed by Director of Airports or his/her designee under authority delegated by this resolution may be terminated by the Director of Airports or his/her designee.

B. SECURITY DEPOSIT. All tenants shall provide County with, and at all times maintain, a Security Deposit in an amount prescribed by this Resolution. Said amount shall be based on rent and adjusted periodically. Public entities governed by the Board shall be exempt. Said deposit shall guarantee tenants' full and faithful performance of all terms and conditions of their agreement. The following forms of deposit

are acceptable: cash, Time Certificate of Deposit (CD), Irrevocable Letter of Credit, and assigned Savings Passbook. The following shall be the basis of the amount of the Deposit unless otherwise stated in the Rent and Fee Schedule:

License and GA Hangar Agreement - The deposit shall be equal to one (1) month's rental rate.

Commercial Lease Agreement - The deposit shall be equal to three (3) month's rental rate.

After three (3) years of good and faithful lease performance (defined as no defaults or delinquencies), deposits on leases of five (5) years or less may be reduced to one (1) month, subject however, to a Lease Amendment providing for the following Liquidated Damages:

Liquidated Damages

County shall have the right to demand, and Lessee agrees to pay Liquidated Damages in the sum of one percent (1%) of the security deposit required of Lease, (but not less than $10.00), for each day a violation exists of any of the following lease conditions and/or lease articles:

LEASE CONDITIONS AND/OR ARTICLES

USES AND SERVICES
OPERATING SCHEDULE AND CONTROLLED PRICES
IMPROVEMENTS AND INVESTMENTS
CONSTRUCTION
INSURANCE
OPERATIONS
FINANCIAL REPORTS AND RECORDS
MAINTENANCE AND REPAIR
FAA SPECIAL PROVISIONS

C. NEGOTIATIONS, PREPARATIONS, AND LEGAL APPROVAL. The Leases, Subleases, Licenses, Permits, Special Use/ Activity Permits, Extensions, Amendments, Consents, and Notices of Intent to Terminate shall be negotiated and prepared by the Department of Airports or, by request of the Director of Airports, negotiated and/or prepared by the Public Works Agency, Real Property Services or County Counsel's office. All Agreements shall be submitted to County Counsel's Office for approval as to legal sufficiency prior to final execution excepting pre-approved, routine "form" documents.

D. TERMINATION DUE TO "REPEATED" VIOLATIONS. The Board of Supervisors hereby authorizes the Director of Airports to include in selected agreements the right to issue a "Notice of Termination for Breach of Good Faith" which would allow termination of an Agreement after tenants repeating the same violation three (3) times or more within any twelve (12) month period, regardless of tenants' cure, remedy, or diligent pursuit to correct violations.

E. BACKGROUND DETERMINATION AND GUIDELINES. No agreement will be executed under the authority of this RESOLUTION if the County Executive Officer or the Director of Airports of the Department of Airports determines that: (1) The proposed use or occupancy is in conflict with the County's adopted plans for development; (2) The other party(s) to a proposed Agreement has a reputation, character, or background which could be detrimental to County's interest; or (3) Such other party(s) does not have technical knowledge, management ability, or financial capability to fulfill the purpose and provisions of the Agreement.

F. RENTAL POLICY. It shall continue to be Department of Airports' Policy to require "ALL" tenants or users of County Airports property to pay rents established by Board-approved Rent and Fee Schedules; however, the Director of Airports may determine that certain special services including labor and/or materials may be accepted in lieu of cash payment of rent where all other guidelines are consistent with Director of Airports' Authority. Director of Airports is authorized to adjust rents incrementally to current rate to ensure the cost will not cause a loss of business.

G. CONTROVERSIAL OR POLICY SETTING AGREEMENTS. Any transaction authorized by this Resolution, considered significantly controversial or policy-setting in the opinion of the County Executive Officer or the Director of Airports, shall be submitted first to the Aviation Advisory Commission and appropriate Airport Authority for recommendation and then to the Board of Supervisors for approval and execution.

IV. AUTHORIZATION TO ESTABLISH FEES

The County Executive Officer, or the Director of Airports is hereby granted limited authority to establish fees for other uses of airport property not specifically provided for in the attached schedule. Such other fees shall be reasonable and consistent with the policies and fees established herein. Any such fee considered to be significant, controversial or policy-setting shall first be submitted to the Aviation Advisory Commission and appropriate Airport Authority, for recommendation, and finally to the Board of Supervisors for appropriate action.

THE FOREGOING RECITALS and attached Rent and Fee Schedule are passed, approved, and adopted by the Board of Supervisors, effective July 1, 20256.

COUNTY OF VENTURA

Date _____ By _____
Chair, Board of Supervisors

ATTEST: SEVET JOHNSON,
Clerk of the Board of Supervisors
County of Ventura, State of California

By _____
Deputy Clerk of the Board

Director of Airports to be justified by the planned activity. Any event involving alcohol, if approved, will require insurance and appropriate alcohol license from the Alcohol Beverage Control.

3. Security/cleanup deposit equal to the per day fee, if determined by the Director of Airports to be justified by the planned activity.

D. Use of Airport for Promotion of Aviation and/or a Non-Profit/Community Activity

Aviation related and/or community oriented one-time events considered to be of public interest, non-profit, and/or having a value to the aviation community, may request in writing a waiver of fees, which may be approved at the discretion of the Director of Airports. Examples: National Aviation Day, special Aircraft fly-ins, and special aviation group activities.

E. Special Uses Requiring Extra or Overtime Personnel

Special uses requiring extra County personnel shall be charged, in addition to use fee, an hourly rate for personnel for each hour or portion thereof required (two (2) hours minimum for Airport Operations Officers).

F. Aircraft Repair Work Areas

The use of aircraft repair work areas is available only on a reservation basis, and is limited to aircraft owners, notwithstanding commercial activity provided for herein. Reservations are required through the Department of Airports.

No automobile washing is allowed.

Fee: $25.00 for each four (4) hour block of time or portion thereof. No user may use the work area in a single visit in excess of 12 hours. No overnight storage of an aircraft in this area.

G. Taxi-Cab Stand/Scheduled Shuttle Operations/Courtesy Vehicles/Ridesharing Services

Taxicabs, scheduled shuttles, ridesharing services (such as Uber, Lyft, and related services), and courtesy vehicles may enter airport property without charge for the purpose of dropping off passengers. However, no taxicab, ridesharing service, scheduled shuttle, or courtesy vehicle shall be allowed to pick up or await passengers or to remain in the designated taxi stand or shuttle area without first having obtained a permit. Permits are valid for both airports.

The following is required for a permit:

1. For services confined to Ventura County: Taxi/Shuttle Permit Fee $1,126

per year; (at discretion of Director, may be payable $132.00 per month in advance). For services which include travel outside of Ventura County, Taxi/Shuttle Permit Fee of $2,438 per year (no monthly installment payment).

2. Courtesy Vehicle Permit Fee (Hotel/Motel vehicle to which no fee for service is charged to the customer) $170 per year each company.

3. Certificate of Insurance naming the County of Ventura as Additional Insured, with coverage as specified in Exhibit "A."

4. Evidence of the applicable City Business License.

H. Removal and Storage of Disabled Aircraft

Aircraft that become disabled at either airport due to unforeseen circumstances such as an accident must be removed expeditiously from any movement area (County of Ventura Ordinance 6506-4). If a disabled aircraft causes the closure of any runway or taxiway for more than 2 hours, the aircraft owner shall be charged $1,000 each hour until the runway and/or taxiway surfaces can be reopened. In addition, disabled aircraft that must be stored while awaiting repairs or salvage shall be subject to special disabled aircraft storage fees. If the disabled aircraft is placed on a tiedown or apron area, the owner shall be charged a tiedown fee of $25 per day for the first 90 days. After 90 days the fee increases to $50 per day or $1,500 per month. The use of a vacant and available County-owned hangar for disabled aircraft storage shall be charged $100 per day up to 90 days, after which the agreement is terminated.

VIII. MISCELLANEOUS CHARGES

A. Document Processing Fee/Document Review Fee by County Counsel

A fee shall be paid to County in advance for "Tenant-initiated" and/or public requested drafting and/or processing each Amendment, Assignment, Concurrence, Change of Ownership, Approval of Sublease, Extension of Terms, Option to Lease, or other modifications of month-to-month or long-term leases or research of public documents. This processing fee shall be deemed earned by County when paid and shall not be refundable. Fee is construed as reimbursement of administrative costs pursuant to transaction or research. (County or mutually initiated documents are exempted.) Document review fee for documents not on County standard forms shall require a one-time up-front fee of $250.00 to reimburse DOA for County Counsel fees for legal review.

1. Documents executed by Director of Airports $50.
2. Documents executed by Board of Supervisors $250.

3. Document review fee by County Counsel $250.

B. Transfer Fee for Long Term Lease (Term exceeding 1 year)

2% of sales price, based on appraisal and/or purchase agreement.

C. Document Copying Fee

A fee of $0.04 per page shall be charged for reproducing all documents not associated with the conduct of routine airport business.

D. Bad Check Charge

A "bad check" charge of $25 will be added to that amount owed for all checks returned for insufficient funds or any other reason.

E. Security Gate Cards

Parking and security gate cards for entrance to parking and general aviation areas (hangar and tie-down) will be issued by the Director of Airports to authorized persons (see current Gate Card policy on file at the Department of Airports for “authorized persons”). A $20 fee will be collected on all first issue cards. Broken, damaged, or lost cards will be replaced for a fee of $16 each card.

F. Parking Citations

Civil penalty citations issued for vehicular parking violations under Ventura County Ordinance Codes 6508-21 and 6508-22 are set at $50 per violation.

G. Airfield Citations

Per Section 6503-4 of the Ventura County Ordinance Code, citations may be issued for violations of the Airports Ordinance Code (Ventura County Ordinance Code section 6501 et seq). First violation is $100; second violation for same activity is $200 and third violation is up to but not in excess of $500.

H. Late Fee

10% of unpaid balance (not compounded) on all leases, and licenses, including percentage rents and fees if not received before the 11th day of each month. Tiedowns/hangars refer to Section I.

I. Airport Sweeper Service Fee (not for public hire)

$118/hour (or partial hour) for use of airport sweeper on airport. Fee includes

airport personnel as sweeper operator.

J. Other Hourly Rates

Project Permitting and Plan Reviews; Department of Airports as CEQA Lead Agency; Federal & State Grant Billing

Projects Administrator $120/hour
Projects Specialist $112/hour
Deputy Director $166/hour
Director of Airports $190/hour
Lease Manager $120/hour
Senior Accounting Technician $85/hour
Office Assistant III $75/hour

Maintenance Workers

Maintenance Supervisor $103/hour
Lead/Senior/Maintenance Worker $63/hour

Operations Workers

Operations Supervisor $113/hour
Senior / Operations Officer $75/hour

K. Administration Fee

A charge of $150 for each new lease processing action including but not limited to the following examples: a new lease sign up, change of hangar, sale of private hangar, refund of waitlist deposits if before notice of removal.

L. Electronic Payment Fees using ePay

The following fees apply to transactions using the electronic payment portal (ePay).

Credit Cards: 2.75% of transaction amount (Minimum Fee $1.00)
Debit Cards: 1.75% of transaction amount (Minimum Fee $1.00)
Electronic Checks (eChecks): $1.10 per transaction.

IX. LEASE/LICENSE AGREEMENTS

A. Types of Tenancy/Use

1. Full-Service Aeronautical Service Provider (ASP): An operator that provides a full range of aviation services as identified in the lease agreement.

2. Limited Service Aeronautical Service Provider (ASP): Specialized aircraft business and services, excluding fueling services, as identified in the lease agreement.

3. Specialty Aviation Operations: (Single-Service ASP), Air taxi, charter, (non-scheduled) air carrier, aircraft sales, aircraft leasing, and non-profit flying clubs and flight schools.

4. Industrial or Non-Aviation Business: Business of a type whose operations are not dependent on runway access or airport orientation.

5. Land Leases: Tenant constructs a building or makes improvements on County owned land.

NOTES: Refer to Minimum Aeronautical Standards for commercial leases.

B. Improved Areas - Hangar, Office, Shop, Tie-downs, etc.

1. Base Rent Leases - No Percentage

Base rents are established by Fair Market Value comparisons.

2. Percentage Rent Leases

All percentage rent leases, as determined by the Director of Airports, are subject to a fixed minimum rent based on the square footage of the premises (hangar, shop, and office space) and/or a predetermined percentage of the gross receipts for various uses.

3. Tie-Down Spaces - Full Service and Limited ASP

Tie-down spaces may be assigned to the ASP in their respective leases based upon the following criteria only:

a) Tie-down spaces requested by the ASP may be obtained through execution of a tie-down License Agreement and the payment of fees as shown in Section I, B and will be considered as additional rent.

4. Options

The rent at the beginning of an option term shall be adjusted to reflect the rate as set forth in the Board-approved Rent and Fee Schedule that is in effect on the date that the option becomes effective, or at the end of every fifth year of term, or as specified in lease.

C. Terminal Areas - Building and Parking (Oxnard)

1. Air Carrier
2. Air Taxi and Air Charter (Non-scheduled)
3. Auto Rental (Rent-a-Car)
4. Aviation and Non-Aviation User
5. Lobby Concessionaire or Licensee

a) Term: Up to 5 years.
b) Minimum Rents: Established at Fair Market Value based on comparisons.
c) Percentage Rents: Amount by which specified percentage rent exceeds minimum for counter, office, and cargo area (and fee for parking spaces if included in lease agreement).

NOTES:

1) In addition to space rental, auto rental tenants shall pay quarterly 10% of gross receipts. Assigned parking shall be at $20/month per space (5 spaces minimum).

2) Specialty aviation services tenants in addition to space rental, 1/2% on first $250,000 gross sales and 1% over.

D. Air Space Testing

In addition to any ground rental (if area required on airport property) $1,500 per day or $6,000 per week (Mon-Fri) for the use of the airport for operations testing.

E. Off-Airport Auto Rental (Rent-A-Car)

Shall report and pay 8.5% of gross receipts attributed to airport pick-ups and execute a license and use agreement with the County.

F. Restaurant

1. Major operation – Base and/or percentage rent as prescribed in lease contract, based on market rents, with Board of Supervisors approval.

(Longer than 5-year lease.)

2. Minor operation – The greater of minimum base rent and/or 6% gross receipts.
(5 years or less.)

X. ACCESS TO AIRPORT FROM ADJACENT PRIVATE PROPERTY

A. All requests for company/private aircraft oriented uses shall be considered as a special situation and must be approved on an individual basis by the Director of Airports.

B. Authorization for access to the Airports will be given on County's License Agreement format.

C. The applicant for access to the Airport shall be required to pay for all improvements on Airports' property that are necessary and prerequisite, in the opinion of the Director of Airports, to accommodate the applicant's access needs. If Licensee is not required by County to remove all such improvements and restore the property to its original condition, the improvements shall become the property of the County.

D. Minimum rents and percentages for access may be negotiated based on type and intensity of airport use.

XI. INSURANCE REQUIREMENTS FOR AIRPORT LESSEES, LICENSEES AND PERMITTEES

See Exhibit "A" attached.

EXHIBIT "A"

INSURANCE REQUIREMENTS FOR AIRPORTS LESSEES, LICENSEES AND PERMITTEES

I. LESSEES

These are prescribed minimum limits; however, good business indicates that higher limits should be used for most businesses. In any given year, all lessees, licensees, and permittees shall maintain, or increase to maintain, the minimum insurance requirements as stipulated in the then current year Board-approved Rent and Fee Schedule. (Minimum insurance limits are subject to possible adjustment annually). Current year refers to the present County fiscal year and not the year a lease was signed.

A. Aeronautical Service Providers: Tenant offers full range of ASP services, as defined in the Minimum Aeronautical Standards.

1. General Liability: "Occurrence" coverage in the minimum amount of $5,000,000 combined single limit (CSL) bodily injury & property damage each occurrence and $5,000,000 aggregate, including personal injury, broad form property damage, products/ completed operations.

2. Aircraft and Airport Operations, including passengers, products and completed operations: Combined single limit for bodily injury and property damage of $5,000,000 each occurrence.

3. Hangar Keepers Liability: $1,000,000 per aircraft, but not less than the replacement value of all aircraft in the care, custody and control of tenant.

4. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,000,000 for each occurrence. Exception: fuel trucks (see below).

5. Fuel Truck: $2,000,000 per vehicle.

6. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Tenant and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation Coverage requirement is waived only if the Tenant is a sole proprietor with no employees, volunteers or family members working in the business.

7. General:

A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

B. Air Carriers:

1. General Liability: "Occurrence" coverage in the minimum amount of $50,000,000 combined single limit (CSL) bodily injury & property damage each occurrence and $50,000,000 aggregate, including personal injury, broad form property damage, products/ completed operations.

2. Aircraft and Airport Operations, including passengers, products and completed operations: Combined single limit for bodily injury and property damage of $50,000,000.

3. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,000,000 for each occurrence (if applicable).

4. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Tenant and Employer's Liability in the minimum amount of $1,000,000.

   NOTES: The Workers' Compensation Coverage requirement is waived only if the Tenant is a sole proprietor with no employees, volunteers or family members working in the business.

5. General:

   A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

   B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

   C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

   D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

   E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

   F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

C. Specialty Aviation Operations: Includes air taxi/charter (Part 135), aircraft leasing, and any aircraft operating under a Special Airworthiness Certificate.

1. General Liability: Less than 9 passengers / More than 9 Passengers "Occurrence" coverage in the minimum amount of $2,000,000 / $5,000,000 combined single limit (CSL) bodily injury & property damage each occurrence and $2,000,000/$5,000,000 aggregate, including personal injury, broad form property damage, products/ completed operations.

2. Aircraft and Airport Operations, including passengers, products and completed operations: Combined single limit for bodily injury and property damage of $2,000,000 each occurrence.

3. Hangar Keepers Liability: $100,000 per aircraft, but not less than the replacement value of all aircraft in the care, custody and control of tenant.

4. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,000,000 for each occurrence (if applicable).

5. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Tenant and Employer's Liability in the minimum amount of $1,000,000.

   NOTES: The Workers' Compensation Coverage requirement is waived only if the Tenant is a sole proprietor with no employees, volunteers or family members working in the business.

6. General:

   A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by

County will be excess of Lessee's insurance coverage and will not contribute to it.

B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

D. Flying Clubs: (As defined in the Minimum Aeronautical Standards)

1. General Liability: "Occurrence" coverage in the minimum amount of $1,000,000 combined single limit (CSL) bodily injury & property damage each occurrence and $1,000,000 aggregate including personal injury, broad form property damage, products/completed operations.,.

2. Aircraft and Airport Operations, including passengers, products and completed operations: Combined single limit for bodily injury and property damage of $1,000,000 each occurrence.

3. Hangar Keepers Liability: (if applicable) $100,000 per aircraft, but not less than the replacement value of all aircraft in the care, custody and control of tenant.

4. General:

A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

E. Industrial and Non-Aviation Business:

1. General Liability: "Occurrence" coverage in the minimum amount of

$2,000,000 combined single limit (CSL) bodily injury & property damage each occurrence and $2,000,000 aggregate, including personal injury, broad form property damage, products/ completed operations.

2. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,00,000 for each occurrence (if applicable).

3. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Tenant and Employer's Liability in the minimum amount of $1,000,000.

   NOTES: The Workers' Compensation requirement is waived only if the Tenant is a sole proprietor with no employees, volunteers or family members working in the business.

4. General:

   A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

   B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

   C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

   D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

   E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

   F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

II. LESSEES AND LICENSEES

Includes all based aircraft, as well as ultra-lights, occupying tiedowns, County and/or private hangars.

1. General Liability: "Occurrence" coverage in the minimum amount of $1,000,000 combined single limit (CSL) bodily injury & property damage each occurrence and $1,000,000 aggregate including personal injury, broad form property damage, products/completed operations.

2. Aircraft Liability: Bodily injury including occupants and property damage liability, $100,000 each person, $100,000 property damage, $1,000,000 each accident.

3. General:

   A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

   B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

   C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

   D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

III. PERMITTEES

A. Commercial Activity Permit - Non-Aircraft:

1. General Liability including contractual, products and completed operations and owners' and contractors' protective: Combined single limits for bodily injury and property damage of $2,000,000 to $5,000,000 each occurrence, depending upon the type of activity proposed.

2. Owned and non-owned Auto Liability: Limits of $1,000,000 for each occurrence.

3. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Permittee and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation requirement is waived only if the Permittee is a sole proprietor with no employees, volunteers or family members working in the business.

4. General:

A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

B. Commercial Activity Permit – Aircraft, Aircraft Sales, Charter/booking brokerage:

1. General Liability including contractual products and completed operations and owners' and contractors' protective: Combined single limits for bodily injury and property damage of $2,000,000 each occurrence and $2,000,000 aggregate including personal injury, broad form property damage, products/completed operations.

2. Aircraft and Airport Operations, including passengers, products and completed operations or Premises Liability (whichever is deemed appropriate by the County): Combined single limit for bodily injury and property damage $1,000,000 each occurrence.

3. Owned and non-owned Auto Liability: Limits of $1,000,000 for each occurrence (if applicable).

4. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Permittee and Employer's Liability in the minimum amount of $1,000,000.

   NOTES: The Workers' Compensation requirement is waived only if the Permittee is a sole proprietor with no employees, volunteers or family members working in the business.

5. General:

   A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

   B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

   C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

   D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

   E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

   F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

      1. Certificates of Insurance for all required coverage.

      2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

C. Commercial Activity Permit – Aircraft Mobile Mechanics:

1. General Liability: "Occurrence" coverage in the minimum amount of $1,000,000 combined single limits for bodily injury and property damage each occurrence and $1,000,000 each aggregate, including personal injury, broad form property damage, products/completed operations. .

2. Products Liability and Completed Operations Coverage: Combined single limit liability coverage $1,000,000 each occurrence.

3. Hangar Keepers Legal Liability, ground coverage, including taxi coverage: $100,000 - $2 million each aircraft (according to aircraft value), $100,000 - $2 million each occurrence.

4. Owned and non-owned Auto Liability: Limits of $1,000,000 for each occurrence.

5. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Permittee and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation requirement is waived only if the Permittee is a sole proprietor with no employees, volunteers or family members working in the business.

6. General:

A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

D. Commercial Activity Permit – Independent Flight Instruction:

1. General Liability: "Occurrence" coverage in the minimum amount of $1,000,000 combined single limits for bodily injury and property damage each occurrence and $1,000,000 each aggregate, including personal injury, broad form property damage, products/completed operations.

2. Aircraft and Airport Operations: including passengers, products and completed operations or Premises liability (whichever is deemed appropriate by the County) Combined single limit for bodily injury and property damage $1,000,000 each occurrence.

