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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

January 7, 2026

6:30 P.M.

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

Public Participation Options and Instructions:

1. Attend in-person at the address listed above.
2. You may observe the meeting via the **Department of Airports YouTube channel**
https://www.youtube.com/channel/UC4jLWASMGn4wTrEPdT8BOTQ?view_as=subscriber
3. Participate and provide public comment via Zoom:

WEBINAR:<https://us02web.zoom.us/j/84805819626?pwd=TBnjcBhkvVzMqY3rEdVGM1aWJDmDeg.1>

WEBINAR ID: 848 0581 9626

WEBINAR PASSCODE: 021839

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. 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: Lizet Kennel](mailto:555%20Airport%20Way,%20Ste.%20B,%20Camarillo,%20CA%2093010,Attention%3A%20Lizet%20Kennel). 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 – November 12, 2025** Pages 8-15
- 5. PUBLIC COMMENT PERIOD**

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

In-Person Public Comment:

Speakers must fill out a speaker card and submit it to the secretary before the end of the public comment period.

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

Zoom Public Comment:

Speakers should press the raise hand button, or if joining by telephone, press star (*) then 9 to be added to the speaker queue when the Chair of the 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: Find That the Airport Properties Limited Development Project at Camarillo Airport is Categorically Exempt from the California Environmental Quality Act Pages 16-19

Recommendation:

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

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

B. Subject: Approval of, and Authorization for the Director of Airports or His Designee to Sign, the Proposed Second Amendment to Lease with Camino Ruiz, a California Limited Liability Company (LLC), at the Camarillo Airport Pages 20-23

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 Second Amendment to Lease with Camino Ruiz, LLC., at the Camarillo Airport (Exhibit 1).

7. REGULAR AGENDA

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

A. Subject: Selection of Chair and Vice-Chair for Calendar Year 2026 Page 24

Recommendation:

Nominate and select the 2026 Chair and Vice-Chair of the Aviation Advisory Commission (AAC).

B. Subject: Continuation of Discussion Regarding Effectiveness and Efficiency of the Aviation Advisory Commission Page 25

Recommendation:

The recommendation by the Department of Airports (DOA) is that an Ad Hoc Committee be established, with up to four members of the Aviation Advisory Commission (AAC), to research, investigate and ultimately make recommendations to the full AAC regarding effectiveness and efficiency improvements to the AAC. Any final recommendation would ultimately be presented to the County Board of Supervisors for consideration and final action.

C. Subject: Receive and File a Monthly Staff Update from Communications and Engagement Manager Regarding Ventura County Airports Pages 26-27

Recommendation:

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

D. Subject: Receive and File Staff Update Regarding Video Surveillance and Access Control System Installation at Camarillo and Oxnard Airports Pages 28-29

Recommendation:

Receive and file staff update regarding the installation status and planned activation of the new video surveillance and access control systems at Camarillo Airport (CMA) and Oxnard Airport (OXR).

8. DIRECTOR'S REPORT

9. REPORTS Pages 30-60

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 – October - November 2025
- Monthly Noise Complaints – October - November 2025
- Consultant Reports (Coffman Associates) – October - November 2025
- Consultant Reports (Woolpert – Camarillo Airport) – October - November 2025
- Consultant Reports (Woolpert – Oxnard Airport) – October - November 2025
- Project Status Report – December 2025
- FY 24-25 Q3 & Q4 Financials
- Meeting Calendars 2026

10. CORRESPONDENCE Pages 61-69

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 November 15, 2025, re: Camarillo residents care, work and 'invest in one another'

Letter from City of Oxnard Councilmember, Bert E. Perello to Mr. Keith Freitas dated November 18, 2025, re: November 13, 2025 Agenda Item No. D, Oxnard Airport Authority – City of Oxnard Comment Letter on Part 150 Noise Compatibility Planning Study for Oxnard Airport

Department of Airports News dated November 21, 2025, re: REMINDER: Applications for Airport Authority Now Open

Letter from Lease Manager, Madeline Herrle to Mr. Charlie McLaughlin dated December 10, 2025, re: Oxnard Airport – 5 acre site Additional soils testing

Department of Airports News dated December 16, 2025, re: FINAL REMINDER: Applications Now Open for Airport Authority

Ventura County Department of Airports Request for Proposal (RFP) dated December 31, 2025, SELECTION PROCESS OF A MASTER DEVELOPER FOR AN APPROXIMATE 4.1 ACRE SITE FOR COMMERCIAL AVIATION DEVELOPMENT and/or REPAIR OR REPLACEMENT OF GENERAL AVIATION AIRCRAFT HANGARS AT THE CAMARILLO AIRPORT

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

12. ADJOURNMENT

The next regular Commission meeting will be on **Wednesday, February 4, 2026, at 6:30 p.m.** in the Department of Airports Administration Office Conference Room, 555 Airport Way, Suite B, Camarillo, California.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT LIZET KENNEL (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/84805819626?pwd=TBnjcBhvVzMqY3rEdVGM1aWJDmDeg.1>

Webinar ID: 828 2395 9668

Passcode: 021839

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.





AVIATION ADVISORY COMMISSION

MINUTES

November 12, 2025

1. CALL to ORDER and PLEDGE of ALLEGIANCE

Chair, Matt Johnston, called the meeting to order at 6:35 p.m. and requested that Commissioner Steve Tannehill lead the pledge of allegiance.

2. ROLL CALL

PRESENT

Jerrold Abramson
Clarke Cramer (L)
Steve Tannehill
Rich Weyek
Matthew Johnston

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

ABSENT

John Corneau (E)
Sean Colvin (E)
Bruce Martin (E)
Marc McCamish (E)

AIRPORT STAFF

Keith Freitas, Director
Casey Pullman, Deputy Director
Erin Powers, Deputy Director
Jannette Jauregui, Communications & Engagement Manager
Madeline Herrle, Lease Manager
Daniel Quezada, Lease Assistant
Ana Castro, Administrative Officer
Denise Arreola, Administrative Assistant
Lizet Kennel, Management Assistant

3. AGENDA REVIEW

Director Keith Freitas shared that one public comment (related to item 6.F) was received via e-mail. The comment was posted and shared with the Commission prior to the meeting.

Typo correction for Item 6.E. The recommendation in the agenda letter only references the Camarillo Airport Authority. The first sentence of the recommendation should be corrected to read, "Staff requests that the Camarillo Airport Authority and the Aviation Advisory Commission review, discuss and recommend language that may be utilized by the Department of Airports for the upcoming Request for Proposals (RFP) to improve approximately 4.13-acres of land at Camarillo Airport.

