



555 Airport Way, Suite B  
Camarillo, Ca. 93010  
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NOTICE IS HEREBY GIVEN  
that the Regular Meeting of the Aviation Advisory Commission  
will be held on:

**Wednesday**                    **September 10, 2025**                    **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](https://www.youtube.com/channel/UC4jLWASMGn4wTrEPdT8BOTQ?view_as=subscriber)
3. Participate and provide public comment via Zoom:

**WEBINAR:**

<https://us02web.zoom.us/j/89218410378?pwd=w4EFsZW8zRPyeT3Y0uSLOJ1lvPIUwd.1>

**WEBINAR ID:** 892 1841 0378

**WEBINAR PASSCODE:** 459961

**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 Commission 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 Commission 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 limited to three (3) minutes per speaker per listed agenda item at a single meeting unless the time allotment is decreased by the Chair depending on the number of 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 Commission 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/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 [airportmeetings@venturacounty.gov](mailto:airportmeetings@venturacounty.gov). In the **Subject Line** of the email please indicate “AAC Meeting Comment” and the **Agenda item number** on which you are commenting (e.g., AAC 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: Denise Arreola](mailto:555%20Airport%20Way,%20Ste.%20B,%20Camarillo,%20CA%2093010,Attention%3A%20Denise%20Arreola). In the **Subject Line** of the correspondence please indicate “AAC Meeting Comment” and the **Agenda item number** on which you are commenting (e.g., AAC 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 – July 9, 2025 Pages 10-16**
- 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 Commission calls for public comment.

**Email 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 Commission 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/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. 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 Commission on the Regular Agenda. Consent items are heard at the Commission's discretion and may be heard at any time during the meeting.**

**A. Subject: Review and Approval of the 2026 Aviation Advisory Commission Meeting Calendar Pages 17-18**

**Recommendation:**

Staff requests that your Commission review and approve the 2026 Aviation Advisory Commission meeting calendar.

**B. Subject:** **Authorization for the Director of Airports or His Designee to Award an Annual Consulting Services Contract for Fiscal Year 2025-2026 to Remdox, Inc., to Assist the Department of Airports with Environmental Testing Services and to Issue Work Orders Against the Contract in an Amount Not to Exceed \$100,000; and Authorization for the Auditor-Controller to Process the Necessary Budgetary Transactions** Pages 19-25

**Recommendations:**

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

1. Authorize the Director of Airports, or his designee, to award an annual consulting services contract to Remdox, Inc., for fiscal year 2025-2026 (July 1, 2025 through June 30, 2026) using a contract form negotiated in compliance with the County of Ventura Public Works Agency Project Processing Procedures Manual (an exemplar contract form is attached as Exhibit 1);
2. Authorize the Director of Airports, or his designee, to issue work orders against the contract for up to \$35,000 each project for planning of construction projects not yet approved by the Board, and for up to \$100,000 each work order for other services and;
3. Authorize the Auditor-Controller to process the necessary budgetary transactions to revise the following appropriations.

**C. Subject:** **Approval of, and Authorization for the Director of Airports or His Designee to Sign, Contract Amendments to Extend the Contract Expiration Dates of Three (3) Contracts; and Replace Exhibit C-2 Fee Schedule for Contract No. AEA 25-06. No Change in Total Cost of Contracts** Pages 26-37

**Recommendation:**

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

Approval of, and authorization for the Director of Airports or his designee to sign, contract amendments to extend the contract expiration dates of three contracts (Exhibits 1-3) and to replace Exhibit C-2 Fee Schedule for Contract No. AEA 25-06. No change in total cost of contracts.

VENDOR	CONTRACT NO.	CONTRACT TITLE	CURRENT CONTRACT EXPIRATION N or TERMS	REVISED CONTRACT TERMS	CHANGE IN TOTAL CONTRACT COST

Coffman Associates	AEA 22-06	Camarillo Airport – Part 150 Noise Compatibility Study	6/30/25	8/11/26	\$0
Coffman Associates	AEA 22-07	Oxnard Airport – Part 150 Noise Compatibility Study	6/30/25	8/11/26	\$0
Woolpert, Inc.	AEA 24-05	Oxnard Airport – Construction Administration Services For Taxiway F (renamed A) Pavement Reconstruction	6/30/25	6/30/26	\$0
Mead & Hunt, Inc.	AEA 25-06	Camarillo Airport – Approach and Procedure Analysis	Exhibit C-2 Fee Schedule includes cost plus for travel expenses.	Revised Exhibit C-2 Fee Schedule eliminates cost plus for travel expenses.	\$0

**D. Subject: Approval of, and Authorization for the Director of Airports or His Designee to Sign, the Proposed Lease with Avex Aviation, LLC., for a 4.64-Acre Site at 205 Durley Ave., Camarillo, California at the Camarillo Airport; Authorize the Director of Airports or His Designee to Administer the Lease and Issue Required Approvals; Find That the Lease is Categorically Exempt From the California Environmental Quality Act** Pages 38-64

**Recommendations:**

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

1. Approve, and authorize the Director of Airports or his designee to sign, the proposed lease with Avex Aviation, LLC., for a 4.64-acre site at 205 Durley Ave, Camarillo, California at the Camarillo Airport (Exhibit 1);
2. Authorize the Director of Airports or his designee to administer the lease and issue required approvals; and
3. Find that the lease is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15302 (replacement or reconstruction).

**7. REGULAR AGENDA**

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

**A. Subject: Receive and File a Staff Update on Current Part 150 Noise Compatibility Studies for Camarillo and Oxnard Airports** Page 65

**Recommendation:**

Receive and file a staff update on current Part 150 airport noise compatibility studies for Camarillo and Oxnard Airports.

**B. Subject: Receive and File a Staff Update on the Camarillo Airport Beacon Tower Installation Project Page 66**

**Recommendation:**

Receive and file a staff update on the Camarillo Airport Beacon Tower Installation Project.

**C. Subject: Receive and File a Staff Presentation Regarding Solicitation for Letters of Interest – Development Parcels at Camarillo Airport Pages 67-69**

**Recommendation:**

Receive and file a staff presentation regarding solicitation for Letters of Interest – two parcels at Camarillo Airport.

**D. Subject: Approval of, and Authorization for the Director of Airports or His Designee to Sign, Consulting Services Contract with Ninyo & Moore Geotechnical & Environmental Sciences Consultants for the Supplemental Per and Polyfluoroalkyl Substances Soil and Groundwater Investigation at Oxnard Airport for \$129,660.48 Pages 70-91**

**Recommendation:**

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

Authorize the Director of Airports or his designee to sign the consulting services contract with Ninyo & Moore Geotechnical & Environmental Sciences Consultants for the supplemental per and polyfluoroalkyl substances soil and groundwater investigation at Oxnard Airport for \$129,660.48.

**8. DIRECTOR'S REPORT**

**9. REPORTS**

**Report items listed below are presented to the Aviation Advisory Commission for information only, at this time. The report items require no action or are not ready for the Commission's consideration. The Commission may refer these items to the Department of Airports for investigation and report back on a future agenda. Pages 92-119**

Monthly Activity Report – June – July 2025

Monthly Noise Complaints – June – July 2025

Consultant Reports (Coffman Associates) – June – July 2025

Consultant Reports (Woolpert – Camarillo Airport) – June – July 2025

Consultant Reports (Woolpert – Oxnard Airport) – June – July 2025

Consultant Reports (Mead & Hunt) – July – August 2025

Project Status Report – August 2025

Meeting Calendars

## **10. CORRESPONDENCE Pages 120-153**

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

Camarillo Acorn article dated July 12, 2025, re: Airport noise study the focus of August public hearing – Comment period is open, runs through August 18

Letter from Keith Freitas, Director of Airports, to David C. Brenner, C.M., Managing Principal, AMCG dated July 16, 2025, re: Statement of Qualifications for Rent & Fee Analysis AMCG & Coffman Notice of Ranking

Department of Airports e-mail correspondence from Mariana Zacarias, Management Assistant-IV, dated July 25, 2025, re: CMA New Beacon Project Update

Ventura County Star article dated July 28, 2025, re: Camarillo, Oxnard airports' noise studies open for feedback

Department of Airports e-mail correspondence from Jannette Jauregui, Communications & Engagement Manager dated August 6, 2025, re: What to Expect for Next Week's Wings Over Camarillo Air Show

Department of Airports e-mail correspondence from Jannette Jauregui, Communications & Engagement Manager dated August 8, 2025, re: Canyon Fire and Increased Aircraft Activity

Department of Airports e-mail correspondence from Jannette Jauregui, Communications & Engagement Manager dated August 8, 2025, re: Noise Comment Line Currently Affected by County Outage

Department of Airports e-mail correspondence from Jannette Jauregui, Communications & Engagement Manager dated August 8, 2025, re: Follow-up Regarding Phone Lines

Department of Airports business park notice: AIR SHOW STERILE AREA – AUGUST 16 & 17 11:45 A. TO 5:00 P.M.

Moorpark Acorn article dated August 9, 2025, re: Sky comes alive for 44<sup>th</sup> Wings Over Camarillo – Special thanks going to wildfire community responders

Ventura County Star article dated August 13, 2025, re: Annual Wings Over Camarillo air show flies back into town for its 44<sup>th</sup> year

Department of Airports e-mail correspondence from Jannette Jauregui, Communications & Engagement Manager dated August 13, 2025, re: Videos of Part 150 Community Meetings Now Available

Department of Airports e-mail correspondence from Jannette Jauregui, Communications & Engagement Manager dated August 14, 2025, re: Reminder – Wings Over Camarillo Air Show Happening This Weekend

Plane and Pilot Magazine article dated August 14, 2025, re: Wings Over Camarillo Air Show Returns to Honor Community Responders

Flying Magazine article dated August 15, 2025, re: Wings Over Camarillo on Tap for This Weekend

Department of Airports e-mail correspondence from Jannette Jauregui, Communications & Engagement Manager dated August 19, 2025, re: Reminder – Deadline to Submit Public Comments is Today

VC Reporter Photo Feature dated August 21, 2025, re: Wings Over Camarillo

Camarillo Acorn article and photo feature dated August 23, 2025, re: The Sky comes Alive

**11. COMMISSION COMMENTS** – Comments by Commission members on matters deemed appropriate.

**12. ADJOURNMENT**

The next regular Commission meeting will be on **Wednesday, October 8, 2025, at 6:30 p.m.** in the Department of Airports Administration Office Conference Room, 555 Airport Way, Suite B, Camarillo, California.

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IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT DENISE ARREOLA (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/89218410378?pwd=w4EFsZW8zRPyeT3YOuSLOJ1IvPIUwd.1>

**Webinar ID:** 892 1841 0378

**Passcode:** 459961

**Phone Numbers:** 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.

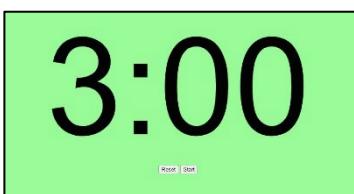
**Telephone:** You may observe the meeting via the Department of Airports YouTube channel. If you are interested in speaking to an item, you can call into one of the phone lines listed above, and when prompted enter the Webinar ID and Passcode shown above. Once in the meeting, you will be listening to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

### MINUTES

**July 9, 2025**

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

Vice Chair, Matthew Johnston, called the meeting to order at 6:30 p.m. and Commissioner Bruce Martin led the pledge of allegiance.

#### **2. ROLL CALL**

##### **PRESENT**

Clarke Cramer	Matthew Johnston
Mark McCamish	Rich Weyek
Sean Colvin	
Bruce Martin	

##### **ABSENT**

Steve Tannehill (E)
John Corneau (E)
Jerrold Abramson (E)

*Excused (E)*

*Late (L)*

*Absent (A)*

#### **AIRPORT STAFF**

Keith Freitas, Director of Airports  
Casey Pullman, Deputy Director  
Madeline Herrle, Lease Manager  
Jannette Jauregui, Communications and Engagement Manager  
Servando Briggs, Accounting Manager  
Ana Castro, Administration Officer  
Denise Arreola, Administrative Assistant

### **3. AGENDA REVIEW**

No changes to the agenda.

### **4. APPROVAL OF MINUTES – May 7, 2025**

***Action: Upon the motion of Commissioner Mark McCamish and seconded by Commissioner Bruce Martin, the Commission hereby approves the May 7, 2025, minutes. All members voted and the motion passed unanimously 6-0.***

### **5. PUBLIC COMMENT** - Citizens wishing to speak to the Commission 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.*

***No public comment made.***

### **6. REGULAR AGENDA**

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

**A. Subject: Receive and File a Presentation on the Wings Over Camarillo Air Show at Camarillo Airport**

**Recommendation:**

Receive and file a presentation on the Wings Over Camarillo Air Show taking place on August 16<sup>th</sup> and 17<sup>th</sup>, 2025, at Camarillo Airport.

Bob Trimborn, Air Show Director, introduced the agenda item and William "Bill" Thomas, Air Show Boss, who then provided a presentation on the 44<sup>th</sup> annual Wings Over Camarillo Air Show. This year, the air show honors community responders during the Mountain Fire. The Commission expressed their gratitude to all the Air Show volunteers.

***Action: Without motion, the Commission receives the presentation on the Wings Over Camarillo Air Show at Camarillo Airport.***

**B. 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.

Jannette Jauregui, Communications and Engagement Manager, presented the Department of Airports fourteenth feature story. The segment focused on fixed based operators who are on call to respond to urgent requests for organ transplants for medical patients who are awaiting surgery.

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

**C. Subject: Receive and File a Staff Report Regarding Federal Aviation Administration Grant Assurances**

**Recommendation:**

Receive and file a staff report regarding Federal Aviation Administration (FAA) Grant Assurances (Obligations) for Ventura County and specifically the Department of Airports.

Keith Freitas, Director of Airports, presented the item with a staff report regarding FAA obligations and federal grants for the County of Ventura specifically the Department of Airports.

***Action: Without motion, the Commission receives the staff report regarding the Federal Aviation Administration Grant Assurances.***

**D. Subject: Approval of, and Authorization for the Director of Airports or His Designee to Sign, the Proposed Termination of Lease Agreement with the Ventura County Fire Protection District for 165 Durley Avenue, Camarillo, California Located at the Camarillo Airport**

**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 termination of lease agreement with the Ventura County Fire Protection District for 165 Durley Avenue, Camarillo, California located at the Camarillo Airport (Exhibit 1).

Madeline Herrle, Lease Manager, presented this item for its recommended approval and authorization to the proposed termination of the lease agreement with the Ventura County Fire Protection District. The presentation affirmed the County Executive Offices will pay

out the remaining amount owed for the years left on lease.

***Action: Upon the motion of Commissioner Mark McCamish and seconded by Commissioner Clarke Cramer, the Commission hereby approves the recommendations as stated in the respective agenda letter for item 6.D. All members voted and the motion passed unanimously 6-0.***

**E. Subject:** Approval of, and Authorization for the Director of Airports or His Designee to Sign, the Proposed Lease Amendment with the Ventura County Fire Protection District for 160 Durley Avenue, Camarillo, California Located at the Camarillo Airport

**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 lease amendment with the Ventura County Fire Protection District lease for 160 Durley Avenue, Camarillo, California located at the Camarillo Airport (Exhibit 1).

Madeline Herrle, Lease Manager, presented this item for its recommended approval and authorization to the proposed lease amendment with the Ventura County Fire Protection District. The presentation affirmed the County Executive Offices will pay out the remaining amount owed for the years left on lease.

***Action: Upon the motion of Commissioner Mark McCamish and seconded by Commissioner Bruce Martin, the Commission hereby approves the recommendations as stated in the respective agenda letter for item 6.E. All members voted and the motion passed unanimously 6-0.***

**7. DIRECTOR'S REPORT**

Director Freitas announced the arrival of the DC-3 aircraft at Oxnard Airport. He noted that the Department of Airports has been working for nearly four years to raise the airport's visibility. With the recent lease agreement with Axis Aviation—establishing a new Fixed Base Operator and flight school—the addition of the DC-3 aircraft is expected to help draw greater community interest to Oxnard Airport. Vice Chair Johnston also provided further details about the aircraft.

The Department of Airports welcomes the arrival of Accounting Manager, Servando Briggs; who comes from the Ventura County Harbor Department. Servando's new role takes over the position previously held by the now retired, Jamal Ghazaleh.

Director Freitas provided an update on the Advanced Air Mobility Test Range. We've gone through various stages, and presently in the stage of Director Freitas and Deputy Director Pullman meeting local air traffic control and the FAA. The presentation map shows how congested the airspace over the Los Angeles basin is, which allows Ventura County less

congested airspace to be a good location to develop a new test range. Additionally, it is noted that we sit between the Navy's two largest test ranges in the United States. It's expected we'll complete this process by the end of the year. This test range is expected to shorten the process to get approval through COA from 12-18 months to about 30 days.

***Director's Report was received and filed.***

## **8. REPORTS**

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

Monthly Activity Report – April – May 2025

Monthly Noise Complaints – April – May 2025

Consultant Reports (Coffman Associates) – April – May 2025

Consultant Reports (Woolpert – Camarillo Airport) – April – May 2025

Consultant Reports (Woolpert – Oxnard Airport) – April – May 2025

Project Status Report – April – May 2025

Meeting Calendars

***Reports were received and filed.***

## **9. CORRESPONDENCE**

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

Pacific Business Times article dated February 21, 2025, re: Our View: Camarillo Airport soars in delivering fire support

Ventura County Star article dated April 24, 2025, re: US Army skydiving team makes tandem jumps over Oxnard

Ventura County Star article dated May 1, 2025, re: Veterans in 80s, 90s climb into cockpit for Dream Flights out of Camarillo Airport

Letter from Lease Manager, Madeline Herrle to Matt Johnston, California Aeronautical University, dated May 5, 2025, re: Development of Fuel Farm/Self Serve at Oxnard Airport

Letter from Lease Manager, Madeline Herrle to Zachary Taitt, Kimley Horn dated May 20, 2025, re: Camarillo Airport – Development Standards Business Park and Airside

Aviation Week Intelligence Network – Business Aviation article dated May 29, 2025, re: Golden West Jet Center FBO At Oxnard Airport To Close

Ventura County Department of Airports Request for Qualifications (RFQ) dated June 5, 2025 for Analysis and Recommendations for 1) Rent and Fee Methodology Policies and Standards, 2) Market Study (comparable and competitive) and 3) Proposed Rent and Fee Structures for CMA and OXR

Letter to Judy Phelps – CP Aviation from Communications and Engagement Manager, Jannette Jauregui, dated June 12, 2025, re: Camarillo Airport Hours of Operation Departures Between 12:00 a.m. and 5:00 a.m.

Letter to Rheem Aviation LLC from Communications and Engagement Manager, Jannette Jauregui, dated June 12, 2025, re: Camarillo Airport Hours of Operation Departures Between 12:00 a.m. and 5:00 a.m.

Department of Airports announcement – Mark Your Calendars! Ventura County Department of Airports Part 150 Noise Compatibility Program Final Public Hearings – August 4, 2025, at 6:00 p.m. at Ventura County Office of Education (Camarillo Airport) and August 5, 2025, at 6:00 p.m. at Holiday Inn Oxnard North – formerly Courtyard by Marriott (Oxnard Airport).

***Correspondence was received and filed.***

**10. COMMISSION COMMENTS** – Comments by Commission members on matters deemed appropriate.

Vice Chair Matthew Johnston requested that a future agenda includes an item to consider the potential disbandment of the Aviation Advisory Commission. He provided background, noting that when he first joined the Commission several years ago, there was a purpose for having both the Commission and the Authority Board. However, with changes in Commissioners, there may now be a shift in sentiment regarding the continued need for the Aviation Advisory Commission.

Vice Chair Johnston has observed and stated that public engagement is minimal, with few, if any, members of the public attending meetings in person or online, and limited public comment on agenda items. He also highlighted the duplicative efforts required by staff to prepare and clerk two separate but identical meetings for both boards, scheduled back-to-back in the evenings.

It is recommended that staff collaborate with the Chair to research what voting authorities exist within other County agencies and to prepare a pros-and-cons analysis of maintaining two voting boards versus consolidating responsibilities.

## **11. ADJOURNMENT**

There being no further business, a motion to adjourn the July 9, 2025, meeting of the Aviation Advisory Commission was made by Commissioner Clarke Cramer and seconded by Commissioner Mark McCamish at 7:25 p.m.

The next regular Commission meeting will be on **Wednesday, August 13, 2025, at 6:30 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



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September 10, 2025

Aviation Advisory Commission

**Subject: Review and Approval of the 2026 Aviation Advisory Commission Meeting Calendar**

**Recommendation:**

Staff requests that your Commission review and approve the 2026 Aviation Advisory Commission meeting calendar.

**Fiscal/Mandates Impact:**

This item is presented for information only and it does not require consideration by the Board of Supervisors. There are no fiscal impacts associated with the recommended action.

**Discussion:**

The 2026 meeting calendar (Exhibit 1) is presented to your Airport Commission for consideration and approval. The meeting calendar conflicts with two observed holidays. The February Commission meeting conflicts with the observed holiday of Lincoln's Birthday (February 12), and the November Commission meeting conflicts with Veterans Day (November 11). As a result, both meetings will be rescheduled to the preceding week

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 2026 Aviation Advisory Commission Meeting Calendar

# 2026 Meeting Schedules

Aviation Advisory Commission	Camarillo & Oxnard Airport Authorities
<p>The <b>Aviation Advisory Commission</b> 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.</p>	<p>The <b>Camarillo &amp; Oxnard Airport Authorities</b> 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.</p>
January 7	January 8
February 4*	February 5*
March 11	March 12
April 8	April 9
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





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September 10, 2025

Aviation Advisory Commission  
Camarillo Airport Authority  
Oxnard Airport Authority

**Subject:** **Authorization for the Director of Airports or His Designee to Award an Annual Consulting Services Contract for Fiscal Year 2025-2026 to Remdox, Inc., to Assist the Department of Airports with Environmental Testing Services and to Issue Work Orders Against the Contract in an Amount Not to Exceed \$100,000; and Authorization for the Auditor-Controller to Process the Necessary Budgetary Transactions**

**Recommendations:**

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

1. Authorize the Director of Airports, or his designee, to award an annual consulting services contract to Remdox, Inc., for fiscal year 2025-2026 (July 1, 2025 through June 30, 2026) using a contract form negotiated in compliance with the County of Ventura Public Works Agency Project Processing Procedures Manual (an exemplar contract form is attached as Exhibit 1);
2. Authorize the Director of Airports, or his designee, to issue work orders against the contract for up to \$35,000 each project for planning of construction projects not yet approved by the Board, and for up to \$100,000 each work order for other services; and;
3. Authorize the Auditor-Controller to process the necessary budgetary transactions to revise the following appropriations.

<b>Increase/Decrease</b>	<b>Budget Division</b>	<b>Account Level</b>	<b>Amount</b>
Increase	5020	Services & Supplies	\$800,000
Decrease	Fund E300	Unrestricted Net Position	\$800,000

**Fiscal Impact:**

This action does not result in an immediate fiscal impact, as there is no obligation to issue any work orders against this annual contract during the term of the contracts. A fiscal impact will occur only when work orders are issued. The fiscal year 2025-26 Adopted Budget includes partial funding for the annual contracts. There is sufficient funding in the Airports Enterprise Fund Unrestricted Net Position for the requested budget adjustment.

	<u>FY 2025-26</u>	<u>FY 2026-27</u>
Revenues	\$ 0	\$ 0
Direct Costs	\$ 800,000	\$ 0
Net County Cost	\$ 800,000	\$ 0

*Funding Source: Airports Enterprise Fund*

*Match Requirement: None*

**Discussion:**

To obtain professional consulting services for projects at Camarillo and Oxnard Airports for fiscal year 2025-2026, the Department of Airports (Department) reviewed the previous year's annual contract work, consultant performance, and anticipated future professional services requirements in order to determine which consultants and services should be retained under an annual contract arrangement. We also completed a qualifications solicitation process for environmental testing firms in November of 2024. Based on this analysis and the recent qualifications selection process for environmental testing firms, select consultants were invited to express their interest in forming an annual contract with the County. Invited consultants submitted proposed fee schedules which were reviewed and negotiated, and a list of proposed consultants was developed for Board approval of annual contracts on June 24, 2025. Remdox, Inc. was inadvertently left off the list and staff is requesting they be added now.

The proposed contract form (Exhibit 1) has been negotiated in compliance with the County of Ventura Public Works Agency Project Processing Procedures Manual for Class II annual contracts. Class II annual contracts are approved by The Board each year. They are general contracts utilized for specific professional services when needed. Once an annual contract is in place, work orders are issued against the annual contract for specific services. No single work order can exceed \$100,000. The contracted services are for environmental testing services.

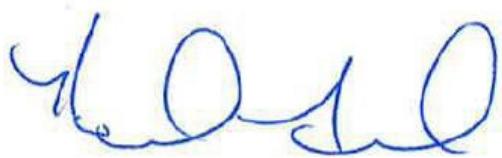
This consultant recommended for a contract has demonstrated the qualifications required by the County. Negotiations have resulted in fee schedules considered fair and reasonable for the qualifications. Entering into an annual consulting services contract does not guarantee any work for or obligate the County to engage the services of a consultant.

**Strategic Priority:**

**Fiscal Responsibility and Economic Vitality & Reliable Infrastructure and Sustainability**

These annual contracts support the County's Strategic Priorities to promote fiscal responsibility, economic vitality, reliable infrastructure, and sustainability.

If you have any questions regarding this item, please call Erin Powers at (805) 388-4205, or me at (805) 388-4200.



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

Attachment:

Exhibit 1 – Proposed Contract Form

# EXAMPLE

## ANNUAL CONSULTING SERVICES CONTRACT AE No. AEA 26-XX

### PROFESSIONAL SERVICES CONTRACT for Oxnard and Camarillo Airports

This is an annual contract, made and entered into this July 1, 2025, by and between the COUNTY OF VENTURA, (COUNTY), and [INSERT NAME AND ADDRESS OF CONSULTANT] (CONSULTANT).

This contract (Contract) shall be administered for the COUNTY by the COUNTY's Department of Airports. Claims, disputes, or complaints to the COUNTY under this Contract must be addressed to the Projects Coordinator located at 555 Airport Way, Suite B, Ventura, CA 93010 by certified mail return receipt requested. This Contract constitutes the entire agreement between the parties regarding its subject matter and supersedes all previous and contemporaneous agreements, understandings and negotiations regarding the subject matter of this Contract. No modification, waiver, amendment or discharge of this Contract is valid unless the same is in writing and signed by duly authorized representatives of both parties.

The parties hereto agree as follows:

1. COUNTY hereby retains CONSULTANT to perform services on an "as needed / as requested" basis, during the period from July 1, 2025 to June 30, 2026, as provided in the "Scope of Work and Services", attached hereto as "Exhibit A", and the "COUNTY of Ventura, Public Works Agency, CONSULTANT's Guide to Ventura COUNTY Procedures" as amended from time to time, which is on file with the Public Works Agency, and which by reference is made a part hereof. This contract shall take precedence over the Guide in case of conflicting provisions, otherwise they shall be interpreted together.
2. All work under this Contract, and any portion thereof separately identified, shall be completed within the time provided in the "Time Schedule", attached hereto as "Exhibit B". COUNTY shall issue a suspension of the contract time whenever CONSULTANT is delayed by action or inaction of COUNTY and CONSULTANT promptly notifies COUNTY of such delays.
3. COUNTY will make payment only for services actually rendered. CONSULTANT is not entitled to payment for having been retained under this Contract. CONSULTANT is not entitled to perform work under this Contract except as requested by COUNTY, and COUNTY is not obligated to request any work under this Contract. Payment for services rendered shall be made monthly, within 30 days from when the COUNTY receives an invoice or 10 days from when the Auditor-Controller's office receives the invoice, in accordance with "Fees and Payment," attached hereto as "Exhibit C."
4. COUNTY or any duly authorized representative shall have the right to review the work being performed by CONSULTANT under this Contract at any time during COUNTY's usual working hours. A review of the work in progress shall not relieve the CONSULTANT of responsibility for the accuracy and completeness of the work performed under this Contract.

5. This Contract is for the professional services of CONSULTANT and is non-assignable by CONSULTANT without prior consent by COUNTY in writing except that CONSULTANT may assign money due or which will accrue to CONSULTANT under this Contract. If given written notice, COUNTY will recognize such assignment to the extent permitted by law, but any assignment of money shall be subject to all proper setoffs and withholdings in favor of the COUNTY and to all deductions provided for in this Contract. All money withheld, whether assigned or not, shall be subject to being used by COUNTY for completion of the work, should the Contract be in default. Such professional services shall be actually performed by, or shall be immediately supervised by CONSULTANT or a principal of the firm.

In performing these professional services, CONSULTANT is an independent contractor and is not acting as an agent or employee of COUNTY.

6. COUNTY retains the right to terminate this Contract for any reason prior to completion by notifying CONSULTANT in writing, and by paying charges accumulated prior to such termination. Such charges shall be limited to the maximum fee specified in "Exhibit C" for completion of any separately identified phase of the work which, at the time of termination, has been started by request of COUNTY, plus a pro-rata share of any percentage retention specified.

7. On completion or termination of Contract, COUNTY shall be entitled to immediate possession of, and CONSULTANT shall furnish on request, all computations, plans, correspondence and other pertinent data gathered or computed by CONSULTANT for this particular project prior to any termination. No documents prepared pursuant to this Contract or any modifications thereof shall be copyrighted by CONSULTANT or by COUNTY. CONSULTANT may retain copies of said original documents for CONSULTANT'S files.

8. CONSULTANT owes COUNTY an undivided duty of loyalty in performing the services under this Contract. During the term of this agreement CONSULTANT shall not employ or compensate personnel currently employed by COUNTY. CONSULTANT shall promptly inform COUNTY of any contract, arrangement, or interest that CONSULTANT may enter into or have (other than this Contract) related to the COUNTY's subject project. This includes contracts and arrangements with manufacturers, suppliers, contractors or other third parties which possess or seek to obtain a financial interest related to the County's subject project. In performing services under this Contract, CONSULTANT acknowledges that it may be subject to laws addressing financial conflicts of interest such as the Political Reform Act ("Act"), Government Code section 81000 et seq. CONSULTANT shall comply with financial disclosure requirements under the Act as directed by COUNTY, and shall not engage in activities that may constitute a conflict of interest under applicable law.