3. General:

A) All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

B) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

C) The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as

Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

D) Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

E) Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

F) Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

E. Special Use Permits:

1. Movie and Commercial Filming:

a. General Liability including contractual, products and completed operations and owners' and contractors' protective: Combined single limits for bodily injury and property damage, $2,000,000 to $5,000,000 or higher each occurrence, depending upon the type of activity proposed.

b. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $2,000,000 to $5,000,000 for each occurrence, depending upon the type of activity proposed (if applicable).

c. Indemnification and Hold Harmless Clause - All activities: Each permit/license/lease shall contain a clause requiring that all activities and/or work set forth within the agreement shall be at the risk of the permittee/licensee/lessee alone. Permittee/Licensee/Lessee/Tenant must agree to defend (at County's request), indemnify and save harmless the Department of

Airports and the County of Ventura, its boards, agencies, departments, officers, employees, agents and volunteers (hereinafter referred to as County), from and against any and all claims, lawsuits – whether against Permittee, County or others, judgments, debts, demands and liability, including, without limitation, those arising from injuries or death of persons and/or for damages to property, arising directly or indirectly out of Tenant's use or occupancy of the Leased Premises or out of operations conducted or subsidized in whole or in part by Permittee.

d. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Permittee and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation requirement is waived only if the Permittee is a sole proprietor with no employees, volunteers or family members working in the business.

e. General:

i. All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

ii. County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

iii. The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

iv. Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

v. Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

vi. Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

2. Commercial Photography:

a. General Liability including contractual, products and completed operations and owners' and contractors' protective: Combined single limits for bodily injury and property damage, $1,000,000 to $2,000,000 or higher each occurrence, depending upon the type of activity proposed.

b. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,000,000 to $2,000,000 for each occurrence, depending upon the type of activity proposed.

c. Indemnification and Hold Harmless Clause - All activities: Each permit/license/lease shall contain a clause requiring that all activities and/or work set forth within the agreement shall be at the risk of the permittee/licensee/lessee alone. Permittee/Licensee/Lessee/Tenant must agree to defend (at County's request), indemnify and save harmless the Department of Airports and the County of Ventura, its boards, agencies, departments, officers, employees, agents and volunteers (hereinafter referred to as County), from and against any and all claims, lawsuits – whether against Permittee, County or others, judgments, debts, demands and liability, including, without limitation, those arising from injuries or death of persons and/or for damages to property, arising directly or indirectly out of Tenant's use or occupancy of the Leased Premises or out of operations conducted or subsidized in whole or in part by Permittee.

d. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Permittee and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation requirement is waived

only if the Permittee is a sole proprietor with no employees, volunteers or family members working in the business.

e. General:

i. All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

ii. County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

iii. The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

iv. Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

v. Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

vi. Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

3. Permitted Public Events/Non-Air Shows:

a. General Liability including contractual, products and completed operations and owners' and contractors' protective: Combined

single limits for bodily injury and property damage of $2,000,000 to $5,000,000 or higher each occurrence, depending upon the type of activity proposed.

b. Commercial Auto Policy: Including all autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,000,000 for each occurrence (if applicable)

c. Indemnification and Hold Harmless Clause - All activities: Each permit/license/lease shall contain a clause requiring that all activities and/or work set forth within the agreement shall be at the risk of the permittee/licensee/lessee alone. Permittee/Licensee/Lessee/Tenant must agree to defend (at County's request), indemnify and save harmless the Department of Airports and the County of Ventura, its boards, agencies, departments, officers, employees, agents and volunteers (hereinafter referred to as COUNTY), from and against any and all claims, lawsuits – whether against Permittee/Licensee/Lessee/Tenant, COUNTY or others, judgments, debts, demands and liability, including, without limitation, those arising from injuries or death of persons and/or for damages to property, arising directly or indirectly out of Tenant's use or occupancy of the Leased Premises or out of operations conducted or subsidized in whole or in part by Permittee/Licensee/Lessee/Tenant.

d. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Permittee/Licensee/Lessee/Tenant and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation requirement is waived only if the Permittee is a sole proprietor with no employees, volunteers or family members working in the business.

e. General:

i. All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

ii. County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

iii. The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

iv. Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

v. Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

vi. Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

4. Permitted Aeronautical Events: (Air shows, fly-ins, air meets, contests or exhibitions).

a. General Liability including contractual products and completed operations and owners' and contractors' protective: Combined single limits for bodily injury and property damage of $2,000,000 to $5,000,000 each occurrence.

b. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,000,000 for each occurrence (if applicable)

c. Indemnification and Hold Harmless Clause - All activities: Each permit/license/lease shall contain a clause requiring that all activities and/or work set forth within the agreement shall be at

the risk of the permittee/licensee/ lessee alone. Permittee/Licensee/Lessee/Tenant must agree to defend (at County's request), indemnify and save harmless the Department of Airports and the County of Ventura, its boards, agencies, departments, officers, employees, agents and volunteers (hereinafter referred to as COUNTY), from and against any and all claims, lawsuits – whether against Permittee/Licensee/Lessee/Tenant, COUNTY or others, judgments, debts, demands and liability, including, without limitation, those arising from injuries or death of persons and/or for damages to property, arising directly or indirectly out of Permittee/Licensee/Lessee/Tenant's use or occupancy of the Leased Premises or out of operations conducted or subsidized in whole or in part by Permittee/Licensee/Lessee/Tenant.

d. Workers' Compensation coverage: In full compliance with California statutory requirements, for all employees of Permittee/Licensee/Lessee/Tenant and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation requirement is waived only if the Permittee is a sole proprietor with no employees, volunteers or family members working in the business.

e. In addition to obtaining the above required insurance, the sponsor shall pay the additional premium charged to the Department of Airports by their insurance carrier, if any.

NOTES: Limits for specific events may be negotiated with the insurance carrier on a case-by-case basis. Requests for such consideration must be submitted to the Director of Airports for referral to Risk Management.

f. General:

i. All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

ii. County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

iii. The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

iv. Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

v. Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

vi. Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation.

IV. CONTRACTORS

A. Airport Contractors:

1. General Liability including contractual, products and completed operations and owners' and contractors' protective: Combined single limits for bodily injury and property damage $1,000,000 - $2,000,000 for each occurrence (depending upon the type of activity proposed) shall be as prescribed by County of Ventura Risk Management/ Board of Supervisors.

2. Commercial Auto Policy: Including all owned autos, non-owned autos, scheduled autos and uninsured motorists. Limits of $1,000,000 for each occurrence, but Public Works insurance segment may increase limits (if applicable).

3. Workers' Compensation coverage: In full compliance with California

statutory requirements, for all employees of Contractor and Employer's Liability in the minimum amount of $1,000,000.

NOTES: The Workers' Compensation requirement is waived only if the Contractor is a sole proprietor with no employees, volunteers or family members working in the business.

4. General:

i. All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Lessee's insurance coverage and will not contribute to it.

ii. County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.

iii. The County of Ventura, Its Boards, Agencies, Departments, Districts, Officers, Employees, Agents, and Volunteers are to be named as Additional Insured as respects work done by Lessee under the terms of this contract on all policies required (except Workers' Compensation).

iv. Lessee agrees to waive all rights of subrogation against the County of Ventura, Its Boards, Agencies, Departments, Officers, Employees, Agents and Volunteers for losses arising from work performed by Lessee under the terms of this contract as it pertains to Workers' Compensation.

v. Policies will not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County of Ventura, Risk Management Division.

vi. Lessee agrees to provide County with the following insurance documents on or before the effective date of this contract:

1. Certificates of Insurance for all required coverage.

2. Additional Insured endorsements.

3. Waiver of Subrogation endorsements (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) as it pertains to Workers' Compensation

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The foregoing insurance requirements of Exhibit “A” may be amended for special circumstances as approved by County Risk Manager.

EXHIBIT "B"

PRIVATE HANGARS - GROUND AREA

The hangars listed below are identified by general brand name/type and by square footage. The square footage was obtained by actual measurement (outside) and rounded to the next increment of 10 sq. ft. to allow for minor irregularities:

BRAND NAME/TYPE	SQUARE FOOTAGE
Port-A-Port Standard	800
Port-A-Port Expando/Executive	850
Fixed T, Port-A-Port Double Expando, and Fleetwood	1,000
Port-A-Port Executive I	1,050
H & F Box	1,250
Fleetwood Rectangular and Port-A-Port Executive II	1,350
Port-A-Port Large T	1,400
Port-A-Port, Nunno, Craftsman Rectangular	1,500
Fleetwood Box	1,800
H & F, Pasco Box, Straun	2,000
H & F	2,250
Port-A-Port	2,250
Waffle Crete	2,750
Port-A-Port Box	2,900
Port-A-Port Box	3,000
Waffle Crete	4,740

Hangars not falling within categories identified above or hangars which have been altered, will pay rents calculated at the rate listed in Section I, E. And will be rounded up to next increment of 10 sq. ft.

RESOLUTION OF THE BOARD OF SUPERVISORS ESTABLISHING RENTS, FEES, AND INSURANCE REQUIREMENTS FOR THE COUNTY, DEPARTMENT OF AIRPORTS, AND DELEGATING AUTHORITY FOR EXECUTION OF CERTAIN AGREEMENTS SUBJECT TO SPECIFIED GUIDELINES

THE VENTURA COUNTY BOARD OF SUPERVISORS HEREBY ORDERS AND RESOLVES THE FOLLOWING:

I. RENTS, FEES, AND INSURANCE REQUIREMENTS

The Rents, Fees, and Insurance Requirements prescribed in the attached Schedule are hereby approved and adopted, and all prior inconsistent schedules are repealed.

II. POLICY FOR ESTABLISHING RENTS, RATES AND FEES

The Rent and Fee Schedules embrace a myriad of facilities and services which require different adjustment emphasis for establishing fair market rents or appropriate fees. In the event that there is a disagreement between the County and a Tenant or Vendor regarding the imposition of rents and fees under this Rent and Fee Schedule, the parties may, but are not required to, submit to either binding arbitration or non-binding mediation. All Department of Airports' properties, facilities, and services have been placed into five categories for the purpose of defining rent and fee setting policies which have been historically used. They are outlined as follows:

Policy 1:

It shall be County policy that those properties and/or facilities unrelated to the fundamental "public services" afforded by the Oxnard and Camarillo Airports shall be appraised for fair market rental values including percentage rents, with adjustment emphasis on comparative data from the private sector. This approach will produce a fair return to the County. Examples: industrial/office buildings, proposed industrial park, agriculture land leases.

NOTES: Excess revenues derived from leases identified above shall not be used to subsidize user rents and fees related to specific facilities and services (aircraft tiedowns and storage hangars), but may be used for financial support of planned capital improvement projects, and those public-use facilities and services (airfield, visitor parking, common roads, etc.) for which a total recapture of costs is recognized to be unrealistic.

Policy 2:

It shall be County policy that those properties and/or facilities directly related to the public services afforded by the Department of Airports but operated, however, by lessees or concessionaires, shall be appraised for fair market value including percentage rents with adjustment emphasis on comparable data from other publicly controlled facilities operated by lessees or concessionaires. It is the intention of the County to have a policy whereby properties and/or facilities controlled by the Department of Airports, not being used by the County for public services, will be leased or licensed. The rental charges or fees will be based upon the then fair market value, taking into consideration comparable properties owned by other public entities. This approach will also provide a fair return or profit to the County. Examples of such leases/licenses: scheduled air carrier agreements (for terminal space), rental car agencies and restaurants.

Policy 2a:

It shall be County policy to recover all costs of any infrastructure required to develop a Lease parcel from the benefited Lessee through either Lease rents or assessment, when practical. Such costs shall not be borne by existing tenants or users of the airports.

Policy 3:

It shall be County policy that the rents and fees for those properties and/or facilities directly related to the aviation-use public services afforded by the Department of Airports but operated, however, by lessees or concessionaires, shall be adjusted to cause an ultimate recapture of the total costs, both direct and indirect, when practical.

Policy 3a:

It shall be County policy that the rents and fees for those properties and/or facilities that are not-for-profit aviation museums and are operated consistent with the fundamental public services afforded by the Department of Airports, may be adjusted to reduced rental rates and fees in recognition of the tangible or intangible benefits to the airport and in accordance with FAA Order 5190.6B

Policy 3b:

It shall be County policy that the rents and fees for those properties and/or facilities, which are County owned and County operated consistent with the fundamental public services afforded by the Department of Airports, shall use current market approaches to setting rental rates for similarly situated airports and operations via market studies or other data provided by aviation

consultants. This approach will result in competitive pricing of County services and serve to constrain the migration of outside County aircraft operators seeking lower fares. Adjustments to these rates shall be by market study every five (5) years, with interim adjustments calculated by applying the Consumer Price Index (CPI) every other year or a fixed annual adjustment. Examples: aircraft tie-down, aircraft storage hangars. In calculating the costs of the above services (Policy 3), that depreciation attributed to donated assets shall be specifically excluded from such costs. This is consistent with and in conformance with assurances given under the Federal Airport Act or the Airport and Airway Development Act of 1970 which states that "no part of the Federal share of an airport development project shall be included in the rate base in establishing fees, rates, and charges for users of that airport."

Policy 3c:

It shall be County policy that the provision by the County of aircraft storage facilities and/or property for the same purpose, shall be for the exclusive purpose of storing aircraft deemed to be in an airworthy condition. Temporary exceptions to this requirement may be granted by the Director of Airports on a case-by-case basis for current tenants, upon the demonstration of visible and reasonable progress to bring an aircraft to airworthy status**,** consistent with the FAA's "Policy on the Non-Aeronautical Use of Airport Hangars," Docket No. FAA 2014-0463, 81 FR 38906, § II.b. The Director of Airports may make such determinations based on periodic inspections of such facilities and/or property as frequently as once every 90 calendar days. The intent of this policy is to ensure compliance with the aircraft storage license agreements with regard to storage of aircraft that are in airworthy condition and/or aircraft that are being brought to airworthy condition versus non-airworthy aircraft being stored, in parts or in whole, or non-aviation storage including vehicles, to obtain storage space that is considered less expensive than commercially available non-aviation storage space. Examples: aircraft tie-down, county-owned storage hangars, privately-owned storage hangars.

Policy 4:

It shall be County policy that those services, offered and administered by the Department of Airports for which a total recapture of costs is recognized to be inconceivable, be established by comparing fees with other publicly owned and operated facilities with adjustments emphasizing the recapture of as much of County costs as possible. However, fees shall be maintained at reasonable levels so that the preponderance of the general public can avail themselves of the service. This type of service will continue to reflect a loss; however, it is deemed to be an appropriate public service. Examples: runways, taxiways, roads, rest rooms, visiting aircraft parking, and other public use areas.

Policy 5:

It shall be County policy that those services, and/or supplies furnished to the public by the Department of Airports and regulated by law or by Administrative procedure, shall be compensated for by charging fees and deposits calculated to reimburse all of the administrative and material costs of furnishing same. Annual adjustment emphasis shall be based upon cost analysis and shall not be subject to fair market or profit considerations. Examples: commercial activity permits, aircraft towing and impound fee, document processing fee, and paper material reproduction fee.

III. AUTHORIZATION TO EXECUTE.

The County Executive Officer or the Director of the Department of Airports or his/her designee are authorized to execute Leases, Subleases, Licenses, Permits, Special Use/Activity Permits, Operation Agreements, Extensions, Amendments, Consents, and Notices of Intent to Terminate and cause Unlawful Detainer Complaints to be filed on behalf of the County of Ventura as are hereafter defined and in accordance with the provisions of the attached schedule.

A. DEFINITIONS.

1. LEASE OR SUBLEASE: A conveyance of real property rights for occupancy or use of land, improvements, or a combination thereof. Under this authority, the Term shall not exceed five (5) years including options to extend, except that the Director of Airports may execute a form ground lease for a privately owned aircraft storage hangar with a term that exceeds five years, if the form ground lease has been previously approved by the Board of Supervisors. Examples: leasing of land for improvements, leasing of a building or portion of a building to tenant or concessionaire.

2. LICENSE. A conveyance of "personal" rights for occupancy or use of property under this authority, limited to one (1) year. License may be extended subject to specified time with prior Notice of Termination. Examples: Aircraft tie-downs, storage, portable hangars, ground use, vending machines, food or merchandise catering truck, carousel sign use, and land encroachments.

3. PERMIT. A personal right to occupy or use property under this authority, limited to maximum term of one (1) year. Permit may be extended subject to 30-day Notice of Termination. Examples: Temporary occupancy for fixing of premises, aircraft repair work or wash/wax activities.

4. SPECIAL USE/ACTIVITY PERMIT. A personal right to occupy, use, or conduct a specified "activity", limited under this authority to a maximum of seven (7) days. (Longer periods must be renewed daily.) Examples: Air shows, movie or TV filming, photography or commercial demonstration.

5. OPERATIONAL AGREEMENTS. Mutually agreed upon procedures pertaining to operational matters established between the Department of Airports and other governmental agencies.

6. EXTENSION/AMENDMENT/CONSENT/AND NOTICE OF INTENT TO TERMINATE.

   a) An Extension is a continuation of an existing Board-approved agreement without change, or limited to changes authorized by this Authority.

   b) An Amendment is a change of one or more of the terms, conditions, or covenants consistent with authorized terms and amounts specified in Board- approved rent and fee schedules.

   c) A Consent is a ratification of a term, condition, or covenant in an existing agreement executed by the Board made subject to "County approval". The Director of Airports may issue Consent after determining proper compliance. This includes an Assignment of Lease. The Director of Airports or his/her designee may also approve a "sublease" or "additional use" by lessee but limited to five (5) years.

   d) Notice of Intent to Terminate is a notice by which the Director or his/her designee expresses intent to terminate a Board-approved Agreement pursuant to a breach or default. On a Board-approved Agreement, final termination shall be subject to Board approval. Leases executed by Director of Airports or his/her designee under authority delegated by this resolution may be terminated by the Director of Airports or his/her designee.

B. SECURITY DEPOSIT. All tenants shall provide County with, and at all times maintain, a Security Deposit in an amount prescribed by this Resolution. Said amount shall be based on rent and adjusted periodically. Public entities governed by the Board shall be exempt. Said deposit shall guarantee tenants' full and faithful performance of all terms and conditions of their agreement. The following forms of deposit

are acceptable: cash, Time Certificate of Deposit (CD), Irrevocable Letter of Credit, and assigned Savings Passbook. The following shall be the basis of the amount of the Deposit unless otherwise stated in the Rent and Fee Schedule:

License and GA Hangar Agreement - The deposit shall be equal to one (1) month's rental rate.

Commercial Lease Agreement - The deposit shall be equal to three (3) month's rental rate.

After three (3) years of good and faithful lease performance (defined as no defaults or delinquencies), deposits on leases of five (5) years or less may be reduced to one (1) month, subject however, to a Lease Amendment providing for the following Liquidated Damages:

Liquidated Damages

County shall have the right to demand, and Lessee agrees to pay Liquidated Damages in the sum of one percent (1%) of the security deposit required of Lease, (but not less than $10.00), for each day a violation exists of any of the following lease conditions and/or lease articles:

LEASE CONDITIONS AND/OR ARTICLES

USES AND SERVICES
OPERATING SCHEDULE AND CONTROLLED PRICES
IMPROVEMENTS AND INVESTMENTS
CONSTRUCTION
INSURANCE
OPERATIONS
FINANCIAL REPORTS AND RECORDS
MAINTENANCE AND REPAIR
FAA SPECIAL PROVISIONS

C. NEGOTIATIONS, PREPARATIONS, AND LEGAL APPROVAL. The Leases, Subleases, Licenses, Permits, Special Use/ Activity Permits, Extensions, Amendments, Consents, and Notices of Intent to Terminate shall be negotiated and prepared by the Department of Airports or, by request of the Director of Airports, negotiated and/or prepared by the Public Works Agency, Real Property Services or County Counsel’s office. All Agreements shall be submitted to County Counsel's Office for approval as to legal sufficiency prior to final execution excepting pre-approved, routine "form" documents.

D. TERMINATION DUE TO "REPEATED" VIOLATIONS. The Board of Supervisors hereby authorizes the Director of Airports to include in selected agreements the right to issue a "Notice of Termination for Breach of Good Faith" which would allow termination of an Agreement after tenants repeating the same violation three (3) times or more within any twelve (12) month period, regardless of tenants' cure, remedy, or diligent pursuit to correct violations.

E. BACKGROUND DETERMINATION AND GUIDELINES. No agreement will be executed under the authority of this RESOLUTION if the County Executive Officer or the Director of Airports of the Department of Airports determines that: (1) The proposed use or occupancy is in conflict with the County's adopted plans for development; (2) The other party(s) to a proposed Agreement has a reputation, character, or background which could be detrimental to County's interest; or (3) Such other party(s) does not have technical knowledge, management ability, or financial capability to fulfill the purpose and provisions of the Agreement.

F. RENTAL POLICY. It shall continue to be Department of Airports' Policy to require "ALL" tenants or users of County Airports property to pay rents established by Board-approved Rent and Fee Schedules; however, the Director of Airports may determine that certain special services including labor and/or materials may be accepted in lieu of cash payment of rent where all other guidelines are consistent with Director of Airports' Authority. Director of Airports is authorized to adjust rents incrementally to current rate to ensure the cost will not cause a loss of business.

G. CONTROVERSIAL OR POLICY SETTING AGREEMENTS. Any transaction authorized by this Resolution, considered significantly controversial or policy-setting in the opinion of the County Executive Officer or the Director of Airports, shall be submitted first to the Aviation Advisory Commission and appropriate Airport Authority for recommendation and then to the Board of Supervisors for approval and execution.

IV. AUTHORIZATION TO ESTABLISH FEES

The County Executive Officer, or the Director of Airports is hereby granted limited authority to establish fees for other uses of airport property not specifically provided for in the attached schedule. Such other fees shall be reasonable and consistent with the policies and fees established herein. Any such fee considered to be significant, controversial or policy-setting shall first be submitted to the Aviation Advisory Commission and appropriate Airport Authority, for recommendation, and finally to the Board of Supervisors for appropriate action.

THE FOREGOING RECITALS and attached Rent and Fee Schedule are passed, approved, and adopted by the Board of Supervisors, effective July 1, 2026.

COUNTY OF VENTURA

Date _____ By _____
Chair, Board of Supervisors

ATTEST: SEVET JOHNSON,
Clerk of the Board of Supervisors
County of Ventura, State of California

By _____
Deputy Clerk of the Board

COUNTY of VENTURA
Department of Airports

555 Airport Way, Suite B
Camarillo, Ca. 93010
Phone: (805) 388-4372
Fax: (805) 388-4366
https://airports.venturacounty.gov

May 13, 2026

Aviation Advisory Commission
Camarillo Airport Authority
Oxnard Airport Authority
555 Airport Way, Suite B
Camarillo, CA 93010

Subject: 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.

Fiscal Impact:

This item is presented for information only and it does not require consideration by the Board of Supervisors at this time. There are no fiscal impacts associated with the recommended action.

Discussion:

The Department of Airports is continuing its work to bridge the gap between the Department, pilots, and the community with a heavy focus on building trust and nurturing relationships with all stakeholders of Camarillo Airport and Oxnard Airport.

Over the last four years, Department of Airports' staff have focused heavily on community engagement through a variety of projects including the creation and implementation of Fly Friendly VC, two Part 150 Noise Compatibility Studies, the Airport Layout Plan for Camarillo Airport, the Approach Analysis for Camarillo Airport, and the establishment of a robust and transparent communication system that is designed with both neighbors and pilots in mind.

Data coupled with community feedback shows that significant progress has been made in the Department's work to address noise concerns and to connect the community to the airports. While the Department has made strides toward reaching the goal of bridging the gap between the airports and the community, we recognize that these efforts demand ongoing dedication to the development of programs and materials designed to reach all stakeholders with clear, transparent, and timely information.

If you have any questions regarding this item, please call Jannette Jauregui at (805) 388-4287 or me at (805) 388-4200.



KEITH FREITAS, A.A.E, C.A.E.
Director of Airports

COUNTY of VENTURA
Department of Airports

555 Airport Way, Suite B
Camarillo, Ca. 93010
Phone: (805) 388-4372
Fax: (805) 388-4366
https://airports.venturacounty.gov

May 13, 2026

Aviation Advisory Commission
Camarillo Airport Authority
555 Airport Way, Suite B
Camarillo, CA 93010

Subject: **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).