4. APPROVAL OF MINUTES – September 10, 2025

Action: Upon the motion of Commissioner Jerrold Abramson and seconded by Commissioner Clarke Cramer, the Commission hereby approves the September 10, 2025, minutes. All members voted and the motion passed unanimously 4-0 with one abstention from Commissioner Steve Tannehill.

Agenda Item 4 was heard after Agenda Item 6.A.

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 Staff Report Regarding Annual Wings Over Camarillo Air Show

Recommendation:

Receive and file a staff report regarding the annual Wings Over Camarillo Air Show at Camarillo Airport. The Department of Airports worked successfully with Wings Over Camarillo (WOC) leadership to successfully develop an excellent balance of air show acts that were embraced by event guests, the local neighbors, and the Ventura County Animal Shelter.

Bill Thomas and Bob Trimborn from Wings Over Camarillo reviewed a PowerPoint presentation summarizing the event, highlighting its scale and the significant planning and resources involved to provide the Aviation Advisory Commission and the public with a better understanding of what it takes to successfully host the event. Vice Chair MattJohnston thanked Bill, Bob and all the volunteers for all the great work.

Action: Without motion, the Commission receives and files a staff report regarding annual Wings Over Camarillo.

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

Communications and Engagement Manager Jannette Jauregui presented a feature story on the 2025 Aviation Career Day, providing photos and event details that took place on October 17, 2025, at the Commemorative Air Force Museum located at Camarillo Airport.

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

C. Subject: Approval of the 14 Code of Federal Regulations Part 150 Noise Compatibility Planning Study for Oxnard Airport; Including Noise Exposure Maps and Noise Compatibility Measures Through 2042; and Authorization for the Director of Airports or his Designee to Make Minor Modifications to the Study Documents as May be Requested by the Federal Aviation Administration; and Find the Part 150 Noise Study Categorically Exempt from the California Environmental Quality Act (Exhibit 1 is available for review at <https://oxr-noise-study.airportstudy.net/>)

Recommendations:

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

1. Approve the 14 Code of Federal Regulations (CFR) Part 150 Noise Compatibility Planning Study for Oxnard Airport; Including noise exposure maps and noise compatibility measures through 2042 (Exhibit 1);
2. Authorize the Director of Airports, or his designee, to make minor modifications to the study documents as may be requested by the Federal Aviation Administration (FAA); and

3. Find that the Part 150 Noise Study is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15262.

Erin Powers, Deputy Director, presented the item to the Commission, providing an overview of the study's timeline and recommending that the Board of Supervisors approve the noise study and authorize the Director of Airports, or designee, to make any minor modifications requested by the FAA and that the study be categorically exempt from California Environmental Quality Act. A question from the Commission was heard and addressed by staff.

Action: Upon the motion of Commissioner Jerrold Abramson and seconded by Commissioner Steve Tannehill, the Commission hereby approves the recommendations as stated in the respective agenda letter for item 6.C. All members voted and the motion passed unanimously 5-0.

D. Subject: Approval of the 14 Code of Federal Regulations Part 150 Noise Compatibility Planning Study for Camarillo Airport; Including Noise Exposure Maps and Noise Compatibility Measures Through 2042; and Authorization for the Director of Airports or his Designee to Make Minor Modifications to the Study Documents as May be Requested by the Federal Aviation Administration; and Find the Part 150 Noise Study Categorically Exempt from the California Environmental Quality Act (Exhibit 1 is available for review at <https://cma-noise-study.airportstudy.net/>)

Recommendations:

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

1. Approve the 14 Code of Federal Regulations (CFR) Part 150 Noise Compatibility Planning Study for Camarillo Airport; Including noise exposure maps and noise compatibility measures through 2042 (Exhibit 1);
2. Authorize the Director of Airports, or his designee, to make minor modifications to the study documents as may be requested by the Federal Aviation Administration (FAA); and
3. Find that the Part 150 Noise Study is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15262.

Erin Powers, Deputy Director, presented the item to the Commission, providing an overview of the study's timeline and recommending that the Board of Supervisors approve the noise study and authorize the Director of Airports, or designee, to make any minor modifications requested by the FAA and that the study be categorically exempt from California Environmental Quality Act.

Action: Upon the motion of Commissioner Clarke Cramer and seconded by Commissioner Jerrold Abramson, 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 5-0.

E. Subject: Review, Discuss and Recommend Modifications to Draft Language, Project Scope and Process Associated with the Request for Proposal to Improve Approximately 4.13-Acres of Land at Camarillo Airport; This Property Currently is Occupied by Forty-Nine (49) Small and Medium Size Aircraft Hangars

Recommendation:

Staff requests that the Camarillo Airport Authority and the Aviation Advisory Commission review, discuss and recommend language that may be utilized by the Department of Airports for the upcoming Request for Proposals (RFP) to improve approximately 4.13-acres of land at Camarillo Airport. This property is occupied by forty-nine (49) small and medium-sized aircraft hangars. (Exhibit 1).

Keith Freitas, Director of Airports, presented the item to the Commission with a PowerPoint presentation. He provided an overview of the item previously discussed and shared details regarding hangars in disrepair. He also requested input or ideas from the Commissioners on what they would like included in the RFP. Questions from the Commission were heard and addressed by staff.

Action: Without motion, the Commission reviewed, discussed, and recommended modifications to draft language project scope and process associated with the request for proposal to improve approximately 4.13-acres of land at Camarillo Airport.

F. Subject: Discuss Effectiveness and Efficiency of the Aviation Advisory Commission

Recommendation:

Discuss the effectiveness and cost benefit of continuing the Aviation Advisory Commission (AAC) for the Ventura County stakeholders in its current structure, including alternatives, such as dissolution, restructuring, repurposing, and other modifications.

Keith Freitas, Director of Airports, presented the item to the Commission. This item was placed on the agenda following a recommendation made several meetings ago. Director Freitas provided an overview of the airport's history and explained how the Commission and the Authorities were established. Director Freitas reviewed the research completed to outline the cost and time associated with each meeting. Commissioner Jerrold Abramson emphasized that the Commission's role comes down to representation, noting that Commissioner's represent each Supervisor's district and are appointed accordingly, whereas the Airport Authorities represent the cities of Camarillo and Oxnard respectively. Director Freitas addressed Commissioner Jerrold Abramson's comment. Vice Chair Matt Johnston commented that he appreciated the discussion. Commissioner Steve Tannehill

expressed support for Commissioner Jerrold Abramson's statement and commented on how the Commission could benefit from having broader representation. Vice Chair Matt Johnston spoke about what the next steps look like for the Commission. Public comments were received by staff and the Commission. Commissioner Steve Tannehill suggested holding a workshop or forming an Ad Hoc Committee. Vice Chair Matt Johnston recommended that staff continue the discussion at a future meeting and work with the Chair to determine next steps.