9. a. CONSULTANT shall, throughout the term of this Contract and any extensions thereof, carry one or more insurance policies that provide the following minimum coverage:

- 1) Commercial General Liability insurance shall provide minimum of \$1,000,000 coverage for each occurrence and \$2,000,000 aggregate coverage.
- 2) Worker's Compensation insurance in full compliance with California law for all employees of CONSULTANT in the minimum amount of \$500,000, if applicable.
- 3) Professional Liability (Errors and Omissions) insurance shall provide a minimum of \$1,000,000.00 coverage for each occurrence and \$2,000,000.00 in annual aggregate coverage. Professional Liability insurance is not required if the CONSULTANT does not provide design services including the preparation of plans or specifications, or survey services as part of design or project layout during the completion of this Contract.

b. CONSULTANT shall notify COUNTY immediately if the CONSULTANT'S general aggregate of insurance is exceeded by valid litigated claims and purchase additional levels of insurance to maintain the above stated requirements. Each type of insurance mentioned herein shall be written by a financially responsible company or companies authorized to do business in the State of California. CONSULTANT agrees to provide COUNTY with copies of certificates of all polices written and each shall contain an endorsement that they are not subject to cancellation without 30 days prior written notice being given to COUNTY by the insurance company or companies writing such insurance. CONSULTANT agrees to name County of Ventura and its officials employees and agents as additional insured ("Additional Insureds") on CONSULTANT'S general and automobile liability insurance policies. All required insurance shall be primary coverage as respects the Additional Insureds, and any insurance or self-insurance maintained by the Additional Insureds shall be in excess of CONSULTANT's insurance coverage and shall not contribute to it. CONSULTANT agrees to waive all rights of subrogation against the Additional Insureds for losses arising directly or indirectly from the activities or work performed by CONSULTANT hereunder.

10. CONSULTANT shall defend, indemnify and hold harmless COUNTY, including all of its boards, agencies, departments, officers, employees, agents and volunteers, against any and all claims, lawsuits, judgments, debts, demands or liabilities that arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of CONSULTANT in the performance of this Contract.

CONSULTANT:

COUNTY: **COUNTY OF VENTURA**

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Signature

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**Keith Freitas**, Director of Airports

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Printed Name and Title

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Taxpayer I.D. No.

**EXHIBIT A**

**SCOPE OF WORK AND SERVICES**

Consultant shall provide professional consulting services during the period from July 1, 2025 to June 30, 2026, as requested by the Director of Airports or his designated representative. Such services shall include, but are not limited to management consulting services, civil engineering, architectural engineering, design review, specification writing, grant support, construction administration services, disadvantage business enterprise support, cost engineering/estimates, materials testing and monitoring, project planning, survey, environmental planning, environmental review services, planning services.

County retains the right to terminate any work requested for any reason by notifying Consultant in writing 60 days in advance and by paying all charges accumulated prior to such termination.

Consultant agrees to complete all work accepted by Consultant during the term of this contract.

All work performed under this contract shall be done under the general direction of the Director of Airports and the direction of the Deputy Director of Airports or his designated representative.

At the Agency's discretion, the Agency may provide Consultant with office space, telephone, computer, supplies and secretarial services at the Department of Airports Administrative Offices, Camarillo Airport, for use solely for the performance of services for the County.

END OF EXHIBIT A

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**EXHIBIT B**

**TIME SCHEDULE**

All work under this contract shall be completed by June 30, 2026.

END OF EXHIBIT B

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**EXHIBIT C**

**FEES and PAYMENT**

On presentation of invoice, payment shall be made for work completed, delivered and accepted at the following rates:

1. Fee Schedule (See Exhibit C-1)

County shall compensate Consultant at the above rate, but not to exceed the sum of **[INSERT CONTRACT AMOUNT]** for all assigned work completed.

END OF EXHIBIT C



September 10, 2025

Aviation Advisory Commission  
Camarillo Airport Authority  
Oxnard Airport Authority

**Subject: Approval of, and Authorization for the Director of Airports or His Designee to Sign, Contract Amendments to Extend the Contract Expiration Dates of Three (3) Contracts; and Replace Exhibit C-2 Fee Schedule for Contract No. AEA 25-06. No Change in Total Cost of Contracts**

**Recommendation:**

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

Approval of, and authorization for the Director of Airports or his designee to sign, contract amendments to extend the contract expiration dates of three contracts (Exhibits 1-3) and to replace Exhibit C-2 Fee Schedule for Contract No. AEA 25-06. No change in total cost of contracts.

VENDOR	CONTRACT NO.	CONTRACT TITLE	CURRENT CONTRACT EXPIRATION or TERMS	REVISED CONTRACT TERMS	CHANGE IN TOTAL CONTRACT COST
Coffman Associates	<b>AEA 22-06</b>	<b>Camarillo Airport – Part 150 Noise Compatibility Study</b>	<b>6/30/25</b>	<b>8/11/26</b>	<b>\$0</b>
Coffman Associates	<b>AEA 22-07</b>	<b>Oxnard Airport – Part 150 Noise Compatibility Study</b>	<b>6/30/25</b>	<b>8/11/26</b>	<b>\$0</b>
Woolpert, Inc.	<b>AEA 24-05</b>	<b>Oxnard Airport – Construction Administration Services For Taxiway F (renamed A) Pavement Reconstruction</b>	<b>6/30/25</b>	<b>6/30/26</b>	<b>\$0</b>
Mead & Hunt, Inc.	<b>AEA 25-06</b>	<b>Camarillo Airport – Approach and Procedure Analysis</b>	<b>Exhibit C-2 Fee Schedule includes cost plus for travel expenses.</b>	<b>Revised Exhibit C-2 Fee Schedule eliminates cost plus</b>	<b>\$0</b>

				<b>for travel expenses.</b>	
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**Fiscal/Mandates Impact:**

Mandatory: *No*

Source of Funding: *Airport Enterprise Fund*

Impact on Other Departments: *None*

**Discussion:**

To support projects at the Camarillo and Oxnard airports, the Department of Airports enters into various consulting contracts for planning, design and construction management services. Typically, the contract period identified in each contract reflects adequate time to complete the performance of the work. However, the Airport has undertaken several significant projects that require Federal Aviation Administration review and acceptance which have led to protracted coordination times to complete project paperwork and closeouts. Additionally, it was recently discovered that an adjustment to a contract fee schedule for extra services is required to realign the contract terms with County requirements.

All four consulting contracts were Board-authorized. Therefore, staff requests your approval to authorize the Department of Airports to execute contract amendments to extend the contract expiration dates for three contracts and to replace Exhibit C-2 Fee Schedule for one consultant contract. This will allow each project to continue to project completion and meet Auditor-Controller standards for vendor payments. None of the amendments will change the total amount of the contract.

The County Executive Office, the Auditor-Controller's Office, and County Counsel have reviewed this item, and the Aviation Advisory Commission and the Camarillo and Oxnard Airport Authorities recommend its approval.

**Strategic Priority:**

These contract amendments to extend contract time and fee schedule terms supports the County's Strategic Priorities to support fiscal responsibility, economic vitality, reliable infrastructure, and sustainability.

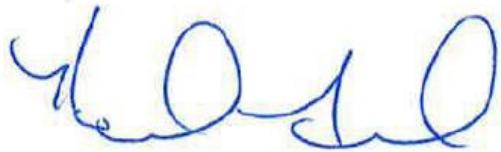
AAC/CAA/OAA

Approval of Four Contract Amendments To Extend Contract Expiration Dates

September 10, 2025

Page 3

If you have any questions regarding this item, please call Erin Powers at (805) 388-4201, or me at (805) 388-4200.

A handwritten signature in blue ink, appearing to read "Keith Freitas".

KEITH FREITAS, A.A.E., C.A.E.

Director of Airports

Attachments:

Exhibit 1 – AEA 22-06 Contract Amendment No.3

Exhibit 2 – AEA 22-07 Contract Amendment No.3

Exhibit 3 – AEA 24-05 Contract Amendment No.1

Exhibit 4 – AEA 25-06 Contract Amendment No.1

**CONSULTING SERVICES CONTRACT: AEA 22-06  
AMENDMENT of CONTRACT NO. 2**

**CAMARILLO Airport – PART 150 NOISE COMPATIBILITY  
STUDY**

The County of Ventura (County), and Coffman Associates, Inc., (Consultant) enter into this agreement (Amendment No. 2) to amend the existing consulting services contract between them, entered into on September 30, 2022, and first amended on July 26, 2023 (Amendment No. 1), for consulting services in conducting the Part 150 Noise Compatibility Study (Contract).

County and Consultant desire to amend the terms of said existing Contract to extend the contract completion date to allow for the additional time needed to complete the subject project.

NOW THEREFORE, County and Consultant agree as follows:

1. All provisions of the existing Contract remain in full force and effect except as expressly modified by this Amendment.
2. The following changes are made to the Contract:
  - a. EXHIBIT B, TIME SCHEDULE, is replaced in its entirety with the following:

The CONSULTANT will complete all work by June 30, 2025.

Time during which the CONSULTANT is delayed by any public agency reviewing the Contract Documents, or by the County or FAA, for any reason, and not occasioned by acts or omissions of the CONSULTANT, shall not be included in the above time limitations if the CONSULTANT gives prompt notice of delays when they occur.

CONSULTANT: COFFMAN ASSOCIATES, INC. Taxpayer No.: \_\_\_\_\_

Dated: \_\_\_\_\_

Print Name and Title

Dated: \_\_\_\_\_

Print Name and Title

COUNTY: County of Ventura

Dated: \_\_\_\_\_

Keith Freitas Director of Airports

CONSULTING SERVICES CONTRACT: AEA 22-06  
AMENDMENT of CONTRACT NO. 1

Camarillo Airport – PART 150 NOISE COMPATIBILITY STUDY

**CONSULTING SERVICES CONTRACT: AEA 22-07  
AMENDMENT of CONTRACT NO. 2**

**Oxnard Airport – PART 150 NOISE COMPATIBILITY STUDY**

The County of Ventura (County), and Coffman Associates, Inc., (Consultant) enter into this agreement (Amendment No. 2) to amend the existing consulting services contract between them, entered into on September 30, 2022, and first amended on July 26, 2023 (Amendment No. 1), for consulting services in conducting Part 150 Noise Compatibility Study (Contract).

County and Consultant desire to amend the terms of said existing Contract to extend the contract completion date to allow for the additional time needed to complete the subject project.

NOW THEREFORE, County and Consultant agree as follows:

1. All provisions of the existing Contract remain in full force and effect except as expressly modified by this Amendment.
2. The following changes are made to the Contract:
  - a. EXHIBIT B, TIME SCHEDULE, is deleted and replaced in its entirety with the following:

The CONSULTANT will complete all work by June 30, 2025.

Time during which the CONSULTANT is delayed by any public agency reviewing the Contract Documents, or by the County or FAA, for any reason, and not occasioned by acts or omissions of the CONSULTANT, shall not be included in the above time limitations if the CONSULTANT gives prompt notice of delays when they occur.

CONSULTANT: COFFMAN ASSOCIATES, INC. Taxpayer No.: \_\_\_\_\_

Dated: \_\_\_\_\_

Print Name and Title

Dated: \_\_\_\_\_

Print Name and Title

COUNTY: County of Ventura

Dated: \_\_\_\_\_

Keith Freitas Director of Airports

CONSULTING SERVICES CONTRACT: AEA 22-07  
AMENDMENT of CONTRACT NO. 1

Oxnard Airport – PART 150 NOISE COMPATIBILITY STUDY

**CONSULTING SERVICES CONTRACT: AEA 24-05  
AMENDMENT of CONTRACT NO. 1**

**Oxnard Airport – CONSTRUCTION ADMINISTRATION  
SERVICES FOR TAXIWAY F (RENAMEA A) PAVEMENT  
RECONSTRUCTION**

The County of Ventura (County), and Woolpert, Inc., (Consultant) enter into this agreement (Amendment No. 1) to amend the existing consulting services contract between them, entered into on March 6, 2024, for construction administration consulting services (Contract).

County and Consultant desire to amend the terms of said existing Contract to extend the contract completion date to allow for the additional time needed to complete the subject project.

NOW THEREFORE, County and Consultant agree as follows:

1. All provisions of the existing Contract remain in full force and effect except as expressly modified by this Amendment.
2. The following changes are made to the Contract:
  - a. EXHIBIT B, TIME SCHEDULE, is deleted and replaced in its entirety with the following:

The CONSULTANT will complete all work by June 30, 2026.

Time during which the CONSULTANT is delayed by any public agency reviewing the Contract Documents, or by the County or FAA, for any reason, and not occasioned by acts or omissions of the CONSULTANT, shall not be included in the above time limitations if the CONSULTANT gives prompt notice of delays when they occur.

CONSULTANT: COFFMAN ASSOCIATES, INC. Taxpayer No.: \_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_  
Print Name and Title

Dated: \_\_\_\_\_

\_\_\_\_\_  
Print Name and Title

COUNTY: County of Ventura

Dated: \_\_\_\_\_

\_\_\_\_\_  
Keith Freitas Director of Airports

CONSULTING SERVICES CONTRACT: AEA 24-05  
AMENDMENT of CONTRACT NO. 1

Oxnard Airport – CONSTRUCTION ADMINISTRATION SERVICES  
FOR TAXIWAY F (RENAMEA A) PAVEMENT RECONSTRUCTION

**CONSULTING SERVICES CONTRACT: AEA 25-06  
AMENDMENT of CONTRACT NO. 1**

**Camarillo Airport – APPROACH AND PROCEDURES  
ANALYSIS**

The County of Ventura (County), and Mead and Hunt, Inc., (Consultant) enter into this agreement (Amendment No. 1) to amend the existing consulting services contract between them, entered into on May 23, 2025, for an approach and procedures analysis study (Contract).

County and Consultant desire to amend the terms of said existing Contract to replace Exhibit C-2 to remove cost plus terms listed under travel expenses to better align with County policy.

NOW THEREFORE, County and Consultant agree as follows:

1. All provisions of the existing Contract remain in full force and effect except as expressly modified by this Amendment.
2. The following changes are made to the Contract:
  - a. EXHIBIT C-2, FEE SCHEDULE FOR EXTRA SERVICES, is deleted and replaced in its entirety with the following:

**EXHIBIT C-2**  
**Fee Schedule for Extra Services**

**MEAD & HUNT, Inc.**  
**Standard Billing Rate Schedule**  
**Effective January 1, 2025**

**Standard Billing Rates**

• Clerical	\$104.00 / hour
• Technical Editor	\$138.00 / hour
• Accounting, Administrative Assistant	\$132.00 / hour
• Technician I, Technical Writer	\$122.00 / hour
• Technician II, Surveyor - Instrument Person	\$140.00 / hour
• Technician III	\$164.00 / hour
• Technician IV	\$174.00 / hour
• Senior Technician	\$216.00 / hour
• Engineer I, Scientist I, Architect I, Interior Designer I, Planner I	\$154.00 / hour
• Engineer II, Scientist II, Architect II, Interior Designer II, Planner II	\$172.00 / hour
• Engineer III, Scientist III, Architect III, Interior Designer III, Planner III	\$184.00 / hour
• Construction Resident Project Representative (RPR)	\$194.00 / hour
• Senior Engineer, Senior Scientist, Senior Architect, Senior Interior Designer, Senior Planner, Construction Manager	\$240.00 / hour
• Project Engineer, Project Scientist, Project Architect, Project Interior Designer, Project Planner	\$260.00 / hour
• Senior Project Engineer, Senior Project Scientist, Senior Project Architect, Senior Project Interior Designer, Senior Project Planner	\$298.00 / hour
• Senior Associate, Principal, Senior Client / Project Manager	\$362.00 / hour

**Expenses**

• Geographic Information or GPS Systems	\$100.00 / day
• Out-Of-Pocket Direct Job Expenses Such as reproductions, sub-consultants / contractors, etc	cost plus 15%

**Travel Expense**

• Company or Personal Car Mileage * Rates will be charged at Current IRS rate*	\$ IRS rate / mile*
• Air and Surface Transportation	cost
• Lodging and Sustenance	cost

**Billing and Payment**

- Travel time is charged for work required to be performed out-of-office. A minimum of two hours will be billed for any work out-of-office.
- Invoicing is on a monthly basis for work performed. Payment for services is due within 30 days from the date of the invoice. An interest charge of 1.5% per month is made on the unpaid balance starting 30 days after the date of invoice.

This schedule of billing rates is effective January 1, 2025, and will remain in effect until December 31, 2025, unless unforeseen increases in operational costs are encountered. We reserve the right to change rates to reflect such increases.

CONSULTANT: COFFMAN ASSOCIATES, INC. Taxpayer No.: \_\_\_\_\_

Dated: \_\_\_\_\_

Print Name and Title

Dated: \_\_\_\_\_

Print Name and Title

COUNTY: County of Ventura

Dated: \_\_\_\_\_

Keith Freitas Director of Airports

CONSULTING SERVICES CONTRACT: AEA 25-06  
AMENDMENT of CONTRACT NO. 1

Camarillo Airport – APPROACH AND PROCEDURE ANALYSIS



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September 10, 2025

Aviation Advisory Commission  
Camarillo Airport Authority

**Subject: Approval of, and Authorization for the Director of Airports or His Designee to Sign, the Proposed Lease with Avex Aviation, LLC., for a 4.64-Acre Site at 205 Durley Ave., Camarillo, California at the Camarillo Airport; Authorize the Director of Airports or His Designee to Administer the Lease and Issue Required Approvals; Find That the Lease is Categorically Exempt From the California Environmental Quality Act**

**Recommendations:**

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

1. Approve, and authorize the Director of Airports or his designee to sign, the proposed lease with Avex Aviation, LLC., for a 4.64-acre site at 205 Durley Ave, Camarillo, California at the Camarillo Airport (Exhibit 1);
2. Authorize the Director of Airports or his designee to administer the lease and issue required approvals; and
3. Find that the lease is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15302 (replacement or reconstruction).

**Fiscal Impact:**

	FY 2024-25	FY 2025-26
Revenues	\$ 0	\$274,203
Costs	\$ 0	\$ 0
Net Gain/(Loss)	\$ 0	\$274,203

*Funding Source: Avex Aviation, LLC.*

*Match requirement: None*

*Sufficient revenue and appropriations are included in the FY 25-26 budget*

**Discussion:**

Avex Aviation, LLC., (Avex) has been a subtenant and direct tenant through a lease assignment at the Camarillo Airport since 1994, and in 2022 reformed as a new LLC with the Blackhawk Group based in Texas. The facility was formerly operated by Western Cardinal Aviation as a Fixed Based Operator since 1992; Avex desires to pursue interior remodeling to update the facilities and create a more efficient space layout to accommodate office, marketing, staff areas and hangar services functions. No expansion of the facilities is contemplated. The Department of Airports supports sustaining the existing employee and customer base for this specialty TBM service business. The Department of Airports is including into the leasehold area the parking area to the south of the facility and an expanded ramp area to allow Avex to manage both areas and maximize income.

The lease is for a 25-year term which is conditioned upon a capital project investment of \$2,140,000 within the first 36 months of the lease term. Avex will pay ground rent and facility rent on the 4.64-acre site with adjustments to the rent every five years based on the then-current Rent and Fee rates established by the Department of Airports as approved by the Board of Supervisors.

The Board is also being asked to find that the lease is categorically exempt from CEQA, under CEQA Guidelines section 15302, because the improvements under the lease will consist only of renovation of existing structures on the same site, with the same purpose and capacity, and the project will have no significant effect on the environment, either individually or cumulatively. The Board is being requested to authorize the Director of Airports, or his designee, to administer the lease according to its terms and to issue any required approvals necessary for any permit-required modifications to the interior of the building.

**Strategic Priority:**

**Fiscal Responsibility and Economic Vitality**

By retaining the existing employee and customer base of Avex at the Camarillo Airport, the regional economy benefits from increased tax revenues and employment opportunities, the airport provides enhanced services increasing 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 upgrading airport facilities, to service existing clients and support new business opportunities.

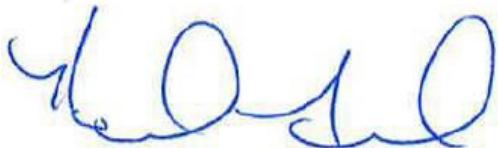
AAC/CAA

Approval and Authorization for the Lease with Avex Aviation, LLC.

September 10, 2025

Page 3

If you have any questions regarding this item, please call Madeline Herrle at (805) 388-4243, or me at (805) 388-4200.

A handwritten signature in blue ink, appearing to read "Keith Freitas".

KEITH FREITAS, A.A.E, C.A.E.

Director of Airports

Attachment:

Exhibit 1 – Proposed Lease with Avex Aviation, LLC

**CAMARILLO AIRPORT  
LEASE AGREEMENT  
BETWEEN  
COUNTY OF VENTURA  
AND  
AVEX AVIATION, LLC**

**LEASE AGREEMENT - CAMARILLO AIRPORT  
AVEX AVIATION, LLC**

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LEASE AGREEMENT – COUNTY OF VENTURA  
AVEX AVIATION, LLC

1                   THIS LEASE (Agreement) is made and entered into by and between:  
2                   COUNTY OF VENTURA (County) and  
3                   AVEX AVIATION, LLC (Tenant).  
4

---

5  
6  
7                   The parties agree that:  
8

9                   **1. PROPERTY LEASED.** County hereby leases to Tenant and Tenant hereby leases from  
10                  County the property (Premises), located on the Camarillo Airport (Airport), described as follows:  
11

12                  **Approximately 4.64 acres of land (202,118 square feet) including existing  
13                  buildings and improvements located at 205 Durley Avenue, Camarillo, California,  
14                  labeled as the “Premises” on the drawing marked Exhibit “A,” which is attached  
15                  hereto and made a part hereof by reference.**

16  
17                  County will prepare a survey (the “Survey”) to confirm the Premises area; if any  
18                  discrepancy exists once the Survey has been completed, the measurements of the  
19                  Premises will be adjusted to the Survey dimensions and the Aviation Land Rent as  
20                  outlined in Section 6 will be adjusted to the survey dimensions.  
21

22                   **2. TERM.**

23                  A. Term. The term of this Agreement is twenty-five (25) years, commencing upon the date this  
24                  Agreement is executed by County (Commencement Date).

25                  B. All rights, title, and interest in all improvements on the Premises shall automatically vest in  
26                  County upon termination or cancellation of this Agreement or upon the expiration of the Initial  
27                  Term of this Agreement.  
28

29                  **3. HOLDOVER.** If Tenant holds possession of the Premises after the expiration of the term of  
30                  this Agreement or any extension thereof, with consent of County, either expressed or implied,  
31                  Tenant shall become a tenant from month to month. All rent(s) for said holdover tenancy shall  
32                  be adjusted to reflect the rate, as set forth in the then-current Department of Airports’ Rent and  
33                  Fee Schedule (Rent and Fee Schedule) adopted by County’s Board of Supervisors (Board),  
34                  and shall include the then-appraised value of the then-County-owned improvements. All other  
35                  terms and conditions of this Agreement shall remain unchanged.  
36

37                   **4. PURPOSE.**  
38

39                  The Premises shall be used for the following specified purposes and shall not be used for any  
40                  other purpose without first obtaining the written consent of the Director of Airports (“Director”).  
41                  Tenant shall operate and maintain a first-rate Full Service Aeronautical Service Provider  
42                  (ASP) as prescribed herein and as defined in the then-current version of County Airports’  
43                  Minimum Standards, which is incorporated herein by this reference.  
44

45                  A. Required Services.  
46

47                  Tenant is hereby granted the nonexclusive privilege to engage in, and Tenant agrees to  
48                  engage in the business of providing full and complete fixed base operation services at the  
49                  Airport as follows:  
50

- 1                   1  
2                   43  
3                   Aircraft ramp service, including sale and into-Plane delivery to the public of aviation

LEASE AGREEMENT – COUNTY OF VENTURA  
AVEX AVIATION, LLC

1       fuels, lubricant and other related aviation products.

2       2. Repair and maintenance of aircraft.

3       3. Customary accommodations for the convenience of users, including pilot lounge

4       area, information services and direct service connection to the Flight Service Station

5       and The United States Weather Bureau.

6       4. Equipment and trained personnel to remove disabled aircraft with a gross landing

7       weight of twelve thousand five hundred (12,500) pounds or less from those portions

8       of the Airport provided and made available by County for aircraft and related

9       operations, including aircraft runways, taxiways, ramps, aprons, and parking spaces,

10      and areas directly associated therewith, which are not leased by Tenant or any other

11      Tenant on the Airport ("Air Operations Area"). Tenant shall perform such removal

12      services on request.

13      5. Sales of avionics engine parts, instruments and accessories.

14      6. Tenant shall provide adequate facilities to include restrooms and public/pilots lounge

15      for its customers and customers of its subtenants.

16      7. Tenant acknowledges that no right or privilege has been granted which would operate

17      to prevent any persons, firm, or corporation operating aircraft on the Airport from

18      performing services on its own aircraft, with its own employees, including

19      maintenance and repair services.

20

21      **Fueling services are allowed only if Tenant's operations otherwise qualify as those of a Full**

22      **Service Aeronautical Service Provider.**

23

24      B. Authorized Services.

25      1. Ramp services including loading and unloading of passengers, baggage, mail, and

26        freight; and providing of ramp equipment, aircraft cleaning, and other services for air

27        carriers and other persons or firms.

28      2. Special flight services, including aerial sightseeing and aerial photograph.

29      3. The sale of new and used aircraft, aircraft parts, navigation equipment, and new and

30        used radio and electronic equipment.

31      4. The demonstration of aircraft for sales and rental.

32      5. Flight training, including ground school.

33      6. Aircraft rental.

34      7. Aircraft charter operations conducted by Tenant or a subcontractor of Tenant.

35

36      Tenant may provide any other general aviation services not specifically provided for herein

37      which are approved in advance, in writing, by County. County's approval of such services shall

38      not be unreasonably withheld.

39

40      Tenant may provide required services through subtenants, which must physically operate from the

41      Premises, under sublease agreements as provided by section 30 of this Agreement.

42

43      C. Operating Standards (for Tenant). In providing any of the required and/or authorized services

44      or activities specified in this Agreement, Tenant shall operate for the use and benefit of the

45      public and shall meet or exceed the following standards.

46      1. Tenant shall comply with the minimum operating standards or requirements promulgated

47        by County, applicable to each of Tenant's activities on the Airport.

48      2. Tenant shall select and appoint a full-time manager of operations at the Airport. The

49        manager shall be qualified and experienced, and vested with full power and authority to act in

50        the name of Tenant with respect to the method, manner, and conduct of the operation of the

51        fixed base services provided under this Agreement. The manager shall be available at the

LEASE AGREEMENT – COUNTY OF VENTURA  
AVEX AVIATION, LLC

1 Airport during regular business hours, and during the manager's absence, a duly authorized  
2 subordinate shall be in charge and available at the Airport.

3 3. Tenant shall provide, at its sole expense, a sufficient number of employees to provide  
4 effectively and efficiently the services required or authorized by this Agreement.

5 4. Tenant shall control the conduct, demeanor, and appearance of its employees, who shall  
6 be trained by Tenant and who shall possess such technical qualifications and hold such  
7 certificates or qualifications as may be required by any government authority in carrying out  
8 assigned duties. It shall be the responsibility of Tenant to maintain close supervision over its  
9 employees to assure a high standard of service to customers and sublessees of Tenant.

10 5. Tenant shall meet all expenses and payments in connection with the use of the Premises  
11 and the rights and privileges herein granted, including taxes, permit fees, license fees, and  
12 assessments lawfully levied or assessed upon the Premises or property at any time situated  
13 therein and thereon. Tenant may, at its sole expense and cost, contest any tax, fee, or  
14 assessment.

15 6. Tenant shall comply with all federal, state, and local laws, rules, and regulations which  
16 may apply to the conduct of the business contemplated, including rules and regulations  
17 promulgated by County, and Tenant shall maintain in effect and post in a prominent place all  
18 necessary and/or required licenses or permits.

19 7. It is expressly understood and agreed that, in providing required and authorized services  
20 pursuant to this Agreement, Tenant shall have the right to choose, in its sole discretion, its  
21 vendors and suppliers.

22 8. Tenant shall at all times maintain, and provide the Director with, a current listing of all  
23 aircraft based or stored on the Premises, whether by Tenant or by any other person or entity.  
24 For purposes of this section, an aircraft is "based" on the Premises if it is operational and  
25 airworthy and operates from the Premises for six months in any calendar year.

26 9. Tenant shall further notify all customers, where Tenant has custody of customer's aircraft,  
27 of the requirement to register said aircraft with the Director and to show evidence of the required  
28 insurance.

29 10. Tenant shall properly collect, store and dispose of used motor oil generated on the  
30 Premises, in accordance with applicable laws and regulations.

32 C. Operating Schedule. Beginning on the date any facilities on the Premises are first offered  
33 for use by the general public, and in accordance with the then-current version of the County's  
34 Minimum Standards, all of the uses and services specified herein shall be provided on the  
35 Premises not less than eight (8) hours per day and five (5) days per week. A change in the  
36 operating schedule may not be made prior to receipt of written approval from the Director.

38 D. Fuel Farm. Tenant shall store and dispense aviation fuels only from its own fuel truck(s)  
39 and/or from fuel tanks located in the Airport's "Fuel Farm," which Tenant has the right to use,  
40 but which are not part of the Premises. Fuel truck(s) and/or fuel tanks must conform to all  
41 fueling and fire safety standards as contained in the Uniform Fire Code, National Fire  
42 Protection Association standards and Federal Aviation Administration Advisory Circular 150  
43 series as may be amended. County shall, on a quarterly basis, conduct a fire safety inspection  
44 of fuel truck(s) and/or fuel tanks(s). Failure to maintain fuel truck(s) and/or fuel tank(s) to fire  
45 safety standards is a breach of this Agreement. Tenant is responsible for maintaining,  
46 including replacing, if necessary, all tanks and associated equipment under Tenant's control.  
47 Upon termination of this agreement for any reason, Tenant must remove, at Tenant's sole  
48 expense, all tanks and associated equipment installed by Tenant.

49 E. Use. No other uses are permitted except with prior written consent of the Director.  
50 Authorization for other uses shall be null and void if not exercised within six (6) months after

LEASE AGREEMENT – COUNTY OF VENTURA  
AVEX AVIATION, LLC

1 such authorization.  
2

3 **5. USE OF AIRPORT FACILITIES.** Tenant shall have the nonexclusive right to the use of the  
4 runways and taxiways of the Airport, the public waiting rooms, rest rooms, and other public  
5 places in the Airport, the roadways and landing aids, and other public facilities provided by  
6 County.

7 **6. RENT.** The minimum monthly rent shall be as follows:  
8

9 The minimum monthly rent shall be payable, in advance, on the first day of each month,  
10 commencing on the first day of the first month after the date of the commencement of this  
11 Agreement pursuant to section 2.A. The minimum monthly rent for the Premises shall be  
12 based on the Aviation Land Rate and Facility Rates for County's Department of Airports  
13 ("Department"), as determined by the latest approved Rent and Fee Schedule.