Fiscal Impact:

	FY 2025-26	FY 2026-27
Revenues	$ 0	$100,000
Costs	$ 0	$ 0
Net Gain/(Loss)	$ 0	$100,000

Funding Source: Premium Outlet Partners, L.P.
Match requirement: *None*

Discussion:

As part of the deed and transfer of the Camarillo Airport property (Airport) from the United States Government to the County in December 1977, the documents include an avigation easement for the establishment of a glide angle plane for the flight of aircraft with an angle of fifty to one (50:1) from the centerline of Las Posas Road ("Easement"). The Airport also has an interest in two (2) Height Limitation Covenants on adjoining land that restrict the height of structures for the benefit of the Airport. The County's interest in the height covenants as owner of the Airport property is separate and distinct from the County's interest under the easement.

In accordance with Federal Aviation Administration (FAA) Title 14 CFR Part 77 guidelines, the Airport is also required to maintain a glide angle plane for the flight of aircraft with an

angle of 50:1 (Part 77 Precision Approach) from the end of the runway. In March 2007, for the development of the Outlet shopping center now known as the “Camarillo Premium Outlets”, the County agreed to modify the Easement and the Height Limitation Covenants by an Agreement (“Easement Modification”) with CPG Partners, LP, a predecessor in interest to Premium Outlet Partners, LP (“Premium”). The modified slope is reflected on the attached Exhibit 1-A “Slope Graphic A” as “Ramseyer & Associates Surface” of a 70:1 slope path from the end of the runway.

Premium now desires to enter into an agreement with a hotel developer for a 4-story project on an approximate 2.4 acre parcel outside the shopping center development (as shown as “Parcel B” on the Exhibit 1- B “Tentative Parcel Map”), with a facility height that exceeds the Easement slope and exceeds the Ramseyer Surface slope agreed to in the Easement Modification by approximately 10 feet, resulting in a slope path of 68:1 from the end of the runway (“Hotel Easement”).

In view of the fact that 1) Airport had previously consented to the Easement Modification at 70:1 for the shopping center development, the10’ above the height of the existing Ramseyer Surface slope is deemed reasonable for a portion of the parcel that exceeds the prior Easement Modification slope and 2) the height of the proposed hotel is still well below the FAA required 50:1 glide path slope.

In exchange for the “Hotel Easement” to allow the project development to exceed the Easement Slope, and subject to approval by the Board of Supervisors and contingent upon FAA approval, Airport has agreed to allow the Hotel Easement in exchange for Premium’s compensation payment of $100,000 to County.

Strategic Priority:

Fiscal Responsibility and Economic Vitality

The County will receive compensation for the conveyance of certain air rights and the cooperation with the developer and City of Camarillo supports the regional economy from increased tax revenues and employment opportunities. The Department of Airports increases its self-sustaining position in the County, and local business benefits from additional visits by patrons and users.

Reliable Infrastructure and Sustainability

New investment in expanded lodging services and related facilities, will service existing clients and support new business opportunities at the Airport and the community.

If you have any questions regarding this item, please call me at (805) 388-4200.



KEITH FREITAS, A.A.E, C.A.E.
Director of Airports

Attachment:

Exhibit 1 – Proposed Avigation Easement Agreement with Premium Outlet Partners, L.P.

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

County of Ventura, Department of Airports
555 Airport Way, Suite "B"
Camarillo, CA 93010

Recording Fees exempt per Government Code 6103

AGREEMENT REGARDING MODIFICATION OF AVIATION EASEMENT

This agreement ("Agreement") dated as of _____ is made by and between the COUNTY OF VENTURA, a political subdivision of the State of California ("County") and Premium Outlet Partners, L.P. an affiliate of the Simon Property Group ("Premium"). County and Premium are also referred to in this Agreement as the "Parties".

RECITALS

A. The County is the owner of the property known as the Camarillo Airport ("Airport"), conveyed to the County by the United States Government in a Quitclaim deed (Deed") dated December 20, 1977, and recorded as document number 149069, in Book 5019 at Page 497 of the Official Records of the County.

B. The Airport property owned by the County includes an avigation easement ("Easement") for the establishment of a glide angle plane for the flight of aircraft with an angle of fifty to one with the ground (Mean Sea Level) as described in Book 5019 Pages 520 and 521 of the Official Records of the County, and as further described in the deed as Tract A-122-E.

C. The County Airport Property also includes an interest in two (2) Height Limitation Covenants ("Height Covenants") on adjoining land that restrict the height of structures located thereon for the benefit of the Airport, as more particularly described in said covenants recorded on July 8, 1942, in Book 656, Page 640 and on July 18, 1942, in Book 657, Page 651 of the Official Records of the County. The County's interest in the height covenants as owner of the Airport property is separate and distinct from the County's interest under the Easement.

D. Premium is the owner of certain property ("Premium Property") located east of the Airport known as Parcel B on that Tentative Parcel Map No. LD-569 comprising approximately 2.43 acres, as more particularly described in Exhibit "A" attached hereto and Parcel Map shown in Exhibit "B" attached hereto.

E. Premium intends to develop its property into a hotel, with a development plan that would result in elements of the hotel to encroach into the Easement and height limitations.

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F. The County has studied the proposed development plan and is satisfied that the encroachments would not interfere with present airport operations or future planned airport operations, and would not negatively affect approach minimums for a Part 77 Precision instrument approach to Runway 26.

G. The County is willing to permit the proposed encroachments into the avigation easement and height limitations in exchange for consideration that provides a substantial benefit to civil aviation.

H. Premium is willing to convey to the County a one-time cash payment of $100,000 as value for a modification of the avigation easement and height limitation covenants that would permit the encroachment.

I. Premium is also willing to grant the County a new avigation easement fashioned after the model easement recommended for airports by the Federal Aviation Administration ("FAA") which shall run with the land.

J. Premium, its assigns and successors, are also willing to limit the height of the hotel to a finish floor height of ___ feet above mean sea level.

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Within 60 days following the date of the County's approval of the Revision to the Easement, County shall request that the FAA, which has certain regulatory jurisdiction over the Airport, approve this Agreement between the Parties, which in effect grants approval for the County to modify the easement as described below.

2. County hereby grants a modification to the easement and height limitation covenants currently imposed over the Premium property, from a glide angle plane for the flight of aircraft with an angle of fifty to one over the ground to be edited to a glide angle of sixty-eight to one.

3. As consideration for the modification of the easement and height limitation covenants as described in Section 2 above, Premium will convey to County a one-time cash payment of $100,000.00 and will execute the "Grant of Avigation Easement and Covenants Running with the Land", as generally described in Exhibit "D".

4. It is the express understanding of the Parties that the County, in its sole discretion, will not be obligated or responsible in any manner or for any reason, to receive, investigate, or otherwise administer noise or other complaints associated with airport operations made by Premium or its heirs, administrators, executors, successors and assigns, or tenants, subtenants, customers, members of the public, or any other parties now or in the future.

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5. The Parties understand that the Agreement will not become effective until reviewed and approved by the FAA, and the County will take such immediate and active steps as necessary to seek and secure such approval.

6. All notices between the Parties must be in writing addressed to the recipient Party's Notice Address specified below and must be given (a) personally (including by commercial courier or next business day delivery service), in which case notice will be deemed to have been given upon delivery to the Party's Notice Address, (b) by certified mail, return receipt requested, in which case notice will be deemed to have been given on the delivery date indicated on the return receipt, or (c) by United States Mail, in which case notice will be deemed to have been given three (3) business days following deposit in the United States Mail. Either Party may change its Notice Address by giving notice to the other Party. The Notice Addresses for the parties are:

If to Premium: Premium Outlet Partners, L.P.
c/o Simon Property Group
225 West Washington Street
Indianapolis, Indiana 46204-3438

With a Copy to:

If to the County: County of Ventura Department of Airports
555 Airport Way, Suite "B"
Camarillo, CA 93010
Attn: Airport Director

With a copy to : County of Ventura
800 S. Victoria Avenue
Ventura, CA 93009
Attn: County Counsel

Failure to give a copy of a notice to the address indicated above shall not render such notice ineffective if otherwise given to a Party as provided above.

10. No term or provision of this Agreement may be amended, modified or waived orally or by a course of conduct, but only by an instrument in writing duly executed and delivered by the Parties, and approved by the Federal Aviation Administration. A waiver of any term or provision of this Agreement will only be effective to the extent specified in the instrument effecting such waiver.

11. This Agreement shall amend and modify the easement and height limitation covenants, and any provision in the easement and height limitation covenants

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inconsistent with the terms of this Agreement shall be of no further force and effect as of the effective date of this Agreement.

The parties have caused this Agreement to be duly executed by their respective duly authorized officials, officers or representatives as of the date first set forth above.

PREMIUM OUTLET PARTNERS, L.P.
By:

_____ Date:

WITNESS:

COUNTY OF VENTURA
By: Keith Freitas

_____ Date:
Director of Airports

ATTEST: APPROVED AS TO FORM

_____ _____
County Clerk County Counsel

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EXHIBIT "A" LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL A OF LOT LINE ADJUSTMENT NO. LD 54A RECORDED MARCH 11, 2019 AS INSTRUMENT NO. 20190311-000255470-0 OF OFFICIAL RECORDS BEING LOT ONE (1) AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED TRACT NO. 5853 IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED FOR RECORD IN BOOK 161, PAGES 4 THROUGH 11, INCLUSIVE OF MISCELLANEOUS RECORDS, VENTURA COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT ONE (1), THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT NORTH 1°3'15" EAST 288.85 FEET; THENCE LEAVING SAID EASTERLY LINE, NORTH 88°54'55" WEST 318.64 FEET TO THE BEGINNING OF A NON-TANGENT, 600.00 RADIUS CURVE CONCAVE EASTERLY, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 71°27'54" WEST; THENCE SOUTHERLY 314.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°01'23" TO THE BEGINNING OF A 110.00 FOOT RADIUS COMPOUND CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY 47.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°38'51" TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY OF CAMARILLO CENTER DRIVE, SAID POINT LYING ON A NON-TANGENT, 836.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 21°32'21" WEST; THENCE NORTHEASTERLY AND EASTERLY 320.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°59'01" TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION IS PROPOSED AND IS NOT TO BE CONSIDERED A SUBDIVISION OF LAND, WHICH MUST BE REVIEWED AND APPROVED THROUGH THE SUBDIVISON PROCESS PER THE CALIFORNIA SUBDIVISION MAP ACT. (Govt. Code Sec. 66410-66499.58)

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EXHIBIT "B" TENTATIVE PARCEL MAP

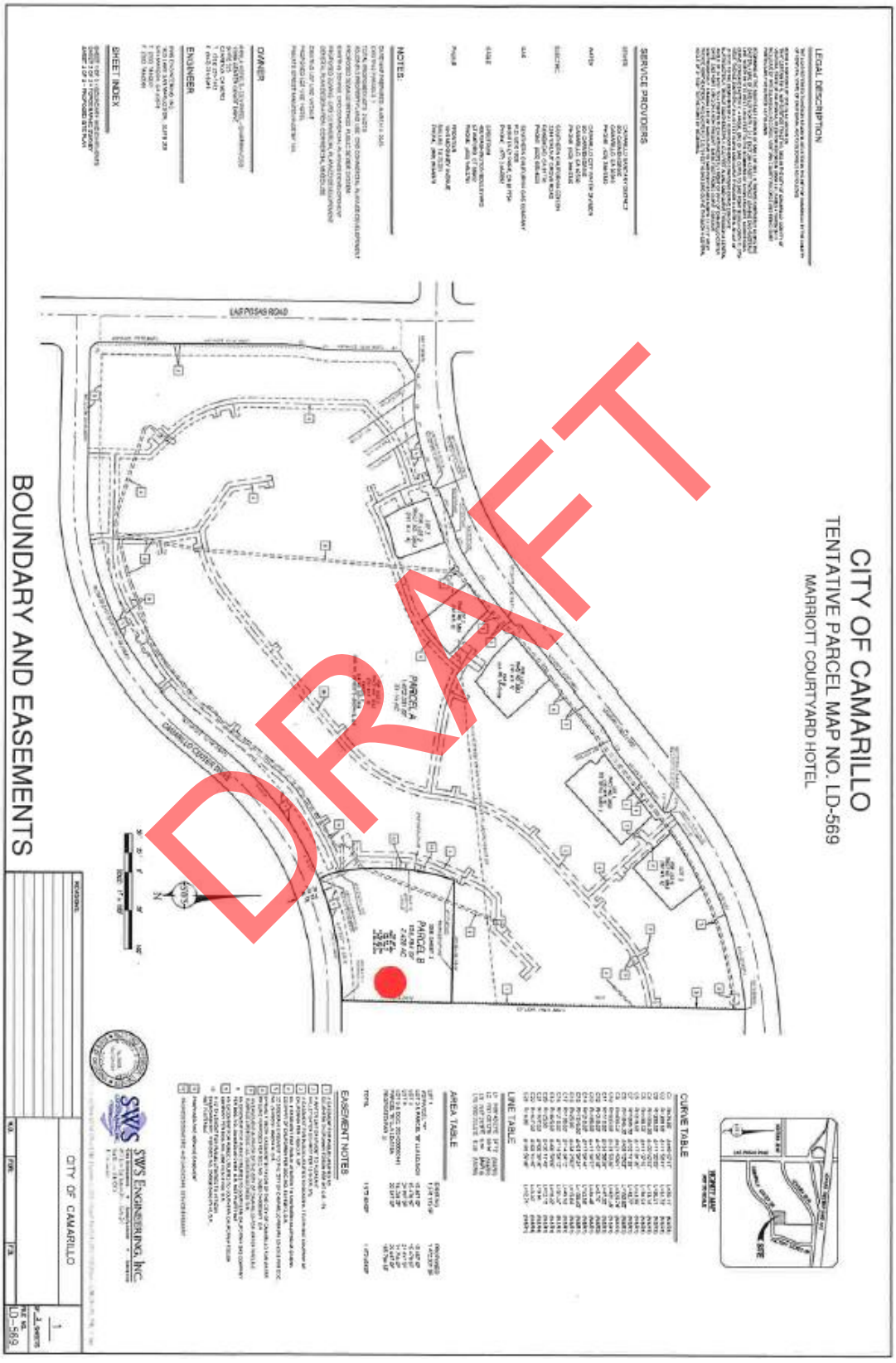
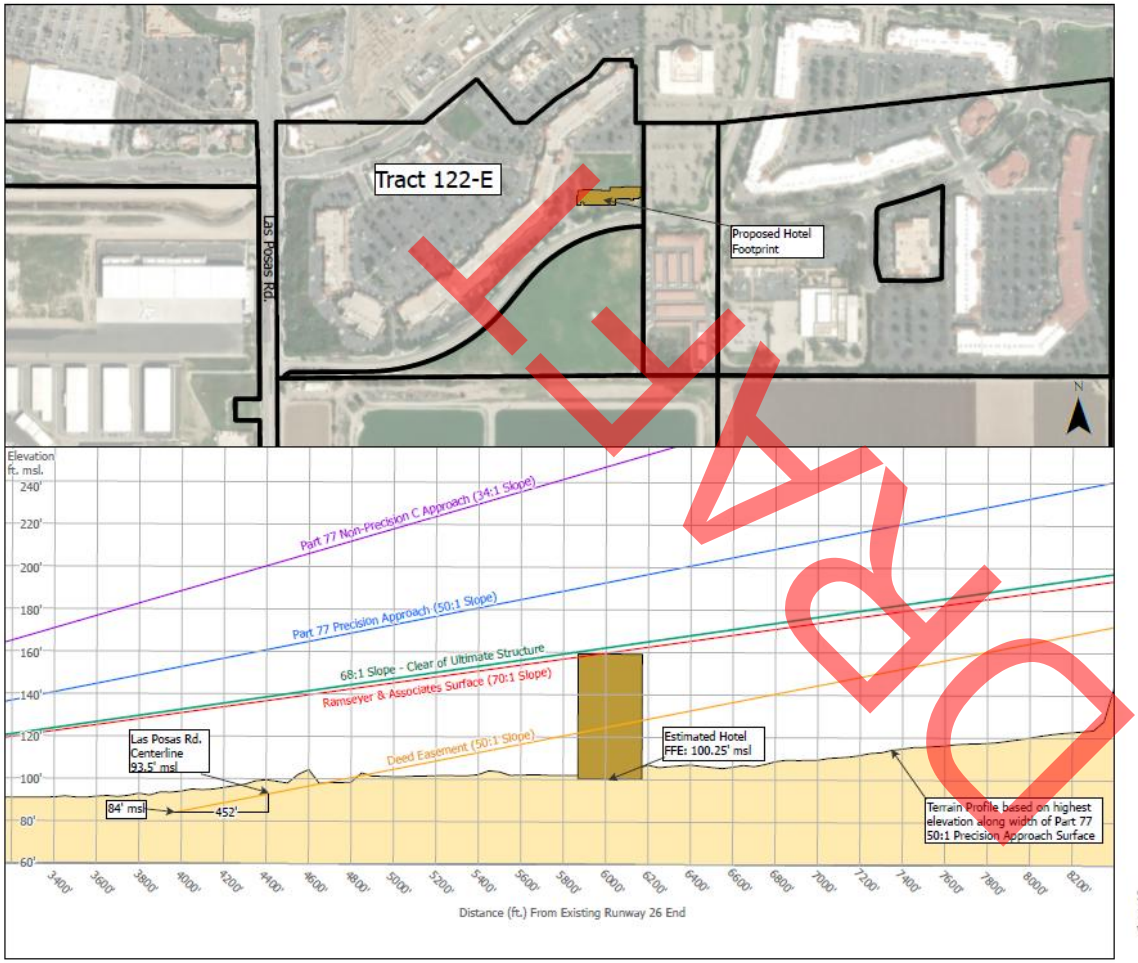


EXHIBIT "C" EASEMENT PROFILE



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Legend

- Existing Part 77 Non-Precision C Approach (34:1)
- Existing Easement (50:1 Slope)
- Ramseyer & Associates Surface (70:1 Slope)
- Part 77 Precision Approach (50:1 Slope)
- 68:1 Slope - Clear of Hotel[1]
- Property Tracts
- Hotel Footprint/Profile View[2]
- Terrain Profile

[1]This surface is designed to the same dimensions as the inner portion of the Part 77 Precision Approach Surface. It begins 200' beyond the existing runway 26 end, extends out at a 68:1 Slope.
[2]Profile Vertical scale set to a scale factor of 10.

Vertical Scale
0 50 100
1" = 50'

Horizontal Scale
0 500 1,000
1" = 500'

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Source:
14 CFR Part 77, Quit Claim Deed - Page 521 of Book 5019 for Tract 122-E, Ventura County Recording 20070306-00048424-0 Dated 3/6/2007

EXHIBIT "D"

RECORDING REQUESTED BY
AND WHEN RECORDED
RETURN TO:

County of Ventura, Department of Airports
555 Airport Way
Camarillo, CA 93010

GRANT OF AVIGATION EASEMENT AND COVENANTS RUNNING WITH THE LAND

WHEREAS, Premium Outlet Partners, L.P., hereinafter called the Grantors, are the owners in fee of that certain parcel of land situated in the City of Camarillo, County of Ventura, State of California, more particularly described as follows:

(legal description of parcel attached as Exhibit A)

hereinafter called "Grantors' property", and outlined on the attached map (Exhibit B);

NOW THEREFORE, the Grantors, for themselves, their heirs, administrators, executors, successors and assigns, do hereby grant and convey unto the County of Ventura, California, hereinafter called the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way, appurtenant to Camarillo Airport for the unobstructed use and passage of all types of aircraft (as hereinafter defined), in and through the airspace above Grantors' property.

Said easement shall be appurtenant to and for the benefit of the real property now known as Camarillo Airport including any additions thereto wherever located, hereinafter made by the County of Ventura or its successors and assigns, guests, and invitees, including any and all persons, firms, or corporations operating aircraft to or from the airport.

Said easement and burden, together with all things which may be alleged to be incident to or resulting from the use and enjoyment of said easement, including, but not limited to the right to cause in all airspace above or in the vicinity of the surface of Grantors' property such noise, vibrations, fumes, deposits of dust or other particulate matter, fuel particles (which are incidental to the normal operation of said aircraft), fear, interference with sleep and communication and any and all other effects that may be alleged to be incident to or caused by the operation of aircraft over or in the vicinity of Grantors'

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property or in landing at or taking off from, or operating at or on said Camarillo Airport is hereby granted; and Grantors do hereby fully waive, remise, and release any right or cause of action which they may now have or which they may have in the future against Grantee, its successor and assigns, due to such noise, vibrations, fumes, dust, fuel particles and all other effects that may be caused or may have been caused by the operation of aircraft landing at, taking off from, or operating at or on said Camarillo Airport.

As used herein, the term "aircraft" shall mean any and all types of aircraft, whether now in existence or hereafter manufactured and developed, to include, but not limited to, jet aircraft, propeller driven aircraft, civil aircraft, military aircraft, commercial aircraft, helicopters and all types of aircraft or vehicles now in existence or hereafter developed, regardless of existing or future noise levels, for the purpose of transporting persons or property through the air, by whoever owned or operated.

The Grantor also covenants, both for itself and its heirs, successors and assigns, that no person or entity shall use or permit or suffer use of the Property in such manner as to create electrical or electronic interference with radio or other communication or radar operation between Camarillo Airport and aircraft or lighting which may impair visibility in the vicinity of the airport, or to otherwise endanger the landing, taking off or maneuvering of aircraft.

TO HAVE AND TO HOLD said easement and right of way, and all rights appertaining thereto unto the Grantee, its successors, and assigns, until said Camarillo Airport shall be abandoned and shall cease to be used for public airport purposes.

It being understood and agreed that the aforesaid covenants and agreements shall run with the land and shall be binding upon the heirs, administrators, executors, successors and assigns of the Grantors until said Camarillo Airport shall be abandoned and cease to be used for public airport purposes.

Grantor grants this easement and rights acquired hereunder and makes these covenants to run with the land and these covenants and easement shall be binding upon the heirs, executors, successors and assigns of the owners of or holders of any interests in and to said Grantor's Property.

EXECUTED THIS _____ of _____. 2026

PREMIUM OUTLET PARTNERS, L.P.