7. DIRECTOR'S REPORT

Director Freitas opened the Director's Report with an update on Heart Aerospace, a Swedish-based company that recently relocated its headquarters to Irvine, California. He noted that the company's team required a test area and has been utilizing ramp space at the Oxnard Airport. A video was presented showcasing one of Heart Aerospace's electric engines, and it was clarified that the noise heard in the footage was generated by the generator, not the engine itself.

The Department of Airports partnered up with the Economic Vitality group to attend the Fathomwerx Annual Summit, held in Port Hueneme. The Department of Airports and the Economic Vitality group provided an update on the 805 Advanced Air Mobility Test Range, which are currently working on to secure FAA approval. The event, hosted by the Navy, featured approximately 70 exhibitors across air, sea, and below sea. It was an exciting opportunity and a valuable platform to share information regarding advanced air mobility.

Director Freitas shared upcoming deadlines and provided an update on the application process to select a new Camarillo/Oxnard Airport Authority public member and alternate public member. Director Freitas noted that current public members Barbara Filkins and Scott Barer will serve through February 28, 2026, with the next public member cycle beginning in March 2026.

The former CloudNine facility on the corner of Las Posas now displays new signage from its new owners, Sky Harbour.

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 – August - September 2025

Monthly Noise Complaints – August - September 2025

Consultant Reports (Coffman Associates) – August - September 2025

Consultant Reports (Woolpert – Camarillo Airport) – August - September 2025

Consultant Reports (Woolpert – Oxnard Airport) – August - September 2025

Consultant Reports (Mead & Hunt) – September – October 2025

Project Status Report – September 2025

Meeting Calendars 2025 & 2026

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.

Email Notification to Camarillo Airport Tenants from Daniel Quezada, Lease Assistant on behalf of Keith Freitas, Director of Airports, dated September 8, 2025, re: Letter from the Director of Airports, Ventura County (Sol Development Map and September 10th AAC/CAA meeting letter attached)

Department of Airports News dated September 9, 2025, re: Increase in Aircraft Activity from Point Mugu

Department of Airports News dated September 19, 2025, re: Join Us for a Public Meeting for the Camarillo Airport Approach and Procedure Analysis

General Aviation News article dated September 19, 2025, re: Something for everyone at Wings Over Camarillo

Department of Airports News dated September 21, 2025, re: B-17 Sentimental Journey Coming to Ventura County

Department of Airports News dated September 22, 2025, re: Update Regarding B-17 Sentimental Journey Tour

Ventura County Star article dated September 23, 2025, re: FAA awards Camarillo Airport \$14.4 million for runway repairs

Camarillo Acorn article dated September 27, 2025, re: Preserving The past

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

KCLU article dated October 15, 2025, re: Firefighters rescue dog trapped in Ventura County flood control channel

Business Airport International article dated October 16, 2025, re: FlyHouse to acquire Sun Air Jets operator

Department of Airports News dated October 20, 2025, re: Continuation of Customer Satisfaction Survey

Department of Airports News dated October 24, 2025, re: Update Regarding OXR Radar Outage

Department of Airports News dated October 28, 2025, re: Update OXR Radar Now Fully Operational

Department of Airports News dated October 29, 2025, re: Connect with the Airports Today!

Department of Airports News dated October 30, 2025, re: CMA and OXR Awarded Grant Funding for Infrastructural Improvements

Department of Airports News dated November 3, 2025, re: Applications for Public Member Seat for Airport Authorities Now Open

Department of Airports News dated November 3, 2025, re: Changes to OXR Tower Hours of Operation

Department of Airports News dated November 5, 2025, re: New FFVC Signage at OXR

Correspondence was received and filed.

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

Commissioner Steve Tannehill shared that he is very pleased that the air traffic controllers will get paid soon.

11. ADJOURNMENT

There being no further business, a motion to adjourn the November 12th meeting of the Aviation Advisory Commission at 8:23 p.m. was made by Commissioner Jerrold Abramson and seconded by Commissioner Steve Tannehill.

The next regular Commission meeting will be on **Wednesday, December 10, 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



January 7, 2026

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

Subject: Find That the Airport Properties Limited Development Project at Camarillo Airport is Categorically Exempt from the California Environmental Quality Act

Recommendation:

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

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

Fiscal/Mandates Impact:

Mandatory: No

Source of funding: *Airport Enterprise Fund*

Funding match required: No

Impact on other departments: None

<u>Summary of Revenue and Project Costs</u>	<u>FY 2025/26</u>	<u>FY 2026/27</u>
Revenue:	\$ 0	\$ 0
Direct Costs	\$ 50*	\$ 0
Net Costs – Airport Enterprise Fund	<u>\$ 50*</u>	<u>\$ 0</u>

*Estimated environmental filing fee.

Discussion:

The original development planned by APL was included in a 1999 Airport Master Plan and a Program Environmental Impact Report (EIR). A Program EIR requires that the County evaluate subsequent improvement plans to determine whether they are in keeping with the original plan and projected environmental effects, or whether additional

environmental analysis will be necessary. However, a Program EIR also allows for the actual design and location of various improvements to be modified because of changing conditions at the Airport.

In this case, APL's site plan has largely remained the same, focused on developing hangars for aircraft storage. A subsequent lease amendment allows the remaining development area to include both aircraft storage hangars and/or hangars/facilities to support limited Aeronautical Service Provider (aka Fixed Base Operator) services. Therefore, APL has adjusted the quantity and size of hangars in the site plan to meet the potential demands of limited Aeronautical Service Providers (ASP) and has included a freestanding restroom and an aviation support building with parking. This is consistent with the 1999 Program EIR, which did not specify whether the hangars would be for storage or other commercial purposes, and even provided a discussion of the types of uses that are typical for general aviation hangars, explicitly contemplating "housing fixed base operator activities". Additionally, the long-term forecasts anticipated annual operations of 305,800 takeoffs and landings and the environmental effects associated with those operations. Current annual operations average approximately 188,000 and are well within the operational levels and activities contemplated in the 1999 Program EIR.

Finally, California Code of Regulations, Title 14, §15332, allows for a Categorical Exclusion for in-fill development projects. APL's proposed site plan meets the conditions of this exemption as the project is consistent with general plan policies and zoning regulations; the proposed development occurs within city limits and is less than five acres and surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; the project would not result in any significant effects to traffic, noise, air quality, or water quality; and the site can adequately be served by all required utilities and public services.