14 Current minimum monthly rent has two components: The Aviation Land Rate (ground rent)  
15 and the Facility Rate. The Aviation Land Rate shall be based on the aviation land rate  
16 approved by the Board of Supervisors at the time of the lease execution. Currently, the Aviation  
17 Land Rate is in the amount of **\$16,422.00 per month**, based on the current aviation land rent  
18 of \$.975/sf/year on 4.64 acres (202,118 square feet). The Facility Rate shall be based on the  
19 facility rates approved by the Board of Supervisors at the time of the lease execution. Currently,  
20 the Facility Rate is in the amount of **\$14,045.00 per month** based on the following calculations:  
21

22 19,550 SF Main Hangar X \$.40/sf/month	= \$7,820.00 per month
23 12,250 SF Main Hangar shop X \$.40/sf/month	= \$4,900.00 per month
24 2,650 SF Main Hangar Office X \$.50/sf/month	= <u>\$1,325.00</u> per month
25 Total Facility Rate	\$14,045.00 per month
26	
27 <b>Total Initial Monthly Rent</b>	<b>\$30,467.00</b>
28	
29	

30 Monthly Rent for the Term is determined by the then-current Rent and Fee Schedule. County  
31 may set rents and fees in the Rent and Fee Schedule, including those applicable to this  
32 Agreement, as described in this section, at whatever amounts it deems appropriate, on an  
33 annual or more frequent basis, in its absolute and sole discretion, by amending its Rent and  
34 Fee Schedule by a majority vote of the Board. Notwithstanding the foregoing, Monthly Rent  
35 under this Agreement shall be adjusted no more frequently than once every five years, on the  
36 anniversary date of the commencement of this Agreement pursuant to section 2.A, to that  
37 amount shown by the then-current Rent and Fee Schedule.

38 Tenant shall pay County as additional rent a fuel flowage fee (Fuel Flowage Fee) each  
39 calendar quarter ending March 31, June 30, September 30, December 31, during the term of  
40 this Agreement.

41 Current charges are (collectively, Fuel Flowage Rent): 1. Fuel Flowage Fee of \$.06 per gallon,  
42 Fuel Facility Fee (for Fuel Farm) of \$.02 per gallon of aviation fuel delivered to Tenant at the  
43 Airport, if Tenant leases tanks from County a Fuel Storage fee of \$.046 per gallon. 2. Oil  
44 Flowage Fee of \$.15 per gallon for each gallon of oil delivered to Tenant at the Airport.

45 Fuel Flowage and Storage Fees (if applicable) Rent shall be payable for the calendar quarter  
46 during which the petroleum products were delivered to Tenant at the Airport. In computing  
47 Fuel Flowage Rent, there shall be no offset, carry over or carry back from prior months. In

LEASE AGREEMENT – COUNTY OF VENTURA  
AVEX AVIATION, LLC

1 the event this Agreement is terminated, the final accounting period shall consist of that period  
2 of time between the last quarter and the termination date of this Agreement.  
3

4 Tenant shall maintain books, records and accounts in such form and detail as the County  
5 Auditor may require, and shall make said records and accounts available to County Auditor  
6 upon demand, which shall adequately and correctly reflect and account for all petroleum  
7 products delivered to Tenant at the Airport.  
8

9 The acceptance by County of such books, records and accounts shall not preclude County  
10 from thereafter questioning the accuracy or completeness thereof. If any such book, record  
11 or account shall be found to be inaccurate or incomplete, adjustment shall be made forthwith  
12 in accordance with the accurate books, records and accounts for the period and any additional  
13 rent that may be due shall be forthwith paid.  
14

15 It is understood and agreed that Fuel Flowage Rent is determined by the Rent and Fee  
16 Schedule established for all leases at the Airport. The Rent and Fee Schedule is subject to  
17 change by the Board during the term of this Agreement, or any renewal or extension thereof  
18 (and is not subject to the limitation on adjustments occurring no more frequently than once  
19 every five years, as set forth above for the Minimum Monthly Rent). Tenant shall pay at the  
20 changed rent as established by the action of the Board.  
21

22 **7. FAILURE TO PAY WHEN DUE.** If money payable to County as a condition of this Agreement  
23 is not paid prior to ten (10) days after the due date, a fee of ten percent (10%) of the amount  
24 due and unpaid, except that such fee shall not be less than twenty-five dollars (\$25.00), will be  
25 added to the amount due and such total sum shall be due and payable to County as of the  
26 original delinquency date. A further fee in the same amount will be added for each thirty- (30)  
27 day period following addition of the fee, until paid. If the Board amends this requirement in the  
28 Rent and Fee Schedule, the fee provided by this section will be adjusted to the new amount  
29 when the rent is next adjusted on the adjustment schedule provided in section 6.  
30

31 **8. ALTERATIONS BY TENANT/CONSTRUCTION TIMELINE.** Within the first thirty-six (36)  
32 months after the Commencement Date, Tenant shall invest a minimum of \$2,140,000 in capital  
33 renovations (“CAPEX”) to the aviation infrastructure existing at the Premises as of the  
34 Commencement Date, provided, however, that approval of all such improvements, alterations,  
35 and additions must be obtained in advance in writing from the Director. All improvements,  
36 alterations, and additions shall conform to the then-current Airport Design Criteria for  
37 Construction and Specifications for Construction and Maintenance by Tenant, as may be  
38 amended from time to time. Tenant shall obtain all necessary applicable permits after securing  
39 the Director’s written approval of plans. The foregoing approvals shall not be unreasonably  
40 withheld, conditioned, or delayed. CAPEX costs may not include design or consultant costs,  
41 but may include all funds expended for environmental remediation, project engineering, plans  
42 and specifications, required approvals and permits, and construction in connection with  
43 substantial modification of the buildings and site improvements that exist on the Premises as of  
44 the Commencement Date for the purpose of developing the improvements required by this  
45 Agreement. Tenant’s failure to meet the above 36-month CAPEX spending deadline will  
46 constitute a default unless Tenant instead pays to County \$2,140,000 by the end of the 36<sup>th</sup>  
47 month following the Commencement Date. Notwithstanding the foregoing, Tenant shall not be  
48 deemed to be in default if the reason Tenant does not meet the 36-month CAPEX spending  
49 deadline is delays due to Force Majeure causes such as acts of insurrection, war, or Acts of  
50 God, then Tenant shall notify County in writing of such delay event and performance of such  
51 spending deadline/performance will be excused for the period of the delay, and the period of

LEASE AGREEMENT – COUNTY OF VENTURA  
AVEX AVIATION, LLC

1 the performance of any such spending/performance will be extended for a period equal to the  
2 period of such delay.  
3

4 Tenant shall coordinate with County to file Form 7460-1, Notice of Proposed Construction or  
5 Alteration, with the Federal Aviation Administration (FAA) for its review prior to the  
6 commencement of any construction. This shall be completed at the sole cost and expense  
7 of Tenant. County shall assist to the extent reasonably necessary, without cost to County,  
8 to obtain the FAA's review of the same.  
9

10 Tenant shall conduct a hazardous materials inspection of the Premises, including any  
11 improvements existing as of the Commencement Date, before beginning any construction or  
12 demolition of any of those existing improvements. Tenant is responsible for the cost of  
13 remediation of any hazardous materials found or created in the demolition of the existing  
14 facilities.  
15

16 Tenant shall conduct a Phase 1 Environmental Review of existing underground facilities and  
17 soils at the expense of Tenant. If required, Tenant will conduct a Phase 2 Environmental  
18 Review of existing underground facilities at the expense of Tenant. Tenant shall be solely  
19 responsible for any remediation of contamination or hazardous materials. Should further  
20 remediation be required due to unknown or known hazards in any of the Premises located  
21 outside of any area which comprised the premises under the lease agreement for Western  
22 Cardinal and its successor in interest AVEX Aviation, LLC, Tenant costs will be limited to  
23 \$25,000. In the event remediation costs exceed \$25,000, Tenant will immediately notify  
24 County and both Count and tenant agree to use best efforts to resolve the remediation and  
25 limit cost to Tenant.  
26

27 **9. SIGNS AND ADVERTISING.** Tenant shall not erect or display, or permit to be erected or  
28 displayed, on the Airport or to the exterior of the buildings on the Premises, any signs or  
29 advertising matter of any kind without first obtaining the written consent of the Director. Tenant  
30 shall obtain all necessary applicable permits after securing the Director's written approval.  
31

32 **10. EMPLOYEE INFORMATION.** Tenant shall provide and keep current in the Director's office  
33 a list of key employees and their telephone numbers for emergency purposes.  
34

35 **11. SECURITY DEPOSIT.** Tenant shall provide County with and will at all times thereafter  
36 maintain an irrevocable security deposit in the amount of three times the initial monthly rent.  
37 Such amount shall be adjusted periodically and concurrently with any adjustments to rent. The  
38 security deposit shall take one of the forms set out below and shall guarantee Tenant's full and  
39 faithful performance of all the terms, covenants, and conditions of this Agreement.  
40

41 A. An irrevocable Letter of Credit from a financial institution in the United States wherein the  
42 principal sum is made payable to County on order. County must approve both the financial  
43 institution and the form of the certificate.  
44

45 B. The assignment to County of a savings deposit held in a financial institution in Ventura County  
46 acceptable to County. Such assignment shall consist of delivery to County of the original  
47 passbook for such savings deposit and execution and delivery of a written assignment of said  
48 deposit to County on a form approved by County.  
49

50 C. A renewable Time Certificate of Deposit from a financial institution in Ventura County  
51 wherein the principal sum is made payable to County on order. County must approve both the  
financial institution and the form of the certificate.  
52 D. Cash on Deposit with County.  
53

LEASE AGREEMENT – COUNTY OF VENTURA  
AVEX AVIATION, LLC

1 Regardless of the form in which Tenant elects to make the security deposit, all or any portion of  
2 the principal sum shall be available unconditionally to County for correcting any default or  
3 breach of this Agreement by Tenant, its successors or assigns or for payment of expenses  
4 incurred by County as a result of the failure of Tenant, its successors or assigns, to faithfully  
5 perform all the terms, covenants, and conditions of this Agreement.  
6

7 Should Tenant elect to assign a savings deposit to County, or provide a Time Certificate of  
8 Deposit, to fulfill the security deposit requirements of this Agreement, the assignment or  
9 certificate shall have the effect of releasing the depository or issuer therein from liability on  
10 account of the payment of any or all of the principal sum to County on order upon demand by  
11 County. The agreement entered into by Tenant with a financial institution to establish the deposit  
12 necessary to permit assignment or issuance of a certificate as provided above may allow the  
13 payment to Tenant on order of interest accruing on account of the deposit. If, at any time during  
14 the term of this Agreement, any rent or other sum payable to County shall be overdue and  
15 unpaid, County may, at County's option and with, but not contingent on, written notice to Tenant,  
16 apply any portion of this security deposit to the payment of any overdue rent or other sums due  
17 and payable to County under this Agreement.  
18

19 Should the entire security deposit, or any portion thereof, be appropriated and applied by County  
20 for the payment of overdue rent or such other sum due and payable to County by Tenant, then  
21 Tenant shall, within thirty (30) days after written demand by County, restore the security deposit  
22 to the required amount. Tenant shall maintain the required security deposit throughout the term  
23 of this Agreement. Failure to do so shall be deemed default and shall be grounds for immediate  
24 termination of this Agreement. The security deposit shall be rebated, reassigned, released or  
25 endorsed to Tenant or order, as applicable, at the end of the term of this Agreement provided  
26 Tenant is not then in default and has performed its obligation required to be performed upon  
27 termination.  
28

29 **12. SURETY BOND.** No construction shall be commenced nor be deemed to have  
30 commenced at the Premises until Tenant has provided County a Surety Bond or equivalent  
31 instrument as outlined below in this section, in the amount of the total estimated construction  
32 costs of the improvements specified in section 8 above.  
33

34 The Surety Bond, or equivalent instrument or equivalent instrument as outlined below in this  
35 section, shall be in a form acceptable to County and shall state the following:  
36

- 37 1. That it is conditioned to secure the completion of the improvements, free from all liens and  
38 claims of contractors, subcontractors, mechanics, laborers, and material suppliers.
- 39 2. That the construction work shall be fully and faithfully performed by Tenant, the general  
40 contractor, or, on their default, the surety.
- 41 3. That in default of such completion and payment, such part of the amount of the bond as  
42 shall be required to complete the work shall be paid to County as liquidated and agreed  
43 damages for the nonperformance of Tenant's obligations, it being agreed that the amount  
44 of County's damages is extremely difficult to ascertain and determine.
- 45 4. That the surety will defend and indemnify County against all loss, costs, damage, expense,  
46 claims, and liabilities arising out of or connected with the construction.  
47

48 In lieu of a Surety Bond, Tenant may provide construction surety bonds supplied by Tenant's  
49 general contractor or general contractors, provided such bonds contain the same conditions,  
50 are issued jointly to Tenant and County, and are in an amount equal to the total estimated  
51 construction cost of the improvements.

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AVEX AVIATION, LLC

All Surety Bonds must be issued by a responsible surety company qualified to do business in the State of California, acceptable to County, and shall remain in effect until the entire cost of the work shall have been paid in full and the improvements shall have been insured as provided in this Agreement. Surety Bonds shall be accompanied by all the documents enumerated in Code of Civil Procedure section 995.660, subdivision (a), unless the surety company is listed in the latest version of U.S. Department of Treasury Circular 570 and the surety company's bonding limitation shown in said circular is sufficient to provide bonds in the amount of the bond required under this Agreement.

In lieu of the above Surety Bonds, County, at its sole and absolute discretion, may accept from Tenant some other instrument satisfactory to County or cash deposit which shall guarantee to County completion of the improvements.

**13. INSURANCE.**

A. Tenant, at its sole cost and expense, will obtain and maintain in full force during the term of this Agreement either upon completion of construction of the Premises or upon the expiration of the insurance required in section 14 below (whichever occurs first), the minimum insurance requirements as prescribed below:

1. Commercial General Liability "occurrence" coverage in the minimum amount of \$2,000,000 combined single limit (CSL) bodily injury & property damage each occurrence and \$4,000,000 aggregate, including personal injury, broad form property damage, products/completed operations, broad form blanket contractual and \$100,000 fire legal liability.
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 (waived until hangars are constructed).
3. Hangar Keepers Liability: The replacement value of all aircraft actually located in the buildings, with a minimum of \$100,000 per aircraft (waived until hangars are constructed).
4. Commercial Automobile Liability coverage in the minimum amount of \$300,000 CSL bodily injury & property damage, including owned, non-owned and hired automobiles.
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.
6. Property coverage, for not less than 80% of the full replacement value of each structure for all risks of direct physical loss or damage.

B. The insurance coverages shall contain within the policy a "broad form" of liability coverage, including any liability arising from contractual agreements, including leases, or there shall be attached thereto an endorsement providing such coverage. The Board may amend this requirement.

C. All insurance required will be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess to Tenant's insurance coverage and will

LEASE AGREEMENT – COUNTY OF VENTURA  
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1 not contribute to it.

2

3 D. County and its boards, agencies, departments (including the Department), officers,

4 employees, agents and volunteers are to be named as Additional Insureds as respects the

5 Premises leased by Tenant under the terms of this Agreement on all policies required

6 (except Workers' Compensation).

7

8 E. Tenant agrees to waive all rights of subrogation against County and its boards, agencies,

9 departments (including the Department), officers, employees, agents and volunteers for losses

10 arising directly or indirectly from the activities performed by Tenant.

11

12 F. Policies will not be canceled, non-renewed or reduced in scope of coverage until after thirty (30)

13 days' written notice has been given to the Department.

14

15 G. County must be informed immediately if a claim exceeds the general aggregate of insurance

16 and additional coverage must be purchased to meet the above requirements.

17

18 H. Tenant agrees to provide County with the following insurance documents on or before the

19 effective date of this Agreement:

20

21 1. Certificates of Insurance for all required coverages.

22 2. Additional Insured endorsements.

23 3. Waiver of subrogation endorsements (A.K.A. Waiver of Transfer Rights of Recovery

24 Against Others, Waiver of Our Right to Recover from Others).

25

26 Failure to provide these documents may be grounds for termination or suspension of this

27 Agreement.

29 Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve

30 Tenant for liability in excess of such coverage, nor shall it preclude County from taking such

31 other actions as are available to it under any other provisions of this Agreement or otherwise in

32 law.

34

35 **14. INSURANCE DURING COURSE OF CONSTRUCTION.**

37 Tenant, at its sole cost and expense, will obtain and maintain in full force during the time period

38 from the commencement of this Agreement to the date County certifies in writing that

39 construction of the improvements required by this Agreement is complete, the following

40 insurance:

41 A. Commercial General Liability "occurrence" coverage in the minimum amount of

42 \$2,000,000 combined single limit (CSL) bodily injury & property damage each occurrence

43 and \$5,000,000 aggregate, including personal injury, broad form property damage,

44 products/completed operations, broad form blanket contractual and \$100,000 fire legal

45 liability.

46 B. Commercial Automobile Liability coverage in the minimum amount of \$1,000,000 CSL

47 bodily injury & property damage, including owned, non-owned and hired automobiles.

48 C. Professional Liability (Errors and Omissions) Engineers & Architects coverage in the

49 minimum amount of \$2,000,000 each occurrence and \$5,000,000 aggregate.

50 D. Property Coverage. Course of Construction (Builders Risk) Insurance covering all

51

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1 materials and equipment at the job site, with limits of not less than one hundred percent  
2 (100%) of the total estimated cost of construction until the hangar project is accepted as  
3 completed by the Department. Should the work being constructed be damaged by fire or  
4 any other causes during construction, it shall be replaced by Tenant in accordance with the  
5 requirements of the plans and specifications without additional expense to County.

6 E. All insurance required shall be issued by a company or companies authorized to transact  
7 business in the State of California which have an A.M. Best rating of B+ or higher.  
8 F. Claims Made Insurance. If the Professional Liability coverage is "claims made," Tenant  
9 must, for a period of twenty four (24) months after the construction completion date,  
10 maintain insurance with a retroactive date that is on or before the construction start date  
11 OR purchase an extended reporting endorsement (tail coverage).

12 **15. TAXES AND ASSESSMENTS.** A taxable possessory interest may be created by this  
13 Agreement and Tenant may be subject to the payment of property taxes levied on such interest.  
14 Tenant shall pay, before delinquent, any and all taxes and assessments levied upon the  
15 Premises or against Tenant by reason of Tenant's use and occupancy of the Premises.

16 **16. UTILITIES.**

17 Tenant shall be responsible for permits, fees, connection, construction and maintenance of  
18 service laterals for water and sewer services needed for the CAPEX work.

19 Tenant expressly waives any and all claims against County for compensation for any and all  
20 loss or damage sustained by reason of any defect, deficiency, or impairment of any water supply  
21 system, drainage or sewer system, gas supply system, computer equipment, telephone system,  
22 electrical supply system or electrical apparatus or wires serving the Premises. Tenant shall pay  
23 all service charges for gas, water, and electricity serving the Premises. Tenant shall pay  
24 connection fees and charges for all utilities, and service charges for electronic, computer or  
25 telephone equipment installed, used, or operated by Tenant on the Premises.

26 **17. RENEWABLE ENERGY REQUIREMENTS.** Only 100% renewably generated electricity  
27 shall be used for electrical load within the leasehold, if commercially available from an electrical  
28 service provider (load serving entity), except where prohibited by law. The 100% renewably  
29 generated electricity can either be generated on site and/or purchased through the electric  
30 service provider or other source. The term "100% renewably generated electricity" means  
31 electricity generated from facilities qualifying under California's Renewable Portfolio Standard  
32 (RPS) regulations

33 **18. JANITORIAL SERVICES.** Tenant shall provide all janitorial services and supplies at  
34 Tenant's sole expense. Tenant shall also maintain the Premises at all times in a neat, clean,  
35 orderly, and safe condition.

36 **19. TRASH, RECYCLING AND WASTE OIL SERVICES.** Tenant shall provide, at Tenant's sole  
37 expense, proper containers for and the regular collection of all trash, Recycling and Waste Oil  
38 materials generated from or accumulating on the Premises.

39 **20. COOPERATION BETWEEN TENANTS.** Tenant shall cooperate with all other tenants of  
40 County who will be operating enterprises on the Airport and shall conduct its operations so as  
41 to avoid interference with the operations of other tenants. Any difference or conflict that may  
42 arise between Tenant and other tenants will be adjusted and determined by the Director. If the  
43 operations of Tenant are impaired because of any acts or omissions of such other tenants,  
44  
45  
46  
47  
48  
49  
50  
51

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1 Tenant shall have no claim against County on that account.  
2

3 **21. REPAIRS AND MAINTENANCE BY COUNTY.** No repairs of any nature will be performed  
4 by County.  
5

6 **22. REPAIRS AND MAINTENANCE BY TENANT.** Tenant accepts the Premises in the present  
7 condition. Tenant shall keep the Premises in good condition and repair and shall make any  
8 repair and modification necessary to comply with all applicable building codes and regulations  
9 and shall make all repairs and replacements, capital in nature or otherwise, necessary to  
10 maintain the Premises in good condition and repair. Tenant shall also maintain any lawns,  
11 landscaping, signage, walkways, and parking areas, ramp, tie downs, taxiways and surfaces  
12 within the Premises to the satisfaction of Director.  
13

14 Prior to the commencement of lease year 11, Tenant shall arrange for an inspection of the  
15 facilities by a qualified, independent third-party inspector for the purpose of assessing any  
16 capital improvements and maintenance needs reasonably projected to be required to allow for  
17 continued use of the facility through the next 10 years, normal wear and tear excepted.  
18 Designation of the inspector is subject to the approval of County, which approval shall not be  
19 unreasonably conditioned, withheld or delayed. This inspection project shall also be conducted  
20 prior to commencement of lease year 21. County and Tenant shall meet and confer in good  
21 faith during the inspection and report process. Tenant shall timely perform all work reasonably  
22 required by the inspection report(s).  
23

24 **23. ENTRY BY COUNTY.** County may enter upon the Premises at all reasonable times to  
25 examine the condition thereof. During short-term Airport-wide aviation events, including, but not  
26 limited to, air shows and fly-ins, Tenant agrees to allow reasonable use, by County or its invitees,  
27 of the ramp area of the Premises, without compensation.  
28

29 **24. COMPLIANCE WITH LAW.** Tenant shall not use or permit the use of the Premises for any  
30 illegal or immoral purposes and shall comply with all federal, state, and local laws and  
31 ordinances concerning the Premises and use thereof.  
32

33 **25. AIRPORT REGULATIONS.** Tenant agrees to observe, obey, and abide by all applicable  
34 laws, ordinances, field rules, and other regulations for the common and joint use of Airport  
35 facilities and for the maintenance and conduct of all its operations which are now or may  
36 hereafter be imposed or promulgated by County, the FAA, or any other governmental agency  
37 having jurisdiction over the subject matter.  
38

39 **26. FIRE REGULATIONS.** Tenant shall at all times comply with all applicable laws, ordinances,  
40 and regulations pertaining to fire prevention, and shall furnish and keep adequate fire  
41 extinguishers in sufficient numbers and in convenient and accessible places on the Premises.  
42 The fire extinguishers shall be charged and ready for immediate use as required by fire  
43 regulations and applicable laws or ordinances. If Tenant receives an inspection notice or a  
44 deficiency notice following an inspection by a fire agency with jurisdiction over the Premises,  
45 Tenant agrees to make any and all corrections in the manner required by the fire agency within  
46 thirty (30) days after receipt of such notice.  
47

48 **27. ENVIRONMENTAL PROTECTION.** Tenant shall take all measures available to:  
49

50 A. Avoid any pollution of the atmosphere or littering of Airport caused by or originating in, on, or  
51 about the Premises.  
52

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1  
2 B. Keep the noise level on the Premises to a minimum so that other tenants may effectively  
3 utilize other areas of the Airport and so that persons in the general neighborhood will not be  
4 detrimentally affected.

5  
6 C. Keep the lights on the Premises from emitting light that could negatively affect the operation  
7 of aircraft or ground vehicles in the area.

8  
9 D. If Tenant's activities on the Premises involve in any manner the use, storage, or  
10 transportation of any chemicals, solvents, or other material which may be considered to be  
11 hazardous in their use, application, and/or transportation, Tenant shall advise County in writing  
12 immediately. Tenant agrees additionally to have the Ventura County Environmental Health  
13 Division inspect any property subject to such use on a not less than semiannual basis.

14  
15 E. Tenant agrees to remove any and all contaminants, as set forth in the preceding subsection,  
16 from the Premises prior to the termination or expiration of the Agreement. In the event that  
17 Tenant fails to so clear the area including specifically any underground storage tanks that are  
18 in a hazardous condition or have been ascertained to be leaking by the Environmental Health  
19 Division, Tenant assumes liability therefor and agrees to allow County to use any and all security  
20 deposits to pay for such cleanup and/or removal.

21  
22 **28. CONTAMINATION AND POLLUTION.** Tenant, solely at its own cost and expense, will  
23 provide cleanup of any premises, property or natural resources contaminated or polluted due to  
24 Tenant activities or related to Tenant's use or occupation of the Premises. Any fines, penalties,  
25 or punitive or exemplary damages assigned due to contaminating or polluting activities of  
26 Tenant will be borne entirely by Tenant.

27  
28 County shall take, or shall cause any person legally obligated to take, any and all action which  
29 any governmental agency lawfully requires to be taken (Necessary Action) to investigate, clean  
30 up, remediate or remove any Existing Contamination (as defined below) in the soil, subsoil, or  
31 groundwater located in, on or under the Premises and County shall be solely responsible for  
32 and shall defend, indemnify and hold harmless Tenant from and against any and all demands,  
33 claims, actions, causes of action, proceedings, judgments, awards, damages, fines, penalties,  
34 liabilities, obligations, losses, costs and expenses arising out of, resulting from or caused by  
35 Existing Contamination of the Premises, including the migration of Existing Contamination of  
36 the Premises to other real property not caused by Tenant, or Existing Contamination of adjoining  
37 property that migrates on to the Premises. The indemnification of Tenant under this section shall  
38 survive the termination of this Agreement. The term Existing Contamination means the  
39 presence of hazardous substances, whose handling, storage, release, transportation or  
40 disposal is or becomes prohibited, limited or regulated by any federal, state, county, regional or  
41 local authority or, even if not so regulated, poses a hazard to the health and safety of any person  
42 or to the environment, which predates August 1, 1999 and is not caused by Tenant or related  
43 to Tenant's activities.

44  
45 **29. STORMWATER REGULATIONS ACKNOWLEDGMENTS.** Notwithstanding any other  
46 provisions or terms of this Agreement. Tenant acknowledges County is subject to federal  
47 stormwater regulations, 40 CFR Part 122, for aircraft maintenance shops (including aircraft  
48 rehabilitation, mechanical repairs, painting, fueling and lubrication), equipment cleaning  
49 operations that occur at the Airport as defined in these regulations and, as applicable, state  
50 stormwater regulations. Tenant further acknowledges that it is familiar with these stormwater  
51 regulations; that it conducts or operates vehicle and aircraft maintenance and equipment

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1 cleaning operations activities as defined in the stormwater regulations; and that it is aware that  
2 there are significant penalties for submitting false information, including fines and imprisonment  
3 for knowing violations. County and Tenant both acknowledge that close cooperation is  
4 necessary to minimize costs. Tenant acknowledges and agrees that it will undertake all  
5 reasonably necessary actions to minimize the exposure of stormwater to significant materials  
6 generated, stored, handled, or otherwise used by Tenant, by adhering to County requirements  
7 and Best Management Practices. Best Management Practices means practices employed to  
8 prevent or reduce source water pollution, such as the construction of runoff-retention basins  
9 and replanting eroding surfaces as described in the Camarillo Airport's Stormwater Pollution  
10 Prevention Plan. The Airport will conduct annual Best Management Practices inspections to  
11 assure Tenant's compliance.

12 **30. ASSIGNMENT AND SUBLETTING.**

13 Tenant shall not voluntarily or by operation of law assign, transfer, mortgage, sublet or otherwise  
14 transfer or encumber (collectively referred to as a "Transfer") all or any part of Tenant's interest,  
15 right or privilege in this Agreement, or in the Premises, without County's prior written consent  
16 and will not suffer any other person (the agents and employees of Tenant excepted) to occupy  
17 or use the Premises, or any portion thereof, without the prior written consent of the County and  
18 such consent shall not be unreasonably withheld or delayed. Any attempted Transfer without  
19 County's prior written consent shall be void and shall, at County's option, be a material and  
20 incurable default under this Agreement and constitute a forfeiture of this Agreement. County  
21 may accept Rent payments from any person or entity other than Tenant without thereby  
22 consenting to a Transfer or waiving the requirement of County's consent thereto. Consent to a  
23 Transfer shall not be deemed a consent to any subsequent Transfer. Any assignment of all or  
24 substantially all of Tenant's rights and obligations under this Agreement will also be subject to  
25 County's review and approval, at its sole discretion, of the proposed assignee's financial and  
26 operational qualifications.

27 County shall not be required to consent to any Transfer where, at the time of Tenant's request  
28 for such consent, Tenant is in default under this Agreement. The term "Transfer" shall include  
29 the following:

30 a. If Tenant is a partnership or limited liability company: (1) a change in ownership  
31 effected voluntarily, involuntarily, or by operation of law of forty-nine and nine-tenths  
32 percent (49.9%) or more of the partners or members or forty-nine and nine-tenths  
33 percent (49.9%) or more of the partnership or membership interests; or (2) the  
34 dissolution of the partnership or limited liability company without its immediate  
35 reconstitution.

36 b. If Tenant is a closely held corporation (i.e. one whose stock is not publicly held and not  
37 traded through an exchange or over the counter): (1) The sale or other transfer of more  
38 than an aggregate of forty-nine and nine-tenths percent (49.9%) of the voting shares of  
39 Tenant (other than to immediate family members by reason of gift or death); or (2) the  
40 sale, mortgage, hypothecation, or pledge of more than an aggregate of forty-nine and  
41 nine-tenths percent (49.9%) of the value of Tenant's unencumbered assets; or (3) the  
42 dissolution merger, consolidation, or other reorganization of Tenant.

43 **Terms and Conditions of Assignment.** Regardless of County's consent thereto, no assignment  
44 of this Agreement shall be effective until Tenant delivers to County an instrument duly executed  
45 and acknowledged by the assignee whereby such assignee assumes and agrees to be bound  
46 by and to perform all covenants and obligations of Tenant under this Agreement. In no event

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1 shall Tenant be released from liability hereunder following any such assignment.  
2

3 Each assignment of this Agreement, or any interest therein, shall be subject to the Transfer Fee  
4 for Long Term Lease (Term exceeding 1 year) as identified in the then-current Rent and Fee  
5 Schedule.