By:

_____

ACCEPTED: COUNTY OF VENTURA

DRAFT

By: _____ Date: _____
Keith Freitas, Director of Airports

DRAFT

EXHIBIT "A" - LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

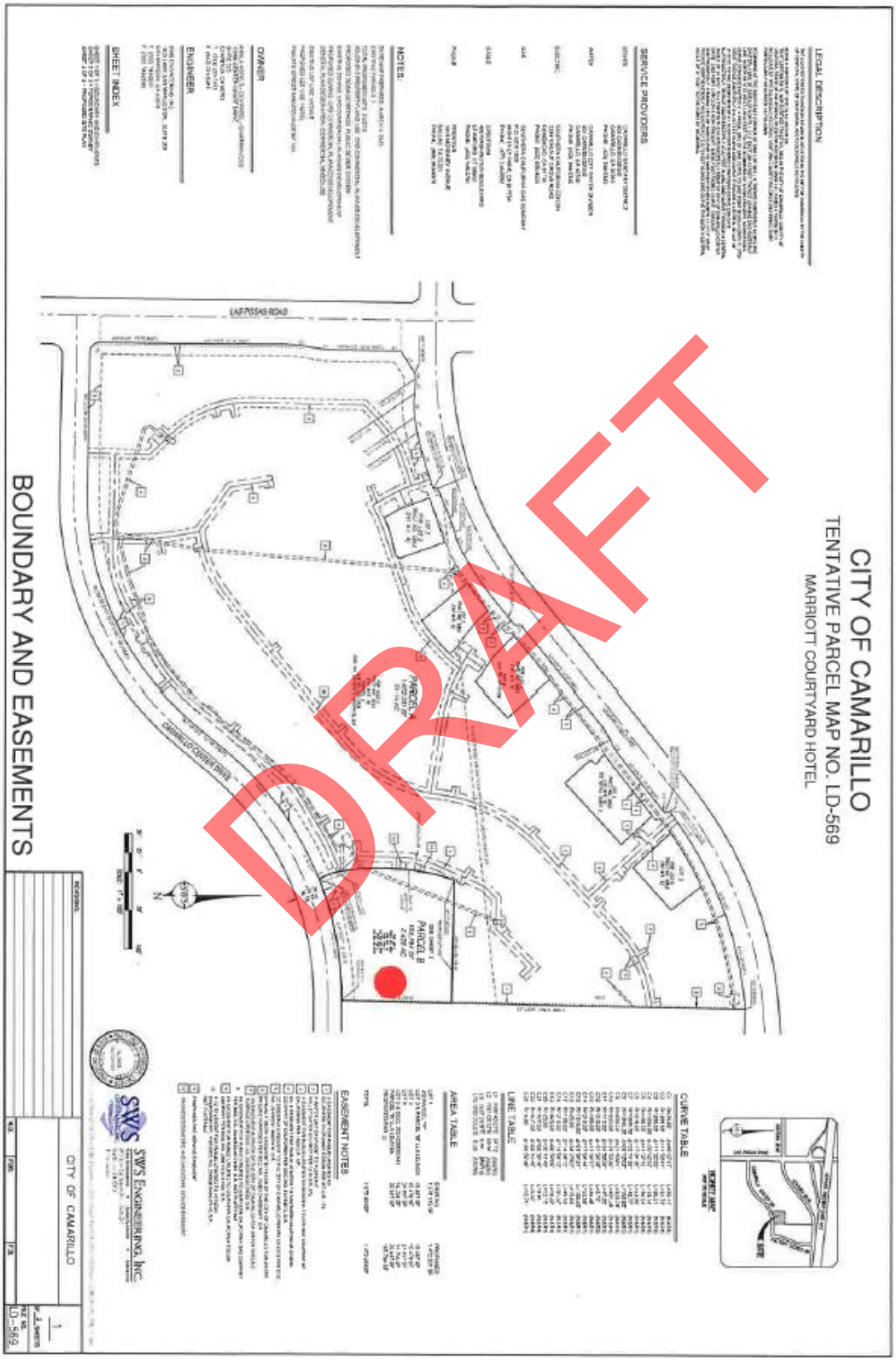
BEING A PORTION OF PARCEL A OF LOT LINE ADJUSTMENT NO. LD 54A RECORDED MARCH 11, 2019 AS INSTRUMENT NO. 20190311-000255470-0 OF OFFICIAL RECORDS BEING LOT ONE (1) AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED TRACT NO. 5853 IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED FOR RECORD IN BOOK 161, PAGES 4 THROUGH 11, INCLUSIVE OF MISCELLANEOUS RECORDS, VENTURA COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT ONE (1), THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT NORTH 1°3'15" EAST 288.85 FEET; THENCE LEAVING SAID EASTERLY LINE, NORTH 88°54'55" WEST 318.64 FEET TO THE BEGINNING OF A NON-TANGENT, 600.00 RADIUS CURVE CONCAVE EASTERLY, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 71°27'54" WEST; THENCE SOUTHERLY 314.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°01'23" TO THE BEGINNING OF A 110.00 FOOT RADIUS COMPOUND CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY 47.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°38'51" TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY OF CAMARILLO CENTER DRIVE, SAID POINT LYING ON A NON-TANGENT, 836.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 21°32'21" WEST; THENCE NORTHEASTERLY AND EASTERLY 320.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°59'01" TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION IS PROPOSED AND IS NOT TO BE CONSIDERED A SUBDIVISION OF LAND, WHICH MUST BE REVIEWED AND APPROVED THROUGH THE SUBDIVISON PROCESS PER THE CALIFORNIA SUBDIVISION MAP ACT. (Govt. Code Sec. 66410-66499.58)

DRAFT

EXHIBIT "B" – GRANTOR'S PROPERTY



COUNTY of VENTURA
Department of Airports

MONTHLY ACTIVITY REPORT

Month ending February 28, 2026

Hangars and Tie-downs:

Camarillo				Oxnard			
	Inventory	Occupied	Available		Inventory	Occupied	Available
Hangars				**Hangars**			
Private	170	170	0	Private	76	76	0
County	166	166	0	County	61	61	0
Out of Service	16	0	0	Out of Service	9	0	0
Total	352	336	0	Total	146	137	0
Tie-downs				**Tie-downs**			
County	96	56	40	County	0	0	0
AVEX	25	18	7	Axis Air	12	11	1
Channel Island Aviation	35	30	5	Urban Air Mobility	26	6	20
Visitor	35			Visitor	4		
Total	191	104	52	Total	42	17	25

Airport Operations:

	Camarillo	Oxnard
Current year for the month	15,709	10,569
Last year for the month	13,870	10,077
% Change	13%	5%
Current year to date	29,579	20,459
Last year to date	25,860	16,484
% Change	14%	24%

Aircraft Incidents:

	Camarillo	Oxnard
Current Month	3	1
Current year to date	6	2

CMA: 2/9, Disabled A/C
2/15, Alert 3 A/C down-Carmen Dr. and Coe st.
2/20, Locked brakes
OXR: 2/3, Laser beam

Other:

	Camarillo	Oxnard
Airside Citations Issued	0	0
Landside Citations issued	0	3
Cards issued to transient overnight aircraft	17	2
Other aircraft ** (Estimate)	120	15
Hangar Waiting List	22	3

** Includes approximate number of aircraft occupying space in both large and small hangars by agreement with lessee or licensee

COUNTY of VENTURA
Department of Airports

MONTHLY ACTIVITY REPORT

Month ending March 31, 2026

Hangars and Tie-downs:

Camarillo				Oxnard			
	Inventory	Occupied	Available		Inventory	Occupied	Available
Hangars				**Hangars**			
Private	170	170	0	Private	76	76	0
County	166	166	0	County	61	61	0
Out of Service	16	0	0	Out of Service	9	0	0
Total	352	336	0	Total	146	137	0
Tie-downs				**Tie-downs**			
County	96	56	40	County	0	0	0
AVEX	25	18	7	Axis Air	12	11	1
Channel Island Aviation	35	30	5	Urban Air Mobility	26	6	20
Visitor	35			Visitor	4		
Total	191	104	52	Total	42	17	25

Airport Operations:

	Camarillo	Oxnard
Current year for the month	16,323	9,793
Last year for the month	16,671	11,812
% Change	-2%	-17%
Current year to date	46,337	30,252
Last year to date	41,452	26,994
% Change	12%	12%

Aircraft Incidents:

	Camarillo	Oxnard
Current Month	3	1
Current year to date	6	2

CMA: 3/1, Disabled A/C; 3/5, Stalled A/C on twy; 3/10, Emerg Declared landing; 3/10, Flat tire rwy 26; 3/12, Flat tire twy B; 3/13, Flat tire twy A; 3/18, Engine failure; 3/19, Loss of brakes; 3/26, A/C struck hgrs while taxiing; 3/28, Alert 1 electrical malfunction; 3/29, Brake issues sign damage. OXR: 3/9 Alert 1 low fuel; 3/27 fuel spill.

Other:

	Camarillo	Oxnard
Airside Citations Issued	0	0
Landside Citations issued	0	10
Cards issued to transient overnight aircraft	23	1
Other aircraft ** (Estimate)	120	15
Hangar Waiting List	23	4

** Includes approximate number of aircraft occupying space in both large and small hangars by agreement with lessee or licensee

COUNTY of VENTURA
Department of Airports

Camarillo Noise Comment Report
February 2026

Comments by Location	Number of Comments	Total Number of Households
East Neighborhoods	0	0
Midtown/Old Town	78	4
North Neighborhoods	0	0
Unspecified/Other	22	2

Type of Operation	
Takeoff/Departure	0
Landing/Arrival	67
Traffic Pattern	22
Unspecified	11

Total Comments = 100

Time of Day	
12 a.m. – 5 a.m.	3
5 a.m. – 8 a.m.	24
8 a.m. – 6 p.m.	46
6 p.m. – 12 a.m.	27

Type of Aircraft	
Single Engine Piston	1
Multi-Engine Piston	0
Turboprop	25
Turbo Jet	60
Helicopter	0
Unspecified	14

Comment Breakdown:

Household #1:
75 (75%)

Household #2:
20 (20%)

Household #3:
2 (2%)



COUNTY of VENTURA
Department of Airports

Oxnard Noise Comment Report
February 2026

Comments by Location	Number of Comments	Total Number of Households
West of Victoria & South of 5th (Channel Islands, Oxnard Shores, Seabridge, etc.)	30	3
South Neighborhoods (Via Marina, etc.)	0	0
East Neighborhoods	0	0
North Neighborhoods	11	1
Other/Unspecified	2	Unknown

Type of Operation	
Takeoff/Departure	0
Landing/Arrival	0
Traffic Pattern	1
Unspecified	42

Time of Day	
12 a.m. – 5 a.m.	0
5 a.m. – 8 a.m.	2
8 a.m. – 6 p.m.	32
6 p.m. – 12 a.m.	9

Type of Aircraft	
Single Engine Piston	1
Multi-Engine Piston	0
Turboprop	0
Turbo Jet	0
Helicopter	0
Unspecified	42

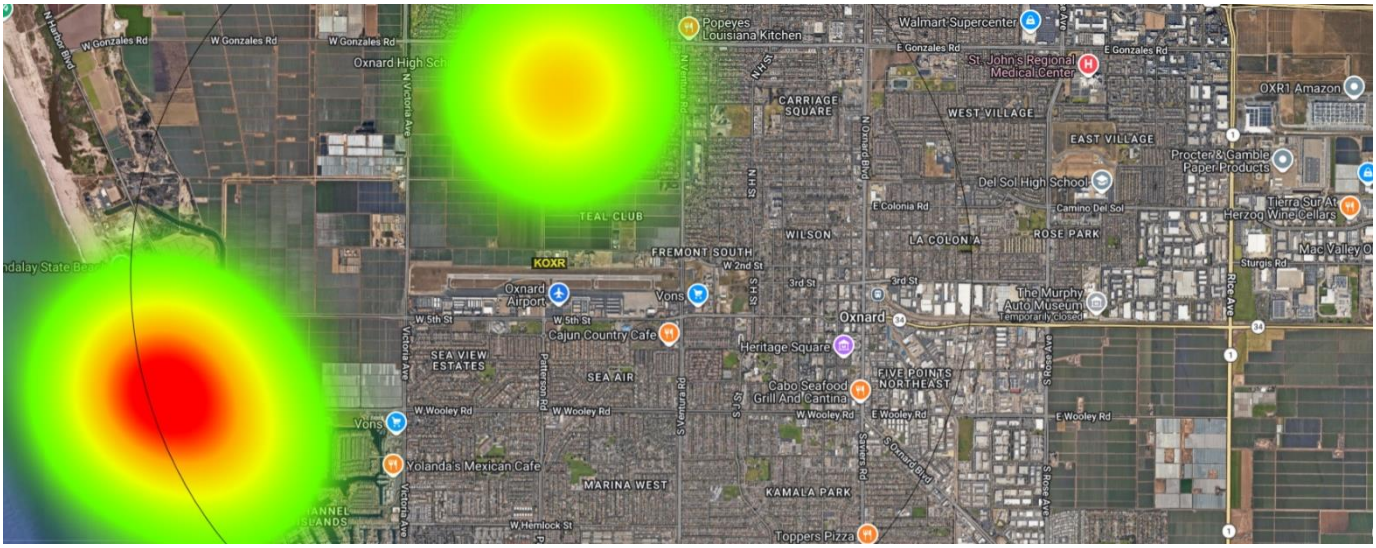
Total Comments = 43

Comment Breakdown:

Household #1:
22 (51%)

Household #2:
11 (26%)

Household #3:
7 (16%)



COUNTY of VENTURA
Department of Airports

Camarillo Noise Comment Report
March 2026

Comments by Location	Number of Comments	Total Number of Households
East Neighborhoods	0	0
Midtown/Old Town	318	3
North Neighborhoods	0	0
Unspecified/Other	10	2

Type of Operation	
Takeoff/Departure	0
Landing/Arrival	275
Traffic Pattern	10
Unspecified	43

Total Comments = 328

Time of Day	
12 a.m. – 5 a.m.	3
5 a.m. – 8 a.m.	89
8 a.m. – 6 p.m.	191
6 p.m. – 12 a.m.	45

Type of Aircraft	
Single Engine Piston	2
Multi-Engine Piston	0
Turboprop	6
Turbo Jet	270
Helicopter	1
Unspecified	49

Comment Breakdown:

Household #1:
312 (95%)

Household #2:
8 (2%)

Household #3:
2 (.01%)



COUNTY of VENTURA
Department of Airports

Oxnard Noise Comment Report
March 2026

Comments by Location	Number of Comments	Total Number of Households
West of Victoria & South of 5th (Channel Islands, Oxnard Shores, Seabridge, etc.)	37	2
South Neighborhoods (Via Marina, etc.)	0	0
East Neighborhoods	0	0
North Neighborhoods	10	1
Other/Unspecified	0	Unknown

Type of Operation	
Takeoff/Departure	0
Landing/Arrival	0
Traffic Pattern	2
Unspecified	45

Total Comments = 47

Time of Day	
12 a.m. – 5 a.m.	0
5 a.m. – 8 a.m.	1
8 a.m. – 6 p.m.	38
6 p.m. – 12 a.m.	8

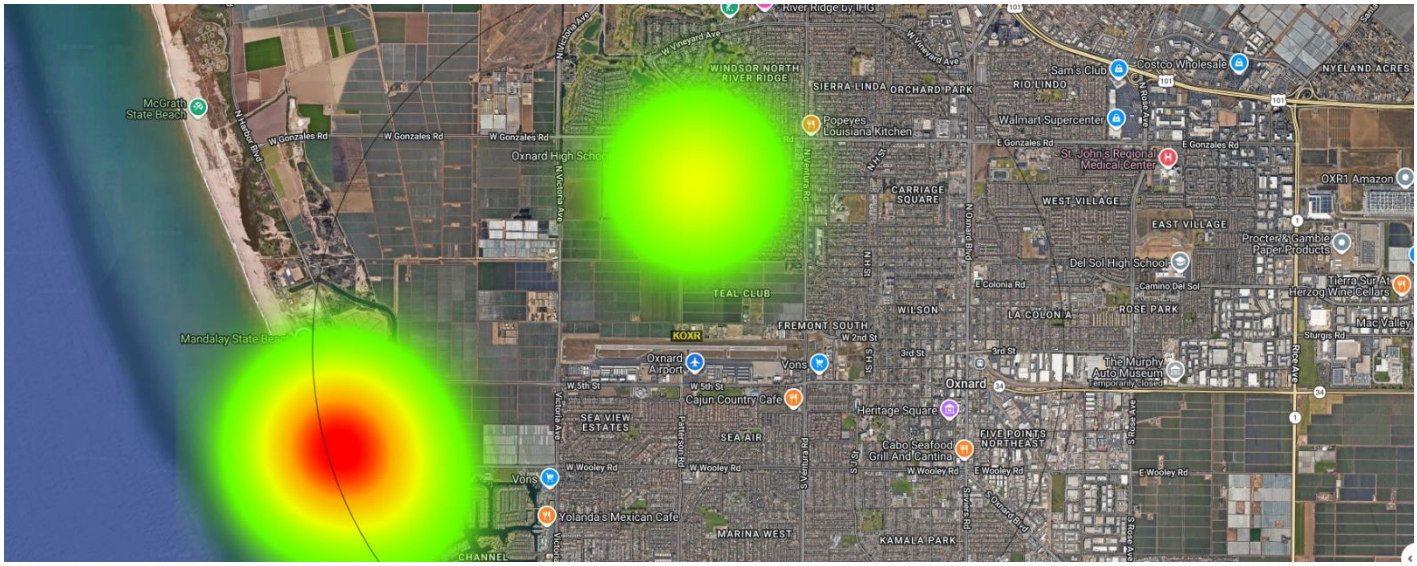
Comment Breakdown:

Household #1:
32 (68%)

Household #2:
10 (21%)

Household #3:
5 (11%)

Type of Aircraft	
Single Engine Piston	2
Multi-Engine Piston	0
Turboprop	0
Turbo Jet	0
Helicopter	0
Unspecified	45



FEBRUARY 2026

CAMARILLO AIRPORT – PART 150 NOISE COMPATIBILITY STUDY

Status Update:

- Provided full Noise Compatibility Program and cover letter for submittal to FAA on February 18, 2026.

Upcoming Action Items:

- Revise NCP based on FAA feedback.

Project Percent Complete: The project is 83.9% complete through February 2026.

OXNARD AIRPORT – PART 150 NOISE COMPATIBILITY STUDY

Status Update:

- Provided full Noise Compatibility Program and cover letter for submittal to FAA on February 25, 2026.

Upcoming Action Items:

- Revise NCP based on FAA feedback.

Project Percent Complete: The project is 83.2% complete through February 2026.

ASP STANDARD DEVELOPMENT BROCHURE (AEA No. 25-01, WO No. 3)

Status Update:

- Revised graphic representation of available hangar space for OXR airport.

Upcoming Action Items:

- None.

Project Percent Complete: The project was billed final on January 30, 2026.

OXNARD ATCT CATEGORICAL EXCLUSION (CatEx) (AEA No. 24-01/AEA No. 25-01)

Status Update:

- Revised previously submitted CatEx to the new SOP 5.2 format. Submitted to the County on August 25, 2025.
- FAA provided comments on revised CatEx and previously submitted historic report on December 10, 2025, with clarification on their comments on January 16, 2026.
- Coffman revised the CatEx and historic report and the County resubmitted them to FAA on February 12, 2026.

Upcoming Action Items:

- None

Project Percent Complete: The project was billed final on February 28, 2025.

OXNARD ALP Update (AEA No. 26-01)

Status Update:

- Preparing a proposal to provide an ALP update for recent work at the airport.

Upcoming Action Items:

- Coffman to provide proposal to airport staff who will then issue an authorized Work Order.

Project Percent Complete: Not started yet.

MARCH 2026

CAMARILLO AIRPORT – PART 150 NOISE COMPATIBILITY STUDY

Status Update:

- Noise Compatibility Program and cover letter submitted in February 2026 for initial review.

Upcoming Action Items:

- Revise NCP based on FAA feedback during initial review.

Project Percent Complete: The project is 83.9% complete through March 2026.

OXNARD AIRPORT – PART 150 NOISE COMPATIBILITY STUDY

Status Update:

- Noise Compatibility Program and cover letter submitted in February 2026 for initial review.

Upcoming Action Items:

- Revise NCP based on FAA feedback.

Project Percent Complete: The project is 83.2% complete through March 2026.

ASP STANDARD DEVELOPMENT BROCHURE (AEA No. 25-01, WO No. 3)

Status Update:

- Finalized OXR airport available hangar visualization for distribution to the public.

Upcoming Action Items:

- None.

Project Percent Complete: The project was billed final on March 31, 2026.

OXNARD ATCT CATEGORICAL EXCLUSION (CatEx) (AEA No. 24-01/AEA No. 25-01)

Status Update:

- Revised previously submitted CatEx to the new SOP 5.2 format. Submitted to the County on August 25, 2025.
- FAA provided comments on revised CatEx and previously submitted historic report on December 10, 2025, with clarification on their comments on January 16, 2026.
- Coffman revised the CatEx and historic report and the County resubmitted them to FAA on February 12, 2026.

Upcoming Action Items:

- None

Project Percent Complete: The project was billed final on February 28, 2025.

OXNARD ALP Update (AEA No. 26-01)

Status Update:

- The Existing ALP Drawing was updated to reflect recent changes to the aircraft run-up area and the addition of a skydiving landing zone. The associated Airport Data Sheet was updated to reflect the changes in the revisions block.

- Coffman submitted the Existing ALP Drawing, Airport Data Sheet, and a transmittal letter to airport staff on March 28, 2026. Airport staff will, in turn, coordinate the ALP update with the FAA.

Upcoming Action Items:

- Coffman will make appropriate revisions based upon any feedback from airport staff or the FAA.

Project Percent Complete: The project is 75.0% complete through March 2026.

CAMARILLO AIRSPACE/EASEMENT ANALYSIS (AEA No. 26-01)

Status Update:

- Draft easement exhibit provided to staff on 4.14.26. Coffman needs clarification of the edits requested by staff (what easement line to show).

Upcoming Action Items:

- Coffman to update hotel easement exhibit once we have clarification of what easement line to show (50:1 part 77; 70:1 Ramseyer – which is penetrated by the hotel); some other line that clears the hotel?
- Airport wide easement and height exhibit. Not started.

Project Percent Complete: 50% for the hotel exhibit and 0% for the airport wide exhibit.

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March 6, 2026

Erin Powers
Deputy Director of Airports – Business & Administration
County of Ventura Department of Airports
555 Airport Way, Suite B
Camarillo, CA 93010

Re: Monthly Airport Project Status Update – February 2026

Dear Mrs. Powers,

Below is a summary of the tasks completed by Woolpert during the month of February 2026 for the Camarillo Airport:

Final Design for Runway Rehabilitation (AIP Project No. 3-06-0339-044-2024)

- The County and Woolpert discussed this project during the coordination meetings on February 9, 19, and 23, 2026 and March 2 and 5, 2026.
- On February 11, 2026, the County informed Woolpert that existing conduit for the runway edge light system does not need to be replaced. Replacement of the runway edge lights and wire will be included as a bid alternate.
- On February 18, 2026, Woolpert provided the County with the draft Construction Safety and Phasing Plan (CSPP) for review. The County provided comments on February 23, 2026.
- On February 20, 2026, Woolpert provided the County with an updated draft of the pavement rehabilitation memo. The County provided comments on February 23, 2026. Woolpert provided a final version of the memo on February 23, 2026 and the County approved it.
- On February 23, 2026, the County provided Woolpert with the reserved drawing numbers.
- On February 26, 2026, Woolpert provided the County with an updated CSPP for review.
- On February 27, 2026, Woolpert provided the County with the 60% Issued for Review documents which included PDF files of the plan set, CSPP, Engineer's Design Report, and Project Manual with technical specifications.
- On March 2, 2026, the County provided Woolpert with final comments on the CSPP.
- On March 4, 2026, Woolpert submitted the CSPP to the FAA for airspace case analysis. Woolpert provided the County with the CSPP and the Aeronautical Study Number (ASN).
- On March 4, 2026, the County provided Woolpert with the Ventura County Standard Specifications (VCSS) to be used in the project manual.
- On March 4, 2026, the County and Woolpert coordinated on the bid summary sheet.
- On March 5, 2026, the County provided Woolpert with the project exhibit with direction on the pavement overruns on both ends of the runway. The direction was discussed during the project coordination meeting.
- On March 6, 2026, the County provided Woolpert with access to Bonfire which is the online system that will be used for bidding this project.