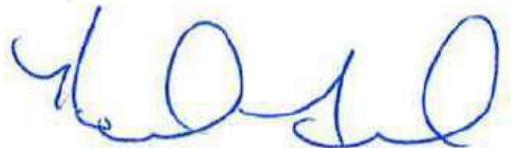
Therefore, the Airport, as lead agency, requests the Board find the project categorically exempt from CEQA under CEQA Guidelines section 15332 (In-fil Development Projects) because it meets the conditions as described above and there is no possibility that the project will have a significant effect on the environment, either individually or cumulatively. A Notice of Exemption will be filed after the Board's action.

Strategic Priority:

This project supports the County's Strategic Priorities to support fiscal responsibility, economic vitality, reliable infrastructure and sustainability.

AAC/CAA
Find the APL Development Project
at Camarillo Airport Exempt from CEQA
January 7, 2026
Page 3

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

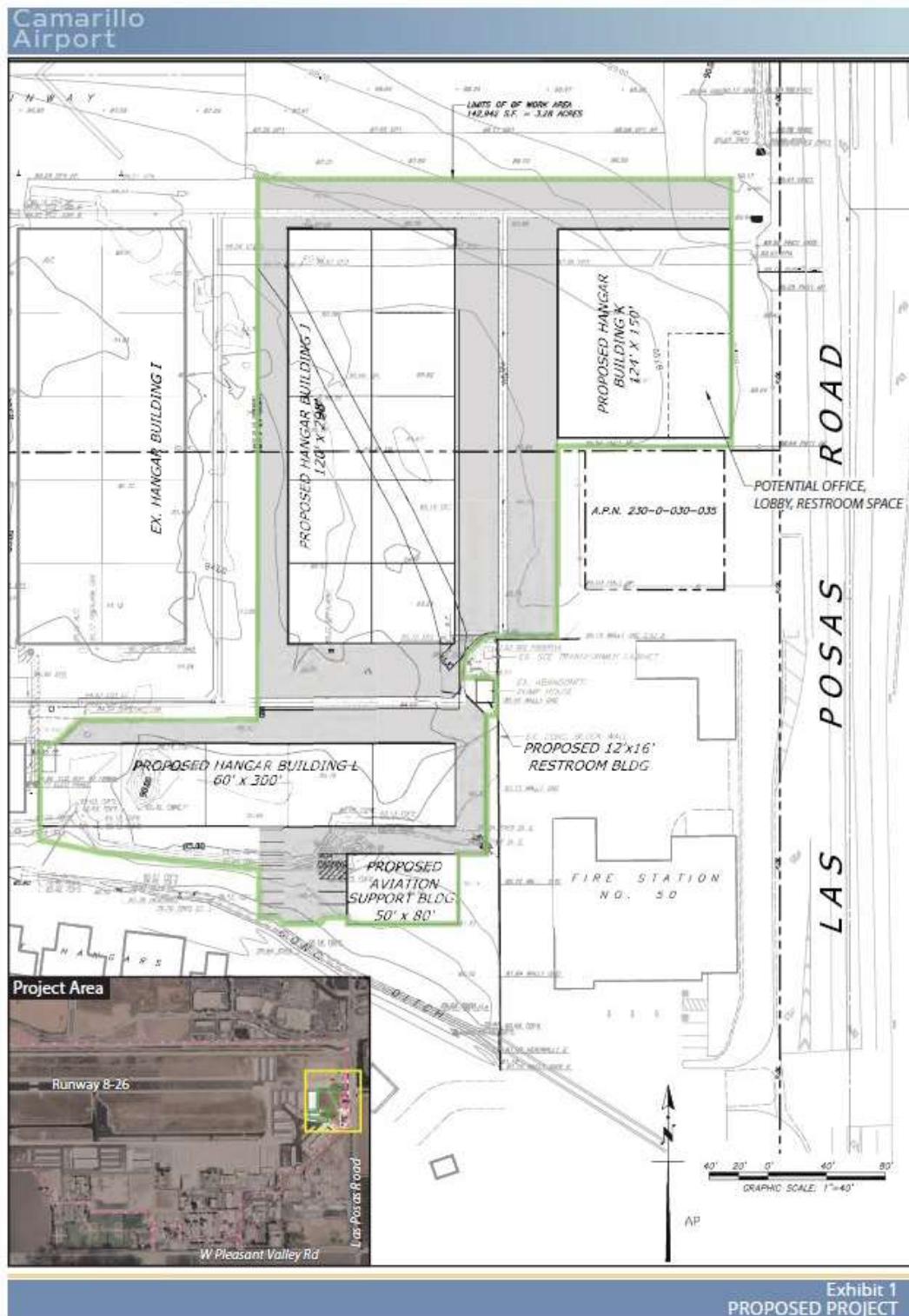


KEITH FREITAS, A.A.E., C.A.E.
Director of Airports

Attachment:

Exhibit 1 – Project Location Map

Exhibit 1 – Project Location Map





January 7, 2026

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

Subject: Approval of, and Authorization for the Director of Airports or His Designee to Sign, the Proposed Second Amendment to Lease with Camino Ruiz, a California Limited Liability Company (LLC), 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 Second Amendment to Lease with Camino Ruiz, LLC., at the Camarillo Airport (Exhibit 1).

Fiscal Impact: There are no fiscal impacts associated with the recommended action.

Discussion:

In July 2013, the Kim and Bill Burr Family Trust signed a lease with the County for the development of a 9,550 square foot hangar facility which shares a private ramp and gate with three other hangars developed by Bill Burr (which hangars are currently leased by other tenants). In March 2022, the lease was amended (the "First Amendment") to remove the right to operate a Part 135 Charter service at the premises and allow for the use of the hangar for aircraft repair and maintenance, in addition to aircraft storage. Thereafter the lease was assigned to Camino Ruiz, LLC.

Camino Ruiz, LLC., now wishes to restore the ability to operate a Part 135 Charter Service at the premises and County agrees to amend the lease to implement this modification of services to include Charter service in addition to aircraft repair and maintenance and aircraft storage. The Department of Airports supports this additional service at the premises.

Strategic Priority:

Fiscal Responsibility and Economic Vitality

By expanding the allowable services at this Limited Service Aviation Service Provider, the existing facility is able to offer additional aviation services at the Camarillo Airport, thereby expanding customer services available to aviation users, and supports the regional economy with increased tax revenues and employment opportunities. The Department of Airports also increases its self-sustaining position in the County, and local business benefits from additional visits by patrons and users.

Reliable Infrastructure and Sustainability

New investment in expanded services and related facilities, to service existing clients and support new business opportunities.