6  
7 Terms and Conditions of Subletting. Regardless of County's consent, the following terms and  
8 conditions shall apply to any subletting by Tenant of the Premises and shall be included in all  
9 sublease agreements:

10  
11 a. No sublease entered into by Tenant shall be effective unless and until it has been approved  
12 in writing by County. In entering into any sublease Tenant shall use only such form of  
13 sublease as is satisfactory to County and once approved by County such sublease shall not  
14 be changed or modified without County's prior written consent. Any subtenant shall, by  
15 reason of entering into a sublease under this Agreement, be deemed, for the benefit of  
16 County, to have assumed and agreed to perform and comply with each and every obligation  
17 herein to be performed by Tenant other than such obligations as are contrary to or  
18 inconsistent with provisions contained in a sublease to which County has expressly  
19 consented in writing.  
20 b. The consent by County to any subletting shall not release Tenant from its obligations or alter  
21 the primary liability of Tenant to pay the Rent and perform and comply with all of the  
22 obligations of Tenant to be performed under this Agreement.  
23 c. The consent by County to any subletting shall not constitute a consent to any subsequent  
24 subletting by Tenant or to any assignment or subletting by the subtenant.  
25 d. No subtenant shall further assign or sublet all or any part of the Premises without County's  
26 prior written consent.  
27

28 Subtenants which provide any of the non-required but permitted services pursuant to Section  
29 4.B. herein, must obtain and maintain an annual permit with the County Department of Airports  
30 for commercial services.

31  
32 **The lease may not be transferred or assigned until the CAPEX outlined in Section 8  
33 herein has been completed or the full amount paid to County in lieu of completion.**  
34

35 **31. DOCUMENT PROCESSING FEE.** A Document Processing Fee shall be paid by Tenant in  
36 accordance with the Rent and Fee Schedule. This Document Processing Fee shall be deemed  
37 earned by County when paid and shall not be refundable. Said fee is construed as  
38 reimbursement of administrative costs incurred pursuant to the transaction. County-initiated  
39 documents are exempt from processing fee charges.  
40

41 **32. DEFAULT OR BREACH.** Except as otherwise provided, at any time one party to this  
42 Agreement is in default or breach in the performance of any of the terms and conditions of this  
43 Agreement, the other party shall give written notice to remedy such default or breach. If the  
44 default or breach is remedied within thirty (30) days following such notice, then this Agreement  
45 shall continue in full force and effect. If such default or breach is not remedied within thirty (30)  
46 days following such notice, the other party may, at its option, terminate this Agreement. Such  
47 termination shall not be considered a waiver of damages or other remedies available to either  
48 party because of such default or breach. Each term and condition of this Agreement shall be  
49 deemed to be both a covenant and a condition.  
50

51 **33. WAIVER AND NON WAIVER.** The failure of either party to (a) give any notice of default or

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1 breach of the Agreement, or (b) terminate the Agreement because of a default or breach thereof,  
2 or (c) exercise any other right conferred on it pursuant to this Agreement shall not be a waiver  
3 of any right or rights conferred by the Agreement nor shall County be estopped to assert such  
4 right or rights at any reasonable time after County has knowledge of a breach or default.  
5

6 No waiver of any default or breach shall constitute a waiver of any other default or breach,  
7 whether of the same or any other term, covenant or condition. No waiver, benefit, privilege, or  
8 service voluntarily given or performed by County or Tenant shall give the other any contractual  
9 right by custom, estoppel, or otherwise. The subsequent acceptance of rent shall not constitute  
10 a waiver of any preceding default by Tenant other than a default in the payment of the particular  
11 rental payment so accepted, regardless of County's knowledge of the preceding breach at the  
12 time of accepting the rent, nor shall acceptance of rent or any other payment after termination  
13 of this Agreement constitute a reinstatement, extension, or renewal of this Agreement or  
14 revocation of any notice or other act by County.  
15

16 **34. PARTIES BOUND AND BENEFITED.** The terms and conditions herein contained shall  
17 apply to and bind the heirs, successors, executors, administrators, and assigns of all of the  
18 parties hereto.  
19

20 **35. TIME.** Time is of the essence of this Agreement.  
21

22 **36. HOLD HARMLESS AND INDEMNIFICATION.** Tenant agrees to defend (at County's  
23 request), indemnify and save harmless County and its boards, agencies, departments (including  
24 the Department), officers, employees, agents and volunteers, from and against any and all  
25 claims, lawsuits, whether against Tenant, County or others, judgments, debts, demands and  
26 liability, including, without limitation, those arising from injuries or death of persons and/or for  
27 damages to property, arising directly or indirectly out of Tenant's use or occupancy of the  
28 Premises or out of operations conducted or subsidized in whole or in part by Tenant.  
29

30 **37. DESTRUCTION OF PREMISES.** If the Premises should be destroyed by any cause, except  
31 as caused by the fault of Tenant, or declared unsafe or unfit for occupancy by any authorized  
32 public authority for any reason, except as caused by the fault of Tenant, either wholly or in such  
33 a degree as to substantially impair Tenant's use of the Premises, then all rent due under the  
34 terms of this Agreement shall cease as of the date of such destruction or declaration. In such  
35 event, this Agreement shall thereby be terminated.  
36

37 **38. FAA SPECIAL PROVISIONS.**

38 A. Tenant, for itself, its heirs, personal representatives, successors in interest, and assigns, as  
39 a part of the consideration hereof, does hereby covenant and agree as a covenant running with  
40 the land that in the event facilities are constructed, maintained, or otherwise operated on the  
41 property described in this Agreement for a purpose for which a Department of Transportation  
42 (DOT) program or activity is extended or for another purpose involving the provision of similar  
43 services or benefits, Tenant shall maintain and operate such facilities and services in  
44 compliance with all other requirements imposed pursuant to Title 49, Code of Federal  
45 Regulations, DOT, Subtitle A, Office of the Secretary of Transportation, Part 21,  
46 Nondiscrimination in Federally-Assisted Programs of the Department of Transportation –  
47 Effectuation of Title VI of the Civil Rights Act of 1964 (49 CFR Part 21), and as said regulations  
48 may be amended.  
49

50 B. Tenant, for itself, its heirs, personal representatives, successors in interest, and assigns, as  
51 a part of the consideration hereof, does hereby covenant and agree as a covenant running with

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1 the land that: (1) no person on the grounds of race, color, or national origin shall be excluded  
2 from participation in, denied the benefits of, or be otherwise subjected to discrimination in the  
3 use of the facilities; (2) no person on the grounds of race, color, or national origin shall be excluded  
4 from participation in, denied the benefits of, or otherwise be subjected to discrimination in the  
5 construction of any improvements on, over, or under such land and the furnishing of  
6 services thereon; and (3) Tenant shall use the Premises in compliance with all other applicable  
7 requirements imposed by or pursuant to 49 CFR Part 21, and as said regulations may be  
8 amended.

9

10 C. In the event of breach of any of the above nondiscrimination covenants, County shall have  
11 the right to terminate the Agreement and to reenter and repossess the land and the facilities  
12 thereon, and hold the same as if the Agreement had never been made or issued. This provision  
13 does not become effective until the procedures of 49 CFR Part 21 are followed and completed  
14 including expiration of appeal rights.

15

16 D. Tenant shall furnish its accommodations and/or services on a fair, equal and not unjustly  
17 discriminatory basis to all users thereof and it shall charge fair, reasonable and not unjustly  
18 discriminatory prices for each unit or service; provided that Tenant may be allowed to make  
19 reasonable and nondiscriminatory discounts, rebates or other similar type of price reductions to  
20 volume purchasers.

21

22 E. Non-compliance with subsection D above shall constitute a material breach thereof and, in  
23 the event of such non-compliance, County shall have the right to terminate this Agreement and  
24 the estate hereby created without liability therefor or, at the election of County or the United  
25 States of America, either or both of said governments shall have the right to judicially enforce  
26 subsection D.

27

28 F. Tenant agrees that it shall insert the above five subsections in any lease, contract or similar  
29 agreement by which Tenant grants a right or privilege to any person, firm or corporation to  
30 render accommodations and/or services to the public on the Premises or any portion thereof.

31

32 G. Tenant assures that it will undertake an affirmative action program as required by 14 CFR  
33 Part 152, Subpart E, to insure that no person shall on the grounds of race, creed, color, national  
34 origin, or sex be excluded from participating in any employment activities covered in 14 CFR  
35 Part 152, Subpart E. Tenant assures that no person shall be excluded on these grounds from  
36 participating in or receiving the services or benefits of any program or activity covered by this  
37 subpart. Tenant assures that it will require that its covered suborganizations provide assurances  
38 to Tenant that they similarly will undertake affirmative action programs and that they will require  
39 assurances from their suborganizations, as required by 14 CFR Part 152, Subpart E, to the  
40 same effect.

41

42 H. County reserves the right to further develop or improve the landing area of the Airport as it  
43 sees fit, regardless of the desires or view of Tenant and without interference or hindrance. Such  
44 reservation includes without limitation the right to develop and operate other airports, to relocate  
45 existing operations at other airports and to offer services and facilities at the other airports that  
46 may compete with the operations of Tenant.

47

48 I. County reserves the right, but shall not be obligated to Tenant, to maintain and keep in repair  
49 the landing area of the Airport and all publicly-owned facilities of the Airport, together with the  
50 right to direct and control all activities of Tenant in this regard.

51

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1 J. This Agreement shall be subordinate to the provisions and requirements of any existing or  
2 future agreement between County and the United States of America, relative to the  
3 development, operation or maintenance of the Airport.  
4

5 K. Tenant agrees to comply with the notification and review requirements covered in Part 77 of  
6 the FAA regulations in the event future construction of a building is planned for the Premises,  
7 or in the event of any planned modification or alteration of any present or future building or  
8 structure situated on the Premises.  
9

10 L. It is understood and agreed that nothing herein contained shall be construed to grant or  
11 authorize the granting of an exclusive right within the meaning of section 308a of the Federal  
12 Aviation Act of 1958 (49 U.S.C. § 1349a).  
13

14 M. There is hereby reserved to County, its successors and assigns, for the use and benefit of  
15 the public, a right of flight for the passage of aircraft in the airspace above the surface of the  
16 Premises. This public right of flight shall include the right to cause in the airspace any noise  
17 inherent in the operation of any aircraft used for navigation or flight through the airspace or  
18 landing at, taking off from or operation on the Airport.  
19

20 N. Tenant, by accepting this Agreement, expressly agrees for itself, its successors and assigns  
21 that it will not erect nor permit the erection of any structure or object nor permit the growth of  
22 any tree on the Premises above the mean sea level elevation of more than 100 feet. In the event  
23 the aforesaid covenants are breached, County reserves the right to enter upon the Premises  
24 and to remove the offending structure or object and cut the offending tree, all of which shall be  
25 at the expense of Tenant.  
26

27 O. Tenant, by accepting this Agreement, agrees for itself, its successors and assigns that it will  
28 not make use of the Premises in any manner which might interfere with the landing and taking  
29 off of aircraft from the Airport or otherwise constitute a hazard. In the event the aforesaid  
30 covenant is breached, County reserves the right to enter upon the Premises and cause the  
31 abatement of such interference at the expense of Tenant.  
32

33 P. This Agreement and all the provisions hereof shall be subject to whatever right the United  
34 States of America now has, or in the future may have or acquire, affecting the control, operation,  
35 regulation and taking over of the Airport or the exclusive or non-exclusive use of the Airport by  
36 the United States of America during the time of war or national emergency.  
37

38 **39. GOVERNMENT INCLUSIONS.** This Agreement shall be subordinate to the provisions of  
39 any existing or future agreements between County and the United States of America or other  
40 governmental authority, relative to the operation or maintenance of the Airport, the execution of  
41 which has been or will be required as a condition precedent to the granting of federal or other  
42 governmental funds for the development of the Airport, to the extent of the conditions of any  
43 existing or future funds. County agrees to provide Tenant written advance notice of any  
44 provisions that would adversely modify the material terms of the Agreement.  
45

46 **40. FEDERAL GOVERNMENT EMERGENCY CLAUSE.** All provisions of the Agreement shall  
47 be subordinate to the rights of the United States of America to operate the Airport or any portion  
48 thereof during time of war or national emergency. Such rights shall supersede any provisions of  
49 this Agreement inconsistent with the operations of the Airport by the United States of America.  
50

LEASE AGREEMENT – COUNTY OF VENTURA  
AVEX AVIATION, LLC

1           **41. CONDEMNATION.** If the whole of the Premises should be taken by a public authority under  
2           the power of eminent domain, then the term of this Agreement shall cease on the day of  
3           possession by said public authority. If a part only of the Premises should be taken under eminent  
4           domain, Tenant shall have the right to either terminate this Agreement or to continue in  
5           possession of the remainder of the Premises. If Tenant remains in possession, all of the terms  
6           thereof shall continue in effect, the minimum rent payable being reduced proportionately for the  
7           balance of the term of this Agreement. If a taking under the power of eminent domain occurs,  
8           those payments attributable to the leasehold interest of Tenant shall belong to Tenant, and  
9           those payments attributable to the reversionary interest of County shall belong to County.

10           **42. CONDITION OF PROPERTY UPON TERMINATION.** Upon the expiration, termination, or  
11           cancellation of this Agreement for any reason, Tenant shall vacate the Premises and deliver it  
12           to County in good order and condition, damage by the elements, fire, earthquake and ordinary  
13           wear and tear excepted.

14           **43. REMOVAL OF TENANT'S PERSONAL PROPERTY.** Unless otherwise mutually agreed  
15           in writing by the parties hereto, at the expiration, termination or cancellation of this Agreement,  
16           Tenant shall have removed, at its own expense, all personal property of any kind owned or  
17           placed on the Premises by Tenant, along with all debris, surplus and salvage material and  
18           shall leave the Premises in a clean and orderly condition. If Tenant does not remove, or has  
19           not completed removal of its personal property within seven (7) days after such expiration,  
20           termination or cancellation, title thereto shall vest in County. County may thereafter remove  
21           or cause to be removed or destroyed such personal property left on the Premises, and in such  
22           event, Tenant shall pay County the reasonable and actual cost of any such removal, sale or  
23           destruction in excess of any consideration received by County as a result of any such removal,  
24           sale or demolition.

25           **44. ENTIRE AGREEMENT.** This Agreement contains the entire agreement of the parties  
26           hereto and no obligation other than those set forth herein will be recognized.

27           **45. AGREEMENT MODIFICATIONS.** This Agreement may be terminated, extended, or  
28           amended in writing by the mutual consent of the parties hereto. The Director or an authorized  
29           representative on behalf of County may execute such modification.

30           **46. PARTIAL INVALIDITY.** If any term, covenant, condition or provision of this Agreement is  
31           found by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of  
32           the provisions hereof shall remain in full force and effect and shall in no way be affected,  
33           impaired, or invalidated thereby.

34           **47. GENDER AND NUMBER.** For the purpose of this Agreement, wherever the masculine or  
35           neuter form is used, the same shall include the masculine or feminine, and the singular number  
36           shall include the plural and the plural number shall include the singular, wherever the context  
37           so requires.

38           **48. ARTICLE HEADINGS.** Article headings in the Agreement are for convenience only and are  
39           not intended to be used in interpreting or construing the terms, covenants and conditions of this  
40           Agreement..

41           **49. ENCUMBRANCE OF LEASEHOLD INTEREST BY TENANT.**  
42           Tenant may encumber its interest in this Agreement in the following manner:

LEASE AGREEMENT – COUNTY OF VENTURA  
AVEX AVIATION, LLC

1           A. The provisions herein shall apply to any leasehold mortgaging by Tenant occurring  
2           without subordination of County's interest.

4           1. Tenant and each subsequent County-approved legal holder of the leasehold estate  
5           created hereby (Legal Holder), for so long as it is not in default under this Agreement, may  
6           at any time and from time to time encumber its interest in this leasehold estate by mortgage,  
7           deed of trust, conditional or unconditional assignment, security agreement or other  
8           instrument of the same effect (Mortgage); provided, however, that no mortgagee, trustee or  
9           secured party (Mortgagee) or anyone claiming through such Mortgagee shall acquire any  
10           greater rights in the Premises than the Legal Holder then had under this Agreement; and  
11           provided further that such Mortgage shall be subject to this Agreement and the rights of  
12           County hereunder.

14           2. The Mortgagee under any such Mortgage and the owners of the indebtedness secured  
15           by said Mortgage shall not become liable under this Agreement unless and until they shall  
16           become the owners of the legal title to this leasehold estate and the improvements.

18           3. Tenant shall not be in default under this Agreement at the time of the encumbrance and  
19           all costs thereof shall be borne by Tenant.

21           B. The provisions herein shall apply to leasehold mortgaging occurring with subordination of  
22           County's interest. By "subordination of County's interest," the parties mean a first lien deed  
23           of trust or mortgage encumbering Tenant's leasehold estate in the Premises, as established  
24           by this Agreement. County agrees to subordinate its interest in the Premises to a first deed  
25           of trust or mortgage in favor of a construction and/or permanent lender providing funds for  
26           the construction of the buildings, facilities and improvements on the Premises, subject,  
27           however to the following terms and conditions:

29           1. Subordination shall be limited to deeds of trusts or mortgages that secure construction or  
30           permanent loans.

32           2. Subordination shall be limited to ninety percent (90%) of the construction costs.

34           3. County shall be provided in advance with copies of the following:

36           a)       The construction contracts showing the construction price;  
37           b)       The note and deed of trust or mortgage instruments. County shall have the right to  
38           approve the proposed loan documents, which approval shall not be unreasonably  
39           withheld; and  
40           c)       Such other information as is reasonably necessary to assure compliance with the  
41           provisions hereof.

43           4. County shall, at or prior to the closing on any construction and/or permanent loan, execute,  
44           acknowledge, and deliver such instruments and documents, including any subordination  
45           agreement, as shall be required by and in the form reasonably satisfactory to the lender;  
46           provided, however, County shall have no liability under any of said documentation. County  
47           shall permit a separate deed of trust or mortgage to be placed on the Premises.

49           5. The permanent loan and construction loan shall be made only by an institutional lender.  
50           The term "institutional lender" as used herein shall include a national or a state bank, savings  
51           and loan institution, insurance company, pension fund, endowment fund, foundation, or any

LEASE AGREEMENT – COUNTY OF VENTURA  
AVEX AVIATION, LLC

1 other non-profit organization similar to those enumerated herein or any trust with professional  
2 management or a fund created by County-approved tax exempt financing.  
3

4 6. A default by Tenant under the terms of any note and deed of trust or mortgage to which  
5 County has subordinated its interest shall be considered an event of default under this  
6 Agreement.  
7

8 7. Any deed of trust or mortgage to which County has subordinated its interest shall provide  
9 that:  
10

11 a) Notice of any default shall be given by the lender to County.  
12

13 b) County may (but shall not be required to) cure any default by Tenant under the terms  
14 of the note and deed of trust or mortgage within a period of fifteen (15) days following the  
15 receipt by County of notice of such default. If County elects to cure any default, any sums  
16 expended by County to cure any such default shall be deemed advances made for the benefit  
17 of Tenant, which sums shall bear interest at the rate which is the greater of two percent (2%)  
18 per month or ten percent (10%) over the prime rate published in the Wall Street Journal on  
19 the date of default, from the date of such advance until repaid, and shall be payable by Tenant  
20 to County as additional rent hereunder within ten (10) days after notice of payment is given  
21 to Tenant by County. Should County not exercise its right to cure within the time provided,  
22 the Mortgagee shall be free to exercise any rights or remedies allowed under the note and  
23 deed of trust or mortgage. If the Mortgagee in fact cures Tenant's defaults under the note  
24 and deed of trust or mortgage, the amount needed to cure shall not include additional rent  
25 which was paid by County to cure the default, and County shall continue to have the right to  
26 collect this additional rent directly from Tenant.  
27

28 c) Following any repossession by County of the Premises, County may (but shall not be  
29 required to) assume the existing note and deed of trust or mortgage without penalty, provided  
30 only that the said instruments are not in default or, if in default, that such default is cured  
31 within fifteen (15) days of repossession or notice of default given under (b) above, whichever  
32 occurs first, and that County would then meet the standards of the holder of the note and  
33 deed of trust or mortgage with respect to the assumption of like or similar instruments.  
34 County agrees to execute and deliver any documents as shall be reasonably required by the  
35 holder of the note and deed of trust or mortgage to effectuate and carry out such assumption,  
36 and assumption by County shall not result in the release of any borrower or guarantor of the  
37 indebtedness secured by the deed of trust or mortgage.  
38

39 8. The Mortgagee under any such mortgage or deed of trust and the owners of the  
40 indebtedness secured by said mortgage or deed of trust shall not become liable under this  
41 Agreement unless and until they shall become the owners of the legal title to this leasehold  
42 estate and the improvements.  
43

44 C. Subject to the rights of the construction and/or permanent lender, in the event of any  
45 default under this Agreement, County shall be entitled to exercise all or any of its remedies as  
46 provided under this Agreement.  
47

48 50. **NO SMOKING PROVISIONS.** Pursuant to the Ventura County Comprehensive Smoke-  
49 Free Ordinance, Ventura County Ordinance Code section 6707, smoking and the use of  
50 tobacco products are prohibited in all vehicles, buildings, and other enclosed and unenclosed  
51 areas on the Premises, except for smoking areas designated by the Ventura County Executive  
52 Officer or Public Health Department Director.  
53

1  
2  
3 **LEASE AGREEMENT – COUNTY OF VENTURA**  
4 **AVEX AVIATION, LLC**

5  
6  
7 **51. NOTICES AND PAYMENTS.** All notices required under this Agreement, including change  
8 of address, shall be in writing, and all notices and payments shall be made as follows:

9 A. All payments and notices to Tenant shall be given or mailed to:

10  
11  
12  
13  
14 AVEX AVIATION, LLC  
15 Attn: Chad Cundiff  
16 205 Durley Avenue  
17 Camarillo, CA 93010

18  
19  
20 B. All payments and notices to County shall be given or mailed to:

21  
22  
23  
24  
25 County of Ventura  
26 Department of Airports  
27 555 Airport Way, Suite B  
28 Camarillo, CA 93010

29  
30  
31 IN WITNESS WHEREOF, the parties hereto have executed the Agreement on the date written  
32 below.

33  
34  
35 **COUNTY OF VENTURA**

36  
37 By: \_\_\_\_\_ TITLE: Director, Department of Airports  
38 Keith Freitas

39  
40 Dated: \_\_\_\_\_

41  
42  
43 **AVEX AVIATION, LLC**

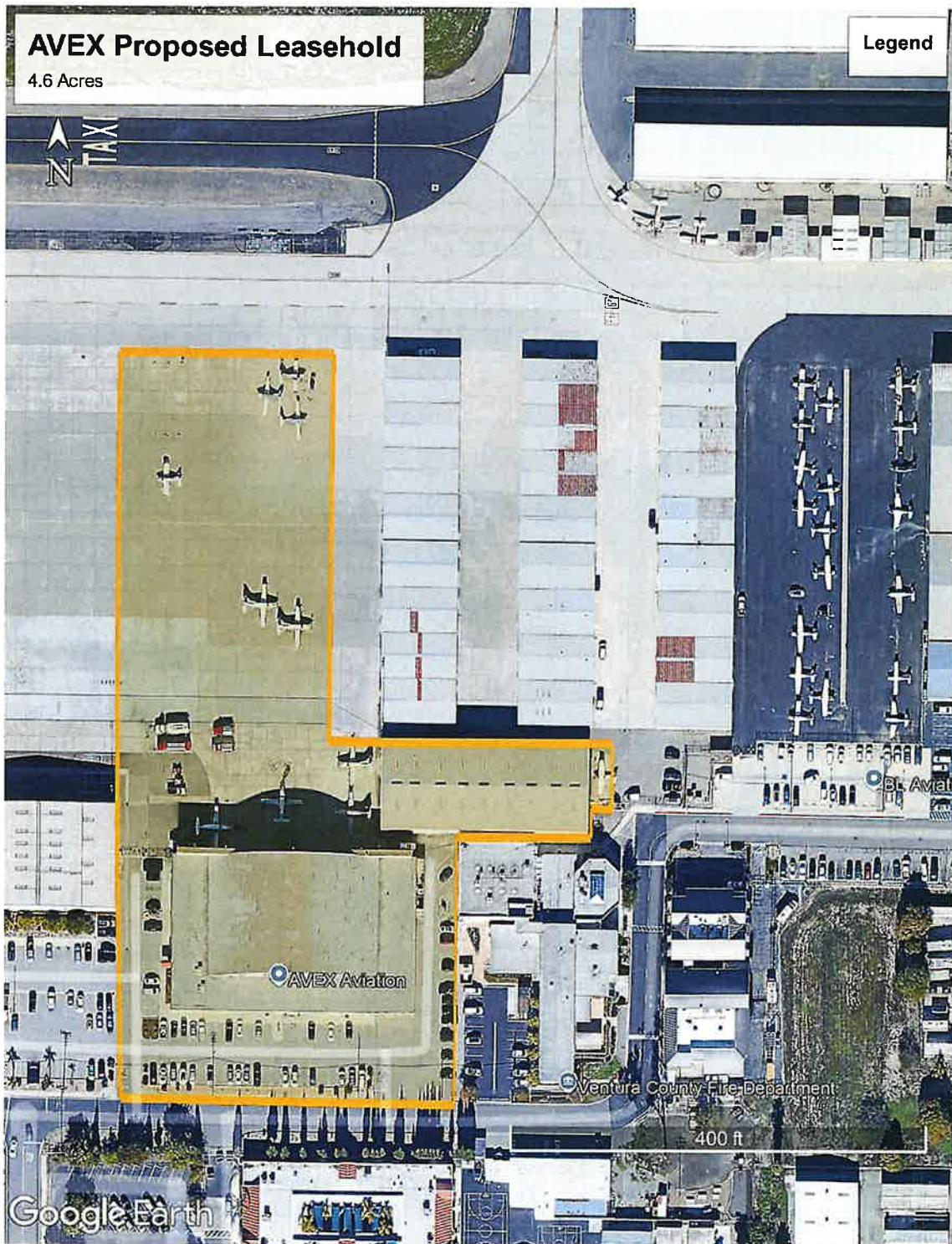
44  
45 By: \_\_\_\_\_ TITLE: \_\_\_\_\_

46  
47 By: \_\_\_\_\_ TITLE: \_\_\_\_\_

48  
49 Dated: \_\_\_\_\_

LEASE AGREEMENT – COUNTY OF VENTURA  
AVEX AVIATION, LLC

Exhibit A





# 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>

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September 10, 2025

Aviation Advisory Commission  
Camarillo Airport Authority  
Oxnard Airport Authority

**Subject:** **Receive and File a Staff Update on Current Part 150 Noise Compatibility Studies for Camarillo and Oxnard Airports**

**Recommendation:**

Receive and file a staff update on current Part 150 airport noise compatibility studies for Camarillo and Oxnard Airports.

**Fiscal/Mandates Impact:**

This item is presented for information only and it does not require consideration by the Board of Supervisors. There are no fiscal impacts associated with the recommended action.

**Discussion:**

The Department of Airports is working with Coffman Associates and stakeholders to complete two noise studies approved and funded by the Federal Aviation Administration (FAA): the Oxnard Airport Part 150 Noise Compatibility Study and the Camarillo Airport Part 150 Noise Compatibility Study. Staff will share information about the final public hearings held for the Noise Compatibility Plan (NCP) phases of the two studies on August 4<sup>th</sup> and August 5<sup>th</sup>, as well as the remaining steps before submission of the NCP to the FAA for acceptance.

If you have any questions regarding this item, please call Erin Powers at (805) 388-4201, or me at (805) 388-4200.

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



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September 10, 2025

Aviation Advisory Commission  
Camarillo Airport Authority

**Subject: Receive and File a Staff Update on the Camarillo Airport Beacon Tower Installation Project**

**Recommendation:**

Receive and file a staff update on the Camarillo Airport Beacon Tower Installation Project.

**Fiscal/Mandates Impact:**

This item is presented for information only and it does not require consideration by the Board of Supervisors. There are no fiscal impacts associated with the recommended action.

**Discussion:**

The Camarillo Airport is working with General Services Administration on the Camarillo Beacon Tower Installation Project to oversee the installation of a new, 75-foot, tilt-down beacon tower approved by the Federal Aviation Administration (FAA) and funded by the Department of Airports. Staff plans to share a brief update on the updated construction schedule and estimated finish date.

If you have any questions regarding this item, please call Sujin Beck at (805) 388-4298, or me at (805) 388-4200.

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



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September 10, 2025

Aviation Advisory Commission  
Camarillo Airport Authority

**Subject: Receive and File a Staff Presentation Regarding Solicitation for Letters of Interest – Development Parcels at Camarillo Airport**

**Recommendation:**

Receive and file a staff presentation regarding solicitation for Letters of Interest – two parcels at Camarillo Airport.

**Fiscal/Mandates Impact:**

This item is presented for information only and it does not require consideration by the Board of Supervisors. There are no fiscal impacts associated with the recommended action.

**Discussion:**

Following the completion of the Camarillo Airport Layout Plan Update, the Department of Airports will now take up consideration of the interest expressed by current tenants to separately develop two parcels at Camarillo Airport (Exhibit 1). “Location 1” is the approximately 4.13 acres (180,000 SF) situated adjacent to the east boundary of the Air 7 leasehold. The current use of this parcel features County-owned individual T-hangars along with seven box hangars. A letter of interest was submitted expressing interest in leasing and potentially developing this parcel.

“Location 2” is approximately 90,000 Square Feet situated adjacent to the Orbic Helicopters leasehold. Orbic Helicopters has made inquiries and has submitted to the Department of Airports conceptual drawings of expanded facilities. The current use for this area is tiedowns. There is also a gate (V10) at that location.

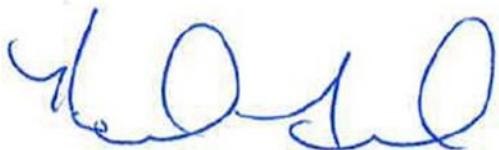
Regarding Location 1, of the 49 County-owned hangars that are the all-metal “Port-a-Port” style T-hangars placed directly on the ground without foundations or drainage, 19 of these hangars are no longer in serviceable condition and are excluded from the inventory available for rent. The upkeep and efforts to extend the life of these hangars is becoming uneconomic. It is for this reason that when the new County hangars in the northeast area came available for lease, tenants in Location1 were offered the first opportunity to relocate. With this in mind, the Department of Airports will require that any

development proposal seeking to remove these hangars will replace them with new similar size facilities.

To that end, Staff are preparing the Solicitation for Letters of Interest for Development of Aviation Property. Prospective developers will be given approximately 30 days to indicate their interest in one or both locations. Should there be interest from more than one party, a full competitive Request for Proposals (RFP) process will assist the Department of Airports in recommending the best proposal(s).

In accordance with the Airport Layout Plan, only aeronautical uses, as defined by FAA, will be permitted in both locations. Additional solicitations and RFPs are expected for other locations at both Camarillo and Oxnard Airports in the coming months. This will include non-aeronautical parcels that could be made available for development.