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Ventura, CA 93003
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- **Upcoming:**
  - Continued coordination on this project with the County.
  - County and Woolpert will meet weekly for design review meetings.
  - County to provide comments on the 60% Issued for Review documents.
  - Woolpert to prepare the bid summary sheet.

Airport Pavement Management System (APMS) Update

- On January 30, 2026, Applied Pavement Technology (APT) provided Woolpert with an updated draft APMS report for Camarillo Airport.
- The County and Woolpert discussed this project during the coordination meeting on February 19, 2026.
- On March 5, 2026, Woolpert provided comments to APT on the updated draft APMS report for Camarillo Airport.
- **Upcoming:**
  - Woolpert will continue project coordination with the County and APT.
  - Woolpert will provide updated sections of the APMS report to the County review.

Airport Capital Improvement Plan (ACIP) Update

- On February 5, 2026, Woolpert provided ACIP files to the County.
- The County and Woolpert discussed this task during the coordination meeting on February 19, 2026.
- **Upcoming:**
  - Woolpert will continue to coordinate with the County as needed.

If you have any comments, please do not hesitate to contact me.

Sincerely,

Woolpert, Inc.



Matt Gilbreath, P.E.
Project Manager, Aviation

cc: Mr. Keith Freitas, Ms. Sujin Beck, Ms. Danielle Tarr – County of Ventura Department of Airports
Mr. Travis Vallin, Mr. JD Ingram, Mr. Jason Virzi, Mr. Arlando Gilbert, Mr. Sabour Samim – Woolpert, Inc.
File

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April 3, 2026

Erin Powers
Deputy Director of Airports – Business & Administration
County of Ventura Department of Airports
555 Airport Way, Suite B
Camarillo, CA 93010

Re: Monthly Airport Project Status Update – March 2026

Dear Mrs. Powers,

Below is a summary of the tasks completed by Woolpert during the month of March 2026 for the Camarillo Airport:

Final Design for Runway Rehabilitation (AIP Project No. 3-06-0339-044-2024)

- The County and Woolpert discussed this project during the coordination meetings on March 2, 5, 9, 16, and 23, 2026.
- On March 2, 2026, the County provided Woolpert with final comments on the CSPP.
- On March 4, 2026, Woolpert submitted the CSPP to the FAA for airspace case analysis. Woolpert provided the County with the CSPP and the Aeronautical Study Number (ASN).
- On March 4, 2026, the County provided Woolpert with the Ventura County Standard Specifications (VCSS) to be used in the project manual.
- On March 4, 2026, the County and Woolpert coordinated on the bid summary sheet.
- On March 5, 2026, the County provided Woolpert with the project exhibit with direction on the pavement overruns on both ends of the runway. The direction was discussed during the project coordination meeting.
- On March 6, 2026, the County provided Woolpert with access to Bonfire which is the online system that will be used for bidding this project.
- On March 6 and 9, 2026, the County provided Woolpert with review comments on the 60% Issued for Review documents.
- On March 23, 2026, the County provided Woolpert with example bid packages. Woolpert and the County also coordinated on the early construction completion incentive language.
- On March 24, 2026, the County confirmed that the invitation to bid does not need to be posted ahead of the project being issued for bid.
- On March 29, 2026, Woolpert provided the County with the 90% Issued for Review documents.
- On March 30, 2026, the County started a Bluebeam session for review comments on the 90% Issued for Review documents.
- On April 1, 2026, the County and Woolpert coordinated on the notice to bidders.
- On April 2, 2026, the County and Woolpert had a meeting to go over the 90% Issued for Review documents and the County's review comments.

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- **Upcoming:**
  - Continued coordination on this project with the County.
  - Draft Issued for Bid documents provided to the County on April 7, 2026.
  - County and Woolpert will meet on April 8, 2026 to review the draft Issued for Bid documents.
  - Project will be advertised and Issued for Bid on April 10, 2026.
  - Pre-bid meeting will be held on April 22, 2026.
  - Bid will be closed and contractor proposals on May 6, 2026.

Airport Pavement Management System (APMS) Update

- The County and Woolpert discussed this project during the coordination meeting on March 5, 2026.
- On March 5, 2026, Woolpert provided comments to APT on the updated draft APMS report for the Camarillo Airport.
- On April 1, 2026, Wolpert provided the updated APMS report for the Camarillo Airport to the County.
- **Upcoming:**
  - Woolpert will continue project coordination with the County and APT.

Airport Capital Improvement Plan (ACIP) Update

- On March 18, 2026, the County and Woolpert coordinated on ACIP updates. Updated ACIP spreadsheets were provided to the County.
- **Upcoming:**
  - Woolpert will continue to coordinate with the County as needed.

If you have any comments, please do not hesitate to contact me.

Sincerely,

Woolpert, Inc.



Matt Gilbreath, P.E.
Project Manager, Aviation

cc: Mr. Keith Freitas, Ms. Sujin Beck, Ms. Danielle Tarr – County of Ventura Department of Airports
Mr. Travis Vallin, Mr. JD Ingram, Mr. Jason Virzi, Mr. Arlando Gilbert, Mr. Sabour Samim – Woolpert, Inc.
File

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March 6, 2026

Erin Powers
Deputy Director of Airports – Business & Administration
County of Ventura Department of Airports
555 Airport Way, Suite B
Camarillo, CA 93010

Re: Monthly Airport Project Status Update – February 2026

Dear Mrs. Powers,

Below is a summary of the tasks completed during the month of February 2026, by Woolpert and our subconsultants for Oxnard Airport:

AIP Project No. 03-06-0179-042-2022 – Connector Taxiways A-E Reconstruction

- The County and Woolpert discussed this project during the coordination meeting on February 19, 2026.
- **Upcoming:**
  - FAA to review the Construction Closeout Report and provide comments if revisions are needed.
  - Federal grant closeout.

AIP Project No. 03-06-0179-044/045-2023 – Taxiway A Reconstruction (Construction Management (CM))

- The County and Woolpert discussed this project during the coordination meeting on February 19, 2026.
- **Upcoming:**
  - Woolpert will continue project coordination with the County and Royal Electric.
  - County will provide direction to Woolpert on the cost from Royal Electric to install the new MCU.
  - Woolpert will coordinate with Royal Electric on installation of the new MCU.
  - County will provide financial documentation for the construction closeout report.

Air Traffic Control Tower (ATCT) Improvements

- The County and Woolpert discussed this project during the coordination meeting on February 19, 2026.
- On February 5, 2026, Woolpert and the County coordinated on the revised scope of work and fee.
- On February 17, 2026, Woolpert submitted a revised scope of work and fee to the County for review.
- **Upcoming:**
  - County to review the revised scope of work and fee.

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Ventura, CA 93003
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Airport Pavement Management System (APMS) Update

- On January 30, 2026, Applied Pavement Technology (APT) provided Woolpert with an updated draft APMS report for the Camarillo Airport.
- The County and Woolpert discussed this project during the coordination meeting on February 19, 2026.
- On March 5, 2026, Woolpert provided comments to APT on the updated draft APMS report for the Camarillo Airport.
- **Upcoming:**
  - Woolpert will continue project coordination with the County and APT.
  - Woolpert will provide updated sections of the APMS report to the County review.

Airport Capital Improvement Plan (ACIP) Update

- The County and Woolpert discussed this project during the coordination meeting on February 19, 2026.
- On February 5, 2026, Woolpert provided ACIP files to the County.
- **Upcoming:**
  - Woolpert will continue to coordinate with the County as needed.

If you have any comments, please do not hesitate to contact me.

Sincerely,
Woolpert, Inc.

Matt Gilbreath, P.E.
Project Manager, Aviation

cc: Mr. Keith Freitas, Mrs. Sujin Beck, Ms. Danielle Tarr – County of Ventura Department of Airports
Mr. Travis Vallin, Mr. JD Ingram, Mr. Jason Virzi, Mr. Arlando Gilbert, Ms. Tracey Salazar,
Mr. Sabour Samim – Woolpert, Inc.

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April 2, 2026

Erin Powers
Deputy Director of Airports – Business & Administration
County of Ventura Department of Airports
555 Airport Way, Suite B
Camarillo, CA 93010

Re: Monthly Airport Project Status Update – March 2026

Dear Mrs. Powers,

Below is a summary of the tasks completed during the month of March 2026, by Woolpert and our subconsultants for Oxnard Airport:

AIP Project No. 03-06-0179-042-2022 – Connector Taxiways A-E Reconstruction

- The County and Woolpert discussed this project during the coordination meeting on March 5, 2026.
- **Upcoming:**
  - FAA to review the Construction Closeout Report and provide comments if revisions are needed.
  - Federal grant closeout.

AIP Project No. 03-06-0179-044/045-2023 – Taxiway A Reconstruction

- The County and Woolpert discussed this project during the coordination meeting on March 5, 2026.
- **Upcoming:**
  - Woolpert will continue project coordination with the County and Royal Electric.
  - County will provide direction to Woolpert on the cost from Royal Electric to install the new MCU.
  - Woolpert will coordinate with Royal Electric on installation of the new MCU.
  - County will provide financial documentation for the construction closeout report.

Air Traffic Control Tower (ATCT) Improvements

- The County and Woolpert discussed this project during the coordination meeting on March 5, 2026.
- **Upcoming:**
  - County to review the revised scope of work and fee.

Airport Pavement Management System (APMS) Update

- The County and Woolpert discussed this project during the coordination meeting on March 5, 2026.
- On March 5, 2026, Woolpert provided comments to APT on the updated draft APMS report for the Camarillo Airport.
- On April 1, 2026, Wolpert provided the updated APMS report for the Camarillo Airport to the County.

Woolpert, Inc.
1300 Eastman Ave., Suite 214
Ventura, CA 93003
+1 303.524.3030

- **Upcoming:**
  - Woolpert will continue project coordination with the County and APT.

Airport Capital Improvement Plan (ACIP) Update

- On March 18, 2026, the County and Woolpert coordinated on ACIP updates. Updated ACIP spreadsheets were provided to the County.
- **Upcoming:**
  - Woolpert will continue to coordinate with the County as needed.

If you have any comments, please do not hesitate to contact me.

Sincerely,
Woolpert, Inc.



Matt Gilbreath, P.E.
Project Manager, Aviation

cc: Mr. Keith Freitas, Mrs. Sujin Beck, Ms. Danielle Tarr – County of Ventura Department of Airports
Mr. Travis Vallin, Mr. JD Ingram, Mr. Jason Virzi, Mr. Arlando Gilbert, Ms. Tracey Salazar,
Mr. Sabour Samim – Woolpert, Inc.

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PROJECT STATUS REPORT

Ventura County, Department of Airports

Prepared by Mead & Hunt, Inc
Revision Date **2026-02-28**

Mead & Hunt No. County No. Grant No.	Airport	Description	Status	Percent Complete	Action Item
2206900-221833.01 AEA 23-03 AIP - N/A	CMA & OXR	**DESIGN SERVICES** **ON-CALL SERVICES (2022-2023)** On-call services at the request of the County. Period is effective through June 30, 2023.	a) Contract executed. b) Mead & Hunt finalized and submitted beacon study at CMA. c) Base Part 26 DBE Program Consultation complete, goals computed and approved, and public notice of goals underway for County to post for 30-day review period (Mead & Hunt provided May 30th). d) Mead & Hunt assisting the Wings Over Camarillo team with graphics; draft graphics submitted to Air Show staff. e) Mead & Hunt prepared final OXR and CMA SWPPP mapping for County submission. f) Mead & Hunt final design for CMA beacon: Mead and Hunt provided and posted bid documentation. Bid process began September 14, with bids due October 3rd, 2023. g) Mead & Hunt assisted with grant closeout documentation for CMA AIP -037 and OXR AIP - 037.	60%	a) None
2206900-221958.01 CT 5020FY23000000000022 AIP - N/A	CMA & OXR	**DESIGN SERVICES** **GENERAL SERVICES AGENCY PURCHASE ORDER (2022-2023)** On-call services at the request of the County. Period is effective through June 30, 2023.	a) Fully executed contract received. b) Mead & Hunt submitted final plan for perimeter road alignment. c) Mead & Hunt prepared leasehold graphic for OXR and CMA. d) Mead & Hunt to assist the County with lease graphics and lease area calculations for Airport Properties Limited.	37%	a) None
2206900-221958.02 CT 5020FY24000000000022 AIP - N/A	CMA & OXR	**DESIGN SERVICES** **GENERAL SERVICES AGENCY PURCHASE ORDER (2023-2024)** On-call services at the request of the County. Period is effective from July 1, 2023 through June 30, 2024.	a) Fully executed contract received.	0%	a) None
2206900-221958.02 AEA 25-03 AIP - N/A	CMA & OXR	**DESIGN SERVICES** **GENERAL SERVICES AGENCY PURCHASE ORDER (2024-2025)** On-call services at the request of the County. Period is effective from July 1, 2024 through June 30, 2026.	a) Beacon Pole has been fixed and reinstalled. b) Mead & Hunt contiue coordination with maufacturer to review plans for installation of top counterweights.	90%	a) Final installation of counterweights is schedule for April 13, 2026

PROJECT STATUS REPORT

Ventura County, Department of Airports

Prepared by Mead & Hunt, Inc
Revision Date **2026-03-31**

Mead & Hunt No. County No. Grant No.	Airport	Description	Status	Percent Complete	Action Item
2206900-221833.01 AEA 23-03 AIP - N/A	CMA & OXR	**DESIGN SERVICES** **ON-CALL SERVICES (2022-2023)** On-call services at the request of the County. Period is effective through June 30, 2023.	a) Contract executed. b) Mead & Hunt finalized and submitted beacon study at CMA. c) Base Part 26 DBE Program Consultation complete, goals computed and approved, and public notice of goals underway for County to post for 30-day review period (Mead & Hunt provided May 30th). d) Mead & Hunt assisting the Wings Over Camarillo team with graphics; draft graphics submitted to Air Show staff. e) Mead & Hunt prepared final OXR and CMA SWPPP mapping for County submission. f) Mead & Hunt final design for CMA beacon: Mead and Hunt provided and posted bid documentation. Bid process began September 14, with bids due October 3rd, 2023. g) Mead & Hunt assisted with grant closeout documentation for CMA AIP -037 and OXR AIP - 037.	60%	a) None
2206900-221958.01 CT 5020FY23000000000022 AIP - N/A	CMA & OXR	**DESIGN SERVICES** **GENERAL SERVICES AGENCY PURCHASE ORDER (2022-2023)** On-call services at the request of the County. Period is effective through June 30, 2023.	a) Fully executed contract received. b) Mead & Hunt submitted final plan for perimeter road alignment. c) Mead & Hunt prepared leasehold graphic for OXR and CMA. d) Mead & Hunt to assist the County with lease graphics and lease area calculations for Airport Properties Limited.	37%	a) None
2206900-221958.02 CT 5020FY24000000000022 AIP - N/A	CMA & OXR	**DESIGN SERVICES** **GENERAL SERVICES AGENCY PURCHASE ORDER (2023-2024)** On-call services at the request of the County. Period is effective from July 1, 2023 through June 30, 2024.	a) Fully executed contract received.	0%	a) None
2206900-221958.02 AEA 25-03 AIP - N/A	CMA & OXR	**DESIGN SERVICES** **GENERAL SERVICES AGENCY PURCHASE ORDER (2024-2025)** On-call services at the request of the County. Period is effective from July 1, 2024 through June 30, 2026.	a) Mead & Hunt Continue Coordination with County for final installation of counterweights, final conenction and energizing of Beacon pole.	95%	a) Counter Weights on top of beacon pole installed April 13, 2026.

COUNTY OF VENTURA
DEPARTMENT OF AIRPORTS
FAA GRANT PROJECTS

May 2026

Sup. Dist.	Project Name Spec. Number	Estimate Low Bid	CCO's Claims	Design Engr. Contractor	Estimated Schedule or Actual Dates				Percent Complete	Remarks
					Bid Date	Contract Award	Const Start	Const Comp		
5	CMA Final Design for RWY Rehabilitation Project	$1,928,510		Woolpert	N/A	9/10/25	N/A	N/A	95	Final design of the CMA Rwy is a rehabilitation project stemming from CMA Conceptual Design. Woolpert has completed all geotechnical surveys, and provided pavement recommendations. Design is underway. Stakeholder meeting as held on 1/26/26 to inform airport tenants about the project, expected schedule and receive public comments. Project officially out to bid via Bonfire April 10, 2026 at 3:00 PM. Bid set to close on May 13, 2026 at 5:00 PM. Engineers estimate is as follows: Schedule I - $15,000,000.00, Bid Alternate Schedule II - $355,000.00.
5	CMA Part 150 Noise Compatibility Study	$770,943		Coffman Associates	N/A	9/30/22	N/A	N/A	83.9	Full noise study presented and accepted by BOS on 1/27/26. Draft CMA Noise Compatibility Program submitted to FAA on 2/18/26 for comments. FAA responded with comments on 4/29/26. Comments are being reviewed.
3	OXR Connector Taxiway A-E Reconstruction	$12,832,636 $12,274,001	$124,906	Mead Hunt Sully-Miller	4/29/21	7/20/21	7/23/21	2/25/22	100 100	Project closeout complete.
3	OXR Taxiway A-E Reconstruction CM Services	$674,799		Woolpert	N/A	12/21/21	4/3/23	8/15/23	99	FAA grant closeout letter for grant number 3-06-0179-042-2022 submitted to local FAA ADO on December 12, 2025. Caltrans State Grant closeout in process.

Sup. Dist.	Project Name Spec. Number	Estimate Low Bid	CCO's Claims	Design Engr. Contractor	Estimated Schedule or Actual Dates				Percent Complete	Remarks
					Bid Date	Contract Award	Const Start	Const Comp		
3	OXR TWY F (A) Reconstruction	$16,142,731 $17,365,010		Woolpert Security Paving	6/27/23	10/20/23	5/9/24	8/15/25	100 100	Construction is complete.
3	OXR TWY F (A) CM Services	$588,353		Woolpert	N/A	3/6/24	3/6/24		99	Woolpert is working on FAA grant closeout. Staff is working on the financial documentation for final grant reimbursement package.
3	OXR Part 150 Noise Compatibility Study	$770,943		Coffman Associates	N/A	9/30/22	N/A	N/A	83.2	Full noise study presented and accepted by BOS on January 27, 2026. Draft CMA Noise Compatibility Program submitted to FAA on 3/2/26 for comments.

Note: Shaded boxes indicate changes from previous month
CMA – Camarillo Airport
OXR – Oxnard Airport
TBD – To be determined
CCO – Contract Change Orders

COUNTY OF VENTURA
DEPARTMENT OF AIRPORTS
NON-GRANT PROJECTS

May 2026

Sup. Dist.	Project Name Spec. Number	Estimate Low Bid	CCO's Claims	Design Engr. Contractor	Scheduled or Actual Dates				Percent Complete	Remarks
					Bid Date	Contract Award	Const Start	Const Comp		
5	CMA Beacon Siting Study and Relocation Design	8,500 52,544		GSA/MTM Mead & Hunt	N/A	On call	N/A	N/A	100 100	Building and Safety final inspection sign off completed on April 27, 2026. GSA portion of the project complete with final invoice pending.
3	OXR Air Traffic Control Tower (ATCT) Improvements Design Services	TBD		Woolpert	TBD	TBD	TBD	TBD		DOA is negotiating revised scope of work from Woolpert for OXR ATCT Improvement Design Services.
3 & 5	OXR & CMA Airport Pavement Management System (APMS)	$478,734		Woolpert					60	APMS project NTP was 1/23/2025. Draft reports submitted on 12/12 and 12/14. DOA has completed initial review, and comments have been sent back to Woolpert. DPA received revised draft report for CMA on April 1, 2026.

Note: Shaded boxes indicate changes from previous month
CMA – Camarillo Airport
OXR – Oxnard Airport
TBD – To be determined
CCO – Contract Change Orders
CUE – Camarillo Utility Enterprise

AIRPORT TENANT
PROJECT STATUS
May 2026

CAMARILLO

- Airport Properties Limited (APL) Row project: NEPA approval on February 5, 2026. CEQA NOE filed on February 13, 2026. Department final approval given on March 3, 2026.
- Airport Properties Limited (APL) Row L project: NEPA approval on February 5, 2026. CEQA NOE filed on February 13, 2026. Department has given conceptual approval with condition for the project. Final approval given on March 3, 2026.

OXNARD

- None

2026 Meeting Schedules

Aviation Advisory Commission	Camarillo & Oxnard Airport Authorities
The **Aviation Advisory Commission** meets on the Wednesday preceding the second Thursday of the month at 6:30 p.m. in the Department of Airports Administration Office, 555 Airport Way, Suite B, Camarillo, CA 93010, unless otherwise noted on the agenda. Changes or cancellations may occur.	The **Camarillo & Oxnard Airport Authorities** meet jointly on the second Thursday of the month at 6:30 p.m. in the Department of Airports Administration Office, 555 Airport Way, Suite B, Camarillo, CA 93010, unless otherwise noted on the agenda. Changes or cancellations may occur.
January 7	January 8
February 4* CANCELED	February 5* CANCELED
March 11	March 12
April 8 CANCELED	April 9 CANCELED
May 13	May 14
June 10	June 11
July 8	July 9
August 12	August 13
September 9	September 10
October 7	October 8
November 4*	November 5*
December 9	December 10

*February 4 & 5 rescheduled due to holiday conflict
*November 4 & 5 rescheduled due to holiday conflict

COUNTY of VENTURA
Department of Airports

FILE A NOISE COMMENT (HTTPS://AIRPORTS.VENTURACOUNTY.GOV/NOISE-PROGRAM/)

COUNTY of VENTURA
Department of Airports

Recording of Public Meeting for CMA Approach and Procedure Analysis

COUNTY of VENTURA
Department of Airports

The Ventura County Department of Airports would like to extend our thanks to all who attended last night's meeting regarding the Camarillo Airport Approach and Procedure Analysis. The meeting was the second in a series of three planned public meetings focusing on study and ways to address noise impacts on the community. The third meeting is slated for the summer. Updates will be provided as they become available.

We understand that not everyone interested in the Approach and Procedure Analysis was able to attend the meeting. For that reason, the meeting was recorded and is available at the link below.

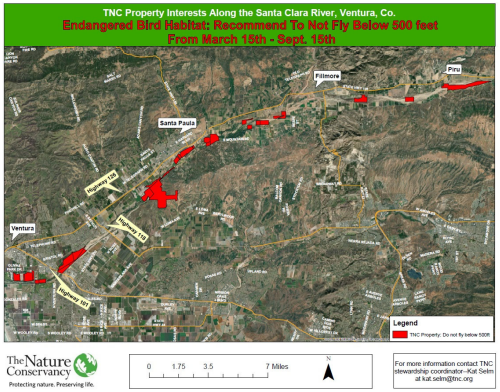
Click here to view the March 3rd Public Meeting for the Camarillo Approach and Procedure Analysis (https://us02web.zoom.us/rec/share/V1oKntOYJEgqa6Rk_Vhn83LgNr6Bt6cgQCqHoQPdLYLCvoO_2vYVQsk7IRNBKPP8.GZDvVFwr_iYv

The Department of Airports remains committed to providing thorough and transparent information related to both Camarillo and Oxnard airports and ensuring that we meet the goals of the Part 150 Noise Compatibility Studies.