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



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

Director of Airports

Attachment:

Exhibit 1 – Proposed Second Amendment to Lease with Camino Ruiz, LLC

**COUNTY OF VENTURA
DEPARTMENT OF AIRPORTS
SECOND AMENDMENT TO LEASE
65C DURLEY**

THIS SECOND AMENDMENT ("Second Amendment") is made and entered into by and between COUNTY OF VENTURA ("County"), and CAMINO RUIZ, LLC, a California limited liability company, successor-in-interest to WILLIAM C.B. BURR AND KIM ALLISON BURR AS TRUSTEES OF THE KIM AND BILL BURR FAMILY TRUST DATED DECEMBER 17, 2004 ("Tenant") effective as of the date of the last signature to this agreement (the "Effective Date").

WITNESSETH:

WHEREAS, County and Tenant entered into a lease dated July 16, 2013, ("the Original Lease"), and a First Amendment dated May 24, 2022 for certain property at Camarillo Airport, commonly known as 65C Durley, and

WHEREAS, the parties wish to amend the Original Lease to modify the Purpose and Required Uses as outlined in Paragraph 4 of the Original Lease and First Amendment, and

WHEREAS, the Original Lease, First Amendment, and this Second Amendment shall hereinafter be referred to as the "Lease,"

NOW, THEREFORE, in consideration of the mutual promises herein contained and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, County and Tenant agree as follows:

1. **AMENDMENT CONTROLLING; DEFINITIONS.** County and Tenant hereby acknowledge and reaffirm all of their respective rights, duties and obligations under the Lease including this Second Amendment. All terms of the Original Lease and the First Amendment remain in full force and effect except as expressly modified by this Second Amendment. Should anything in this Second Amendment conflict with anything in the Original Lease and First Amendment, the terms of this Second Amendment shall control. Unless otherwise specifically set forth herein, all capitalized terms herein shall have the same meaning as set forth in the Original Lease.
2. **In the First Amendment, Paragraph 4. Purpose,** the sentence "Tenant shall operate and maintain a first-rate aircraft repair, maintenance service, and may operate a storage service" shall be followed with "and Tenant may operate a Part 135 Charter Service"
3. **In the First Amendment, Paragraph 4. Purpose. A. Required Services,** the first sentence "Tenant is hereby granted the nonexclusive privilege to engage in, and Tenant agrees it may engage in, the business of providing aircraft storage and repair as a limited Aeronautical Service Provider (ASP), as further defined in

**COUNTY OF VENTURA
DEPARTMENT OF AIRPORTS
SECOND AMENDMENT TO LEASE
65C DURLEY**

Pages 26-

the Airport Minimum Standards." shall be modified by inserting "and/or a Part 135 Charter Service" before "as further defined..."

The second sentence shall be modified by inserting "and Part 135 Charter Service", following "Tenant is engaged in the business of providing aircraft repair services..."

4. **ENTIRE AGREEMENT.** This Second Amendment, together with the Original Lease, and First Amendment, contains the entire Agreement between County and Tenant with respect to the matters stated herein and both parties acknowledge that neither relies upon any statements or representations by the other not contained herein.
5. **MODIFICATION.** This Second Amendment cannot be modified orally but only in writing signed by both parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed the Amendment on the date first above written.

COUNTY OF VENTURA, DEPARTMENT OF AIRPORTS

Dated: _____

By: _____
Keith Freitas, Director

Camino Ruiz, LLC, a California limited liability company

Dated: _____

By: _____
Stephen G. Zimmerman, Manager



January 7, 2026

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

Subject: Selection of Chair and Vice-Chair for Calendar Year 2026

Recommendation:

Nominate and select the 2026 Chair and Vice-Chair of the Aviation Advisory Commission (AAC).

Fiscal/Mandates Impact:

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

Discussion:

Article VII of the Aviation Advisory Commission bylaws states in part, "The Commission shall select from its membership a Chair and a Vice-Chair. Each shall serve for one (1) calendar year beginning on the first meeting in January."

To fill a vacancy, it is recommended that your Commission take action at this meeting to select a Vice-Chair who will oversee and direct AAC functions during the Calendar Year 2026 term.

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



January 7, 2026

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

Subject: Continuation of Discussion Regarding Effectiveness and Efficiency of the Aviation Advisory Commission

Recommendation:

The recommendation by the Department of Airports (DOA) is that an Ad Hoc Committee be established, with up to four members of the Aviation Advisory Commission (AAC), to research, investigate and ultimately make recommendations to the full AAC regarding effectiveness and efficiency improvements to the AAC. Any final recommendation would ultimately be presented to the County Board of Supervisors for consideration and final action.

Fiscal/Mandates Impact:

The fiscal impacts associated with this item involve the number of hours that the Department of Airports staff spends to prepare and attend each AAC meeting.

Discussion:

This is a continuation of the discussion during the November 12, 2025, AAC meeting regarding the effectiveness and efficiency of the AAC. Specifically, the Commission discussion focused on whether Ventura County stakeholders are fully benefiting from the AAC in its current structure and whether or not other changes could be made including but not limited to: restructuring, repurposing, and/or other modifications that would increase the effectiveness and efficiency of the AAC. The DOA believes that establishing an Ad Hoc Committee to evaluate this highly complex matter is a sound method in which to move forward.

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

January 7, 2026

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

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

Recommendation:

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

Fiscal Impact:

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

Discussion:

The Department of Airports is continuing its work to bridge the gap between the Department, pilots, and the community with a heavy focus on building trust and nurturing relationships with all stakeholders of Camarillo Airport and Oxnard Airport.

For more than three years, Department of Airports' staff have focused heavily on community engagement through a variety of projects including the creation and implementation of Fly Friendly VC, two Part 150 Noise Compatibility Studies, the Airport Layout Plan for Camarillo Airport, the initiation of an Approach and Procedure Analysis for Camarillo Airport, and the establishment of a robust and transparent communication system that is designed with both neighbors and pilots in mind.

In addition, the Department of Airports began a series of feature stories highlighting the unsung heroes in local aviation in September 2023. This series puts a spotlight on those who tirelessly serve the community and who also help educate the community about a portion of local aviation that is often overlooked. The goal of the stories is to provide insight to the economic and philanthropic contributions made possible by the existence

of both Camarillo and Oxnard airports. Such contributions are often made under the radar and without knowledge to the general public.

The January 2026 story showcases the partnership between the Department of Airports and the Air Traffic Control Tower teams at both Oxnard and Camarillo airports and the bridges built to connect the community to both.

If you have any questions regarding this item, please call Jannette Jauregui at (805) 388-4287 or me at (805) 388-4200.