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

Attachments:

Exhibit 1 – Map of Two Parcels at Camarillo Airport

## Soliciting Letters of Interest for Two Aviation Development Parcels at CAMARILLO AIRPORT



Exhibit 1



# 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>

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September 10, 2025

Aviation Advisory Commission  
Oxnard Airport Authority

**Subject:** Approval of, and Authorization for the Director of Airports or His Designee to Sign, Consulting Services Contract with Ninyo & Moore Geotechnical & Environmental Sciences Consultants for the Supplemental Per and Polyfluoroalkyl Substances Soil and Groundwater Investigation at Oxnard Airport for \$129,660.48

**Recommendation:**

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

Authorize the Director of Airports or his designee to sign the consulting services contract with Ninyo & Moore Geotechnical & Environmental Sciences Consultants for the supplemental per and polyfluoroalkyl substances soil and groundwater investigation at Oxnard Airport for \$129,660.48.

**Fiscal Impacts:**

The fiscal impact of the investigation is limited to the value of services provided by the contractor.

	<u>FY 2025-26</u>	<u>FY 2026-27</u>
Revenues	\$ 0	\$ 0
Direct Costs	\$ 129,660.48	\$ 0*
Net County Cost	\$ 129,660.48	\$ 0

Sufficient revenue and appropriations are available in the FY 24-25 capital budget.

*Funding Source: Airport Enterprise Fund*

*Match Requirement: None*

**Discussion:**

Per and polyfluoroalkyl substances (PFAS) is a required component of the firefighting foam mandated by the Federal Aviation Administration (FAA) at airports certificated for scheduled passenger service under Federal Aviation Regulation (FAR) Part 139, including Oxnard Airport. FAA also mandates annual testing of the foam proportioning equipment on fire trucks. PFAS foam has been used at Oxnard Airport, as required by FAR Part 139.

In 2019 the Los Angeles Regional Water Quality Control Board (LARWQCB) directed the Department of Airports (Airports) to investigate the presence and extent of PFAS in soil and groundwater at Oxnard Airport. Airports entered into a consulting-services agreement with Ninyo & Moore Geotechnical & Environmental Sciences Consultants (Ninyo & Moore) to assist with the LARWQCB-required investigation. Following submittal of the final investigation report, Airports closed the project.

In 2020, LARWQCB mandated supplemental investigation to determine the extent of PFAS to a limit of non-detection. Since that time, additional supplemental work plans and implementation phases have been mandated. It is within the discretion of the LARWQCB whether to continue to broaden the scope of the 2019 mandate, both in terms of areas to include in the investigation as well as the types of substances to detect/measure. This approval by The Board is responsive to the latest correspondence.

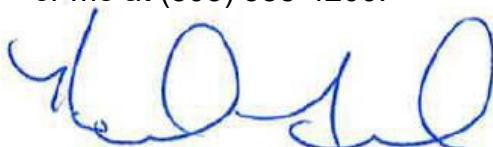
The Airports solicited Statements of Qualifications from interested vendors in 2025 for environmental services, including PFAS consulting. Ninyo & Moore was found to be qualified to continue to provide the subject services.

**Strategic Priority:**

**Healthy, Safe, and Resilient Communities**

This PFAS investigation project supports the County's Strategic Priorities to promote Healthy, Safe, and Resilient Communities. The project will be responsive to the mandates issued by the LARWQCB that are intended to protect drinking water for the local population.

If you have any questions regarding this item, please call Erin Powers at (805) 388-405, or me at (805) 388-4200.



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

Attachment:

Exhibit 1 – Agreement with Ninyo & Moore (AEA 26-11)

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**PROFESSIONAL SERVICES CONTRACT**  
**with Ninyo & Moore, A Socotec Company**

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**AEA 26-11**

This contract is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between the County of Ventura Department of Airports, hereinafter referred to as AGENCY, and [Consultant], hereinafter referred to as CONSULTANT, regarding CONSULTANT's performance of the work and services described in Exhibit A hereto (the "Work"). CONSULTANT, or a principal of the firm, is registered, licensed or certified by the State of California to carry out the project's tasks.

In consideration of the mutual promises contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**1. Scope of Work; Standard of Performance**

AGENCY hereby retains CONSULTANT to perform the Work described in Exhibit A hereto. The Work shall be performed in accordance with the terms and conditions of this contract and the County of Ventura Public Works Agency Consultant's Guide to Ventura County Procedures ("Guide") as amended from time to time, which is on file in the office of the Public Works Agency, and which by reference is made a part hereof. This contract shall take precedence over the Guide in case of conflicting provisions; otherwise they shall be interpreted together. In performing the Work CONSULTANT shall exercise the degree of skill and care customarily exercised by professionals in the State of California when providing similar services with respect to similarly complex work and projects.

**2. Time Schedule**

All Work and any portion thereof separately identified shall be completed within the time provided in the "Time Schedule" included in Exhibit B. AGENCY will issue a suspension of the contract time if CONSULTANT is delayed by any public agency reviewing documents produced by CONSULTANT under this contract, or solely due to acts or omissions of AGENCY, provided that CONSULTANT promptly notifies AGENCY in writing of such delays.

**3. Fees and Payments**

Payment shall be made monthly, or as otherwise provided, on presentation of a completed AGENCY Consultant Services Invoice Form in accordance with the "Fees & Payments" provisions included in Exhibit C.

**4. Termination**

AGENCY retains the right to terminate this contract for any reason prior to completion of the Work upon five days written notice to CONSULTANT. Upon termination, AGENCY shall pay CONSULTANT for all Work performed prior to such termination, provided however, that such charges shall not exceed the maximum fee specified in Exhibit C for completion of any separately identified task/phase of the Work which, at the time of termination, has been started by request of AGENCY, plus the outstanding amount of contract retention withheld to date.

**5. Right to Review**

AGENCY shall have the right to review the Work at any time during AGENCY's usual working hours. Review, checking, approval or other action by the AGENCY shall not relieve CONSULTANT of CONSULTANT's responsibility for the accuracy and completeness of the Work.

**6. Work Product**

On completion or termination of the contract, AGENCY shall be entitled to immediate possession of, and CONSULTANT shall promptly furnish, on request, all reports, drawings, designs, computations, plans, specifications, correspondence, data and other work product prepared or gathered by CONSULTANT

## PROFESSIONAL SERVICES CONTRACT

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arising out of or related to the Work (collectively, "Work Product"). AGENCY has a royalty-free nonexclusive and irrevocable right to reproduce, publish, or otherwise use, and authorize others to use, Work Product for government purposes. CONSULTANT may retain copies of the Work Product for its files. Work Product prepared by CONSULTANT pursuant to this contract shall not be modified by AGENCY unless CONSULTANT's name, signatures and professional seals are completely deleted. CONSULTANT shall not be responsible for any liabilities to AGENCY for the use of such Work Product that is modified by persons other than CONSULTANT. CONSULTANT is authorized to place the following statement on the drawings, specifications and other Work Product prepared pursuant to this contract:

"This drawing [or These specifications], including the designs incorporated herein, is [are] an instrument of professional service prepared for use in connection with the project identified hereon under the conditions existing on [date]. Any use, in whole or in part, for any other project without written authorization of [CONSULTANT's name] shall be at the user's sole risk."

### 7. Errors and Omissions

Without limiting AGENCY's other available remedies, if a construction change order is required for the subject project as a proximate result of an error or omission of CONSULTANT in the preparation of the construction or survey documents pursuant to this contract, regardless of whether or not such error or omission was the result of negligence, the necessary amendment or supplement to the construction documents required for such change order shall be made by CONSULTANT at no additional charge to AGENCY.

### 8. Correction of Work

If any Work performed by CONSULTANT does not conform to the requirements and professional standards of this contract, AGENCY may require CONSULTANT to correct the Work until it conforms to said requirements and standards at no additional cost to AGENCY. AGENCY may withhold payment for disputed Work until CONSULTANT correctly performs the Work or the dispute is otherwise resolved in accordance with this contract. When the Work to be performed is of such a nature that CONSULTANT cannot correct its performance, AGENCY may reduce the CONSULTANT's compensation to reflect the reduced value of the Work received by AGENCY. If CONSULTANT fails to promptly correct non-conforming Work, AGENCY may have the Work performed by a third party in conformance with the requirements and professional standards of this contract and charge CONSULTANT, or withhold from payments due CONSULTANT, any costs AGENCY incurs that are directly related to the performance of the corrective work. AGENCY shall not unreasonably withhold or reduce payment for CONSULTANT's Work under this section.

### 9. Subconsulting

With the prior written consent of AGENCY, CONSULTANT may engage the professional services of subconsultants for the performance of a portion of the Work ("Subconsultants"). CONSULTANT shall be fully responsible for all Work performed by Subconsultants which must be performed in accordance with all terms and conditions of this contract. All insurance requirements set forth in section 13 below, "Insurance Requirements," shall apply to each Subconsultant, except to the extent such requirements are modified or waived in writing by AGENCY. CONSULTANT shall ensure that each Subconsultant obtains and keeps in force and effect during the term of this contract the required insurance.

### 10. Independent Contractor

a. No Employment Relationship. CONSULTANT is an independent contractor, and no relationship of employer and employee is created by this contract. Neither CONSULTANT nor any of the persons performing services for CONSULTANT pursuant to this contract, whether said person be a principal, member, partner, officer, employee, agent, volunteer, associate, Subconsultant or otherwise of CONSULTANT, will have any claim under this contract or otherwise against AGENCY for any salary,

## PROFESSIONAL SERVICES CONTRACT

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wages, sick leave, vacation pay, retirement, social security, workers' compensation, disability, unemployment insurance, federal, state or local taxes, or other compensation, benefits or taxes of any kind. AGENCY is not required to make any deductions from the compensation payable to CONSULTANT under the provisions of this contract. CONSULTANT shall be solely responsible for self-employment Social Security taxes, income taxes and any other taxes levied against self-employed persons. CONSULTANT does not assign such obligation to AGENCY for collection or administration except as may be required by federal and state law.

b. No AGENCY Control of Means and Methods of Performance. Except as otherwise provided in this contract, AGENCY will have no control over the means or methods by which CONSULTANT will perform services under this contract, provided, however, that CONSULTANT will perform services hereunder and function at all times in accordance with approved methods of practice in the professional specialty of CONSULTANT.

c. Third Parties Employed by CONSULTANT. If, in the performance of this contract, any third parties (including, without limitation, Subconsultants) are employed by CONSULTANT, such third parties will be entirely and exclusively under the direction, supervision and control of CONSULTANT. All terms of employment, including hours, wages, working conditions, discipline, hiring and discharging, and other applicable requirements of law will be the responsibility of and determined by CONSULTANT, and AGENCY will have no right or authority over such third parties or the terms of such employment, except as provided in this contract.

d. Compliance with Workers' Compensation Laws. CONSULTANT will comply with all applicable provisions of the Workers Compensation Insurance and Safety Act of the State of California (codified as amended commencing at Labor Code section 3200), including, without limitation, divisions 4 and 5 of the California Labor Code, and all amendments thereto, and all applicable similar state and federal acts or laws, and will indemnify and hold harmless AGENCY from and against all Third Party Claims (defined elsewhere herein) presented, brought or recovered against AGENCY, for or on account of any liability under any of said laws which may be incurred by reason of any services to be performed under this contract.

e. Indemnity for Claims of Employer-Employee Relationship. CONSULTANT agrees to defend, through attorneys approved by AGENCY, indemnify and hold harmless AGENCY and its boards, agencies, departments, officers, employees, agents and volunteers from and against any and all Third Party Claims (defined elsewhere herein) made against AGENCY based upon any contention by any third party that an employer-employee relationship exists by reason of this contract. CONSULTANT further agrees to hold AGENCY harmless from and to compensate AGENCY for any Third Party Claims against AGENCY for payment of state or federal income or other tax obligations relating to CONSULTANT's compensation under the terms of this contract. CONSULTANT will not settle or otherwise compromise a Third Party Claim covered by this subsection without AGENCY's advance written approval. This subsection does not apply to any penalty imposed by any governmental agency that is not caused by or the fault of CONSULTANT.

### 11. Duty of Loyalty; Conflicts of Interest

a. CONSULTANT owes AGENCY a duty of undivided loyalty in performing the Work under this contract, including the obligation to refrain from having economic interests and participating in activities that conflict with AGENCY's interests with respect to the Work and subject project. CONSULTANT shall take reasonable measures to ensure that CONSULTANT and its principals, officers, employees, agents and Subconsultants do not possess a financial conflict of interest with respect to the Work and subject project. CONSULTANT shall promptly inform AGENCY of any matter that could reasonably be interpreted as creating a conflict of interest for CONSULTANT with respect to the Work and subject project.

## PROFESSIONAL SERVICES CONTRACT

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- b. CONSULTANT acknowledges that the California Political Reform Act ("Act"), Government Code section 81000 et seq., provides that principals, officers, employees and agents of consultants retained by a public agency may be deemed "public officials" subject to the Act if they make or advise AGENCY on decisions or actions to be taken by AGENCY. To the extent AGENCY determines that the Act applies to CONSULTANT or its principals, officers, employees or agents, each designated person shall abide by the Act, including the requirement for public officials to prepare and file statements disclosing specified economic interests, as directed by AGENCY. In addition, CONSULTANT acknowledges and shall abide by the contractual conflict of interest restrictions imposed on public officials by Government Code section 1090 et seq.
- c. During the term of this contract CONSULTANT shall not employ or compensate AGENCY's current employees.

### **12. Defense and Indemnification**

CONSULTANT agrees to defend, through attorneys approved by AGENCY, indemnify and hold harmless AGENCY and the County of Ventura (if not defined as AGENCY), and their boards, agencies, departments, officers, employees, agents and volunteers (collectively, "Indemnitee") from and against any and all claims, lawsuits, judgments, debts, demands and liability (including attorney fees and costs) (collectively, "Third Party Claims"), including, without limitation, those arising from injuries or death of persons and/or damage to property, that arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of CONSULTANT or its principals, officers, employees, agents or Subconsultants in the performance of this contract. This indemnity provision does not apply to Third Party Claims arising from the sole negligence or willful misconduct of Indemnitee or to the extent caused by the active negligence of Indemnitee. CONSULTANT shall not settle or otherwise compromise a Third Party Claim covered by this section without AGENCY's advance written approval.

### **13. Insurance Requirements**

- a. Without limiting CONSULTANT's duty to defend and indemnify AGENCY as required herein, CONSULTANT shall, at CONSULTANT's sole cost and expense and throughout the term of this contract and any extensions hereof, carry one or more insurance policies that provide at least the following minimum coverage:
  - i. Commercial general liability insurance shall provide a minimum of \$1,000,000.00 coverage for each occurrence and \$2,000,000.00 in general aggregate coverage.
  - ii. Automobile liability insurance shall provide a minimum of either a combined single limit (CSL) of \$1,000,000.00 for each accident or all of the following: \$250,000.00 bodily injury (BI) per person, and \$500,000.00 bodily injury per accident, and \$100,000.00 property damage (PD). Automobile liability insurance is not required if CONSULTANT does no traveling in performing the Work.
  - iii. Workers' compensation insurance in full compliance with California statutory requirements for all employees of CONSULTANT in the minimum amount of \$1,000,000.00. This workers' compensation insurance requirement may only be waived by AGENCY in writing if CONSULTANT is a sole proprietor with no employees and CONSULTANT provides AGENCY with evidence of such before commencing any work under the contract.
  - iv. Professional liability (errors and omissions) insurance shall provide a minimum of \$1,000,000.00 coverage per claim and \$2,000,000.00 in annual aggregate coverage.

If CONSULTANT maintains higher limits than the minimums shown above, AGENCY requires and shall be entitled to coverage for the higher limits maintained by CONSULTANT. Any

## PROFESSIONAL SERVICES CONTRACT

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available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to AGENCY.

- b. With respect to any coverage written on a "claims made" basis, CONSULTANT shall, for three years after the date when this contract is terminated or completed, maintain such policy with a retroactive date that is on or before the start date of contract services or purchase an extended reporting period endorsement (tail coverage). AGENCY may withhold final payments due until satisfactory evidence of the tail coverage is provided by CONSULTANT to AGENCY. Such policy shall allow for reporting of circumstances or incidents that may give rise to future claims.
- c. CONSULTANT shall notify AGENCY immediately if CONSULTANT's general aggregate of insurance is exceeded by valid litigated claims in which case additional levels of insurance must be obtained to maintain the above-stated requirements. All required insurance shall be written by a financially responsible company or companies authorized to do business in the State of California. CONSULTANT shall notify AGENCY of any and all policy cancellations within three working days of the cancellation.
- d. The commercial general liability policy shall name AGENCY and the County of Ventura (if not defined as AGENCY) and their respective officials, employees, and agents as additional insureds ("Additional Insureds"). All required insurance shall be primary coverage as respects the Additional Insureds, and any insurance or self-insurance maintained by Additional Insureds shall be in excess of CONSULTANT's insurance coverage and shall not contribute to it. Coverage shall apply separately to each insured, except with respect to the limits of liability, and an act or omission by one of the named insureds shall not reduce or avoid coverage to the other named insureds. Additional Insured coverage shall include both ongoing and completed operations. In the case of policy cancellation, AGENCY shall be notified by the insurance company or companies as provided for in the policy.
- e. CONSULTANT hereby waives all rights of subrogation against AGENCY, the County of Ventura, all special districts governed by the Board of Supervisors, and each of their boards, directors, employees and agents for losses arising directly or indirectly from the activities or Work under this contract. The commercial general liability, automobile liability and workers' compensation policies shall contain a provision or endorsement needed to implement CONSULTANT's waiver of these rights of subrogation.
- f. Prior to commencement of the Work, CONSULTANT shall furnish AGENCY with certificates of insurance and endorsements effecting all coverage required hereunder. Copies of renewal certificates and endorsements shall be furnished to AGENCY within 30 days of the expiration of the term of any required policy. CONSULTANT shall permit AGENCY at all reasonable times to inspect any policies of insurance required hereunder.
- g. Each insurance policy required above shall state that coverage shall not be canceled except with notice to AGENCY.

### 14. Claims and Disputes

- a. Administrative Review. Prior to filing a complaint in arbitration against AGENCY seeking payment of money or damages regarding the Work, an extension of contract time, or an interpretation or adjustment of the terms of this contract, including "pass-through" claims asserted by CONSULTANT on behalf of a Subconsultant (collectively referred to hereinafter as "claim"), CONSULTANT shall first exhaust its administrative remedies by attempting to resolve the claim with AGENCY's staff in the following sequence: 1) Project Manager, 2) Deputy Director of Public Works ("Department Director") and 3) Director of Public Works Agency ("Agency Director"). CONSULTANT shall initiate the administrative review process no later than 30 days after the claim has arisen by submitting to the Project Manager a written statement describing each claim and explaining why CONSULTANT believes AGENCY is at fault, as well as all

## PROFESSIONAL SERVICES CONTRACT

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correspondence and evidence regarding each claim. CONSULTANT may appeal the decision made by the Project Manager to the Deputy Director, and may appeal the decision made by the Deputy Director to the Agency Director, provided that AGENCY receives such appeal in writing no later than seven days after the date of the decision being appealed. If CONSULTANT does not appeal a decision to the next level of administrative review within this seven-day period, the decision shall become final and binding and not subject to appeal or challenge.

b. Arbitration. All CONSULTANT claims not resolved through the administrative review process stated above shall be resolved by arbitration unless AGENCY and CONSULTANT agree in writing, after the claim has arisen, to waive arbitration and to have the dispute litigated in a court of competent jurisdiction. Arbitration shall be pursuant to article 7.1 (commencing with section 10240) of chapter 1 of part 2 of the Public Contract Code and the regulations promulgated thereto, chapter 4 (commencing with section 1300) of division 2 of title 1 of the California Code of Regulations (collectively, "Rules for Public Works Contract Arbitrations"). Arbitration shall be initiated by a complaint in arbitration prepared, filed and served in full compliance with all requirements of the Rules for Public Works Contract Arbitrations. CONSULTANT consents and agrees that AGENCY may join it as a party to any arbitration involving third party claims asserted against AGENCY arising from or relating to any Work performed by CONSULTANT hereunder.

### **15. Compliance with Laws and Regulations; Permits and Licenses**

CONSULTANT shall perform its obligations hereunder in compliance with all applicable federal, state, and local laws and regulations. CONSULTANT certifies that it possesses and shall continue to maintain or shall cause to be obtained and maintained, at no cost to AGENCY, all approvals, permissions, permits, licenses, and other forms of documentation required for it and its principals, officers, employees, agents and Subconsultants to comply with all applicable statutes, ordinances, and regulations, or other laws, that apply to performance of the Work. AGENCY is entitled to review and copy all such applications, permits, and licenses which CONSULTANT shall promptly make available upon AGENCY's request.

### **16. Prevailing Wage Requirements**

Certain Work to be performed under this contract may be considered "public works" subject to prevailing wage, apprenticeship and other labor requirements of Labor Code division 2, part 7, chapter 1, section 1720 et seq. Such public works may include work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work. CONSULTANT is solely responsible for determining whether the Work, or any portion thereof, is subject to said requirements, and for complying with all such requirements that apply. All such public works projects are subject to compliance monitoring by the California Department of Industrial Relations (DIR). AGENCY has obtained from the DIR general prevailing wage determinations for the locality in which the Work is to be performed that are on file with AGENCY's Public Works Agency and are available upon request. CONSULTANT is responsible for posting job site notices as prescribed by regulation pursuant to Labor Code section 1771.4(a)(2). CONSULTANT acknowledges that it is aware of state and federal prevailing wage and related requirements, and shall comply with these requirements to the extent applicable to the Work, including, without limitation, Labor Code sections 1771 (payment of prevailing wage), 1771.1 (registration with DIR) and 1771.4 (submission of certified payrolls to Labor Commissioner).

### **17. Miscellaneous**

a. Entire Understanding. This contract is an integrated agreement and constitutes the final expression, and the complete and exclusive statement of the terms of, the parties' agreement with respect to the subject matter hereof. This contract supersedes all contemporaneous oral and prior oral and written agreements, understandings, representations, inducements, promises, communications or warranties of any nature whatsoever, by either party or any agent, principal, officer, partner, employee or representative of either party, with respect to the subject matter hereof. Without limiting the foregoing, CONSULTANT acknowledges that no representation,

## PROFESSIONAL SERVICES CONTRACT

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inducement, promise or warranty not contained in this contract will be valid or binding against AGENCY.

- b. No modification, waiver, amendment or discharge of this contract shall be valid unless the same is in writing and signed by duly-authorized representatives of both parties.
- c. Nonassignability. CONSULTANT will not assign this contract or any portion thereof to a third party without the prior written consent of AGENCY, and any attempted assignment without such prior written consent will be null and void and will be cause, at AGENCY's sole and absolute discretion, for immediate termination of this contract. AGENCY may withhold its consent to assignment at its discretion. In the event AGENCY consents to assignment, the obligations of CONSULTANT hereunder shall be binding on CONSULTANT's assigns.
- d. Third Party Beneficiaries. Except for indemnitees under sections 8 and 14.e above, this contract does not, and the parties to this contract do not intend to, confer a third party beneficiary right of action on any third party whatsoever, and nothing set forth in this contract will be construed so as to confer on any third party a right of action under this contract or in any manner whatsoever.
- e. Time limits stated herein are of the essence.
- f. Governing Law; Venue. This contract is made and entered into in the State of California and shall, in all respects, be interpreted, governed and enforced in accordance with the laws of the State of California applicable to contracts entered into and fully to be performed therein. The venue for any action, suit, arbitration, judicial reference or other proceeding concerning this contract shall be in Ventura County, California.
- g. All notices, requests, claims, and other official communications under the contract shall be in writing and transmitted by one of the following methods:
  - (1) Personal delivery.
  - (2) Facsimile where receipt is confirmed.
  - (3) Courier where receipt is confirmed.
  - (4) Registered or certified mail, postage prepaid, return receipt requested.

Such notices and communications shall be deemed given and received upon actual receipt in the case of all except registered or certified mail; and in the case of registered or certified mail, on the date shown on the return receipt or the date delivery during normal business hours was attempted. All notices and communications shall be sent to CONSULTANT at the current address on file with AGENCY for contract payment purposes, and shall be sent to AGENCY as follows:

Public Works Agency  
County of Ventura L#1670  
800 South Victoria Avenue  
Ventura, CA 93009-1670  
Facsimile: (805) 677-8762

Either party may change its contact information by providing written notice of the change to the other party in accordance herewith.

- h. Further Actions. The parties hereto agree that they will execute any and all documents and take any and all other actions as may be reasonably necessary to carry out the terms and conditions of this contract.
- i. Legal Representation. Each party warrants and represents that in executing this contract, the party has relied upon legal advice from attorneys of the party's choice (or had a reasonable opportunity to do so); that the party has read the terms of this contract and had their

## PROFESSIONAL SERVICES CONTRACT

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consequences (including risks, complications and costs) completely explained to the party by the party's attorneys (or had a reasonable opportunity to do so); and that the party fully understands the terms of this contract. Each party further acknowledges and represents that the party has executed this contract freely and voluntarily without the undue influence of any person, and the party has not relied on any inducements, promises or representations made by any person not expressly set forth in this contract.

- j. No Waiver. Failure by a party to insist upon strict performance of each and every term, condition and covenant of this contract shall not be deemed a waiver or relinquishment of the party's rights to enforce any term, condition or covenant.
- k. Partial Invalidity. If any provision of this contract is held by a court of competent jurisdiction to be invalid, void or unenforceable, the parties intend, and it shall be so deemed, that the remaining provisions of this contract shall continue in full force without being impaired or invalidated in any way. If such provision is held to be invalid, void or unenforceable due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.
- l. Interpretation of Contract. For purposes of interpretation, this contract shall be deemed to have been drafted by both parties, and no ambiguity shall be resolved against any party by virtue of the party's participation in the drafting of the contract. Accordingly, Civil Code section 1654 shall not apply to the interpretation of this contract. Where appropriate in the context of this contract, the use of the singular shall be deemed to include the plural, and the use of the masculine shall be deemed to include the feminine and/or neuter.
- m. Counterparts. This contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same contract.

**CONSULTANT:**

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Signature

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Print Name and Title

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Signature

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Print Name and Title

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[VendorID]

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Vendor Number**AGENCY:**

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Keith Freitas, Director of Airports

# Professional Services Contract AE 00-000

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## Template Information (Version 08192015)

Enter the following information below to be filled in automatically in the templates.

Contract Number: AE00-000 This number is obtained from the ESD Consultant Contracts Specialist

Contracting Agency: County of Ventura

Consultant's Name: enter consultant's name

Amount of Extra Services: \$0.00

Retention on Payments: 5% The amount that the PM wants to retain on lump sum payments until all of the work is completed. The amount of Retention should be based on the risk exposure to the County if the Consultant does not complete all of the work. Recommend amount ranges from 0% to 10%

File Location: C:\Users\Barnesje\AppData\Local\Temp\Xpgrpwise\ABC Contract.Docx

Last Printed: 9/29/2015 1:32 PM

Last Saved: 9/29/2015 1:32 PM

### Instructions

1. Notes and commentary are in red. All red text must be deleted prior to finalizing the exhibits.
2. **DO NOT DELETE THIS PAGE!** Deleting this page will erase all of the bookmark references and the headers and footers will not work properly.
3. This document must be Protected in order for the bookmark references to work properly. The user should not need to unprotect the document in order to use it as it was intended.

## **Professional Services Contract AE 00-000**

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### **EXHIBIT A, EXHIBIT B, EXHIBIT C - SCOPE OF WORK, SCHEDULE, FEE**

The consultant proposal attached to this contract describes the Scope of Work and Services and has been marked "Exhibit A". Exhibit B – Time Schedule and Exhibit C – Fees and Payments are further detailed below.

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County of Ventura

Exhibit A - Page 2 of 2

Version **010115**

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County of Ventura

Exhibit B - Page 1 of 1

Version **010115**

## EXHIBIT B - TIME SCHEDULE

### 1. Schedule

All Work on this contract shall be completed by 12/31/2026.

CONSULTANT shall complete intermediate tasks as follows:

**Task Table**

Task	Description	Due Date
	Conduct Field Investigation, Prepare Summary Report	December 4, 2025
	Respond to Comments from Water Board	TBD

### 2. Delays

If all work under this contract cannot be completed by the dates specified in Exhibit B through no fault of CONSULTANT, the fee for the work not then completed may be adjusted to reflect increases in cost which occur, due to delay, from the date that the work was required to be complete as specified in Exhibit B until the time the work can actually be completed. Any payments of additional fee as described in this paragraph must be authorized by AGENCY with a modification to this contract.

End of Exhibit B

## EXHIBIT C – Fees and Payments

### 1. Compensation Summary

The following summarizes the maximum amount of compensation available to CONSULTANT under this contract. The actual amount of compensation shall be established and paid in accordance with the applicable provisions of the contract including this Exhibit C.

Maximum Fees for Basic Services:	\$ _____
Maximum Fees for Extra Services:	<u>Not included</u>
Maximum Reimbursement for Expenses:	<u>Actual Expenses not to exceed proposal</u>
Total Amount Not to Exceed:	<u>\$129,660.48</u>

### 2. Fees For Extra Services

For Extra Services authorized in writing in advance by AGENCY in accordance with Exhibit A, AGENCY agrees to pay CONSULTANT an **hourly rate** compensation for actual hours of Extra Services performed that is based upon the hourly rates set forth in the rate schedule for Basic Services in the CONSULTANT'S attached proposal.

### 3. Delays

If Work cannot be completed by the dates specified in Exhibit B through no fault of CONSULTANT, the fees for the Work not then completed may be adjusted to reflect increases in cost which occur, due to delay, from the date that the Work was required to be complete as specified in Exhibit B until the time the Work can actually be completed. Any payments of such additional fees must be authorized by AGENCY with a written modification to this contract.

# Professional Services Contract AE 00-000

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## 4. Reimbursable Expenses

CONSULTANT'S proposal does not specify reimbursable expenses. Claims made by CONSULTANT for reimbursable expenses will not be paid without prior written approval by AGENCY.

**No Administrative Charge or Mark-Ups.** Any reimbursement approved by AGENCY under this contract shall not include an administrative charge, multiplier or other mark-up by CONSULTANT unless authorized in writing, in advance, by AGENCY.

**No Reimbursement for Specified Basic Services Paid for by a Fixed Fee.** Notwithstanding the above, expenses related to Basic Services specified in Exhibit B are not reimbursable if CONSULTANT is compensated for Basic Services by a fixed fee.

## 5. Payment

AGENCY shall make payments to CONSULTANT under the contract as follows:

### Requests for Payment

Each request for payment shall include: (i) personnel time records for Basic Services and Extra Services actually performed at the rates specified in this Exhibit C if applicable; (ii) receipts for all authorized reimbursable expense, along with the written AGENCY authorization for any specific reimbursable expenses requested for payment if required above.

When invoicing for Extra Services, CONSULTANT shall clearly mark which request for payment items are for Extra Services and keep them separate from items for Basic Services, and shall include a copy of the written AGENCY authorization for the Extra Services requested for payment.