FILE A NOISE COMMENT (HTTPS://AIRPORTS.VENTURACOUNTY.GOV/NOISE-PROGRAM/)

COUNTY of VENTURA
Department of Airports

Bird Nesting Season is Here



The Santa Clara River and Coast Project at The Nature Conservancy is again working to notify and educate the aviation community about the annual breeding season of endangered birds found in this area. The Santa Clara River is home to several species of endangered migratory nesting birds which rely on undisturbed land, especially during breeding season. Breeding season begins on March 15th and goes until September 15th. During breeding season, it is requested that helicopters and small aircraft do not fly below 500 feet in the Santa Clara River Valley as to not disturb the nesting birds. Attached you will find a map with this information.

It is important to note that there have been recent concerns from The Nature Conservancy related to low-flying operations, however those concerns are not related to any locally-based operations. We do, however, encourage you to be mindful of this information and help spread the word.

FILE A NOISE COMMENT (HTTPS://AIRPORTS.VENTURACOUNTY.GOV/NOISE-PROGRAM/)

COUNTY of VENTURA
Department of Airports

Phase II of Fly Friendly VC Signage Now at CMA



The Ventura County Department of Airports recently added new Fly Friendly VC signage at Camarillo Airport. The signs, which are part of the pilot education element of Fly Friendly VC, complete the second of three phases of Fly Friendly VC signage. The first phase was completed in November at Oxnard Airport, with the replacement of outdated signage that was located at gates V4 and V5 off of 5th Street. A third sign was also added at Oxnard Airport for the gate off of Victoria Avenue to help ensure that Fly Friendly VC is accessible to as many pilots as possible. This second phase includes gates V3, V4, V1, and V12 at Camarillo Airport. The final phase, which is expected to roll out in April, will complete the project and will include the final four gates at Camarillo Airport.

The Department of Airports remains committed to Fly Friendly VC and to seeking ways to continue to educate both pilots and the neighboring communities about the program.

VC Star.

LOCAL

NTSB report of Camarillo plane crash tells of Cessna's last minutes



Stacie N. Galang
Ventura County Star

March 11, 2026, 10:21 a.m. PT

Key Points

- The plane left Las Vegas at 4:23 p.m.
- The pilot reported loss of engine power and requested to land at Camarillo Airport.
- Around 6:05 p.m., the plane went down about 2.25 miles short of the airport.

The pilot of a Cessna 210B returning to Oxnard Airport reported he lost engine power Feb. 15 before crash landing in Camarillo, according to a preliminary federal report.

The National Transportation Safety Board report, posted March 11, says Rudolph Oelofse had declared an emergency with the traffic control tower at Camarillo Airport and requested to land. That was the last the tower heard from the pilot. Tracking software showed the plane descending and headed toward the airport, the report says.

Oelofse and a passenger had left Harry Reid International in Las Vegas at 4:23 p.m. in the single-engine, fixed-wing aircraft and flew at an altitude of 8,500 feet en route to Oxnard Airport, according to the report. Theirs was a personal flight.

Around 6:05 p.m. the plane went down in Camarillo near Carmen Drive and Lucero Street, hitting a large tree and fence before coming to rest upside down in the water canal adjacent to a residential area, according to the report. They were

2.25 miles from the airport

Both Oelofse, 64, of Newbury Park and his passenger were taken to the hospital. He died early the next morning from multiple, blunt-force injuries, according to the Ventura County Medical Examiner. His passenger was seriously injured.

The NTSB report says the debris field of the crash was 1,190 feet long. A strut from the right wing was farthest from the plane at the bottom of the canal.

The right wing of the Cessna separated from the plane and was found in the tree. Because the wing was ripped at the root, only a small amount of fuel was recovered from the wing, the report says.

Upon retrieval of the aircraft, the left wing was removed from the fuselage and 20 gallons of fuel was taken from the tank. The wreckage was kept for further examination, according to the report.

The Cessna 210B was registered to owner Pascal LLC in Des Moines, Washington, according to Federal Aviation Administration records. It was deemed airworthy in May 1962.

The plane did not have a cockpit or flight data recorder, the NTSB said previously.

A more detailed final report from the NTSB will be completed within a year to two years, agency officials said in a previous email. That report is expected to provide a probable cause of the crash as well as any contributing factors.

The NTSB said its investigations involve primarily three areas: the pilot, the aircraft and the operating environment. Agency officials will also seek to gather information from flight track data, air traffic control recordings, aircraft maintenance records and many other sources.

The Cessna 210B was based at Oxnard Airport, Ventura County Airports officials

previously confirmed.

Stacie N. Galang is news director of the Ventura County Star. She can be reached at stacie.galang@vcstar.com or 805-437-0222.

(https://www.pacbiztimes.com)

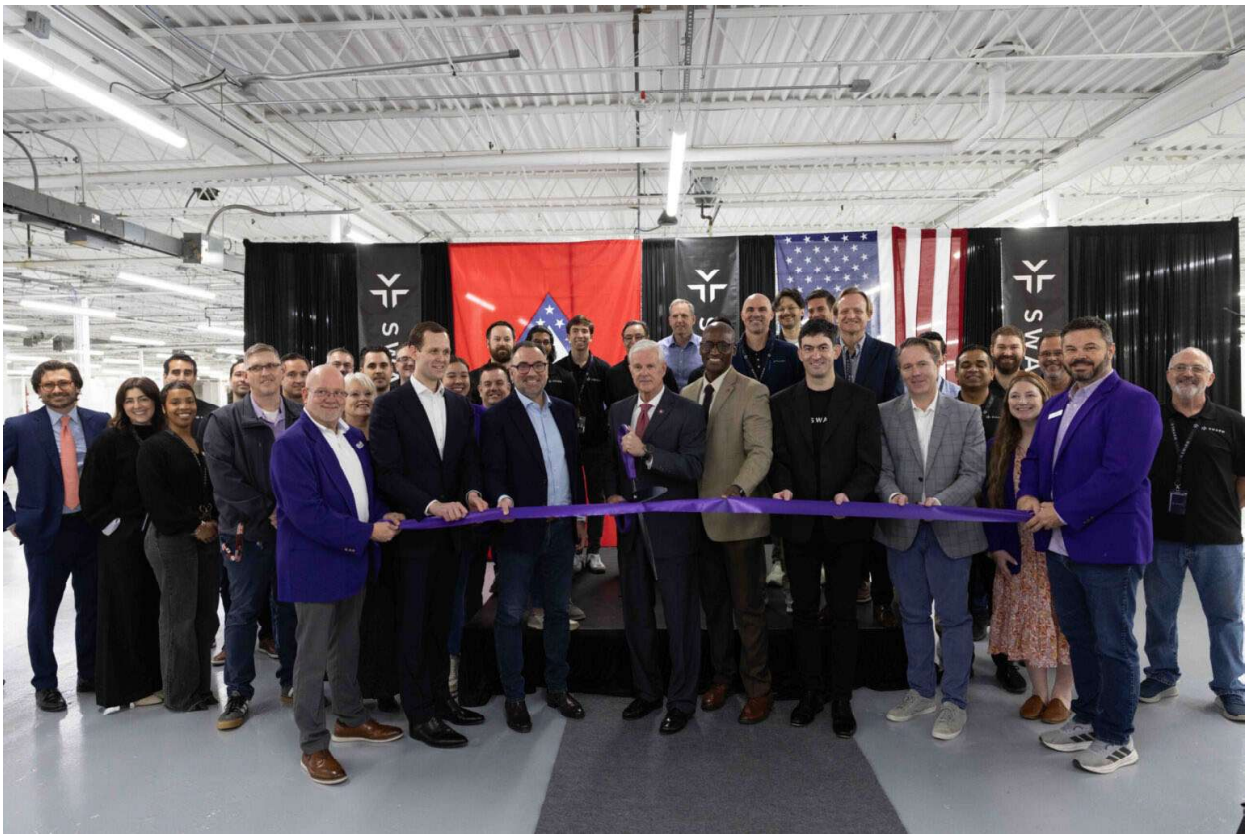
PACIFIC COAST BUSINESS TIMES

(https://www.pacbiztimes.com/ads/civildialoguesbanner/)

APRIL 27, 2026

Swarm Aero announces $35 million Series A financing

(mailto:?subject=Swarm Aero announces $35 million Series A financing&body=https://www.pacbiztimes.com/2026/03/12/swarm-aero-announces-35-million-series-a-financing/)



Swarm Aero, a developer of large uncrewed aerial vehicle (UAV) swarms, today announced the opening of its Advanced Manufacturing Center from a ribbon cutting event at the new 80,000 square foot facility in Fayetteville, Arkansas at Drake Field alongside Congressman Steve Womack. (courtesy photo)

IN THIS ARTICLE

Latest news (https://www.pacbiztimes.com/section/breaking-news/)
Topic

Mike Harris (https://www.pacbiztimes.com/author/mike-harris/)
Author

BY MIKE HARRIS (HTTPS://WWW.PACBIZTIMES.COM/AUTHOR/MIKE-HARRIS/) THURSDAY, MARCH 12TH, 2026

Oxnard-based Swarm Aero, developer of large uncrewed aerial vehicle swarms, on March 11 announced $35 million Series A financing led by Two Sigma Ventures and Silent Ventures.

Participating in the financing were Swarm seed investors Khosla Ventures, Scribble Ventures, Friends & Family Capital, Construct Capital, Coatue, Founders Fund, Alumni Ventures, and MaC Venture Capital.

cookies

"This new round of funding will allow us to significantly grow our team and bring the largest swarming aircraft ever built to market," Danny Goodman, Swarm's CEO and co-founder, said in a press release.

PACIFIC COAST BUSINESS TIMES (https://www.pacbiztimes.com)

"The new center is a big milestone for the company," Goodman told the Business Times. "We're thrilled to continue our growth there."

Goodman said Swarm will use the facility to accelerate the development and deployment of its trademark large UAVs.

The center will have the ability to produce 1,000s of UAVs and create hundreds of high-skill aerospace jobs over the next decade, he said.

Founded in 2022, warm Aero also has sites in Spokane and Washington, D.C.

Swarm's mission is to renew American air power by making large uncrewed aircraft that allow the U.S. to defend itself and its allies without putting pilots in harm's way, Goodman said.

"Our advanced manufacturing center is where this ambition becomes reality," he said.

Swarm's pioneering approach to producing composite airframes allows manufacturing at volumes not seen since World War II, according to Goodman.

Swarm Aero's main office is at Oxnard Airport, where it maintains a materials and processes lab and other hardware in additional buildings.

Goodman said that the company looked at more than 20 states before choosing northwest Arkansas for its new manufacturing facility because of the exceptional talent and partners there.

Nelson Peacock, president and CEO of the Northwest Arkansas Council, a nonprofit dedicated to advancing economic opportunity, said Swarm's decision to open its manufacturing facility there "reinforces what we know to be true: the region is a destination for advanced manufacturing and next-generation aerospace innovation."

Swarm Aero was founded by Goodman, Oliver Palmer, the company's COO and Peter Kalogiannis, the firm's chief engineer.

Goodman has an MS in computer science from Stanford, and just prior to co-founding Swarm Aero, was co-founder and CTO of Vannevar Labs in Palo Alto.

He led the development of the company's core product, Decrypt, a foreign text workflow platform for the intelligence community.

Goodman previously served as VP of platform for AI startup MetaMind, acquired in 2016 by Salesforce, an AI-powered customer relationship management platform.

He was also director of data science for MetroMile, a pay-per-mile auto insurance company.

Palmer also attended Stanford where he earned an MBA, and whose resume includes advising the Secretary of Defense and four years with The Voleon Group, an AI hedge fund.

Kalogiannis has more than 20 years of engineering experience in design, development and flight test in aerospace research and development vehicles.

It includes co-founding Airflow.aero, which developed electric short takeoff and landing aircraft. The company has since been acquired by Electra.aero.

Goodman and Palmer met first and realized they shared an ambition to help defend the world's democracies against authoritarian threats, Goodman said.

Aircraft quickly became central to that mission, he said.

The pair then connected with Kalogiannis, an expert in taking new aircraft concepts from an initial sketch to a flying vehicle, Goodman said.

Swarm was formally incorporated in February 2022 and the three co-founders raised pre-seed funding together shortly thereafter.

Goodman said Oxnard was selected for the company's headquarters because it "stood out as the best place for Swarm Aero to attract top engineering talent to design, build and fly an aircraft."

Oxnard airport offers all the necessities for an aircraft program, Goodman said.

They include nearby test ranges, a safe flight path from the runway to the ocean over largely unpopulated agricultural land, room for the company to establish and expand operations, a control tower, and a supportive airport management team willing to work closely with a growing company, he said.

Goodman said large UAVs are the future of armed conflict.

"When paired with our swarm command and control software, they can achieve major combat objectives by cooperating with superhuman dexterity while being several times cheaper than traditional aircraft," he said.

Goodman said that is one of the most consequential developments in modern conflict.
"And we have built an exceptionally talented engineering team to bring this vision to life," he said.

The team has extensive experience working with the Department of War to fulfill critical needs and requirements as well as decades of aerospace accomplishments previously working for such companies as Scaled Composites, SpaceX, Northrop Grumman, Boeing, Airbus, Archer, and others, Goodman said.

Swarm has about 50 employees, including 15 at its Oxnard headquarters. It looks to double its aircraft team by the end of 2026.

"The future for us looks like our delivering these aircrafts on a timeframe that helps us reduce the risk of World War III by deterring our adversaries from launching it and keeping the 21st century an American century," Goodman said.

Public Comments Open for the CMA Approach & Procedure Analysis

COUNTY of VENTURA
Department of Airports

As part of our continued communications regarding the Approach and Procedure Analysis for Camarillo Airport, the Ventura County Department of Airports is encouraging all stakeholders to submit comments for the Camarillo Airport Approach and Procedure Analysis. Your feedback is important and will help refine recommendations.

For those who were unable to attend the second public meeting for the study, held on March 3rd, the presentation and meeting recording are available through the links below and on the study website. We have refined the video recording to focus on the presentation slides so that it's easier to read and follow the presentation. We encourage you to watch the recording and share your input by **Friday, April 24, 2026**. All comments need to be submitted through the study website to be considered. A link to the comment form can be found below.

- Presentation
- Recording
- Comment Form

The project team will continue refining the proposed flight procedures based on feedback from stakeholders, community members, and air traffic control. The third and final public meeting, anticipated in summer 2026, will present the final recommended procedures and identify which procedures the County intends to submit to the FAA for review.

Department of Airports News Dated March 17, 2026

FILE A NOISE COMMENT (HTTPS://AIRPORTS.VENTURACOUNTY.GOV/NOISE-PROGRAM/)

COUNTY of VENTURA
Department of Airports

RFP for 11-Acre Site at OXR to be Issued Tomorrow



The Ventura County Department of Airports will be issuing a Request for Proposal (RFP) on Friday, March 20th, for an 11-acre site located at Oxnard Airport. This RFP was initiated by a proposal brought to the County of Ventura to utilize the site for solar energy. Because of Federal Aviation Administration obligations associated with Grant Assurances, the County of Ventura is required to submit an RFP soliciting all interested bids.

The site, outlined in blue in the image included in this post, is located on the east side of Ventura Road and lies within the Runway Protection Zone, which is a protected safety area. This means that there are limitations to how the property can be used, including height restrictions, all of which will be outlined in the RFP. Once the RFP is available, it can be found here (https://airports.venturacounty.gov/business-opportunities/).

The Department of Airports is committed to keeping this process transparent and

will follow the typical RFP process, which includes:

- Issuance of the RFP on the County's Bonfire platform
- Receipt of proposals
- Departmental staff evaluation of proposals
- Negotiation of development lease contract
- Bring the negotiated lease to Airport advisory bodies for recommendations of approval by the Ventura County Board of Supervisors
- Bring the negotiated lease to the Ventura County Board of Supervisors for Approval

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Stay informed and involved. Sign-up on our mailing list and get the latest updates on what is happening at our airports.

COUNTY of VENTURA
Department of Airports

555 Airport Way, Suite B
Camarillo, Ca. 93010
Phone: (805) 388-4372
Fax: (805) 388-4366
https://airports.venturacounty.gov

REQUEST FOR PROPOSALS

(RFP AIR 2026-03)

SELECTION PROCESS

OF A DEVELOPER FOR AN APPROXIMATE 11 ACRE SITE FOR COMMERCIAL NON-AVIATION USE ADJACENT TO THE OXNARD AIRPORT

COUNTY OF VENTURA, DEPARTMENT OF AIRPORTS

Release Date:

March 20, 2026
555 Airport Way, Suite B
Camarillo, CA 93010

REQUEST FOR PROPOSAL (RFP) – Development Interest in approximately 11 acres of vacant land in the runway protection zone of the Oxnard Airport, for commercial uses, including infrastructure projects, storage, construction staging, etc. which meet the site constraints noted below.

I. REQUEST:

The County of Ventura, Department of Airports (County) is issuing a Request for Proposal ("RFP") to solicit proposals for the development and lease of an approximate 11-acre site east of Ventura Rd. and north of 5th Street in the City of Oxnard, located within the boundaries of the Oxnard Airport approach and departure runway protection zones ("RPZ").

The desired development proposal will meet the criteria for the FAA restrictions on types of uses and those limitations (including, but not limited to height, noise, transmission frequencies, lighting and no human occupancy*) See FAA AC 150/5190-4B.* (Exhibit 2).

II. PURPOSE

The purpose of this RFP is to obtain prescribed information from all prospective parties in order to select the most qualified applicant who best meets the overall development, community and economic benefit, compatible use, and financial objectives for development of the approximate 11-acre property in the departure RPZ of the Oxnard airport. Upon completion of the selection process, County will negotiate a long-term ground lease with the developer for the development of the site.

Objectives

The following objectives for this development have been established:

- Development and construction of facilities that enhance the economic self-sufficiency of the County Airports and support regional economic endeavors to benefit the County as a whole.
- This development and associated business/services should help the Airport expand its connection to the Community.
- Address the County of Ventura's sustainability goals to include implementation of water conservation measures, reduction of air pollution/greenhouse gases in its operations, or contribute by utilizing energy conservation aspects in its construction and use of the site.
- Achieve an economically viable commercial benefit within the constraints of the FAA restrictions.

III. BACKGROUND:

County, as owner and sponsor of Oxnard Airport (OXR), is exploring potential revenue-generating uses of certain airport property. Specifically, the airport owns an approximate 11-acre parcel ("The Site") to the east of the runway that is physically separated from the airport by Ventura Road. The Site is currently undeveloped, but has FAA equipment occupying an approximate 10 X 10 area, which is fenced and is noted on Exhibit 1. All or portions of The Site fall within or under several FAA-designated imaginary surfaces that support the safe operations of aircraft to and from the airport. A portion of the land falls within the departure runway protection zone (RPZ). The RPZ is a defined land area leading to and departing from a runway that serves to enhance the protection of people and property on the ground.

Oxnard Airport supports one runway, Runway 7-25, which is 5,953 feet long and 100 feet wide. The airport is classified as a Regional General Aviation airport by the FAA. The airport holds a Class III Title 14 Code of Federal Regulations (CFR) Part 139 Airport Operating Certificate, which is a level of potential commercial service, although the airport has not experienced commercial service for many years.

The FAA restricts certain uses within a runway protection zone. Chart A below shows the height limitations for facilities in the runway protection zone and shows the height limitations based on the approach surface for The Site. On the west end of the parcel, all objects should be below 14 feet. At the east end of the parcel, all objects should be below 24 feet.

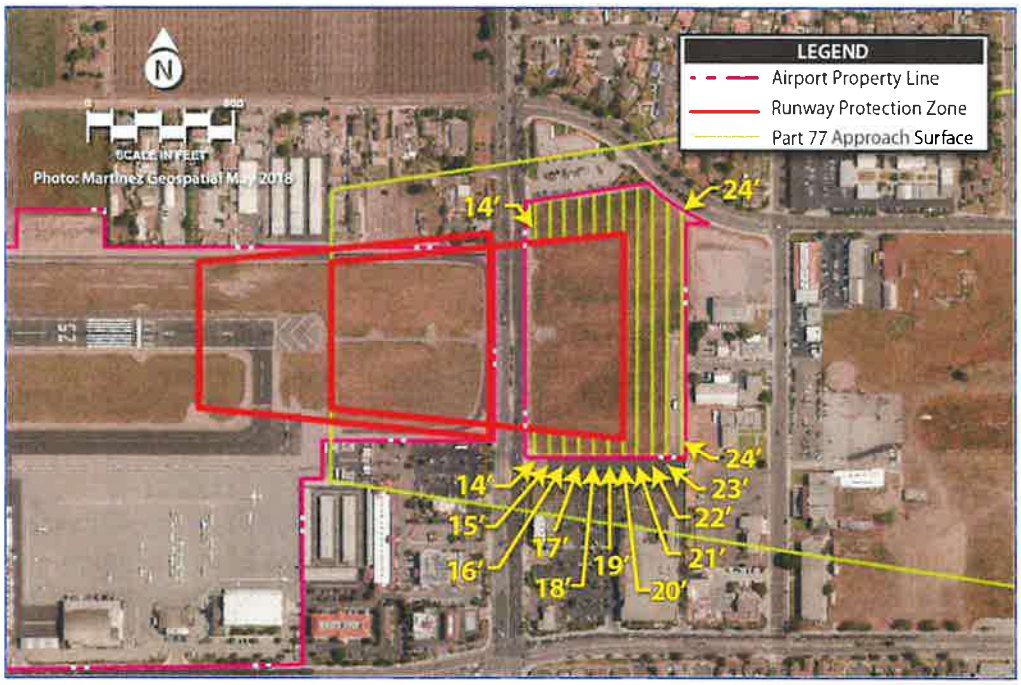


CHART A

Any proposed uses will require the development of a 30% concept plan which the Department of Airports can submit to the FAA for approval that the airport has met the requirements outlined in FAA AC 150/5190-4B, *Airport Land Use Compatibility Planning.*

Existing Site Conditions

The Site is presently fenced with chain link fencing with an access gate from the junction of 3rd Street north of the existing Vons grocery store and parking lot site. It is relatively flat, unimproved, and most recently used within the last 10 years for crop farming. An abandoned well head is located near the access gate. A FAA Navigational Aid is located on the west side of The Site in a fenced approximate 20' X 20' enclosure with a locked gate. FAA maintenance staff need to retain access to the Navigation Aid at all times with a maintenance vehicle and conduct monthly inspections. The Site is bordered by S. Ventura Road to the west, 3rd Street to the east, and a commercial "strip" shopping center and parking lot to the north, with partial exposure to W. 2nd Street to the north. North of 2nd Street is residential development. A Vons grocery store and parking lot are located to the south of the site. The site is zoned AC (Airport Compatible) in the City of Oxnard General Plan and C- 2PD (General Commercial Planned Development) in the City of Oxnard zoning code.

Review process

In addition to the review by the FAA for non-aeronautical uses of the land and compatibility with the constraints of the RPZ, the development plan may be subject to review by the County Board of Supervisors, Ventura County Transportation Commission, Airport Advisory Committee and the Oxnard Airport Authority, as well as the County of Ventura Building & Safety and Planning Divisions. Although the Airport is located in the City of Oxnard, the Airport property is owned by the County of Ventura, which makes it the lead agency for permitting approvals. The project proponent will also be required to submit FAA Form 7460-1 to the FAA for airspace evaluation. If a solar project is proposed, a glint and glare study will be required; if there is a potential glare issue, mitigating measures may need to be implemented, such as restricting the angle of the solar panels at certain times of day.