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

January 7, 2026

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

Subject: Receive and File Staff Update Regarding Video Surveillance and Access Control System Installation at Camarillo and Oxnard Airports

Recommendation:

Receive and file staff update regarding the installation status and planned activation of the new video surveillance and access control systems at Camarillo Airport (CMA) and Oxnard Airport (OXR).

Fiscal/Mandates Impact:

There are no additional fiscal impacts associated with this action. The project was completed within previously approved budgets and contracts, with a total project cost of approximately \$645,000.

Discussion:

The Department of Airports (Department) is providing an updated status report on the installation of the new video surveillance and access control systems at Camarillo and Oxnard Airports. This item was last presented to the Aviation Advisory Commission and Airport Authorities in June 2024, at which time system installation was still underway.

Installation of the physical infrastructure - including cameras, access control hardware, and supporting network components - has now been completed at both airports. The project has been in development for several years and experienced delays typical of large infrastructure efforts. Contributing factors included the COVID-19 pandemic, staff transitions, including the departure of the Deputy Director who initially led the project, standard government contracting and approval timelines, supply chain disruptions, and early efforts to negotiate individual agreements with tenants for camera placement. To avoid further delays, the Department ultimately moved forward with an alternate placement strategy that did not rely on tenant-specific negotiations.

The legacy surveillance and access control systems at both airports were more than 20 years old and relied on outdated network infrastructure and technology. The new system,

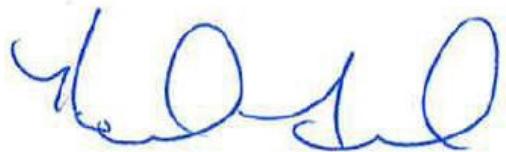
installed by Convergent Technologies, replaces that equipment with modern, high-resolution digital cameras, updated access control hardware, and a secure network backbone designed to support long-term reliability and future expansion.

While installation is complete, the system is not yet fully live. The Department is currently awaiting final pricing and configuration details from Convergent related to long-term video storage capacity. Once this item is finalized and implemented, the system is expected to be fully activated within approximately 30 to 60 days.

Overall, the completed system significantly enhances situational awareness, improves response capabilities, and provides an additional layer of security for the airports, tenants, and the County. It also strengthens the Department's ability to document conditions and activities should an incident occur, thereby reducing risk and improving accountability.

Department of Airports staff have been trained on system operation in preparation for full activation following completion of the storage component.

If you have any questions regarding this item, please call Casey Pullman at (805) 388-4290, or me at (805) 388-4200.



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



COUNTY of VENTURA

Department of Airports

MONTHLY ACTIVITY REPORT

Month ending October 31, 2025

Hangars and Tie-downs:

Camarillo				Oxnard			
	Inventory	Occupied	Available		Inventory	Occupied	Available
Hangars				Hangars			
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
Tie-downs				Tie-downs			
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:

	Camarillo	Oxnard		Camarillo	Oxnard
Current year for the month	18,257	10,744	Current Month	4	0
Last year for the month	17,336	8,792	Current year to date	19	10
% Change	5%	22%	CMA: 10/11 Flat Tire 10/13 Flat tire 10/28 Electrical failure 10/31 Engine problems OXR: N/A		
Current year to date	162,875	96,429			
Last year to date	157,300	75,326			
% Change	4%	28%			

Other:

	Camarillo	Oxnard
Airside Citations Issued	1	0
Landside Citations issued	0	9
Cards issued to transient overnight aircraft	28	3
Other aircraft ** (Estimate)	120	15
Hangar Waiting List	23	2

** 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 November 30, 2025

Hangars and Tie-downs:

Camarillo				Oxnard			
	Inventory	Occupied	Available		Inventory	Occupied	Available
Hangars				Hangars			
Private	170	170	0	Private	76	76	0
County	166	166	0	County	61	61	0
Out of Service	16	0	0	Out of Service	9	0	0
Total	352	336	0	Total	146	137	0
Tie-downs				Tie-downs			
County	96	56	40	County	0	0	0
AVEX	25	18	7	Axis Air	12	11	1
Channel Island Aviation	35	30	5	Urban Air Mobility	26	6	20
Visitor	35			Visitor	4		
Total	191	104	52	Total	42	17	25

Airport Operations:

Aircraft Incidents:

	Camarillo	Oxnard		Camarillo	Oxnard
Current year for the month	12,000	8,008	Current Month	3	3
Last year for the month	10,636	8,697	Current year to date	22	13
% Change	13%	-8%	CMA: 11/12, Disabled AC Rwy 26 11/22, Alert 1 Inflight engine roll back 11/22, Alert2 Loss Manifold Pressure OXR: 11/3, Alert 2 Control issue 11/4, Flat tire Rwy 25 at Twy A2 11/18, Birdstrike		
Current year to date	174,875	104,437			
Last year to date	167,936	82,977			
% Change	4%	26%			

Other:

	Camarillo	Oxnard
Airside Citations Issued	1	0
Landside Citations issued	0	10
Cards issued to transient overnight aircraft	24	2
Other aircraft ** (Estimate)	120	15
Hangar Waiting List	23	2

** Includes approximate number of aircraft occupying space in both large and small hangars by agreement with lessee or licensee

Camarillo Noise Comment Report October 2025

Comments by Location	Number of Comments	Total Number of Households
East Neighborhoods	0	0
Midtown/Old Town	186	5
North Neighborhoods	0	0
Unspecified/Other	32	Unknown

Type of Operation	
Takeoff/Departure	0
Landing/Arrival	160
Traffic Pattern	33
Unspecified	25

Total Comments = 218

Time of Day	
12 a.m. – 5 a.m.	2
5 a.m. – 8 a.m.	36
8 a.m. – 6 p.m.	108
6 p.m. – 12 a.m.	72

Type of Aircraft	
Single Engine Piston	3
Multi-Engine Piston	0
Turboprop	26
Turbo Jet	157
Helicopter	0
Unspecified	32

Comment Breakdown:

Household #1:

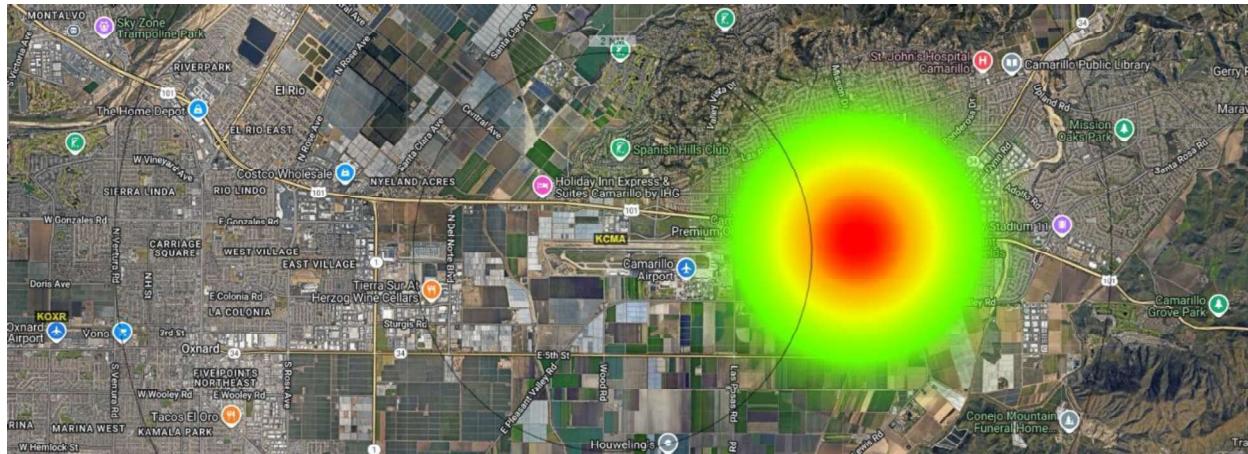
171 (78%)

Household #2:

32 (15%)

Household #3:

4 (2%)



Oxnard Noise Comment Report October 2025

Comments by Location	Number of Comments	Total Number of Households
West of Victoria & South of 5 th (Channel Islands, Oxnard Shores, Seabridge, etc.)	32	3
South Neighborhoods (Via Marina, etc.)	0	0
East Neighborhoods	0	0
North Neighborhoods	0	0
Other/Unspecified	0	Unknown

Type of Operation	
Takeoff/Departure	0
Landing/Arrival	0
Traffic Pattern	0
Unspecified	32

Time of Day	
12 a.m. – 5 a.m.	0
5 a.m. – 8 a.m.	0
8 a.m. – 6 p.m.	21
6 p.m. – 12 a.m.	10

Type of Aircraft	
Single Engine Piston	0
Multi-Engine Piston	0
Turboprop	0
Turbo Jet	0
Helicopter	0
Unspecified	32

Total Comments = 32

Comment Breakdown:

Household #1:

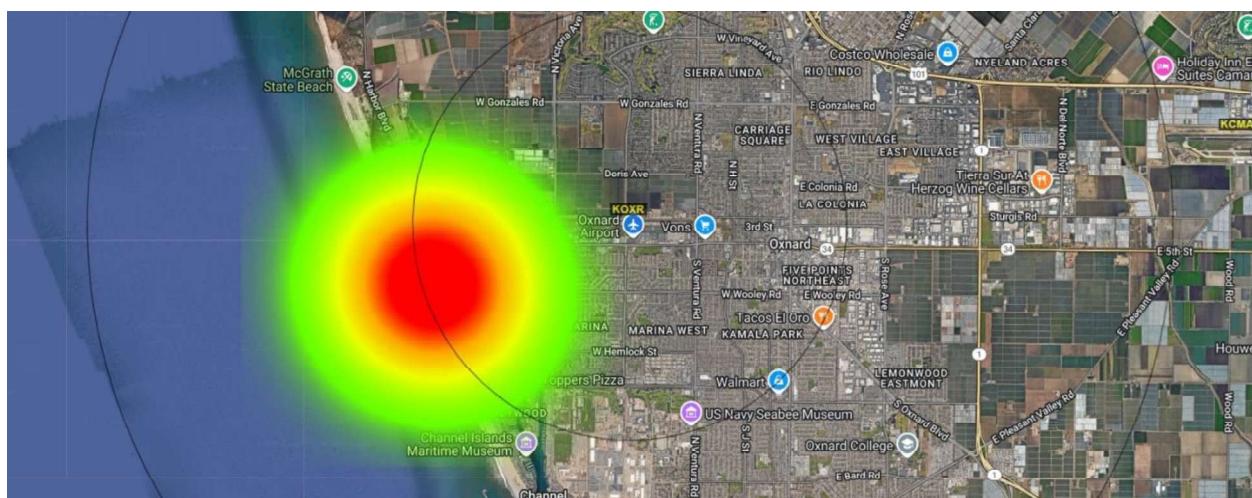
27 (84%)

Household #2:

4 (12%)

Household #3:

1 (3%)





Camarillo Noise Comment Report

November 2025

Comments by Location	Number of Comments	Total Number of Households
East Neighborhoods	0	0
Midtown/Old Town	170	5
North Neighborhoods	1	1
Unspecified/Other	30	1

Type of Operation	
Takeoff/Departure	2
Landing/Arrival	154
Traffic Pattern	18
Unspecified	27

Total Comments = 201

Time of Day	
12 a.m. – 5 a.m.	2
5 a.m. – 8 a.m.	1
8 a.m. – 6 p.m.	173
6 p.m. – 12 a.m.	25

Comment Breakdown:

Household #1:

164 (82%)

Household #2:

30 (15%)

Household #3:

2 (1%)

Type of Aircraft	
Single Engine Piston	2
Multi-Engine Piston	0
Turboprop	22
Turbo Jet	166
Helicopter	1
Unspecified	10



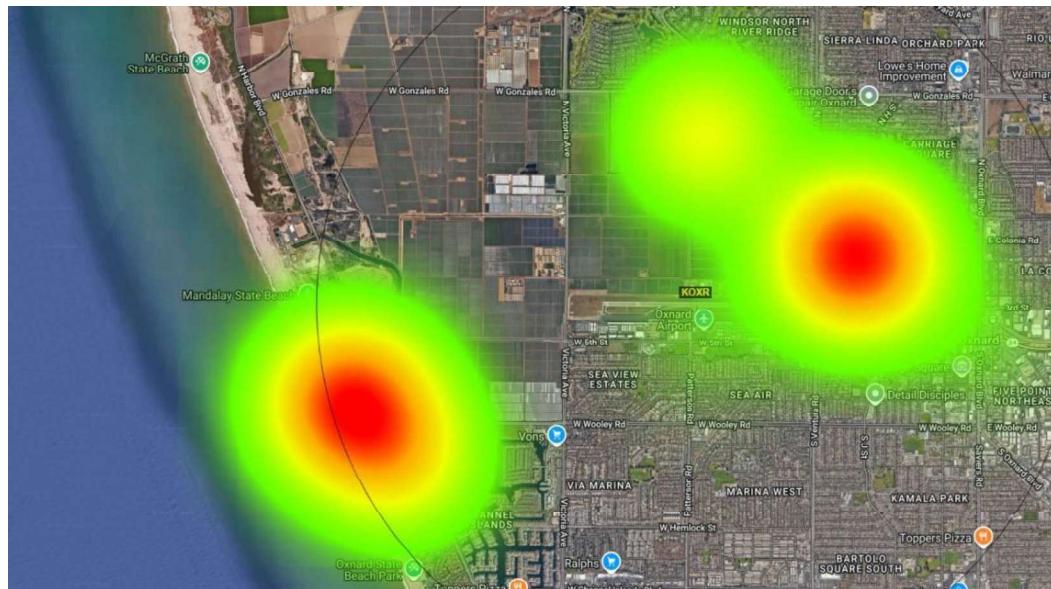
Oxnard Noise Comment Report November 2025