CONSULTANT shall submit all requests for payment to:

Department of Airports  
County of Ventura  
555 Airport Way, Suite B  
Camarillo, CA 93010

**Payment Schedule**

Payments shall be made monthly by AGENCY upon presentation of a properly completed AGENCY claim form that has been approved by AGENCY. Upon approval, AGENCY shall pay CONSULTANT 95% of the maximum fee for the specific task/milestone stated below until that task/milestone has been completed and accepted by AGENCY, at which point CONSULTANT shall be paid the balance.

**Timely Invoicing**

Timely invoicing by CONSULTANT is required. Delays in invoicing for services performed increases the management effort required by AGENCY to ensure accurate payments to CONSULTANT and manage project budgets. Accordingly, CONSULTANT shall request payment for services no later than 60 calendar days after the date that the services were performed. Requests for payment on items received by AGENCY more than 60 calendar days after the services were performed shall be reduced by 5% to compensate AGENCY for the additional management costs. Additionally, since increases in administrative and budgetary problems caused by late invoicing correlate to the length of delay in invoicing, there will be an additional 5% reduction in compensation for each 30 day period beyond 60 days from when the services were performed.

CONSULTANT shall submit a final invoice within 60 days of the earliest of the following events: 1) completion and acceptance by AGENCY of all Work required by the contract; or 2) termination of the contract.

End of Exhibit C

# Exhibit A

## EXHIBIT A - SCOPE OF WORK AND SERVICES



A SOCOTEC COMPANY

August 11, 2025  
Proposal No. 211101007

Mr. Dave Nafie  
Deputy Director  
County of Ventura  
Department of Airports  
555 Airport Way, Suite B  
Camarillo, California 93010

Subject: Proposal for Supplemental Per- and Polyfluoroalkyl Substances Investigation  
Oxnard Airport  
2889 West 5<sup>th</sup> Street  
Oxnard, California 93030

References: Los Angeles Regional Water Quality Control Board, 2020, Review of Per- and Polyfluoroalkyl Substances Soil and Groundwater Investigation Report Pursuant to California Water Code Section 13267 Order R4-0072, dated August 30, 2022.

Los Angeles Regional Water Quality Control Board, 2025, Approval of Per- and Polyfluoroalkyl Substances (PFAS) Investigation Work Plan Pursuant to California Water Code Section 13267 Order R4-2020-072, dated June 6.

Ninio & Moore, 2022, Second Supplemental Per- and Polyfluoroalkyl Substances Investigation Report, dated June 27.

Dear Mr. Nafie:

Ninio & Moore is pleased to submit this proposal to conduct a Supplemental Per- and Polyfluoroalkyl Substances Investigation for the County of Ventura, Department of Airports (VCDOA) at the Oxnard Airport (OXR). Ninio & Moore submitted a Supplemental Per- and Polyfluoroalkyl Substances Work Plan to the VCDOA dated April 30, 2025 for portions of the OXR located at 2889 West 5<sup>th</sup> Street in Oxnard, California (site). The Supplemental Environmental Investigation Work Plan was prepared in response to the Los Angeles Regional Water Control Board's (LARWQCB) letter dated August 30, 2022 requesting that additional investigation be performed at OXR to further delineate the presence of per- and polyfluoroalkyl substances (PFAS) in soil and groundwater at the site. The LARWQCB approved the work plan in their letter dated June 6, 2025. The overall objectives of this supplementary PFAS investigation are to further evaluate and delineate PFAS detections in site in soil and groundwater above applicable screening levels, address data gaps identified in the Ninio & Moore June 2022 Preliminary Per-

## **EXHIBIT A - SCOPE OF WORK AND SERVICES**

and Polyfluoroalkyl Substances Investigation Report, estimate the potential threat to public health and the environment posed by PFAS releases at the site, and comply with the site-specific LARWQCB order for PFAS delineation at the site (R4-2020-0072). Based on the known Aqueous Film Forming Foam (AFFF) discharge areas, the site was divided into five areas for investigation. These areas are in the center of the runways and to the north, south, east, and west of the runways.

### **SCOPE OF SERVICES**

Ninyo & Moore's scope of services for the implementation of the Supplemental Per- and Polyfluoroalkyl Investigation will include the following:

- Perform project coordination and management related services, including client engagement, attendance of meetings with Regional Board and VCDOA staff, and scheduling night work with airport staff.
- Obtain a well/test hole permit and an encroachment permit from the County of Ventura Public Works for proposed borings to groundwater and borings to be advanced in public spaces and right-of-ways.
- Advance three borings in Area 1, three borings in Area 2, one boring in Area 3, seven borings in Area 4 including two proposed off-site borings to the northwest and northeast, and seven borings in Area 5 including one proposed off-site boring to the southwest (total of 23 proposed borings). Borings will be advanced to first-encountered groundwater, which is estimated between 10 and 20 feet below ground surface (bgs) across the site.
- Soil samples will be collected from the proposed borings from 1, 2.5, 5, 10, 15, and 20 feet bgs to further assess the lateral and vertical extent of PFAS in soil as a result of the reported discharge of AFFF in each of the five areas.
- Groundwater samples will be collected from the proposed borings at the middle of the well screen using a Geoprobe HydroPunch™ groundwater sampler, which will be installed between approximately 15 and 20 feet bgs depending on soil conditions and encountered depth of groundwater.
- Collect a duplicate soil and groundwater sample at a rate of 10 percent of each sample set.
- Soil and groundwater samples will be analyzed for PFAS by EPA Method 1633 on a standard analytical laboratory turnaround time.
- One equipment blank per non-dedicated piece of sampling equipment used, per day, will be collected and submitted to the laboratory for analysis. One field blank will also be collected per day.
- The Investigation Derived Wastes (soil cuttings and decontamination water) will be stored in labeled 55-gallon Department of Transportation-approved steel drums. The drums will be labeled with the date of accumulation, contents, and whom to contact in an emergency. Following receipt and review of the laboratory analytical data, the drums will be removed for

## **EXHIBIT A - SCOPE OF WORK AND SERVICES**

proper disposal at an approved facility only after OXR has reviewed and approved the analytical results and manifest forms.

- Prepare and submit the Supplemental Per- and Polyfluoroalkyl Substances Report to the Regional Board that will document the results of the soil and groundwater investigation. The report will be prepared with the guidance outlined in Order WQ 2019-0005-DWQ and the requirements referenced in the Regional Board's letter (June 6, 2025). The report will also be uploaded to GeoTracker by Ninyo & Moore on behalf of VCDOA.

## **ASSUMPTIONS**

The following assumptions have been made in the preparation of this scope of services:

- Prevailing wages are applicable to this project.
- Borings will be advanced in locations avoiding public right-of-ways that would require the creation of traffic control plans and the need for traffic control during drilling.
- Members of the Oxnard Airport security team will escort N&M and our subcontractors to the selected drilling locations within the Airport property.
- The soil and groundwater investigation for borings adjacent to the airstrip (5 total) will be conducted during night hours; assumes field work will be completed in nightwork shifts.
- Laboratory costs included in the fee are based on the analysis of shallow soil samples only (1, 2.5, and 5 ft). Deeper samples will be placed on hold, pending the results of shallower samples in each boring.
- Two drums of soil cuttings and one drum of wastewater are anticipated to be generated and classified as non-hazardous, PFAS-impacted waste. Fees do not include additional analytical testing or waste disposal charges should the waste be characterized as hazardous.
- VCDOA staff will oversee the soil and water drum disposal, including signing the non-hazardous manifests as the generator for off-site disposal.

## **SCHEDULE**

Ninyo & Moore is prepared to begin our services upon receipt of your authorization to proceed. We anticipate that the field sampling work for supplemental investigation can be completed within approximately 4 weeks of notice to proceed, assuming there are no delays associated with (but not limited to) site access (including Federal Aviation Administration restrictions), subcontractor availability or inclement weather. The final laboratory data should be received in approximately 2-3 weeks after the submittal of soil and groundwater samples to the laboratory. We anticipate that the supplemental investigation report will be completed approximately 4 weeks after receipt of final laboratory results.

## EXHIBIT A - SCOPE OF WORK AND SERVICES

### Fee

Our scope of services will be provided on a time-and-materials basis in accordance with our approved Schedule of Fees provided in our 2025-2026 Annual Consulting Services Contract AE No. AEA 26-07, for an amount of \$129,660.48, which is outlined in our fee breakdown table attached. Our services will be considered as authorized upon receiving a purchase order for the proposed scope of work detailed herein.

Ninyo & Moore appreciates the opportunity to provide continued services on this project and we look forward to working with you. If you have any questions regarding our scope of services or require additional information, please contact the undersigned at your convenience.

Respectfully submitted,  
**NINYO & MOORE**



Dennis Fee, PE  
Senior Engineer



Prasad Thimmappa, PE, QSD  
Principal Engineer

DWF/PT/mlc/co

Attachment: Table 1 – Breakdown of Estimated Fee

cc: Ms. Erin Powers, Ventura County  
Ms. Sujin Beck, Ventura County

## **EXHIBIT A - SCOPE OF WORK AND SERVICES**

**Table 1 - Breakdown of Estimated Fee**

**Project Coordination, Project Management, and Water Board Correspondence**

Principal Engineer/Geologist/Environmental Scientist	16 hours	@ \$ 220.00 /hour	\$ 3,520.00
Senior Engineer/Geologist/Environmental Scientist	16 hours	@ \$ 210.00 /hour	\$ 3,360.00
<b>Subtotal</b>			<b>\$ 6,880.00</b>

**Health and Safety Plan Preparation, USA Markout and Utility Clearance, Permit Acquisition**

Principal Engineer/Geologist/Environmental Scientist	4 hours	@ \$ 220.00 /hour	\$ 880.00
Senior Engineer/Geologist/Environmental Scientist	8 hours	@ \$ 210.00 /hour	\$ 1,680.00
Staff Engineer/Geologist/Environmental Scientist	24 hours	@ \$ 165.00 /hour	\$ 3,960.00
Utility Locate (SubSurface Surveys)		Lump Sum	\$ 4,329.75
<b>Subtotal</b>			<b>\$ 10,849.75</b>

**Soil and Groundwater PFAS Investigation**

Principal Engineer/Geologist/Environmental Scientist	4 hours	@ \$ 220.00 /hour	\$ 880.00
Senior Engineer/Geologist/Environmental Scientist	8 hours	@ \$ 210.00 /hour	\$ 1,680.00
Staff Engineer/Geologist/Environmental Scientist	90 hours	@ \$ 165.00 /hour	\$ 14,850.00
Field Vehicle Usage	45 hours	@ \$ 15.00 /hour	\$ 675.00
Per Diem	8 staff days	@ \$ 200.00 /day	\$ 1,600.00
Equipment Usage	45 hours	@ \$ 15.00 /hour	\$ 675.00
Driller (Millennium Environmental Inc.)		Lump Sum	\$ 24,682.45
Laboratory Analyses - PFAS (Eurofins)		Lump Sum	\$ 52,300.28
Investigation-Derived Waste Characterization		Lump Sum	\$ 800.00
Soil and Water Drum Transport and Disposal (Capitol)		Lump Sum	\$ 1,748.00
<b>Subtotal</b>			<b>\$ 99,890.73</b>

**Preparation of Supplemental PFAS Investigation Report**

Principal Engineer/Geologist/Environmental Scientist	6 hours	@ \$ 220.00 /hour	\$ 1,320.00
Senior Engineer/Geologist/Environmental Scientist	12 hours	@ \$ 210.00 /hour	\$ 2,520.00
Staff Engineer/Geologist/Environmental Scientist	40 hours	@ \$ 165.00 /hour	\$ 6,600.00
Technical Illustrator/CAD Operator	8 hours	@ \$ 120.00 /hour	\$ 960.00
Data Processor	8 hours	@ \$ 80.00 /hour	\$ 640.00
<b>Subtotal</b>			<b>\$ 12,040.00</b>

**TOTAL ESTIMATED FEE**

**\$ 129,660.48**



# COUNTY of VENTURA

## Department of Airports

### MONTHLY ACTIVITY REPORT

Month ending June 30, 2025

#### Hangars and Tie-downs:

Camarillo				Oxnard			
	Inventory	Occupied	Available		Inventory	Occupied	Available
<b>Hangars</b>				<b>Hangars</b>			
Private	170	170	0	Private	79	79	0
County	160	160	0	County	66	64	2
Out of Service	16	0	0	Out of Service	6	0	0
Total	346	330	0	Total	151	143	2
<b>Tie-downs</b>				<b>Tie-downs</b>			
County	96	56	40	County	7	1	6
AVEX	25	18	7	Goldenwest Jet Center	15	11	4
Channel Island Aviation	35	30	5	Oxnard Jet Center	8	6	2
Visitor	35			Visitor	11		
Total	191	104	52	Total	41	18	23

#### Airport Operations:

#### Aircraft Incidents:

	Camarillo	Oxnard		Camarillo	Oxnard
Current year for the month	18,209	10,617	Current Month	1	1
Last year for the month	16,210	6,547	Current year to date	9	7
% Change	12%	62%	CMA: 6/13 - Heli blocking twy F at twy D OXR: 6/17 - Alert 2, ruff engine		
Current year to date	96,024	60,883			
Last year to date	89,550	43,867			
% Change	7%	39%			

#### Other:

	Camarillo	Oxnard
Airside Citations Issued	0	0
Landside Citations issued	0	0
Cards issued to transient overnight aircraft	14	5
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 July 31, 2025

#### Hangars and Tie-downs:

Camarillo				Oxnard			
	Inventory	Occupied	Available		Inventory	Occupied	Available
<b>Hangars</b>				<b>Hangars</b>			
Private	170	170	0	Private	79	79	0
County	160	160	0	County	66	64	2
Out of Service	16	0	0	Out of Service	6	0	0
Total	346	330	0	Total	151	143	2
<b>Tie-downs</b>				<b>Tie-downs</b>			
County	96	56	40	County	7	1	6
AVEX	25	18	7	Goldenwest Jet Center	15	11	4
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Total	191	104	52	Total	41	18	23

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	Camarillo	Oxnard		Camarillo	Oxnard
Current year for the month	18,209	10,617	Current Month	1	1
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Current year to date	96,024	60,883			
Last year to date	89,550	43,867			
% Change	7%	39%			

#### Other:

	Camarillo	Oxnard
Airside Citations Issued	0	0
Landside Citations issued	0	0
Cards issued to transient overnight aircraft	8	5
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



## Camarillo Noise Comment Report June 2025

Comments by Location	Number of Comments	Total Number of Households
East Neighborhoods	0	0
Midtown/Old Town	173	3
North Neighborhoods	0	0
Unspecified/Other	183	2

Type of Operation	
Takeoff/Departure	2
Landing/Arrival	165
Traffic Pattern	178
Unspecified	11

**Total Comments = 356**

Time of Day	
12 a.m. – 5 a.m.	2
5 a.m. – 8 a.m.	0
8 a.m. – 6 p.m.	257
6 p.m. – 12 a.m.	97

### Comment Breakdown:

#### Household #1:

169 (47%)

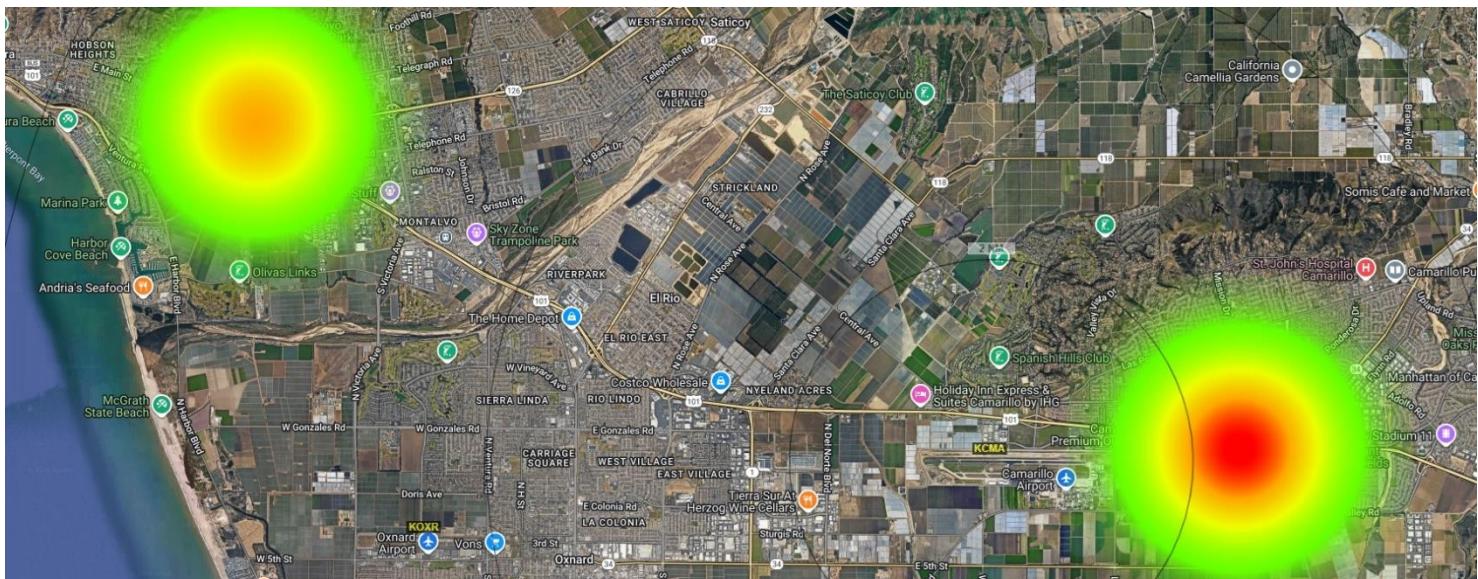
#### Household #2:

121 (34%)

#### Household #3:

62 (17%)

Type of Aircraft	
Single Engine Piston	2
Multi-Engine Piston	0
Turboprop	47
Turbo Jet	176
Helicopter	1
Unspecified	130





# Oxnard Noise Comment Report

## June 2025

Comments by Location	Number of Comments	Total Number of Households
West of Victoria & South of 5 <sup>th</sup> (Channel Islands, Oxnard Shores, Seabridge, etc.)	38	4
South Neighborhoods (Via Marina, etc.)	11	2
East Neighborhoods	0	0
North Neighborhoods	14	3
Other/Unspecified	70	Unknown

Type of Operation	
Takeoff/Departure	4
Landing/Arrival	1
Traffic Pattern	119
Unspecified	9

**Total Comments = 133**

<b>Time of Day</b>	
12 a.m. – 5 a.m.	1
5 a.m. – 8 a.m.	2
8 a.m. – 6 p.m.	116
6 p.m. – 12 a.m.	14

Type of Aircraft	
Single Engine Piston	3
Multi-Engine Piston	1
Turboprop	0
Turbo Jet	8
Helicopter	0
Unspecified	121

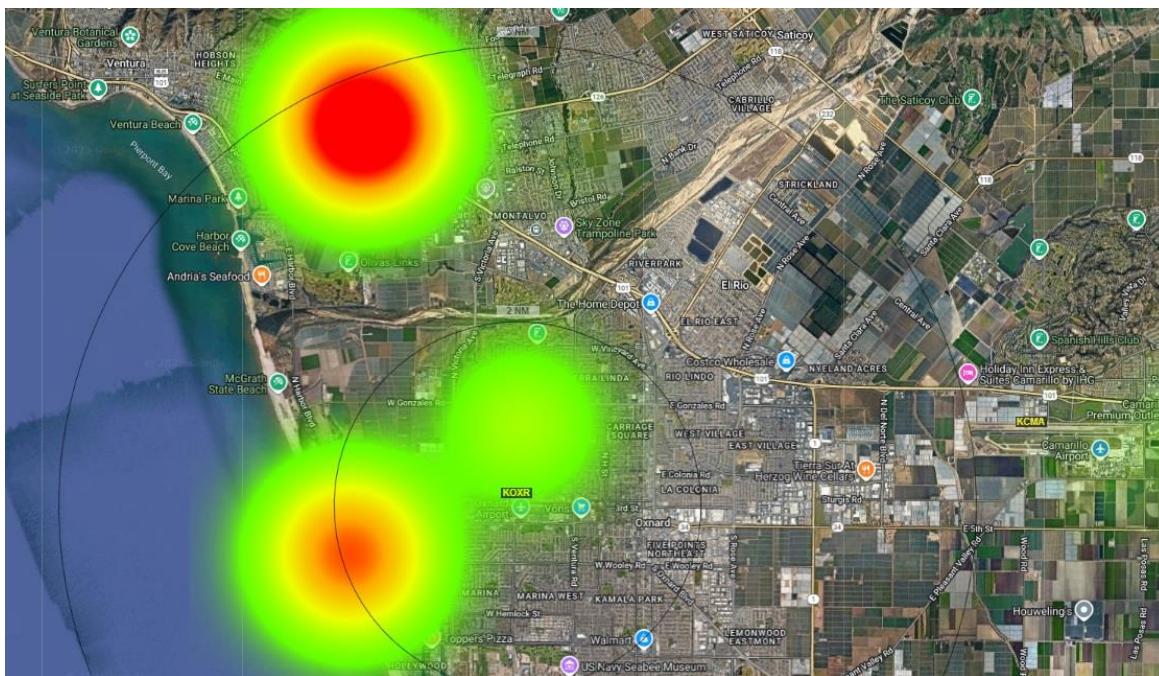
## Comment Breakdown:

## Household #1:

69 (52%)

## Household #2:

32 (24%)



## Camarillo Noise Comment Report July 2025

Comments by Location	Number of Comments	Total Number of Households
East Neighborhoods	2	1
Midtown/Old Town	249	6
North Neighborhoods	29	1
Unspecified/Other	16	Unknown

Type of Operation	
Takeoff/Departure	6
Landing/Arrival	224
Traffic Pattern	51
Unspecified	15

**Total Comments = 296**

Time of Day	
12 a.m. – 5 a.m.	3
5 a.m. – 8 a.m.	1
8 a.m. – 6 p.m.	203
6 p.m. – 12 a.m.	89

### Comment Breakdown:

#### Household #1:

128 (43%)

#### Household #2:

91 (31%)

#### Household #3:

29 (10%)

Type of Aircraft	
Single Engine Piston	123
Multi-Engine Piston	2
Turboprop	6
Turbo Jet	153
Helicopter	2
Unspecified	10



## Oxnard Noise Comment Report July 2025

Comments by Location	Number of Comments	Total Number of Households
West of Victoria & South of 5 <sup>th</sup> (Channel Islands, Oxnard Shores, Seabridge, etc.)	62	5
South Neighborhoods (Via Marina, etc.)	2	1
East Neighborhoods	0	0
North Neighborhoods	20	1
Other/Unspecified	3	Unknown

Type of Operation	Total Comments = 87
Takeoff/Departure	2
Landing/Arrival	0
Traffic Pattern	72
Unspecified	13

Time of Day	
12 a.m. – 5 a.m.	0
5 a.m. – 8 a.m.	1
8 a.m. – 6 p.m.	75
6 p.m. – 12 a.m.	11

Type of Aircraft	
Single Engine Piston	65
Multi-Engine Piston	4
Turboprop	0
Turbo Jet	1
Helicopter	3
Unspecified	14

### Comment Breakdown:

#### Household #1:

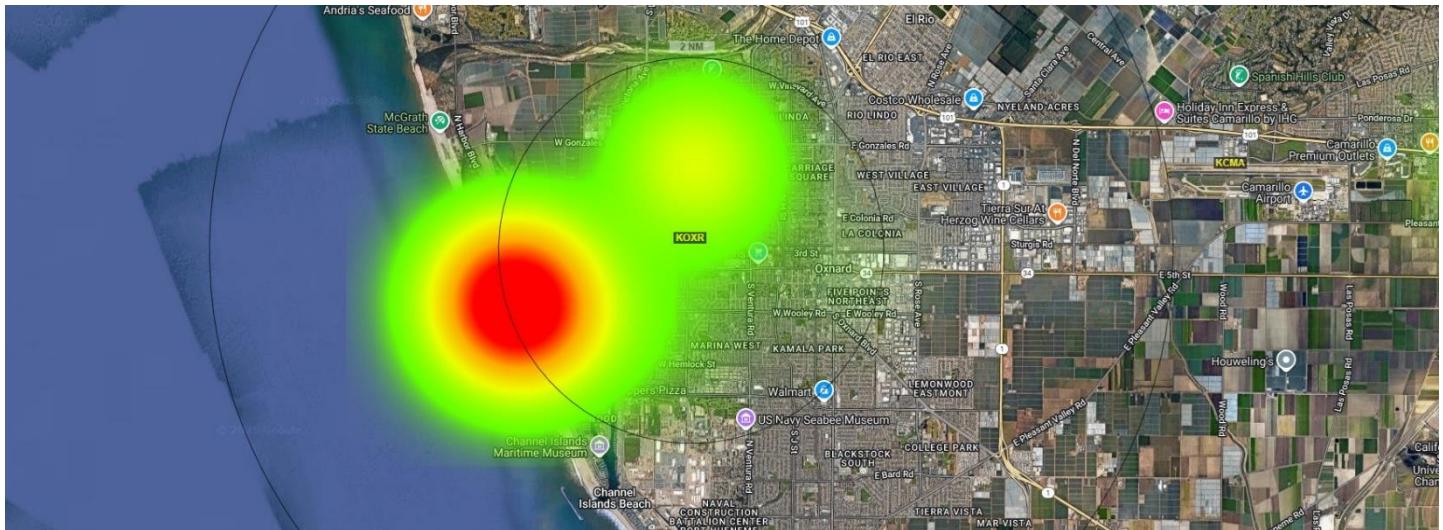
43 (49%)

#### Household #2:

20 (23%)

#### Household #3:

9 (10%)





**JUNE 2025**

## **CAMARILLO AIRPORT – AIRPORT LAYOUT PLAN UPDATE/NARRATIVE REPORT**

### **Status Update:**

- ALP approved and signed by FAA on May 8, 2025.
- Final deliverables have been provided to client.

### **Upcoming Action Items:**

- Project is completed, no more actions needed.

**Project Percent Complete:** The project is 100% complete through June 2025.

## **CAMARILLO AIRPORT – PART 150 NOISE COMPATIBILITY STUDY**

### **Status Update:**

- Received Camarillo Noise Exposure Map (NEP) Acceptance from the FAA on June 6, 2025.
- Published, printed, and delivered final NEM documents in English and Spanish on June 25.
- Published legal Notices of Acceptance in English on June 26, June 27, and June 29 and in Spanish on June 26, July 3, and July 10.
- Advertised and prepared for final Noise Compatibility Program (NCP) meeting and public hearing.

### **Upcoming Action Items:**

- Distribute revised draft NCP in advance of public hearing.
- Hold NCP public hearing on August 4, 2025.

**Project Percent Complete:** The project is 73.0% complete through June 2025.

## **OXNARD AIRPORT – PART 150 NOISE COMPATIBILITY STUDY**

### **Status Update:**

- Advertised and prepared for final Noise Compatibility Program (NCP) meeting and public hearing.

### **Upcoming Action Items:**

- Distribute revised draft NCP in advance of public hearing.
- Hold NCP public hearing on August 5, 2025.

**Project Percent Complete:** The project is 72.7% complete through June 2025.

## **ASP STANDARD DEVELOPMENT BROCHURE (AEA No. 25-01, WO No. 3)**

### **Status Update:**

- Coffman Associates provided draft text for the preparation of a development standards brochure for limited aviation service providers (ASPs) at Camarillo and Oxnard airports. The brochure will reflect information frequently conveyed to project proponents.

### **Upcoming Action Items:**

- Upon approval of the development standards brochure text and content, Coffman Associates will design a publication with original graphics suitable for online and print distribution.

**Project Percent Complete:** The project is 55.7% complete through June 2025.

## **ANNUAL CONSULTING SERVICES CONTRACT (AEA No. 25-01)**

### **Status Update:**

- SWCA Environmental Consultants, in association with Coffman Associates, conducted a Wildlife Hazard Management Plan (WHMP) review and training for Oxnard Airport on May 21, 2025. Certificates of completion have been provided to airport staff. Project is completed, no more actions needed.

### **Upcoming Action Items:**

- Coordination as needed to follow-up previous items and assist with new items at the direction of Airport staff.

**Project Percent Complete:** 13.8% of the not-to-exceed amount of \$200,000 has been completed through June 2025. This includes the ASP Standard Development Brochure.



**JULY 2025**

## **CAMARILLO AIRPORT – PART 150 NOISE COMPATIBILITY STUDY**

### **Status Update:**

- Published a notice of public hearing notice in the VC Star (7/13, 7/18, 7/18, 7/27, 7/31, and 8/1) and Vida (7/17 and 7/31).
- Distributed revised draft Noise Compatibility Program in English and Spanish via the study website.
- Advertised and prepared for final Noise Compatibility Program (NCP) meeting and public hearing.

### **Upcoming Action Items:**

- Hold NCP public hearing on August 4, 2025.

**Project Percent Complete:** The project is 74.9% complete through July 2025.

## **OXNARD AIRPORT – PART 150 NOISE COMPATIBILITY STUDY**

### **Status Update:**

- Published a notice of public hearing in the VC Star (7/13, 7/18, 7/18, 7/27, 7/31, and 8/1) and Vida (7/17 and 7/31).
- Distributed revised draft Noise Compatibility Program in English and Spanish via the study website.
- Advertised and prepared for final Noise Compatibility Program (NCP) meeting and public hearing.

### **Upcoming Action Items:**

- Hold NCP public hearing on August 5, 2025.

**Project Percent Complete:** The project is 74.1% complete through July 2025.

## **ASP STANDARD DEVELOPMENT BROCHURE (AEA No. 25-01, WO No. 3)**

### **Status Update:**

- Coordinated with graphics department to include revised hangar flow chart and updated matrix in draft brochure.
- Updated and printed first draft of brochure for review at in-person meeting scheduled for August.

### **Upcoming Action Items:**

- Revise publication based on staff feedback.
- Produce online and print version of final brochure for distribution.

**Project Percent Complete:** The project is 82.3% complete through July 2025.

## **ANNUAL CONSULTING SERVICES CONTRACT (AEA No. 26-01)**

### **Status Update:**

- N/A for July 2025.

### **Upcoming Action Items:**

- Coordination as needed to follow-up previous items and assist with new items at the direction of Airport staff.

**Project Percent Complete:** 1.3% of the not-to-exceed amount of \$200,000 has been completed through July 2025. This includes the ASP Standard Development Brochure.

July 16, 2025

Mrs. Erin Powers  
Projects Administrator  
County of Ventura Department of Airports  
555 Airport Way, Suite B  
Camarillo, CA 93010

Re: Monthly Airport Project Status Update – June 2025

Dear Mrs. Powers,

Below is a summary of the tasks completed by Woolpert during the month of June 2025 for the Camarillo Airport:

**Conceptual Design for Runway/Taxiway Reconstruction (County Project No. AEA 22-10)**

- The County and Woolpert discussed this project during the coordination meeting June 20, 2025.
- **Upcoming:**
  - County to provide comments on the Conceptual Design package.