IV. SUBMISSION REQUIREMENTS

Completed proposals must be submitted online through the County of Ventura Bonfire eProcurement portal at https://ventura.bonfirehub.com and must contain all of the following information:

A. Developer Information:

- **Identification**: Name of developer and type of entity. Provide known members of the development team such as project manager, construction company, civil engineer, architect, landscape architect, major equity investors, etc., and role of developer and any partners in implementation of development.
- **Experience:** Provide a complete description of the developer's and key team members' commercial development experience. Please be specific and indicate references for each project.

- **Financial Data**: Provide information indicating the total estimated project cost and evidence of sufficient financial resources to undertake the project. Provide bank or other financing references where appropriate
- **Track Record:** List at least two (2) developments that are similar in design and complexity to the project described in this information request and provide brief narratives for each project (including size, cost and year developed)

B. Development Proposal

The Development Proposal Package shall provide a narrative description of the type of development envisioned and its market orientation. **The Package shall be limited to 20 pages, including exhibits/attachments**. Proposers are responsible for ensuring their proposals are received by the Ventura County Department of Airports on or before the Proposal Submittal Deadline: **1:00 PM on Thursday, April 30, 2026.** The time and date recorded by the Bonfire system shall be the official time of receipt. No hard copy, oral, telegraphic, email, facsimile, or telephone proposals or modifications will be accepted

1. **Site Concept Plan**. Site Plan illustrating the proposed improvements' location and access. The site concept plan should depict the location of water lines, stormwater outfall and lines, and any other utility to be relocated, if deemed necessary, due to project development. Note: The Site Plan will be considered a conceptual plan and will be subject to adjustment and County approval once a developer has been selected and the details of the project are finalized through the negotiation process.

2. **Proposed Facilities/Services**. Detail type of facilities and anticipated uses to be provided. Please include proposed square footage by use and specificity of components. For example, if a solar farm is being proposed, indicate the total square footage and project improvements to be provided.

   A written description must include the estimated income and benefits to the County, plus a business plan for the proposed project. The narrative should also include a statement of consistency with the zoning and other prevailing policies.

   The County encourages development that is ecologically sustainable. Please indicate which of the following elements, and/or others not specified, that will be incorporated:

   - Energy efficiency and the consideration of natural resources
   - The avoidance of environmentally damaging materials
   - Site design to enhance natural environment, and drought-tolerant landscaping and
   - "Green Building Program" tenets to minimize construction waste.

3. **Pro Forma**. The proposal shall include:
   - Development pro forma for the project including, but not limited to, pre-development and construction costs.

- A description of the proposed financing.
- An estimate of the total value of the project.
- The pro forma should reflect all income and expense line items including, but not limited to, ground lease payments, with sufficient detail and clarity for the proposal to be properly evaluated by the County.

4. **Desired Term of Lease**. The proposal should include the desired business terms that the developer will seek in a ground lease (i.e. construction rent amount and duration, initial ground rent, ground rent annual increases, etc.).

5. **Development Schedule**. Include a preliminary phase and time schedule in the proposal. Please note timeline and benchmarks if the project is anticipated to be developed in phases.

6. **Performance Deposit**. Each submittal must be accompanied by a fifteen thousand dollar ($15,000) performance guaranty cashier's check PAYABLE TO THE COUNTY OF VENTURA. Copies will not be accepted. The performance guaranty amount will be returned to unsuccessful parties at the completion of the selection process. For the successful candidate, the guaranty will be applied to cover the cost of the projects' lease development process; any remaining funds can be applied to the ground rent or refunded (please note that Airport's staff does not charge for their time in this process). Please provide contact name and information in the event the performance guaranty is returned.

Performance deposit must be received at:

Ventura County Department of Airports
555 Airport Way, Suite B
Camarillo, CA 93010

V. SELECTION PROCESS

The County will select a developer for The Site whose experience and proposal most closely satisfy the needs of Ventura County. County expects to negotiate with the developer on the aspects of the development project, including a long-term lease for the property.

After evaluation of the submittal materials and oral interview (if deemed necessary), Airport staff will negotiate a lease and development terms with the top ranked party. A negotiated and mutually agreed upon final detailed project scope, terms, conditions, and schedule will set the parameters for creating a final lease that will be scheduled for review and approval by the Ventura County Board of Supervisors. Any selected developer will be required to honor the terms, conditions, and scope contained in the executed lease document.

VI. EVALUATION PROCESS/SCORING CRITERIA

The proposals will be evaluated for their overall responsiveness to the County's stated objectives for development, as well as the submittal requirements contained in this document. The County reserves the right to assess and reject any or all proposals after careful review by staff and the Selection Committee. Top candidates may be invited to present and discuss their project to the Selection Committee. Submittals will be ranked on the following criteria:

EVALUATION CRITERIA	*MAX POINTS*
Provides community benefit, which may include community outreach, education programs, and community events, etc., and will implement programs/business practices that will support local communities, Ventura County, and the Ventura County Department of Airports, in meeting its goals.	30
Provides compatible land use with FAA restrictions, and is compatible with neighboring residential and commercial use. Site plan including quality, type, and amount of commercial space plus conceptual design of facility, noting County's sustainability goals https://sustain.venturacounty.gov/climate-action-adaptation/	20
The developer's financial strength and project financial plan, including ground lease and other business terms	20
Overall qualifications, track record, and relevant experience of the Developer/development team	20
Proposed development schedule	10
TOTAL POSSIBLE POINTS	100

VII. COMPLIANCE WITH COUNTY/AIRPORT POLICIES

A. Compliance. The proposed project must be consistent with all applicable local, state, and federal aviation regulations, planning/land use requirements, environmental regulations, insurance requirements, and entitlement and permitting processes.

B. Right of Rejection. The County reserves the right to reject any or all proposals, to request a new proposal, to revise the information request, withdraw this information request, or not make a selection, or accept a proposal where only a single RFP response is received. Information request revisions, if any, will be issued to all potential proposers who were issued this document by registering on Bonfire. The receipt of proposals shall not, in any way, obligate the County to enter into a project lease or any other contract of any kind with any proposer. All submitted proposal copies will become the property of Ventura County.

VIII. IMPORTANT DATES AND SUBMISSION PROCESS

A. Tentative Schedule*

Information Request Release Date:	March 20, 2026
Questions Submittal Deadline	1:00 PM on April 21, 2026
Detailed Proposals Due	1:00 PM on April 30, 2026
Applicant Interviews, if deemed necessary	May 11-12, 2026
Target Committee Recommendation /Selection Date	Week of May 18, 2026

**Dates subject to change*

B. Submission Time, Place, Date, Contact

Proposal submittals: written responses must be prepared in accordance with content and sequence as specified within this request for information. No changes or additions to any proposal may be made after the submittal date.

Completed proposals must be submitted online through the County of Ventura Bonfire eProcurement Portal at https://ventura.bonfire.com

Proposers are responsible for ensuring their proposals and payment are received by the Ventura County Department of Airports on or before the Proposal Submittal Deadline: **1:00 PM on Thursday, April 30, 2026, local time.** The time and date recorded by the Bonfire system shall be the official time of receipt. No hard copy, oral, telegraphic, email, facsimile, or telephone proposals or modifications will be accepted.

IX. QUESTIONS AND REQUESTS FOR ADDITIONAL INFORMATION

All questions concerning this Proposal should be submitted online under the "Messages" tab.

All other questions regarding access to Bonfire may be directed to Madeline Herrle by email at Madeline.HERRLE@venturacounty.gov

X. GENERAL INFORMATION

County reserves the right to accept or reject any or all Proposals, or not make a selection, or accept a proposal for development where only a single RFP response is received, to waive any informalities and irregularities in the RFP submission process, to extend the date for submittal of responses, to request additional information from any or all Developers, to supplement, amend or otherwise modify the RFP prior to the closing date and time, to cancel this request with or without the substitution of another RFP, to negotiate with any Developers, to re-solicit or cancel the RFP process, and to accept a Developer which is considered to be in the best interest of the County.

All responsive submittals become the property of the County and must be provided without cost to the County. Except as otherwise provided for herein, submittals which are incomplete or which are not in conformance with the law, may be rejected as non-responsive.

Information that is considered by a Developer to be proprietary is still subject to release as a component of a public record request subject to review by the County Counsel. Proprietary information should be clearly marked as "confidential" or "proprietary" on each page where the information appears. Developers should not expect the County to seek confidentiality protection for any claimed privileged or proprietary information in the written Proposal just because the material is marked "confidential" or "proprietary". For any essential information that the Developer reasonably believes can be defended as being exempt from disclosure under the Public Records Act, the information must be capable of being separated or redacted from the submittals, and should be clearly and specifically marked.

This RFP does not obligate the County to enter into a contract or pay any costs incurred in the preparation of a Proposal pursuant to this RFP or incurred in subsequent negotiations. It is the intention of the County to negotiate a lease with the Developer it deems most qualified. During the RFP evaluation process, the County may request additional information or clarification from the submitting Developers.

Any Proposal submitted will be deemed to valid for a period of up to 90 days following the closing date of the RFP. Timely submittals received shall be subject to all applicable laws and regulations governing public disclosure. Submission of a Proposal indicates acceptance by the Developer of the conditions contained in this RFP and the intent to enter a Contract with the County.

By submittal of a Proposal pursuant to this RFP, the Developer certifies that no fee or commission, or any other thing of value, has been paid or agreed to be paid to any employee, agent, representative, official or current member of the County or its Boards or Commissions in order to procure the lease described in this RFP. The Developer also certifies that the qualification information in its Proposal has been arrived at independently and without consultation, communication or agreement with the County, or other firms, not restricting competition as to any matter relating to the RFP.

Equal Opportunity

The County of Ventura is an Equal Employment Opportunity (EEO) Organization that does not discriminate on the basis of race, color, national origin (including limited English proficiency), creed, sex, age, or disability in consideration of a contract award. The successful Developer will be required to comply with all federal, state, and local laws and regulations.

Prohibition Against Lobbying

Developers shall not lobby, either on an individual or collective basis, the County (its associated Airport employees, or outside advisors) or any local elected or public officials or staff regarding this RFP or its written Proposal. Developer, Developer's acquaintances, friends, family, outside advisors, agents, or other representatives shall not contact the County (its associated Airport employees, or outside advisors) or any local elected or public officials or Airport staff to arrange meetings, visits, or presentations to influence the outcome of the selection process. Violation of this provision, by or on behalf of a Developer, intentionally or unintentionally, will result in disqualification of the Developer and/or rejection of written Proposals.

XI. ATTACHMENTS/EXHIBITS:

1. Site location map
2. FAA circular *FAA AC 150/5190-4B*
3. Survey of parcel
4. Application Checklist

ATTACHMENT 1
SITE LOCATION MAP



ATACHMENT 2
FAA ADVISORY CIRCULAR AC150/5190-4B

To download a copy of AC150-5190-4B please click the following link:

Advisory Circular 150/5190-4B, Airport Land Use Compatibility Planning, 15 September 2022

ATACHMENT 3
SURVEY

64RS80

SHEET 1 OF 2 SHEETS

RECORD OF SURVEY

IN THE CITY OF OXNARD
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SURVEY OF PORTIONS OF PARCEL MAP NO. 94-5-25 (55 PM 4)
RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
DECEMBER 2021

EXEMPT RECORDING REQUESTED PER
GOVERNMENT CODE 27383

2023000066787
Recorded in Official Records
Kimberly Rodriguez-Conaway
Ventura County Clerk-Recorder
11/16/2023 8:00 AM
SURVEY
Pages: 2
Fees: 0.00
Taxes: 0.00
AMT PAID: 0.00

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 4 DAY OF October 2023

David J. Webb
DAVID J. WEBB PLS 7849
COUNTY SURVEYOR
COUNTY OF VENTURA

SURVEYOR'S STATEMENT

THIS MAP CONSISTS ENTIRELY OF A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF THE COUNTY OF VENTURA IN JANUARY OF FEBRUARY 2021

JOSEPH K. SCHEELS, PLS 9613 — 10/4/2023 DATE

COUNTY RECORDER'S STATEMENT

DOCUMENT NUMBER 2023 0000 66787
FILED THIS 16th DAY OF October 2023, AT 2:15 P.M.
BOOK 64 OF RECORDS OF SURVEY AT PAGES 80-81 AT THE REQUEST OF
JOSEPH K. SCHEELS

KIMBERLY RODRIGUEZ-CONAWAY
COUNTY RECORDER
COUNTY OF VENTURA

BY: Gloria Varela
DEPUTY COUNTY RECORDER

PURPOSE OF SURVEY

THIS FIELD SURVEY WAS PERFORMED TO ESTABLISH THE EXTERIOR BOUNDARY OF THE PARCELS OF LAND DESCRIBED IN DOCUMENTS 20201104-0181299 O.R., THIS SURVEY IS FILED IN COMPLIANCE WITH SECTION 8762(b)(4) OF THE PROFESSIONAL LAND SURVEYORS' ACT

BASIS OF COORDINATES AND BEARINGS

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON NAD83 (2011), EPOCH 2010.00, ZONE 5, CCS83 (2011.00 EPOCH) (US FEET) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. SAID COORDINATES AND BEARINGS ARE BASED UPON FIELD-OBSERVED TIES TO THE FOLLOWING CORS STATIONS:

OBSERVED CORS STATIONS

NAME	LATITUDE (N)	LONGITUDE (W)	ELLIP HT	DESIGNATION
CSCI	34° 09' 06.24855"	119° 09' 29.19005"	234.65	CSCI_SIOH_CS20.0
DAVS	38° 32' 54.48370"	121° 50' 32.96879"	28.30	DAVS_SIOH_CS 11.0
VNDS	34° 16' 32.79284"	118° 49' 59.64478"	39.27	VNDS_SIO_H_CS 11.0

NOTE: THE ORTHOMETRIC HEIGHTS FOR THE GOOD STATIONS WERE HELD FIXED WHILE THE ELLIPSOIDAL HEIGHTS FOR THE REMAINING STATIONS WERE ADJUSTED.

ALL FIELD MEASURED DISTANCES SHOWN HEREON WERE REDUCED TO GRID DISTANCES BY DIVIDING BY A COMBINED FACTOR OF 0.99994710 WHICH WAS DERIVED FROM THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, (2011.00 EPOCH) AND THE AVERAGE ELEVATION OF THE SURVEY AREA.

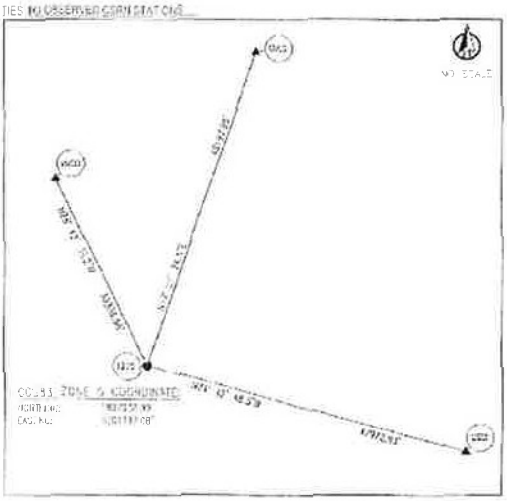
ADJUSTED POSITION, MEASURED ANGLE AND COMBINED GRID FACTOR

STATION	LATITUDE (N)	LONGITUDE (W)	ELEVATION (FEET)	CONVERGENCE ANGLE	COMBINED GRID FACTOR
CSCI	34° 09' 06.24855"	119° 09' 29.19005"	43.44	-1°32'02"	0.99994710

MEASURED DISTANCES SHOWN HEREON ARE GRID DISTANCES AND WERE HELD TO OBTAIN RECORD DISTANCES. A GRID TO GROUND FACTOR OF 0.99994710 WAS USED TO CALCULATE THE GROUND DISTANCES.

ALL BEARINGS AND BEARING SYSTEMS ARE MEASURED UNLESS OTHERWISE NOTED.

TIES TO OBSERVED CORS STATIONS



POINT MONUMENTATION

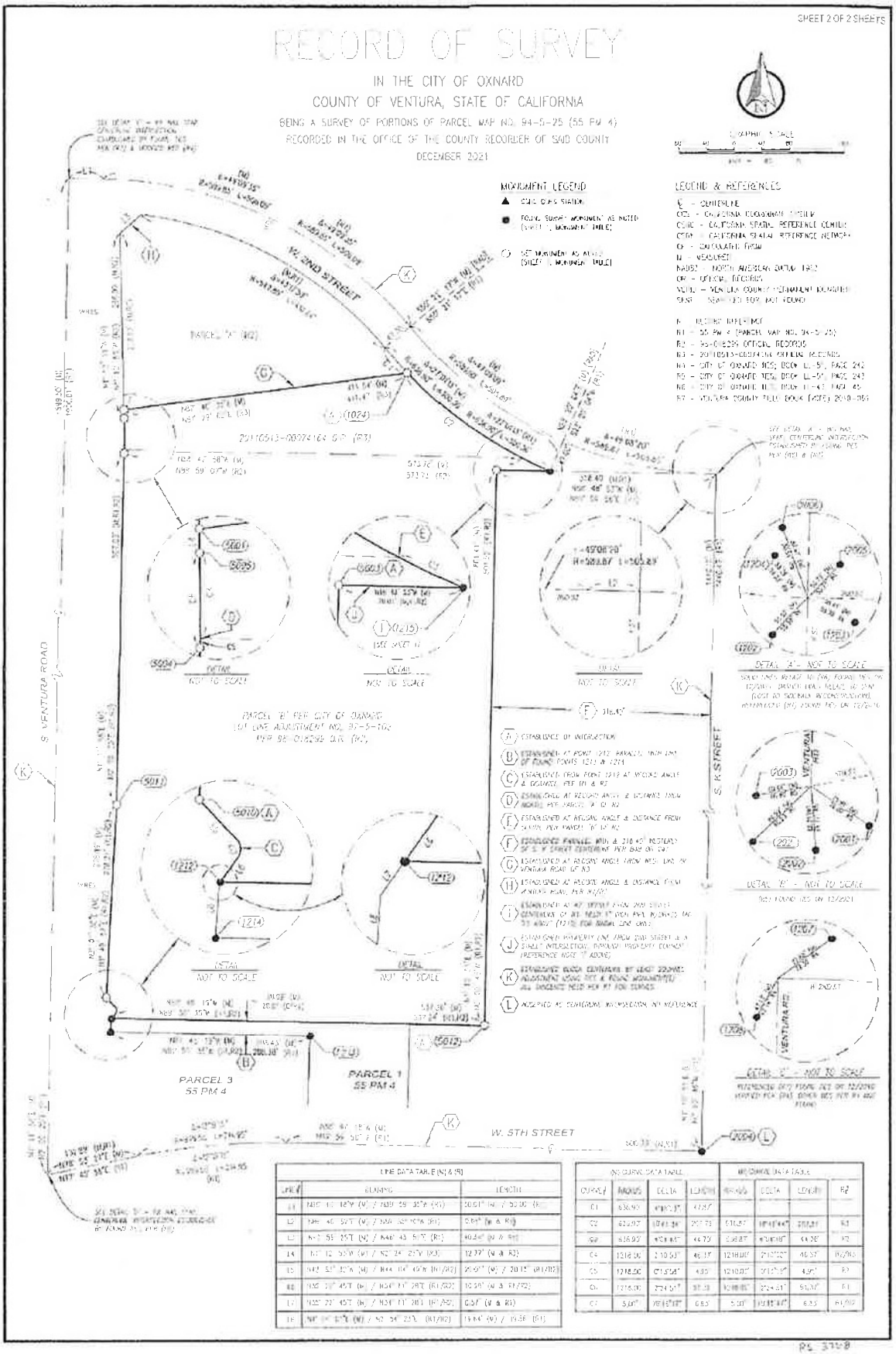
▲ = CORS STATION
● = FOUND 1" PIPE MONUMENT AS NOTED (UNLESS OTHERWISE NOTED)
○ = SET MONUMENT AS NOTED (UNLESS OTHERWISE NOTED)

LEGEND & REFERENCES

(C) = CONSTRUCTED
CCS83 = CALIFORNIA COORDINATE SYSTEM
CSRS = CANADIAN SPATIAL REFERENCE SYSTEM
CORS = CALIFORNIA SPATIAL REFERENCE NETWORK
(D) = CALCULATED FROM
(M) = MEASURED
NAD83 = NORTH AMERICAN DATUM OF 1983
OR = OFFICIAL RECORDS
SEMC = SEARCHED FOR, NOT FOUND
VCPD = VENTURA COUNTY PUBLIC WORKS DEPARTMENT

(R) = RECORD REFERENCE
R1 = 55 PM 4 (PARCEL MAP NO. 94-5-25)
R2 = 28 OR 0289 (OFFICIAL RECORDS)
R3 = 20170512-00004184 (OFFICIAL RECORDS)
R4 = CITY OF OXNARD REC. BOOK 41-61 PAGE 242
R5 = CITY OF OXNARD TIES BOOK 41-61 PAGE 242
R6 = CITY OF OXNARD FCD BOOK 41, 42, PAGE 45
R7 = VENTURA COUNTY FIELD BOOK (VCPD) 2010-0010

R2 sheet


SHEET 2 OF 2 SHEETS
RECORD OF SURVEY
IN THE CITY OF OXNARD
COUNTY OF VENTURA, STATE OF CALIFORNIA
BEING A SURVEY OF PORTIONS OF PARCEL MAP NO. 94-5-25 (55 PM 4)
RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
DECEMBER 2021
MONUMENT LEGEND
LEGEND & REFERENCES
W. 2ND STREET
S. VENTURA ROAD
S. K STREET
W. 5TH STREET
PARCEL 3
55 PM 4
PARCEL 1
55 PM 4
DETAIL 'A' - NOT TO SCALE
DETAIL 'B' - NOT TO SCALE
DETAIL 'C' - NOT TO SCALE
DETAIL NOT TO SCALE
PARCEL 'B' PER CITY OF OXNARD
LOT LINE ADJUSTMENT NO. 97-5-102
PER 98-018299 O.R. (R2)
LINE DATA TABLE (N) & (R)
LINE # | BEARING | LENGTH
L1 | N85° 10' 18"W (N) / N89° 59' 35"W (R1) | 50.61' (N) / 50.00' (R1)
L2 | N86° 40' 57"T (N) / N86° 43' 50"T (R1) | 0.61' (N & R1)
L3 | N87° 55' 25"T (N) / N46° 43' 50"T (R1) | 40.36' (N & R1)
L4 | N1° 12' 53"W (N) / N2° 24' 23"W (R1) | 12.77' (N & R1)
L5 | N43° 53' 32"W (N) / N44° 04' 49"W (R1/R2) | 20.97' (N) / 20.15' (R1/R2)
L6 | N35° 22' 45"T (N) / N34° 11' 28"T (R1/R2) | 10.58' (N & R1/R2)
L7 | N35° 22' 45"T (N) / N34° 11' 28"T (R1/R2) | 0.57' (N & R1)
L8 | N8° 01' 01"E (N) / N2° 54' 23"E (R1/R2) | 19.64' (N) / 19.58' (R1)
(N) CURVE DATA TABLE
CURVE # | RADIUS | DELTA | LENGTH
C1 | 636.93' | 4°00'03" | 47.87'
C2 | 636.93' | 10°41'34" | 207.73'
C3 | 636.93' | 4°01'43" | 44.73'
C4 | 1218.00' | 2°10'53" | 46.37'
C5 | 1218.00' | 0°13'58" | 4.95'
C6 | 1218.00' | 2°24'51" | 51.37'
C7 | 5.00' | 78°15'18" | 6.83'
(R) CURVE DATA TABLE
RADIUS | DELTA | LENGTH | R2
R3 | 4°00'03" | 44.73' | R2
R2 | 2°10'53" | 46.37' | R2/R3
R1 | 2°24'51" | 51.37' | R1
R1/R2 | 6.83' | R1/R2
PS 3718

ATTACHMENT 4

APPLICATION CHECKLIST

(Must be completed and returned with application)

Use the following checklist to ensure that your application is complete. **The Proposal package must not exceed 20 pages, including exhibits/attachments.**

Unless specifically indicated, the following items must be submitted by all applicants in the following order: Note: All attachments are to be placed immediately following the Section in which they are requested.

Application Checklist

Cover letter

☐ Cover letter, submitting application signed by the firm's Principal.

Submission Requirements

☐ Completed Subsection A. Developer Information

- ☐ Identification – Name of developer, type of entity and development team members.
- ☐ Experience – Complete description of developers' and key team members' recent aviation/commercial development experience and references.
- ☐ Financial Data – Information indicating total estimated project cost and evidence of sufficient financial resources to undertake the project, including bank or other financing references where appropriate.
- ☐ Track record – Developer references for projects of similar design and complexity (including size, cost and year developed)

☐ Completed Subsection B. Development Proposal

- ☐ Site Concept Plan – Depicting facilities, estimated structure heights, accessways, etc.
- ☐ Proposed Facilities/Services – Detailed building and user information, type of use, estimated income and benefits, business plan, and consistency with all applicable building and zoning and FAA limitations on occupancy, use and height, Community engagement and outreach. Identify which project elements help address the County's Sustainability Goals.
- ☐ Pro Forma – Development pro forma for predevelopment, construction, income and expenses, cost, and proposed financing.
- ☐ Desired Terms of Lease – Description of desired lease terms.
- ☐ Development Schedule – Phasing plan (if applicable) and anticipated development timeline.
- ☐ Performance Deposit – Performance Guaranty cashier's check for $15,000 made payable to COUNTY OF VENTURA

FILE A NOISE COMMENT (HTTPS://AIRPORTS.VENTURACOUNTY.GOV/NOISE-PROGRAM/)

Or call to leave a voice message at 805-382-3022

COUNTY of VENTURA
Department of Airports

Scheduled Radar Outage Happening Saturday & Sunday



A scheduled radar outage will affect Camarillo Airport and Oxnard Airport beginning at 0700 on Saturday, March 21st, and ending Sunday, March 22 2100 local time. This scheduled outage is for maintenance of the radar system. Restoration of radar service is expected prior to the towers opening at 7 a.m. on Monday, March 23rd

Please expect the following changes to aircraft operations **at both OXR and CMA** during the outage:

1. Pattern work (touch-and-go operations) will not be accommodated
2. Practice approaches will be limited or unavailable
3. VFR traffic may experience delays
4. Reduced overall traffic handling capacity

Separately, a TBM fly-in event (safety seminar) is scheduled for this weekend at CMA.

The towers will prioritize safe operations in a non-radar environment.

FILE A NOISE COMMENT (HTTPS://AIRPORTS.VENTURACOUNTY.GOV/NOISE-PROGRAM/)

COUNTY of VENTURA
Department of Airports

RWY 8 Postcard Makes Debut as Part of Pilot Education for FFVC



The Ventura County Department of Airports continues efforts to develop pilot education materials to promote Fly Friendly VC (FFVC). As part of that work, the Department has designed a postcard to be showcased both digitally and in hard copy format focusing on Runway 8 arrivals. The postcard, which is available on the Department of Airports' website https://airports.venturacounty.gov/fly-friendly-ventura-county/ and in hard copy format at local FBOs (Fixed Based Operators), is designed to promote arrivals on Runway 8 at Camarillo Airport whenever safely possible.

Runway 8 arrivals come in from the west and have less of a noise impact on neighboring communities. However, they are heavily dependent on weather conditions (particularly wind). This has been an element of FFVC for more than a year, and the Department of Airports has seen a steady increase in the utilization of Runway 8 arrivals, especially during nighttime operations. The Department's goal is to continue to explore ways to promote FFVC at both Camarillo and

Oxnard airports and to ensure that pilots and the tower teams at both airports have the tools necessary to make continued progress.

Ventura County

Single-engine aircraft hit a hanger at Camarillo Airport resulting in small fuel leak and no injuries



By Andrew Gillies

March 26,2026 3:21 pm

CAMARILLO, Calif. (KEYT) – A single-engine aircraft hit a hanger while while being moved at the Camarillo Airport Thursday.

No injuries resulted from the collision, but there was a small fuel leak that was successfully managed by firefighters at the scene shared the Ventura County Fire Department.

There were no public notifications of an impact on air traffic in and out of the single-runway airport operated by the County of Ventura's Deprtment of Airports

FILE A NOISE COMMENT (HTTPS://AIRPORTS.VENTURACOUNTY.GOV/NOISE-PROGRAM/)

COUNTY of VENTURA
Department of Airports

Fly Friendly VC Video Debut – Oxnard Airport



The Ventura County Department of Airports is excited to release a short promotional video highlighting Fly Friendly VC (FFVC) for Oxnard Airport. *"How to be a FFVC- OXR All-Star"* is part of our ongoing effort to educate both the pilot community and our neighbors about FFVC, with the ultimate goal of producing information that is thorough (yet concise) and easily accessible. This video can be found on our social media platforms as well as our website by clicking here (https://airports.venturacounty.gov/fly-friendly-ventura-county/).

This project accompanies other recent FFVC projects including the installation of gate signage at both Oxnard and Camarillo airports and the development of the Runway 8 postcard for Camarillo Airport – all completed in preparation for the 5th Annual Fly Friendly VC Fly-in Event slated for this summer for all pilots who utilize Camarillo and Oxnard airports.

COUNTY of VENTURA
Department of Airports

AREA 805
VENTURA COUNTY ADVANCED AIR MOBILITY TEST RANGE

REMINDER – Public Comments Open for the CMA Approach & Procedure Analysis



COUNTY of VENTURA
Department of Airports

Camarillo Airport Approach and Procedure Analysis

Comment period closes April 24
Share your feedback today!

www.cma-approach-procedure-study.com

This notice serves as a reminder that the Ventura County Department of Airports is encouraging all stakeholders to submit comments for the Camarillo Airport Approach and Procedure Analysis. Your feedback is important and will help refine recommendations.

For those who were unable to attend the second public meeting for the study, held on March 3rd, the presentation and meeting recording are available through the links below and on the study website. The recording has been refined to focus on the presentation slides so that it's easier to read and follow the presentation. We encourage you to watch the recording and share your input by **Friday, April 24, 2026**. All comments need to be submitted through the study website to be considered. A link to the comment form can be found below.

- Presentation
- Recording
- Comment Form

The project team will continue refining the proposed flight procedures based on feedback from stakeholders, community members, and air traffic control. The third and final public meeting, anticipated in summer 2026, will present the final recommended procedures and identify which procedures the County intends to submit to the FAA for review.

FILE A NOISE COMMENT (HTTPS://AIRPORTS.VENTURACOUNTY.GOV/NOISE-PROGRAM/)

COUNTY of VENTURA
Department of Airports

Connect with Aviation Advisory Commission and Airport Authorities



The Ventura County Department of Airports is pleased to introduce a new contact option on our website for those seeking to connect with members of the Aviation Advisory Commission and/or Airport Authorities for Oxnard and Camarillo airports. The contact form can be found by visiting Contact Advisory Boards Members – Ventura County Airports (https://airports.venturacounty.gov/contact-advisory-boards-members/).

Individuals have the option to select which members they'd like to send a message to, or they may select the option to send to all. Department of Airports' staff will not receive any communication sent to members, however individuals do have the option to copy Airports' staff for their submission.

This effort is in response to requests received by community members wishing to contact members directly. As you know, the Department of Airports continues to work toward better, more efficient communication systems that provide transparent access to information.

PROJECT MANUAL

VOLUME 1 of 3 – Bid Proposal Documents

Runway 8-26 Rehabilitation

Schedule I - Runway 8-26 Pavement Rehabilitation

Bid Alternate Schedule II - Runway 8-26 Lighting Rehabilitation

Camarillo Airport

AIP Project No. 3-06-0339-044-2024
County of Ventura Department of Airports Specifications No. D.O.A 26-02
County of Ventura Department of Airports Project No. CMA-241

County of Ventura Department of Airports

Issued for Bid

April 10, 2026

Prepared by:

Woolpert, Inc.
1300 Eastman Avenue, Suite 214,
Ventura, CA 93003

Woolpert.com

WOOLPERT

COUNTY of VENTURA
Department of Airports

Tarr, Danielle

From: Airport Projects
Sent: Friday, April 10, 2026 4:13 PM
Subject: Invitation to Bid: Camarillo Runway Pavement Rehabilitation Project

NOTICE INVITING FORMAL BIDS

CMA-241 - Camarillo Runway 8-26 Pavement Rehabilitation Project

Bids will be received, electronically, until 2:00 p.m. on May 06, 2026, for Runway 8-26 Rehabilitation – Camarillo Airport, Specification No. DOA 26-02, which consists of partial depth pavement removal of the runway asphalt surface by cold milling (3" approximate depth), asphalt crack repair, placement of an asphalt surface course (PG 70-10) (3" approximate thickness), tack coat, fog sealing with sand, installation of multiple colors of pavement markings, grooving of the runway pavement surface, removal of elevated runway edge light fixtures, removal of elevated runway threshold light fixtures, installation of elevated runway edge light fixtures on existing bases, installation of elevated runway threshold fixtures on existing bases, mobilization, airfield safety and traffic control, construction staking and survey layout, airport access road and haul route repair, and compliance with pollution, erosion, and siltation control.

Bids must be submitted on-line through Bonfire at: https://ventura.bonfirehub.com/opportunities/225730

After the deadline for receiving bids, the bids will be opened, and the results made public.

The estimated cost of construction is:
Schedule I - $15,000,000
Bid Alternate Schedule II - $355,000

All bidding documents, including plans, specifications, addenda, and any supplementary documents are available on the Bonfire website shown above.

A list of Plan Holders is available on the Bonfire website shown above.

An abstract of bids received will be available at https://ventura.bonfirehub.com

Bids must be submitted electronically, using the forms provided, on the Bonfire Website.

Subcontractor list must include a valid Contractor's License Number. Contractor and any subcontractors must be registered with the Department of Industrial Relations prior to bid time.

Each bid must be accompanied by a bid guarantee in the amount of not less than 5% of the amount bid, PAYABLE TO THE COUNTY OF VENTURA and guaranteeing that the bidder will enter into a contract in accordance with the terms of the bidding documents, if award is made. The bid guarantee shall be in one of the following forms: a bid bond written by an admitted surety insurer on the form included with the Proposal form, a cashier's check drawn by a national bank, a check certified by a national bank or cash. Bid bonds must be submitted in hard copy with the original signatures of the principal and surety.

Upon award, the Contractor will be required to furnish a Performance Bond and a Payment Bond, each in the amount of 100% of the contract price.

In accordance with Section 22300 of the Public Contract Code, securities may be substituted for funds withheld.

Bidders, contractors, and other interested parties can obtain wage rates pertaining to Ventura County projects at the link provided below.

California general prevailing wage rates for construction can be obtained from the following Web site: http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm.

The awarded contractor must post copies of the prevailing wage determinations at each job site.

THIS PROJECT IS FUNDED IN PART BY THE FEDERAL AVIATION ADMINISTRATION (FAA) AND IS SUBJECT TO ALL APPLICABLE FEDERAL REQUIREMENTS, as posted in the bid documents.

CMA-241 - Camarillo Runway 8-26 Pavement Rehabilitation Project

Project Overview

Project Details	
Reference ID	CMA-241
Project Name	Camarillo Runway 8-26 Pavement Rehabilitation Project
Project Owner	Danielle Tarr
Project Type	ITB
Department	AIR
Portal	https://ventura.bonfirehub.com/opportunities/225730
Project Description	Runway 8-26 Rehabilitation – Camarillo Airport, Specification No. DOA 26-02, which consists of partial depth pavement removal of the runway asphalt surface by cold milling (3" approximate depth), asphalt crack repair, placement of an asphalt surface course (PG 70-10) (3" approximate thickness), tack coat, fog sealing with sand, installation of multiple colors of pavement markings, grooving of the runway pavement surface, removal of elevated runway edge light fixtures, removal of elevated runway threshold light fixtures, installation of elevated runway edge light fixtures on existing bases, installation of elevated runway threshold fixtures on existing bases, mobilization, airfield safety and traffic control, construction staking and survey layout, airport access road and haul route repair, and compliance with pollution, erosion, and siltation control.
Open Date	Apr 10, 2026 3:00 PM PDT

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Ventura County Reporter** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(626) 584-1500**.

Notice ID: DnByXkisEBDLgtiJn2su | **Proof Updated: Apr. 10, 2026 at 03:46pm PDT**
Notice Name: CMA 241 Runway 9-26 | Publisher ID: 2714

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Danielle Tarr	Ventura County Reporter
danielle.tarr@venturacounty.gov	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 82.64

Number of Lines: 331

04/09/2026: Bid Notice Notice		755.65
	Subtotal	$755.65
	Tax	$0.00
	Processing Fee	$0.00
	Total	**$755.65**

This proof reflects the current active invoice for this notice.

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The awarded contractor must post copies of the prevailing wage determinations at each job site.

This project is funded in part by the Federal Aviation Administration (FAA) and is subject to all applicable federal requirements, including but not limited to the following:

FAA BUY AMERICAN PREFERENCE:
The Contractor certifies that its bid/offer is in compliance with 49 U.S.C. § 50101, Build America, Buy America (BABA), and other related Made in America Laws, which include all statutes, regulations, rules, and Executive Orders relating to federal financial assistance awards or federal procurement that require, or provide a preference for, the purchase of goods, products, or materials produced in the United States.

These requirements provide that Federal funds may not be obligated unless all iron, steel, and manufactured goods used in AIP funded projects are produced in the United States, unless the Federal Aviation Administration (FAA) has issued a waiver for the product; the product is listed as an Excepted Article, Material, or Supply in Federal Acquisition Regulation Subpart 25.108; or is included in the FAA Nationwide Buy American Waivers Issued list.

The bidder or offeror must complete and submit the certification of compliance with FAA's Buy American Preference, BABA, and Made in America Laws included herein with their bid or offer. The Airport Sponsor/Owner will reject as nonresponsive any bid or offer that does not include a completed certification.

The bidder or offeror certifies that all construction materials, defined as an article, material, or supply other than an item primarily of iron or steel; a manufactured product; cement and cementitious materials; aggregates such as stone, sand, or gravel; or aggregate binding agents or additives that consist primarily of non-ferrous metals; plastic and polymer-based products (including polyvinyl chloride, composite building materials, and polymers used in fiber optic cables); glass (including optic glass); lumber; or drywall used in the project, are manufactured in the United States.

The bidder or offeror certifies that procurement of certain rolling stock using FAA grant funds prohibits airports from using Federal financial assistance to procure buses or rail car vehicle rolling stock from covered entities.

Title VI Solicitation Notice:
The (Title of Recipient), in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4), 28 CFR § 50.3, and 49 CFR Part 21, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, all contractors will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of the owner's race, color, national origin, sex, creed, age, or

disability in consideration for an award.

TRADE RESTRICTION CERTIFICATION:
By submission of an offer, the Offeror certifies that with respect to this solicitation and any resultant contract, the Offeror
1) is not owned or controlled by one or more citizens of a foreign country included in the list of countries that discriminate against U.S. firms as published by the Office of the United States Trade Representative (USTR);
2) has not knowingly entered into any contract or subcontract for this project with a person that is a citizen or national of a foreign country included on the list of countries that discriminate against U.S. firms as published by the USTR; and
3) has not entered into any subcontract for any product to be used on the Federal project that is produced in a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR.

This certification concerns a matter within the jurisdiction of an agency of the United States of America and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18 USC § 1001.

The Offeror/Contractor must provide immediate written notice to the Owner if the Offeror/Contractor learns that its certification or that of a subcontractor was erroneous when submitted or has become erroneous by reason of changed circumstances. The Contractor must require subcontractors provide immediate written notice to the Contractor if at any time it learns that its certification was erroneous by reason of changed circumstances.

Unless the restrictions of this clause are waived by the Secretary of Transportation in accordance with 49 CFR § 30.17, no contract shall be awarded to an Offeror or subcontractor:

1) who is owned or controlled by one or more citizens or nationals of a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR; or
2) whose subcontractors are owned or controlled by one or more citizens or nationals of a foreign country on such USTR list; or
3) who incorporates in the public works project any product of a foreign country on such USTR list.

Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by this provision. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

The Offeror agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification without modification in all lower tier subcontracts. The Contractor may rely on the certification of a prospective subcontractor that it is not a firm from a foreign country included on the list of countries that discriminate against U.S. firms as published by USTR, unless the Offeror has knowledge that the certification is erroneous.

This certification is a material representation of fact upon which reliance was placed when making an award. If it is later determined that the Contractor or subcontractor knowingly rendered an erroneous certification, the Federal Aviation Administration (FAA) may direct through the Owner cancellation of the contract or subcontract for default at no cost to the Owner or the FAA.

FEDERAL FAIR LABOR STANDARDS ACT (FEDERAL MINIMUM WAGE):
All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR part 201, et seq, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part-time workers.

The Contractor has full responsibility to monitor compliance to the referenced statute or regulation. The Contractor must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.

PROCUREMENT OF RECOVERED MATERIALS:
Contractor and subcontractors agree to comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, and the regulatory provisions of 40 CFR Part 247. In the performance of this contract and to the extent practicable, the Contractor and subcontractors are to use products containing the highest percentage of recovered materials for items designated by the Environmental Protection Agency (EPA) under 40 CFR Part 247.

DBE PARTICIPATION:
The requirements of 49 CFR part 26 apply to this contract. It is the policy of the County of Ventura Department of Airports to practice nondiscrimination based on race, color, sex, or national origin in the award or performance of this contract. The Sponsor encourages participation by all firms qualifying under this solicitation regardless of business size or ownership.

The requirements of 49 CFR Part 26 including any amendments thereto apply to this contract. It is the policy of the County of Ventura Department of Airports to practice nondiscrimination based on race, color, sex, or national origin in the award or performance of this contract. The Owner encourages participation by all firms qualifying under this solicitation regardless of business size or ownership.
Contractor shall provide a certified statement signed by the subcontractors, indicating actual amounts paid to the Disadvantaged Business Enterprise (DBE) subcontractors and/or suppliers that were used on the project through race neutral means.

PROHIBITION OF COVERED UNMANNED AIRCRAFT SYSTEMS (UAS)
The Bidder or Offeror certifies that they are aware of and comply with relevant Federal statutes and regulations, including those from the Federal Aviation Administration (FAA), for operating unmanned aircraft systems (UAS) in accordance, and in compliance with all related requirements in the FAA Reauthorization Act of 2024 (Public Law 118-63), section 936 (49 U.S.C. § 44801 note).
Contractor warrants that all UAS operations will be conducted in full compliance with all applicable Federal Aviation Administration (FAA) regulations, including but not limited to 14 CFR Part 107, and any other applica-

ble local, state, or Federal laws and regulations. Sponsors and subgrant recipients cannot use AIP grant funds to enter into, extend, or renew a contract related to covered unmanned aircraft systems (UAS). This includes both procurement and operational contracts, as well as contracts with entities that operate such systems.

OTHER FEDERAL PROVISIONS:
Award of contract is also subject to the following Federal Provisions:
- Lobbying Federal Employees
- Davis Bacon
- Debarment and Suspension
- Drug-Free Workplace Act of 1988 (41 USC § 8101-8106, as amended)
- Other Federal Provisions included in Part A of the Special Provisions

Required Contractors License(s)
Proposers or Bidders shall have a **Class A** California Contractors license at the time of the award.

Public Works Contractor Registration Law (SB 854)
Per Public Works Contractor Registration Law (SB 854), Contractors and Subcontractors who intend to Propose (Bid) or perform work on this Project must be registered with the Department of Industrial Relations at the time of Contract award. Information is available at https://www.dir.ca.gov/faqslist.html .
- No Contractor or Subcontractor may be listed on a bid proposal for a public works project submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].
- No Contractor or Subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.
- This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

Published: Ventura County Reporter 04/16/26

FILE A NOISE COMMENT (HTTPS://AIRPORTS.VENTURACOUNTY.GOV/NOISE-PROGRAM/)

COUNTY of VENTURA
Department of Airports

Happening this Week! Live Firefighter Training at OXR



The City of Oxnard and Ventura County Fire Departments, in coordination with the Department of Airports, will be conducting live fire training at Oxnard Airport beginning today, Monday, April 20th, through Friday, April 24th. This training is required to maintain compliance with Part 139 certification and Aircraft Rescue and Firefighting (ARFF) operational standards.

The community may notice smoke and/or flames on Airport property, notably in the area highlighted in the map below. This is the airline terminal aircraft parking ramp located at 2889 W Fifth St at the Oxnard Airport. This controlled activity is critical to ensuring that we maintain the highest standards of safety throughout all aspects of airport operations.

FINAL REMINDER – Public Comments Open for the CMA Approach & Procedure Analysis



This notice serves as a final reminder that the Ventura County Department of Airports is encouraging all stakeholders to submit comments for the Camarillo Airport Approach and Procedure Analysis. Your feedback is important and will help refine recommendations.

For those who were unable to attend the second public meeting for the study, held on March 3rd, the presentation and meeting recording are available through the links below and on the study website. The recording has been refined to focus on the presentation slides so that it's easier to read and follow the presentation. We encourage you to watch the recording and share your input by **tomorrow, Friday, April 24, 2026**. All comments need to be submitted through the study website to be considered. A link to the comment form can be found below.

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FILE A NOISE COMMENT (HTTPS://AIRPORTS.VENTURACOUNTY.GOV/NOISE-PROGRAM/)

COUNTY of VENTURA
Department of Airports

Update Regarding Next Steps for the Camarillo Airport RFP Process

COUNTY of VENTURA
Department of Airports

The Ventura County Department of Airports would like to once again extend gratitude to those who attended the March meetings of the Airport Advisory Commission and Airport Authorities and for the engagement related to the development projects for both the 4.1 acre site and the 1.9 acre site at Camarillo Airport. We would like to provide an update on the timeline for the next steps.

The ranking process for the proposals is currently underway and is expected to be completed at the end of May. Once the ranking process has been completed, the results will be shared with each of the entities that submitted proposals. At that point, the top ranked team for each of the sites (the 4.1 acre site and the 1.9 acre site) will be invited to an open house meeting with all stakeholders, including members of the public, on Tuesday, June 16, at 6 p.m. at the Department of Airports administrative office in Camarillo. We understand t' March meetings ran long, and this open house will be designed to provide opportunity to share additional thoughts and answer any questions stakel

may have. Our goal is to provide an opportunity for the developer and stakeholders to engage productively as we move forward in this process.

After the open house, the Department of Airports will share the results of its ranking/selection and the outcome of the Open House meeting with the Camarillo Airport Authority and Aviation Advisory boards during the regularly scheduled meetings for those groups in July. At that point, the Department of Airports will begin negotiations for the lease and development plans with the top ranked proposer for each site, which typically takes several months.

We appreciate your time and continued engagement in this process.