**Final Design for Runway Reconstruction (AIP Project No. 3-06-0339-044-2024)**

- The County and Woolpert discussed this project during the coordination meeting June 20, 2025.
- On June 5, 2025, the County provided review comments and questions on the runway rehabilitation memo and the Geotechnical report summary.
- On June 9, 2025, Woolpert provided a revised runway rehabilitation memo to the County.
- **Upcoming:**
  - Continued coordination on this project with the County as needed.
  - County to review runway rehabilitation memo and schedule a meeting with the FAA to discuss it.

**Runway 8-26 and Taxiway A Pavement Improvements (County Project No. AEA 24-06)**

- The County and Woolpert discussed this project during the coordination meeting June 20, 2025.
- On June 19, 2025, Granite Construction signed Change Order No. 3 Final Adjustment of Quantities (FAQ).
- **Upcoming:**
  - The County will sign Change Order No. 3 FAQ and it will be distributed.
  - Woolpert will continue project coordination with the County and Granite as needed.

**Airport Pavement Management System (APMS) Update**

- The County and Woolpert discussed this project during the coordination meeting June 20, 2025.
- On June 9-14, 2025, Woolpert was on-site with Applied Pavement Technology (APT) while the visual inspections and HWD testing was completed.

Woolpert, Inc.  
1300 Eastman Ave., Suite 214  
Ventura, CA 93003  
+1 303.524.3030

- On June 27, 2025, Woolpert was on-site with NV5 while the pavement coring was completed.
- As of June 27, 2025, all field work has been completed for this project.
- **Upcoming:**
  - Woolpert will continue project coordination with the County.
  - Woolpert will continue to coordinate with subconsultants for the completion of this project.
  - APT to provide a draft outline of the report to Woolpert.
  - Woolpert to provide the County with a draft outline of the report.

#### **Runway 8-26 Pavement Damage**

- The County and Woolpert discussed this task during the coordination meeting June 20, 2025.
- **Upcoming:**
  - The County will review the runway pavement inspection memo.
  - Woolpert will wait for direction from the County on this topic.

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, Mr. Dave Nafie, Ms. Sujin Beck – County of Ventura Department of Airports  
Mr. Travis Vallin, Mr. JD Ingram, Mr. Jason Virzi, Mr. Arlando Gilbert, Ms. Cheyenne Yancey,  
Mr. Sabour Samim – Woolpert, Inc.  
File

Woolpert, Inc.  
1300 Eastman Ave., Suite 214  
Ventura, CA 93003  
+1 303.524.3030

August 14, 2025

Mrs. Erin Powers  
Projects Administrator  
County of Ventura Department of Airports  
555 Airport Way, Suite B  
Camarillo, CA 93010

Re: Monthly Airport Project Status Update – July 2025

Dear Mrs. Powers,

Below is a summary of the tasks completed by Woolpert during the month of July 2025 for the Camarillo Airport:

**Conceptual Design for Runway/Taxiway Reconstruction (County Project No. AEA 22-10)**

- The County and Woolpert discussed this project during the coordination meetings on July 3 and 17, 20, 2025.
- **Upcoming:**
  - County to provide comments on the Conceptual Design package.

**Final Design for Runway Reconstruction (AIP Project No. 3-06-0339-044-2024)**

- The County and Woolpert discussed this project during the coordination meetings on July 3 and 17, 20, 2025.
- On July 7, 2025, the County provided updates to the Federal grant application as requested by the FAA.
- On July 8, 2025, Woolpert provided the revised Federal grant application to the County for review.
- On July 9-11, 2025, the County and Woolpert coordinated on the Federal grant application.
- On July 11, 2025, the County submitted the revised Federal grant application to the FAA.
- **Upcoming:**
  - Continued coordination on this project with the County as needed.
  - County to schedule a meeting with the FAA to discuss details of this project.

**Runway 8-26 and Taxiway A Pavement Improvements (County Project No. AEA 24-06)**

- The County and Woolpert discussed this project during the coordination meetings on July 3 and 17, 20, 2025.
- On July 18, 2025, the County signed Change Order No. 3 Final Adjustment of Quantities (FAQ) and it was distributed to all parties.
- **Upcoming:**
  - All tasks for this project have been completed and it will be removed from the project status report.

### **Airport Pavement Management System (APMS) Update**

- The County and Woolpert discussed this project during the coordination meetings on July 3 and 17, 20, 2025.
- On July 3, 2025, Woolpert provided the daily reports for the field work completed on June 26 and 27, 2025.
- On July 17, 2025, Woolpert provided the County with the draft report outline and pavement condition index maps for both airports that were prepared by Applied Pavement Technology (APT).
- On August 6, 2025, the County provided Woolpert with comments on the draft outline and a report with a preferred format. Woolpert provided the comments on the draft report outlines and example report to APT.
- **Upcoming:**
  - Woolpert will continue project coordination with the County.
  - Woolpert will continue to coordinate with subconsultants for the completion of this project.
  - APT to provide a draft report to Woolpert for review.
  - Woolpert to provide the County with a draft report for review.

### **Runway 8-26 Pavement Damage**

- The County and Woolpert discussed this project during the coordination meetings on July 3 and 17, 20, 2025.
- **Upcoming:**
  - Woolpert will wait for direction from the County on this topic.

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, Mr. Dave Nafie, Ms. Sujin Beck – County of Ventura Department of Airports  
Mr. Travis Vallin, Mr. JD Ingram, Mr. Jason Virzi, Mr. Arlando Gilbert, Ms. Cheyenne Yancey,  
Mr. Sabour Samim – Woolpert, Inc.  
File

Woolpert, Inc.  
1300 Eastman Ave., Suite 214  
Ventura, CA 93003  
+1 303.524.3030

July 16, 2025

Mrs. Erin Powers  
Projects Administrator  
County of Ventura Department of Airports  
555 Airport Way, Suite B  
Camarillo, CA 93010

Re: Monthly Airport Project Status Update – June 2025

Dear Mrs. Powers,

Below is a summary of the tasks completed during the month of June 2025, by Woolpert and our subconsultants for Oxnard Airport:

**AIP Project No. 03-06-0179-038-2021 – Runway 7-25 Reconstruction**

- The County and Woolpert discussed this project during the coordination meeting June 20, 2025.
- **Upcoming:**
  - The FAA may request the Sponsor Certification forms be updated to current versions. The County will let Woolpert know if changes need to be made.
  - FAA to review the Construction Closeout Report and provide comments if revisions are needed.

**AIP Project No. 03-06-0179-042-2022 – Connector Taxiways A-E Reconstruction**

- The County and Woolpert discussed this project during the coordination meeting June 20, 2025..
- **Upcoming:**
  - County to provide Woolpert with the Sponsor items needed for the Construction Closeout Report.

**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 June 20, 2025.
- On June 5, 2025, the County informed Woolpert that the REIL fixture was not operating correctly. Woolpert informed Security Paving and Royal Electric of the issue with the REILs.
- On June 13, 2025, Contractor Pay Application No. 6 (semi-final) was signed and distributed.
- On June 18, 2025, Woolpert sent the Final Adjustment of Quantities (FAQ) was to the County for review.
- On June 20, 2025, Woolpert provided the County with the final certified payrolls and updated certified payroll log.
- On June 26, 2025, the County and Woolpert coordinated on the Release on Contract (ROC) for Security Paving.

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1300 Eastman Ave., Suite 214  
Ventura, CA 93003  
+1 303.524.3030

- On June 26, 2025, Woolpert sent the ROC to Security Paving with directions on how to submit it to the County.
- On June 30, 2025, Woolpert had a meeting with Royal Electric and Airport Lighting Company where it was agreed there is a problem with the REIL fixture.
- **Upcoming:**
  - Woolpert will continue project coordination with the County, Security Paving, and Royal Electric.
  - Security Paving to submit the ROC to the County.
  - Pay Application No.7 (Final) will be released after the ROC process is completed.
  - Airport Lighting Company will provide a new REIL fixture to the County and then Woolpert will coordinate with Royal Electric to get it installed.

#### **Air Traffic Control Tower (ATCT) Improvements**

- The County and Woolpert discussed this project during the coordination meeting June 20, 2025.
- **Upcoming:**
  - County to review Woolpert's Scope of Work for Design and Bidding services.

#### **Airport Pavement Management System (APMS) Update**

- The County and Woolpert discussed this project during the coordination meeting June 20, 2025.
- On June 9-14, 2025, Woolpert was on-site with Applied Pavement Technology (APT) while the visual inspections and HWD testing was completed.
- On June 27, 2025, Woolpert was on-site with NV5 while the pavement coring was completed.
- As of June 27, 2025, all field work has been completed for this project.
- **Upcoming:**
  - Woolpert will continue project coordination with the County.
  - Woolpert will continue to coordinate with subconsultants for the completion of this project.
  - APT to provide a draft outline of the report to Woolpert.
  - Woolpert to provide the County with a draft outline of the report.

#### **Run-Up Area Analysis**

- On June 12, 2025, the County requested Woolpert to review the existing run up area in terms of the location with the Taxiway A shift to the south and leasehold extensions. Also review alternate locations and provide options. If an alternate location is determined, what airport documents would need to be updated.
- On June 24, 2025, the County provided the leasehold boundary of Axis Air LLC for Woolpert to review as part of this task. Woolpert added the Axis leasehold to the CAD file and prepared an exhibit showing existing conditions and an exhibit showing proposed options.
- On June 27, 2025, Woolpert provided the exhibit to the County for review.
- **Upcoming:**
  - Woolpert will continue task coordination with the County.

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, Mr. Dave Nafie, Ms. Sujin Beck – County of Ventura Department of Airports  
Mr. Travis Vallin, Mr. JD Ingram, Mr. Jason Virzi, Mr. Arlando Gilbert, Ms. Tracey Salazar,  
Ms. Cheyenne Yancey, Mr. Sabour Samim – Woolpert, Inc.

Woolpert, Inc.  
1300 Eastman Ave., Suite 214  
Ventura, CA 93003  
+1 303.524.3030

August 14, 2025

Mrs. Erin Powers  
Projects Administrator  
County of Ventura Department of Airports  
555 Airport Way, Suite B  
Camarillo, CA 93010

Re: Monthly Airport Project Status Update – July 2025

Dear Mrs. Powers,

Below is a summary of the tasks completed during the month of July 2025, by Woolpert and our subconsultants for Oxnard Airport:

**AIP Project No. 03-06-0179-038-2021 – Runway 7-25 Reconstruction**

- The County and Woolpert discussed this project during the coordination meetings on July 3 and 17, 20, 2025.
- On July 17, 2025, the County informed Woolpert that the FAA was good with the Sponsor Certification forms included in the Construction Closeout Report.
- **Upcoming:**
  - FAA to review the Construction Closeout Report and provide comments if revisions are needed.

**AIP Project No. 03-06-0179-042-2022 – Connector Taxiways A-E Reconstruction**

- The County and Woolpert discussed this project during the coordination meetings on July 3 and 17, 20, 2025.
- **Upcoming:**
  - County to provide Woolpert with the Sponsor items needed for the Construction Closeout Report.

**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 meetings on July 3 and 17, 20, 2025.
- On July 2, 2025, Woolpert provided the County with an update from the meeting with Royal Electric and Airport Lighting Company where it was agreed there is a problem with the REIL fixture.
- On July 8, 2025, Security Paving indicated they could not sign the Release on Contract (ROC) since they had not received payment for Contractor Pay Application No. 3.
- On July 23, 2025, Security Paving emailed a copy of the ROC to the County. Woolpert responded to Security Paving indicated a hard copy of the signed and notarized ROC is required to be submitted to the County.
- On August 6, 2025, the County informed Woolpert that the REIL fixture was delivered.

Woolpert, Inc.  
1300 Eastman Ave., Suite 214  
Ventura, CA 93003  
+1 303.524.3030

- **Upcoming:**

- Woolpert will continue project coordination with the County, Security Paving, and Royal Electric.
- Security Paving to submit the ROC to the County.
- Pay Application No.7 (Final) will be released after the ROC process is completed.
- Woolpert and Royal Electric will get a schedule to install the new REIL fixture.

#### **Air Traffic Control Tower (ATCT) Improvements**

- The County and Woolpert discussed this project during the coordination meetings on July 3 and 17, 20, 2025.
- **Upcoming:**
  - County to review Woolpert's Scope of Work for Design and Bidding services.

#### **Airport Pavement Management System (APMS) Update**

- The County and Woolpert discussed this project during the coordination meetings on July 3 and 17, 20, 2025.
- On July 3, 2025, Woolpert provided the daily reports for the field work completed on June 26 and 27, 2025.
- On July 17, 2025, Woolpert provided the County with the draft report outline and pavement condition index maps for both airports that were prepared by Applied Pavement Technology (APT).
- On August 6, 2025, the County provided Woolpert with comments on the draft outline and a report with a preferred format. Woolpert provided the comments on the draft report outlines and example report to APT.
- **Upcoming:**
  - Woolpert will continue project coordination with the County.
  - Woolpert will continue to coordinate with subconsultants for the completion of this project.
  - APT to provide a draft report to Woolpert for review.
  - Woolpert to provide the County with a draft report for review.

#### **Run-Up Area Analysis**

- On July 16, 2025, Woolpert provided the run-up area exhibit to the County for review. The County provided comments on the exhibit.
- On July 31, 2025, Woolpert provided an updated run-up area exhibit to the County for review. The County provided comments and Woolpert provided a revised exhibit.
- **Upcoming:**
  - Woolpert will continue task coordination with the County.

If you have any comments, please do not hesitate to contact me.

Sincerely,  
Woolpert, Inc.



Matt Gilbreath, P.E.  
Project Manager, Aviation

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cc: Mr. Keith Freitas, Mr. Dave Nafie, Mrs. Sujin Beck – County of Ventura Department of Airports  
Mr. Travis Vallin, Mr. JD Ingram, Mr. Jason Virzi, Mr. Arlando Gilbert, Ms. Tracey Salazar,  
Ms. Cheyenne Yancey, Mr. Sabour Samim – Woolpert, Inc.

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PROJECT STATUS REPORT

Ventura County, Department of Airports

Prepared by Mead & Hunt, Inc

Revision Date 2025-08-12



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	<p><b>DESIGN SERVICES ON-CALL SERVICES (2022-2023)</b></p> <p>On-call services at the request of the County. Period is effective through June 30, 2023.</p>	<p>a) Contract executed. b) Mead &amp; 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 &amp; Hunt provided May 30th). d) Mead &amp; Hunt assisting the Wings Over Camarillo team with graphics; draft graphics submitted to Air Show staff. e) Mead &amp; Hunt prepared final OXR and CMA SWPPP mapping for County submission. f) Mead &amp; 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 &amp; Hunt assisted with grant closeout documentation for CMA AIP-037 and OXR AIP - 037.</p>	60%	a) None
2206900-221958.01 CT 5020FY2300000000022 AIP - N/A	CMA & OXR	<p><b>DESIGN SERVICES GENERAL SERVICES AGENCY PURCHASE ORDER (2022-2023)</b></p> <p>On-call services at the request of the County. Period is effective through June 30, 2023.</p>	<p>a) Fully executed contract received. b) Mead &amp; Hunt submitted final plan for perimeter road alignment. c) Mead &amp; Hunt prepared leasehold graphic for OXR and CMA. d) Mead &amp; Hunt to assist the County with lease graphics and lease area calculations for Airport Properties Limited.</p>	37%	a) None
2206900-221958.02 CT 5020FY2400000000022 AIP - N/A	CMA & OXR	<p><b>DESIGN SERVICES GENERAL SERVICES AGENCY PURCHASE ORDER (2023-2024)</b></p> <p>On-call services at the request of the County. Period is effective from July 1, 2023 through June 30, 2024.</p>	<p>a) Fully executed contract received.</p>	0%	a) None
2206900-221958.02 AEA 25-03 AIP - N/A	CMA & OXR	<p><b>DESIGN SERVICES GENERAL SERVICES AGENCY PURCHASE ORDER (2024-2025)</b></p> <p>On-call services at the request of the County. Period is effective from July 1, 2024 through June 30, 2025.</p>	<p>a) Mead &amp; Hunt finalized the Permitting of the New Rotating Beacon pole. Building Permit BP24-02814. b) Mead &amp; Hunt completed the reviewing of material submittals for construction of rotating beacon. c) Mead &amp; Hunt performed Site Visit to observe construction of Beacon pole foundation.</p>	9%	a) None

**COUNTY OF VENTURA  
DEPARTMENT OF AIRPORTS  
FAA GRANT PROJECTS**

**August 2025**

Sup. Dist.	Project Name Spec. Number	<u>Estimate</u> <u>Low Bid</u>	<u>CCO's</u> <u>Claims</u>	<u>Design</u> <u>Engr.</u> <u>Contractor</u>	Estimated Schedule or Actual Dates				% Compl Design/ Const.	Remarks
					<u>Bid</u> <u>Date</u>	<u>Contract</u> <u>Award</u>	<u>Const</u> <u>Start</u>	<u>Const</u> <u>Comp</u>		
5	CMA Airport Layout Plan Update	<u>\$686,032</u>		<u>Coffman Associates</u>	<u>N/A</u>	<u>9/24/20</u>	<u>9/30/20</u>	<u>5/31/24</u>	<u>100</u>	The Airport received FAA approval to transition the Master Plan to an Airport Layout Plan (ALP) Update to allow for community concerns, like noise, to be addressed, with a master plan update to be revisited in a future year, should it be warranted. Second ALP workshop meeting held November 14 <sup>th</sup> , 2023. Final ALP workshop was held on February 20, 2024. The ALP document was distributed for public comments through May 10. Comments to be reviewed prior to submitting Final ALP to the FAA by August 31, 2024. FAA Lines of Business review started 9/18/2024. FAA approved ALP available for the public.
5	CMA Conceptual Design for 2025 RWY and TWY Reconstruction	<u>\$187,260</u>		Woolpert	<u>N/A</u>	<u>9/19/22</u>	<u>N/A</u>	<u>N/A</u>	<u>90</u>	FAA requested NOFO grant application was submitted to FAA. FAA followed up with request for FY2023 Supplementary Discretionary Grant for the NOFO. The Supplementary Discretionary Grant was submitted. FAA has requested an updated runway grant per FAA comments and memo to investigate full depth reconstruction. FAA grant to

Sup. Dist.	Project Name Spec. Number	<u>Estimate</u> Low Bid	CCO's Claims	Design Engr. Contractor	Estimated Schedule or Actual Dates				% Compl Design/ Const.	Remarks
					Bid Date	Contract Award	Const Start	Const Comp		
										cover the final design of the CMA-239 Runway 8-26 and Taxiway project complete and granted. Approved by BOS. Geotechnical evaluation complete. Report is forthcoming to determine what the best method will be for the runway.
5	CMA Part 150 Noise Compatibility Study	<u>\$770,943</u>		<u>Coffman Associates</u>	N/A	<u>9/30/22</u>	N/A	N/A	74.9	Noise Compatibility Plan for the upcoming listening and technical sessions in process. Listening and technical sessions on October 8, 2024. Currently collecting public comments to incorporate into the study. Draft meeting summary held on 10/7/2024 has been distributed. Revised Noise Exposure Map in response to FAA comments were received on 11/26/2024 and being addressed. Part 150 public hearing set for Aug 4 at VCOE. Public notices published in VC Star (7/13, 7/18, 7/27, 7/31, 8/1) and Vida (7/17 and 7/31). Public commenting period ended on 8/19.
3	OXR RWY & TWY Connector Transitions Reconstruction	<u>\$12,832,636</u> \$12,274,001	\$124,906	<u>Mead Hunt Sully-Miller Inc.</u>	<u>4/29/21</u>	<u>7/20/21</u>	<u>7/23/21</u>	<u>2/28/22</u>	100 99	Final project closeout underway.
3	OXR TWY A-E Connector Reconstruction	<u>\$335,960</u> 7,706,536		<u>Woolpert Granite Construction</u>	<u>4/26/22</u>	<u>12/17/21</u> TBD	4/3/23	9/13/23	100 100	Construction completed in September 2023. Project closeout items remain. Final draft report of the soil report submitted to DOA. DOA provided Woolpert with the

Sup. Dist.	Project Name Spec. Number	<u>Estimate</u> Low Bid	CCO's Claims	Design Engr. Contractor	Estimated Schedule or Actual Dates				% Compl Design/ Const.	Remarks
					Bid Date	Contract Award	Const Start	Const Comp		
										Soil Management Plan approval from LA RWQB. Warranty Letter has been sent to Granite to address several maintenance requests since substantial completion of the project. Warranty work completed by Granite on September 10. QA/QC on site to assess the damage, cause of damage, etc. It was determined that pavement failure around the manholes were due to poorly compacted backfill around the edges and sides of the manhole.
3	OXR TWY Connector Reconstruction Construction Management Services	<u>\$674,799</u>		Woolpert	N/A	<u>12/21/21</u>	4/3/23	8/15/23	<u>99</u> 99	Construction began April 3, 2023. Project was completed in September 2023. Jviation will be working on final project and grant closeout items.
3	OXR TWY F (A) Reconstruction	<u>\$16,142,731</u> \$17,365,010		Woolpert Security Paving	<u>6/27/23</u>	<u>10/20/23</u>	<u>TBD</u>	<u>TBD</u>	<u>100</u> 99	Security Paving has substantially completed the project. Change order pavement work to start on November 13-15 with final striping to be completed in 12/16, 12/17, and 12/18. Stockpiles of dirt was removed on 12/13, 12/16, and 12/17. Change Order 5 approved. Pay App # 5 approved. DOA is currently waiting of delivery of REIL system for SP's subcontractor to install to finish out the project. 3/17 Change Order #6 agreed upon with SP. Updated sign and marking plan approved

Sup. Dist.	Project Name Spec. Number	<u>Estimate</u> Low Bid	CCO's Claims	Design Engr. Contractor	Estimated Schedule or Actual Dates				% Compl Design/ Const.	Remarks
					Bid Date	Contract Award	Const Start	Const Comp		
										by DOA staff. Pay Application #6 circulated for signatures.
3	OXR Part 150 Noise Compatibility Study	\$770,943		<u>Coffman Associates</u>	N/A	9/30/22	N/A	N/A	74.1	Noise Compatibility Plan for the upcoming listening and technical sessions in process. Listening and technical sessions set for October 7, 2024. Public comments were being received through 12/16/24. Part 150 public hearing set for Aug 5 at the Oxnard Marriott. Part 150 public hearing set for Aug 4 at VCOE. Public notices published in VC Star (7/13, 7/18, 7/27, 7/31, 8/1) and Vida (7/17 and 7/31). Final public comment period ended on 8/19.

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**

August 2025

Sup. Dist.	Project Name Spec. Number	<u>Estimate</u> Low Bid	CCO's Claims	<u>Design Engr.</u> Contractor	Scheduled or Actual Dates				% Compl Design / Const.	Remarks
					Bid Date	Contract Award	Const Start	Const Comp		
5	CMA RWY Centerline and TWY Alpha Repair	<u>116,505</u>		<u>Woolpert Granite Construction</u>		9/13/22	8/27/2024	9/	<u>100</u> 99	Project complete. Final payment being circulated for signature. It will be issued 35-days NOC process. NOC filed 2/4/2025. Final Pay app #3 received on 3/18/25. Woolpert is closing out the projects section.
5	CMA Beacon Siting Study and Relocation Design	<u>8,500</u> 52,544		<u>GSA/MTM Mead &amp; Hunt</u>	N/A	On-call	N/A	N/A	<u>75</u> 100	GSA services being utilized for construction contract. NTP has been issued and materials are on order. Build and Safety permits have been pulled and paid for. Contractor has submitted materials for approval. Pre-construction meeting was 7/3/2025. Project start date was 7/10/2025. Rebar cage for the foundation delivered on 7/16/2025. On 7/17-18/2025, concrete and rebar cage were installed for the tower base. Tower is scheduled to be installed on 9/4/2025. Estimated end date is 9/30/2025.
3	OXR PFAS Supplemental Plan/Sampling & Monitoring	<u>\$6,500</u> 137,000	\$226,018	<u>Ninyo &amp; Moore</u>	N/A	1/19/21	N/A	3/29/21	<u>100</u> 90	The CA State Water Board requires Part 139 Airports that have discharged firefighting foam to develop a work plan and perform testing to assist in the State's PFAS investigation. Coordination with the State Water Board to satisfy workplan and sampling/monitoring goals

Sup. Dist.	Project Name Spec. Number	<u>Estimate</u> Low Bid	<u>CCO's</u> Claims	<u>Design Engr.</u> Contractor	Scheduled or Actual Dates				% Compl Design / Const.	Remarks
					Bid Date	Contract Award	Const Start	Const Comp		
										continues. This work is separate from project-related testing. RFQ advertised in VC Star starting 10/25/2024. Advertised in SWAAAE on 10/25/24. Qualification deadline is November 15, 2024.
4	Airport Pavement Management System (APMS)	\$478,734		<u>Woolpert</u>					55	APMS project NTP was 1/23/2025. The project started in June 2025 with utility DigAlert, geotechnical cores and visual inspections. All geotechnical work was completed on 6/27/2025. Revised draft outline of the report was submitted for approval on 8/29/2025. Draft report to be submitted to Projects by the end of September 2025.

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

# 2025 Meeting Schedules

Aviation Advisory Commission	Camarillo & Oxnard Airport Authorities
<p>The <b>Aviation Advisory Commission</b> 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.</p>	<p>The <b>Camarillo &amp; Oxnard Airport Authorities</b> 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.</p>
January 8	January 9
February 12 CANCELED	February 13 CANCELED
March 12 Meeting at VCOE (see notice)	March 13 Meeting at VCOE (see notice)
April 9 CANCELED	April 10 CANCELED
May 7	May 8
June 11 CANCELED	June 12 CANCELED
July 9	July 10
August 13 CANCELED	August 14 CANCELED
September 10	September 11
October 8	October 9
November 12	November 13
December 10	December 11





## Airport noise study the focus of August public hearing

Comment period  
is open, runs through August 18  
*July 12, 2025*

By Scott Steepleton  
[scott@theacorn.com](mailto:scott@theacorn.com)

Residents with comments about noise at the Camarillo Airport will have an opportunity to air them next month.

The Ventura County Department of Airports will host a public hearing on federal noise study and approach and procedure analysis at 6 p.m. August 4 at the Ventura County Office of Education, 5100 Adolfo Road, in Camarillo.

Concerns about aviation noise led Congress to pass the Aviation Safety and Noise Abatement Act of 1979. This act provided full federal support for airport noise compatibility programs. Following this, the Federal Aviation Administration established program guidelines that set minimum standards for these studies.

A community's Noise Compatibility Program aims to manage aircraft noise and ensure compatible land use around airports. These studies are unique for three key reasons: •They offer the only comprehensive approach to preventing and reducing conflicts between airports and community land use. •Approved plans can receive funding from the federal Airport Improvement Program. •They are the only FAA studies conducted primarily for the benefit of airport neighbors.

Documents pertaining to Camarillo's operations can be found at [cma-noise-study.airportstudy.net](http://cma-noise-study.airportstudy.net).

On hand for the hearing will be representatives from the Department of Airports and its

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The public can take part through a Q-and-A session that will follow a formal presentation. This portion of the meeting will end no later than 7 p.m.

Next up is the public hearing for the Noise Compatibility Plan for Camarillo Airport, with presentations by the Department of Airports' consultants, Coffman and Associates. The public will have the opportunity to provide feedback on the Noise Compatibility Plan.

While there is no Q-and-A session with the Department of Airports or its consultants, all responses will be recorded as part of the final Federal Aviation Regulation Part 150 documents.

Department officials say that the FAR Part 150 Noise Compatibility Study has been broken up into two parts: Noise Exposure Map and Noise Compatibility Plan.

The map has been submitted and accepted by the Federal Aviation Administration and the Department of Airports is now working to finalize the compatibility plan, the completion of which includes public comment.

The comment period is open and comments may be made at [cma-noise-study.airportstudy.net/comments](http://cma-noise-study.airportstudy.net/comments); by written communication mailed directly to the Department of Airports, 555 Airport Way, Camarillo, CA 93010; or in person at the public hearing.

Comments will be accepted through August 18.

The main goals of a Noise Compatibility Program are:

- Identify noise effects: Using FAA software, the program identifies the effects of current and projected noise levels in the airport area. This information is documented in the Noise Exposure Maps volume (for example, the Camarillo Airport Noise Exposure Maps).
- Propose mitigation strategies: When noise effects are identified, the program proposes strategies to reduce them through changes in aircraft operations or airport facilities. This is evaluated and summarized in the Noise Compatibility Plan volume. It's important to note that the noise impact evaluation only includes operations at the specific airport in question.
- Promote compatible zoning: In undeveloped areas where aircraft noise is expected to persist, the program encourages zoning designations that are compatible with airport noise and operations, such as agricultural, commercial or industrial uses.

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# 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>

---

July 16, 2025

David C. Benner, C.M.  
Managing Principal, AMCG  
9085 E. Mineral Circle, Suite 315  
Centennial, CO 80112

*Sent via email only:*

**Subject      Statement of Qualifications for Rent & Fee Analysis  
AMCG & Coffman  
Notice of Ranking**

Dear Mr. Benner,

Following a thorough review of your submittal, the Department of Airports has ranked your team in the top position for the advertised work. We wish to congratulate you on your efforts and qualifications.

In the coming weeks, we will work with you to refine the methods and scope to best fit our objectives and available funding. Our goal is to have a contract in place and notice to proceed by the end of September 2025. Madeline Herrle, Lease Manager, will be in touch next week to begin the discussions.

Thank you for your interest in this project and we look forward to taking the next steps.

Sincerely,

Keith Freitas, A.A.E., C.A.E.  
Director of Airports

cc:    Dave Nafie, Deputy Director of Airports  
          Madeline Herrle, Lease Manager  
          Servando Briggs, Finance Manager  
          Daniel Quezada, Lease Assistant

## **Zacarias, Mariana**

---

**From:** Zacarias, Mariana  
**Sent:** Friday, July 25, 2025 10:38 AM  
**To:** Zacarias, Mariana  
**Subject:** CMA New Beacon Project Update  
**Attachments:** 2025 CMA Beacon Project Flyer\_7-24-25.pdf

Good morning all,

The Ventura County Department of Airports would like to share an update on the CMA Airport Rotating Beacon project happening at Camarillo Airport. Please find project and contact information for the project in the attached flyer. Please note that any project work will not conflict with the Wings Over Camarillo Airshow scheduled for August 16-17, 2025.

We hope you find this information helpful.

*Mariana Zacarias*

Management Assistant IV  
County of Ventura | Department of Airports

## CMA New Beacon Update

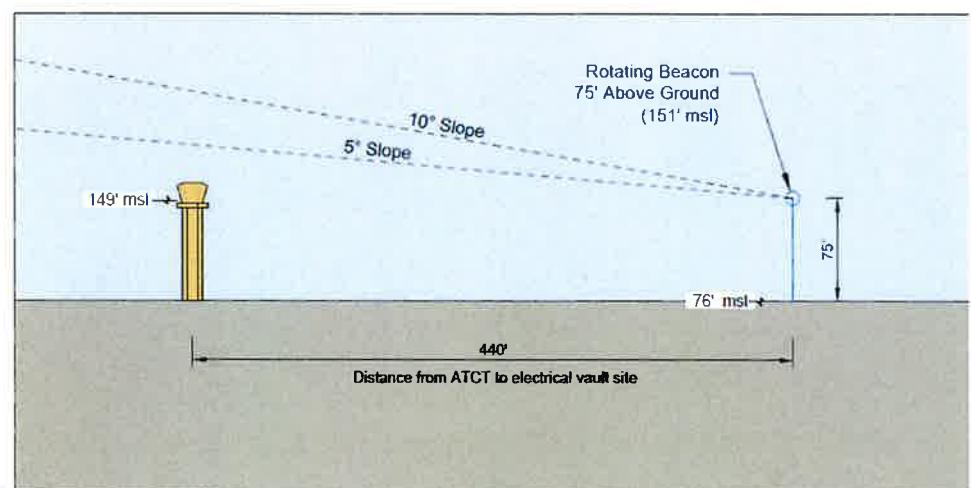
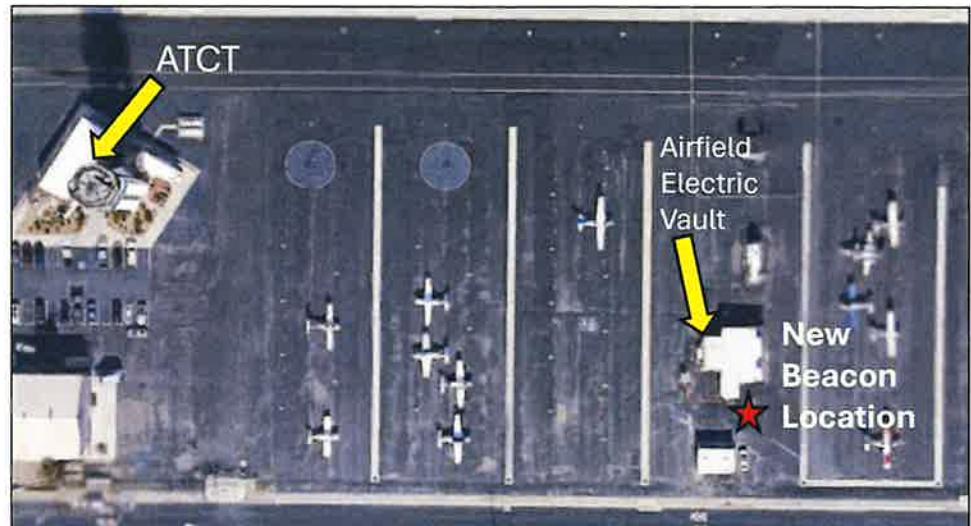
The Department of Airports (DOA) is excited to share that work is currently underway to install a new airport rotating beacon and tower on the airfield. All work is anticipated to be complete by **August 20, 2025**.

### Background:

The purpose of this project is to replace and relocate the airport rotating beacon at Camarillo Airport. The existing beacon at the Airport is currently located on top of the water tower near the Airport campus and needs to be relocated as it will be safer and more cost effective to maintain.

A siting study was completed in 2022 that modeled the beam paths at 5-to-10-degrees and concluded that there is no anticipated beam-wash impact to the existing Air Traffic Control Tower or neighboring residences. Once installed and operational, the Airport will be able to make adjustments to the beam angle if needed.

For questions, please contact Erin Powers, Projects Administrator at (805) 388-4205.



Beacon Siting

## LOCAL

# Camarillo, Oxnard airports' noise studies open for feedback



**Isaiah Murtaugh**

Ventura County Star

July 28, 2025, 5:30 a.m. PT

## Key Points

The county has been working on noise studies for the Camarillo and Oxnard airports since 2023.

The county's airport department has already finished drafting noise exposure maps and is now working on noise compatibility plans.

Oxnard and Camarillo residents have less than a month to pitch feedback on county plans to cut down on noise out of each of the airports.

The County of Ventura Department of Airports has been working on noise studies for the Camarillo and Oxnard airports since 2023.

Camarillo residents have until Aug. 18 to submit online comments on the [Camarillo Airport study](#). The county airport department will also gather feedback in person at an Aug. 4 community meeting, scheduled for 6 p.m. at the Ventura County Office of Education, 5100 Adolfo Road, Camarillo.

In Oxnard, residents will be able to submit comments through Aug. 19. County officials will host a community meeting Aug. 5, starting at 6 p.m. at the Courtyard by Marriott, 600 E. Esplanade Drive.

Jannette Jauregui, an airport spokesperson, said the process has been built around community input.

"We're not just going through the motions," she said.

The Part 150 Noise Compatibility Studies are a Federal Aviation Administration process to measure noise exposure around airports and generate plans to reduce it.

Jauregui said the department has already finished drafting noise exposure maps and is now working on noise compatibility plans — including potential steps like tweaks to flight patterns and night-time restrictions — taking into account both pilot and resident concerns.

"That end goal is quality of life in the air and on the ground," Jauregui said.

She said the county will give an extra presentation on approaches in Camarillo, where flight paths often take aircraft directly over Old Town. Jet traffic in Camarillo makes reorienting flight paths at the airport more difficult than in Oxnard, which mostly hosts smaller aircraft, Jauregui said.

The Camarillo study will update a decades-old version [finalized in 2001](#). The county drafted a study for Oxnard in the same period, study documents indicate, but it was never adopted by the Ventura County Board of Supervisors or submitted to the FAA for approval.

Jauregui said it could take up to a year to fully wrap the studies though the airport department will run its [Fly Friendly Ventura County program](#) on an ongoing basis and plans keep up periodic check-ins with the community indefinitely.

*Isaiah Murtaugh covers Oxnard, Port Hueneme and Camarillo for the Ventura County Star. Reach him at [isaiah.murtaugh@vcstar.com](mailto:isaiah.murtaugh@vcstar.com) or on Signal at 951-966-0914.*

---

**From:** Jauregui, Jannette  
**Sent:** Wednesday, August 6, 2025 4:38 PM  
**To:** Jauregui, Jannette  
**Subject:** Ventura County Department of Airports: What to Expect for Next Week's Wings Over Camarillo Air Show

Good afternoon to you all,

In preparation for the Wings Over Camarillo air show, which is slated for August 16<sup>th</sup> and 17<sup>th</sup>, the Department of Airports would like to inform the community of what to expect in the days leading up to the event, during the event, and at the closing of the event.

Aircraft will be arriving for the air show beginning Thursday afternoon (8/14), including two FA-18s, both of which are expected to arrive at approximately 4 p.m. on August 14<sup>th</sup>. It is important to note that the FA-18s will not be performing in the air show but will be on static display for visitors to see up close. Aircraft coming Friday (8/15) are expected to arrive between 11 a.m. and 6 p.m.

Neighbors can expect an increase in air traffic and noise for the entirety of the airshow on Saturday, August 16<sup>th</sup> and Sunday, August 17<sup>th</sup>, primarily between 12 p.m. and 5 p.m. Some aircraft will depart the area on Sunday, August 17<sup>th</sup> between 5 p.m. and 6 p.m. while other, larger aircraft, including the FA-18s, are expected to depart on Monday before noon.

The Department of Airports and the Camarillo Wings Association are working closely alongside Ventura County Animal Services to ensure that our neighbors are aware of expected noise impacts, including those on animals in the area. All pyrotechnics associated with the air show are ground based and will be conducted with animals at the shelter in mind.

### **About the 2025 Wings Over Camarillo Air Show**

This year's event will provide visitors with the opportunity to experience all things aviation including multiple aerobatic performances, a mini jet show, two eVTOL (electric vertical take-off and landing) aircraft performances, sail plane, E-2 Hawkeye, Dawn Patrol, a B-25, Japanese Zero, and the C-53 D-Day Doll (which isn't just named for, but was actually used in, the 1944 landing on the shores of France), STEM pavilion, car show, community vendors, and more.

[Click here to learn more about this year's event details.](#)

We hope you find this information helpful. Please respond to this e-mail with any questions or concerns.

Jannette



Department of Airports

Camarillo and Oxnard Airports  
555 Airport Way, Suite B  
Camarillo, CA 93010

**Jannette Jauregui, MSJ**  
Communications & Engagement  
Manager & Public Information Officer  
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**From:** Jauregui, Jannette  
**Sent:** Friday, August 8, 2025 12:28 PM  
**To:** Jauregui, Jannette  
**Subject:** Ventura County Department of Airports: Canyon Fire and Increased Aircraft Activity

Good afternoon to you all,

As you may know, the Canyon Fire broke out in the mountains near Piru north of Highway 126 early yesterday afternoon. The fire quickly spread to the east and into Los Angeles County. Fire crews from throughout the region immediately mobilized to attack the blaze, including resources from the Ventura County Air Unit.

Neighbors may notice an increase in air traffic due to the fire response, with a particular increase in helicopter activity. Additionally, Los Angeles County Fire is expected to send firefighting helicopters and support equipment to Camarillo and Oxnard airports as part of the Canyon Fire response.

It is important to note that Ventura County Fire and the Ventura County Aviation Unit are currently providing support for both the Canyon Fire and Gifford Fire, which has been burning in the Santa Barbara and San Luis Obispo area since August 1<sup>st</sup>.

The Department of Airports would like to once again send our gratitude to our emergency response teams for the continued partnerships in providing critical, lifesaving resources to the community.

Please response with any questions or concerns.

Well wishes to you all,

Jannette



**COUNTY of VENTURA**  
Department of Airports

Camarillo and Oxnard Airports  
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**From:** Jauregui, Jannette  
**Sent:** Friday, August 8, 2025 6:59 PM  
**To:** Jauregui, Jannette  
**Subject:** Ventura County Department of Airports: Noise Comment Line Currently Affected by County Outage

Good evening to you all,

This message is to notify the community that our noise comment phone line is currently part of an outage affecting County of Ventura phone lines throughout parts of the County. I have been in touch with the IT service desk and they are aware of the outage and are working to rectify the situation as quickly as possible.

In the meantime, it is important to note that our VNOMS Noise Comment system is still working and remains the best way to provide feedback related to a particular noise event/disturbance. Noise comments logged directly into the VNOMS system are tied directly to the flight in the area noted at the time of the comment, making research of the activity much more efficient for Airports staff.

[Click here to leave a noise comment using VNOMS.](#)

Thank you to the community members who have shared their concern for the interruption in phone service. We will notify you when the issues is resolved.

Jannette



**Camarillo and Oxnard Airports**  
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**From:** Jauregui, Jannette  
**Sent:** Friday, August 8, 2025 9:01 PM  
**To:** Jauregui, Jannette  
**Subject:** Ventura County Department of Airports: Follow-up Regarding Phone Lines

Good evening to you all,

This message is a follow-up to our previous e-mail regarding our noise comment phone line being down as part of an outage affecting several parts of the County. The noise comment line is now up and running. We appreciate your patience during this time. Below are some important points to note:

VNOMS remains the best way to log a noise comment/disturbance. [Click here to leave a noise comment using VNOMS.](#)

**If you'd like your noise comment logged into the system for further research and as part of our noise data, please use VNOMS or the noise comment phone line only.**

The correct noise comment phone number is 805-382-3022. This number should be utilized only for comments not logged using VNOMS. You may leave a single message to note all noise disturbances in a single day.

We'd like to emphasize that Airports' staff will still be available for calls and/or e-mails related to noise concerns that do not need to be logged or included in our noise comment data. Our commitment to the community and all Airports stakeholders will remain a priority always.

We appreciate your time. Please respond with any questions or concerns.

Well wishes,  
Jannette



**COUNTY of VENTURA**  
Department of Airports

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# AIR SHOW STERILE AREA

AUGUST 16 & 17  
11:45 AM TO 5:00 PM

RESTRICTED  
AREA



**NO ONE IS ALLOWED IN THE  
RESTRICTED AREA DURING  
THE DATE AND TIMES ABOVE!!**

FOR QUESTIONS PLEASE CALL 805-947-6798

## Sky comes alive for 44th Wings Over Camarillo

Special thanks going to wildfire community responders

*August 09, 2025*



UP, UP AND AWAY—Crowds cannot keep their eyes off the action and aerial acrobatics provided during the first day of last year's Wings Over Camarillo Airshow at the Camarillo Airport. JOSEPH A. GARCIA/Acorn Newspapers

The men and women who risk their lives fighting fires and those who help victims pick up the pieces will be recognized at the 44th Wings Over Camarillo Air Show, Aug. 16 and 17 at the Camarillo Airport.

While jaw-dropping aerobatic flights, classic biplanes and vintage aircraft from WWII, and the Korean and the Vietnam wars are the big draws, there will also be classic cars on display, as well as handson exhibits in the expanded STEM Pavilion.

But organizers say it's impossible to forget everything the wildfire community responders do to help and comfort all the victims of disasters.

The two-day show is presented by the nonprofit Camarillo Wings Association, which promotes aviation and its heritage, "while inspiring youth with aviation related programs, education and leadership opportunities."

Gates will open each day at 9 a.m., and air demonstrations get underway at noon.

Since 2010, CWA has donated \$751,000 to nonprofits that support the air show and other local nonprofits, as well as toward promoting youth in science and aviation.

For more information and tickets, go to [wingsovercamarillo.com](http://wingsovercamarillo.com).

*— Acorn staff report*



## LOCAL

# Annual Wings Over Camarillo air show flies back into town for its 44th year



**Ernesto Centeno Araujo**

Ventura County Star

Aug. 13, 2025, 10:30 a.m. PT

Wings Over Camarillo lands at the Camarillo Airport Aug. 16 and 17 for its 44th year of soaring aircraft that awe crowds of all ages.

This year, the air show's theme is "Honoring Community Responders," which celebrates the workers and volunteers who came to the aid of Mountain Fire victims and other disasters, said organizers from nonprofit Camarillo Wings Association in a news release.

The honorees helped their community with emergency services, nonprofit work, public works and mass shelters.

"These dedicated unsung heroes jumped into action before the flames died down and came to the aid of the residents of Ventura County during their time of need," said Robert Trimborn, director of operations for the nonprofit, in the release.

## **When is the Wings over Camarillo Air Show?**

The two-day event will be held on Aug. 16 and 17 at 555 Airport Way. The event is scheduled to take place from 9 a.m. to 5 p.m. on both days.

Tickets start at \$12 for children ages 6 to 16, \$34.50 for ages 17 or older and \$20 for active-duty military and veterans, according to the website. Weekend passes are also available.

As of Aug. 11, VIP chalet tickets were shown as sold out on the event's website.

Parking for the event is free, and shuttles are provided from the outer lot to the front gates. There is designated handicap parking and parking for patrons who bought VIP tickets while they last.

## **Things to do at the Wings Over Camarillo air show**

Aside from the main draw of the event, the day offers a variety of family friendly activities such as a pavilion for science, technology engineering and math or STEM, a Veterans Hangar, craft beer sold by local breweries and a classic car show.

Clasicic car enthusiasts who have their own vehicle and wish to enter should register on the air show's website. Car registration is \$30 and provides entry for you, your vehicle and one passenger, according to the website.

Guests will have the opportunity to see the planes up close and talk to the pilots who man them from 9-11 a.m. before they soar above the clouds at noon.

The classic car and motorcycle parade starts at 1:30 p.m. daily.

For more information visit: [www.wingsovercamarillo.com](http://www.wingsovercamarillo.com).

*Ernesto Centeno Araujo covers breaking news for the Ventura County Star. He can be reached at [ecentenoaraujo@vcstar.com](mailto:ecentenoaraujo@vcstar.com), 805-437-0224 or [ecentenoaraujo](mailto:ecentenoaraujo).*

---

**From:** Jauregui, Jannette  
**Sent:** Wednesday, August 13, 2025 11:37 AM  
**To:** Jauregui, Jannette  
**Subject:** Ventura County Department of Airports: Videos of Part 150 Community Meetings Now Available

Good morning to you all,

As a follow-up to our prior communication updates regarding airport noise studies, last week the Ventura County Department of Airports held public hearings on the FAR Part 150 Noise Compatibility Programs for both Camarillo and Oxnard Airport noise studies. We also provided to each audience a presentation that summarized project accomplishments and staff answered all questions both before and after the formal hearing. The meetings were recorded so that anyone unable to attend the meetings would have access to all information shared during the meetings.

Accordingly, the Ventura County Department of Airports is pleased to share video links to last week's community meetings for both Camarillo and Oxnard Airports. Separate links are provided below for each meeting section. Part 1 covers the first hour, which included a summary presentation and questions from the audience that were answered by the panel. Part 2 is the formal hearing where the Noise Compatibility Program measures are identified, followed by audience comments that will be answered in writing by the project team and included in the study documents. Part 3 captures all remaining questions and comments made immediately following the formal hearing.

## **CAMARILLO AIRPORT**

Camarillo Airport Part 1 – Presentation and Q&A (<https://youtu.be/yBq6XqXW0DI>)

Camarillo Airport Part 2 - Formal Hearing (<https://youtu.be/MzbgNPJSXG8>)

Camarillo Airport Part 3 - Q&A Resumes (<https://youtu.be/ixLC4ydiKwg>)

## **OXNARD AIRPORT**

Oxnard Airport Part 1 -Presentation and Q&A ([https://youtu.be/Exp\\_EcnQOJ0](https://youtu.be/Exp_EcnQOJ0))

Oxnard Airport Part 2 - Formal Hearing (<https://youtu.be/6OZV626jZDA>)

Oxnard Airport Part 3 - Q&A Resumes (<https://youtu.be/FBORQaapTe8>)

As a reminder, the public comment process for both studies remainS open through August 19<sup>th</sup>.

Click here to visit our website and access all study documents and/or provide a public comment.

We appreciate your time very much. Please respond with any questions or concerns.

Well wishes,

Jannette



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**From:** Jauregui, Jannette  
**Sent:** Thursday, August 14, 2025 1:31 PM  
**To:** Jauregui, Jannette  
**Subject:** Ventura County Department of Airports: Reminder - Wings Over Camarillo Air Show Happening This Weekend

Good afternoon to you all,

Below is information related to this weekend's Wings Over Camarillo air show. We are resending the information sent last week with an added update regarding the FA-18 departure.

As a reminder, the Wings Over Camarillo air show is coming to Camarillo Airport this weekend. the Department of Airports would like to inform the community of what to expect in the days leading up to the event, during the event, and at the closing of the event.

Aircraft will be arriving for the air show beginning this afternoon (8/14), including two FA-18s, both of which are expected to arrive at approximately 4 p.m. today. It is important to note that the FA-18s will not be performing in the air show but will be on static display for visitors to see up close. Aircraft coming Friday (8/15) are expected to arrive between 11 a.m. and 6 p.m.

Neighbors can expect an increase in air traffic and noise for the entirety of the airshow on Saturday, August 16<sup>th</sup> and Sunday, August 17<sup>th</sup>, primarily between 12 p.m. and 5 p.m. Some aircraft will depart the area on Sunday, August 17<sup>th</sup> between 5 p.m. and 6 p.m. One FA-18 will be departing at approximately 2 p.m. Sunday, while the other, larger aircraft, including the second FA-18, are expected to depart on Monday before noon.

The Department of Airports and the Camarillo Wings Association are working closely alongside Ventura County Animal Services to ensure that our neighbors are aware of expected noise impacts, including those on animals in the area. All pyrotechnics associated with the air show are ground based and will be conducted with animals at the shelter in mind.

#### **About the 2025 Wings Over Camarillo Air Show**

This year's event will provide visitors with the opportunity to experience all things aviation including multiple aerobatic performances, a mini jet show, two eVTOL (electric vertical take-off and landing) aircraft performances, sail plane, E-2 Hawkeye, Dawn Patrol, a B-25, Japanese Zero, and the C-53 D-Day Doll (which isn't just named for, but was actually used in, the 1944 landing on the shores of France), STEM pavilion, car show, community vendors, and more.

[Click here to learn more about this year's event details.](#)

We hope you find this information helpful. Please respond to this e-mail with any questions or concerns.

Jannette



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# Wings Over Camarillo Air Show Returns to Honor Community Responders

44th annual event will feature aerobatics and classic warbird rides.

The [Wings Over Camarillo Air Show](#) returns August 16-17 to Ventura County, California, with the Camarillo Wings Association hosting its 44th annual celebration.

The theme of this year's airshow is "Honoring Community Responders," paying tribute to the city and county employees and nonprofit volunteers who came to the aid of local residents in the wake of the wildfires earlier this year that devastated many parts of Southern California.

The event at Camarillo Airport (KCMA) promises a weekend full of thrills for aviation enthusiasts, including aerobatic performances, helicopter rides, and hundreds of aircraft on display.

Camarillo Airport is also [home](#) to the Commemorative Air Force's Southern California Wing, which occupies three hangars at the facility and whose presence looms large at the airshow each year.

The Southern California Wing offers airshow attendees the opportunity to take a ride in three of the organization's World War II-era warbirds. Airshow goers can book single-seat rides in a PT-19 and SNJ trainer or can choose to go on a group ride in a B-25 Mitchell bomber that seats up to seven.

[According](#) to one of the airshow's longtime organizers, Wings Over Camarillo began back in the 1980s when Camarillo Airport was "just a grassy field covered in gopher holes." The event began as a simple fly-in pancake breakfast before gradually growing into one of California's premier airshows.

The first official event came in 1980 and was hosted by Chapter 723 of the Experimental Aircraft Association (EAA).

"This event is an incredible celebration of aviation, community, and resilience," said Yuliana Garcia, executive director of the Camarillo Hotel and Tourism Association. "We're proud to welcome visitors to experience the skill, passion, and history on display at Wings Over Camarillo, while also honoring the everyday heroes who make our community stronger."

SHARE THIS STORY 

# Wings Over Camarillo on Tap for This Weekend

44th annual airshow on California's central coast returns with the theme of 'Honoring Community Responders.'

Meg Godlewski • Friday, August 15, 2025

Airplanes are gathering in Ventura County, California, this weekend for the 44th [Wings Over Camarillo Air Show](#).

The event takes place August 16-17 at the Camarillo Airport (KCMA). The airshow is a summer tradition on the California Central Coast.

Wings Over Camarillo is presented by the Camarillo Wings Association, with the theme of "Honoring Community Responders" in tribute to the hundreds of city and county employees and volunteers who came to the aid of local residents during this year's devastating wildfires.

"This event is an incredible celebration of aviation, community, and resilience," said Yuliana Garcia, executive director of the Camarillo Hotel and Tourism Association. "We're proud to welcome visitors to experience the skill, passion, and [history](#) on display at Wings Over Camarillo, while also honoring the everyday heroes who make our community stronger."

Robert Trimborn, director of operations for Wings Over Camarillo, expressed excitement over hosting the annual airshow once again.

"This year, we will honor our local community responders," Trimborn said. "These dedicated unsung heroes jumped into action before the flames died down and came to the aid of the residents of Ventura County during their time of need. Many worked tirelessly for hours to help folks deal with their losses and anxiety."



"News always covers the fires as they happen, but you seldom hear about the city and county employees and nonprofit volunteers who give up their free time to help. They have all earned our gratitude."

Guests can expect aerobatic performances, hundreds of aircraft on display, and plenty of pilots, aircraft crews, and aviation educators around to talk airplanes with and answer questions.

Show organizers said the 44th anniversary event will also feature a tribute to military veterans, including a re-creation of wartime air combat with pyrotechnics and controlled explosions. Military aircraft, both vintage and modern, will be on display.

This year's air show performers include John Collver, Judy Phelps, and Santa Paula's own Sammy Mason. The Red Bull Helicopter will also return.

Here is a schedule of events (all times PDT):

- **Flight-line preview** (9 a.m.-11 a.m.): Visitors can get up close with performing aircraft before the aerial program begins, meet pilots and crews, and take photos.
- **Opening ceremony** (noon): Followed by aerobatic performances
- **Classic car and motorcycle parade** (1:30 p.m. daily)

Other attractions include helicopter rides, veterans hangar, VC99S pancake breakfast, and family-friendly STEM pavilion.

There will be a VIP chalet experience with catered lunch, beverages, shaded flight-line seating, and exclusive amenities.

The show runs from 9 a.m.-5 p.m. both days. Single-day tickets and weekend passes are available, with general admission ranging from \$10-\$31 with special discounts for veterans, active-duty military, and children. VIP chalet tickets range from \$90-\$170.

Tickets are available online [here](#).



## About the Camarillo Wings Association

The Camarillo Wings Association (CWA) is an all-volunteer, nonprofit corporation promoting aviation and its heritage while inspiring youth with aviation-related programs, education, and leadership opportunities. The association produces the annual Wings Over Camarillo Air Show in collaboration with the Commemorative Air Force's [Southern California Wing](#), Experimental Aircraft Association Chapter 723, Ventura County Ninety-Nines, and the Ventura County Department of Airports.

Since 2010, the CWA has donated over \$751,000 to local nonprofits, promoting aviation and its heritage while inspiring youth with aviation-related programs, education, and leadership opportunities.

SHARE THIS STORY 



**Meg Godlewski**

Meg Godlewski has been an aviation journalist for more than 24 years and a CFI for more than 20 years. If she is not flying or teaching aviation, she is writing about it. Meg is a founding member of the Pilot Proficiency Center at EAA AirVenture and excels at the application of simulation technology to flatten the learning curve. Follow Meg on Twitter @2Lewski.





 This F/A-18 Super Hornet will be on display during the Wings Over Camarillo Air Show. [Credit: Wings Over Camarillo Facebook]



---

**From:** Jauregui, Jannette  
**Sent:** Tuesday, August 19, 2025 10:12 AM  
**To:** Jauregui, Jannette  
**Subject:** Ventura County Department of Airports: Reminder - Deadline to Submit Public Comments is Today

Good morning to you all,

You are receiving this notice as a follow-up to our previous communications and as a reminder that today (8/19) is the final day to submit public comments for the Noise Compatibility Plans (NCPs) for both Camarillo and Oxnard airports. This comment period marks the final opportunity for public comments to be included in the Part 150 Noise Compatibility Study documents for both airports.

**All comments should be submitted by midnight tonight.**

Comments may be made by utilizing the links listed below:

[Click here to comment on the Camarillo Airport FAR Part 150 Noise Compatibility Plan](#)

[Click here to comment on the Oxnard Airport FAR Part 150 Noise Compatibility Plan](#)

We thank you for your time and continued interest in Camarillo and Oxnard airports.

Well wishes,  
Jannette



Camarillo and Oxnard Airports  
555 Airport Way, Suite B  
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FEATURED

TOP STORY

## Photo Feature: Wings Over Camarillo

By William Horstick, @67billh

Aug 21, 2025



Flight team for the North American Aviation T-6 Texan, an American single-engined advanced trainer aircraft.

(@67billh)



Wings Over Camarillo took place Aug. 16-17 at the Camarillo Airport. While hundreds of spectators were awed by the high-flying feats happening overhead, there was plenty to check out at ground-level, too. Local photographer Bill Horstick turned his lens to the amazing aircraft before takeoff and/or after landing.



**Pilot Stephanie Goetz with “The Pink Jet,” a pink L-39 Albatros aircraft used to raise awareness for breast cancer. It's operated by the nonprofit organization Aerial Angels, and serves as a symbol of strength, hope and compassion in the fight against breast cancer.**

(@67billh)



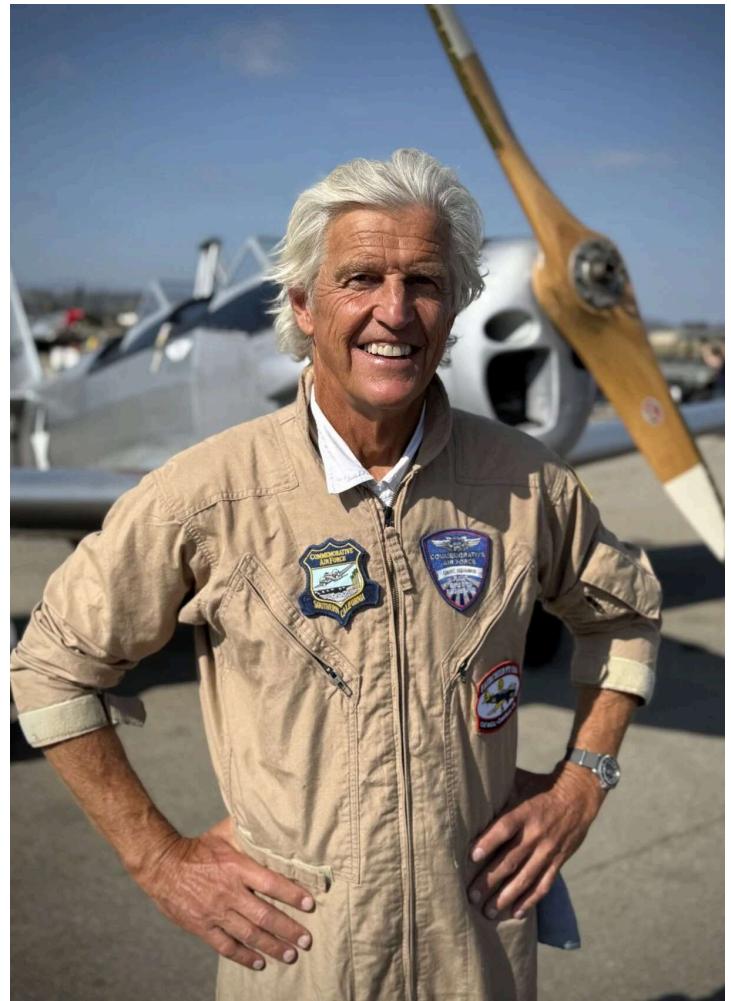
**USMC Bell AH-1 Cobra, a single-engined attack helicopter developed and manufactured by the American rotorcraft manufacturer Bell Helicopters.**

(@67billh)



**“D-Day Doll,” a Douglas C-47 Skytrain, also known as the Dakota, that carried paratroopers into battle in WWII.**

(@67billh)



**Pilot Matt Norklun standing in front of a Fairchild PT-19.**

(@67billh)

## The Sky comes Alive

August 23, 2025



**SUSPENSEFUL**—Flying machines kept crowds on their feet at the Wings Over Camarillo Airshow, Aug. 16-17. Clockwise from top, the “Wall of Fire” explodes as a PBJ, F6F Hellcat, P-51 Mustang and a P-38 Lightning fly by; the Condor Squadron; Aaron Fitzgerald flies upside down in his Red Bull BO-105 helicopter; and Miles Owens, 5, builds a B-29 Superfortress model.



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Photos by MICHAEL COONS/Acorn Newspapers

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