Comments by Location	Number of Comments	Total Number of Households
West of Victoria & South of 5 th (Channel Islands, Oxnard Shores, Seabridge, etc.)	26	5
South Neighborhoods (Via Marina, etc.)	0	0
East Neighborhoods	28	1
North Neighborhoods	7	1
Other/Unspecified	0	Unknown

Type of Operation	Total Comments = 61
Takeoff/Departure	1
Landing/Arrival	1
Traffic Pattern	20
Unspecified	39

Time of Day	
12 a.m. – 5 a.m.	0
5 a.m. – 8 a.m.	3
8 a.m. – 6 p.m.	52
6 p.m. – 12 a.m.	6

Type of Aircraft	
Single Engine Piston	20
Multi-Engine Piston	0
Turboprop	0
Turbo Jet	0
Helicopter	0
Unspecified	41





OCTOBER 2025

CAMARILLO AIRPORT – PART 150 NOISE COMPATIBILITY STUDY

Status Update:

- Provided responses to public hearing and City of Oxnard comments.
- Produced supplemental volume documenting public engagement efforts.

Upcoming Action Items:

- Produce Final NCP document to present to Airport Authority and Board of Supervisors.

Project Percent Complete: The project is 83.2% complete through October 2025.

OXNARD AIRPORT – PART 150 NOISE COMPATIBILITY STUDY

Status Update:

- Provided responses to public hearing and City of Oxnard comments.
- Produced supplemental volume documenting public engagement efforts.

Upcoming Action Items:

- Produce Final NCP document to present to Airport Authority and Board of Supervisors.

Project Percent Complete: The project is 82.4% complete through October 2025.

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

Status Update:

- Created graphic representation of available hangar space.

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 October 2025.

OXNARD ATCT CATEGORICAL EXCLUSION (CatEx) (AEA No. 24-01/AEA No. 25-01)

Status Update:

- Revised previously submitted CatEx to the new SOP 5.2 format. Submitted to the County on August 25, 2025

Upcoming Action Items:

- FAA to review. May need to respond to comments.

Project Percent Complete: The project was billed final on February 28, 2025.



NOVEMBER 2025

CAMARILLO AIRPORT – PART 150 NOISE COMPATIBILITY STUDY

Status Update:

- Revised responses to public hearing comments.
- Uploaded Final NCP document to study website.

Upcoming Action Items:

- Support presentation to Airport Authority and Board of Supervisors in January.
- Coordinate NCP submittal to FAA.

Project Percent Complete: The project is 83.2% complete through November 2025.

OXNARD AIRPORT – PART 150 NOISE COMPATIBILITY STUDY

Status Update:

- Revised responses to public hearing comments and City of Oxnard comments.
- Uploaded Final NCP document to study website.

Upcoming Action Items:

- Support presentation to Airport Authority and Board of Supervisors in January.
- Coordinate NCP submittal to FAA.

Project Percent Complete: The project is 82.1% complete through November 2025.

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

Status Update:

- Revised publication based on staff feedback.
- Created graphic representation of available hangar space for OXR airport.

Upcoming Action Items:

- Produce online and print version of final brochure for distribution.

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

OXNARD ATCT CATEGORICAL EXCLUSION (CatEx) (AEA No. 24-01/AEA No. 25-01)

Status Update: No change from last month.

- Revised previously submitted CatEx to the new SOP 5.2 format. Submitted to the County on August 25, 2025.

Upcoming Action Items:

- FAA to review. May need to respond to comments.

Project Percent Complete: The project was billed final on February 28, 2025.

November 10, 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 – October 2025

Dear Mrs. Powers,

Below is a summary of the tasks completed by Woolpert during the month of October 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 on October 5 and 23, 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 on October 5 and 23, 2025
- On October 22, 2025, the County met with the FAA to discuss their ACIPs and briefly discussed this project.
- The County provided Woolpert with a bid date of April 2026.
- **Upcoming:**
 - Continued coordination on this project with the County.
 - County will coordinate a design meeting with the FAA and Woolpert.

Airport Pavement Management System (APMS) Update

- The County and Woolpert discussed this project during the coordination meeting on October 5 and 23, 2025.
- **Upcoming:**
 - Woolpert will continue project coordination with the County and Applied Pavement Technology (APT).
 - APT will provide the draft Rehabilitation Recommendation Plan and APMS report.

Runway 8-26 Pavement Damage

- The County and Woolpert discussed this project during the coordination meeting on October 5 and 23, 2025

- **Upcoming:**

- The County has no plans for interim repairs, this project will be removed from further progress reports

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

Sincerely,

Woolpert, Inc.



Matt Gilbreath, P.E.
Project Manager, Aviation

cc: Mr. Keith Freitas, Ms. Sujin Beck – County of Ventura Department of Airports
Mr. Travis Vallin, Mr. JD Ingram, Mr. Jason Virzi, Mr. Arlando Gilbert, Mr. Sabour Samim –
Woolpert, Inc.
File

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

December 15, 2025

Mrs. Erin Powers
Deputy Director of Airports – Business & Administration
County of Ventura Department of Airports
555 Airport Way, Suite B
Camarillo, CA 93010

Re: Monthly Airport Project Status Update – November 2025

Dear Mrs. Powers,

Below is a summary of the tasks completed by Woolpert during the month of November 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 on November 6 and 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 on November 6 and 20, 2025.
- On November 14 and 20, 2025, Woolpert provided the County with the Federal grant application which is the master grant application for this project.
- **Upcoming:**
 - Continued coordination on this project with the County.
 - County will coordinate a design meeting with the FAA and Woolpert.

Airport Pavement Management System (APMS) Update

- The County and Woolpert discussed this project during the coordination meeting on November 6 and 20, 2025.
- On December 14, 2025, Woolpert provided the County with the draft APMS report.
- **Upcoming:**
 - Woolpert will continue project coordination with the County and Applied Pavement Technology (APT).

Airport Capital Improvement Plan (ACIP) Update

- The County and Woolpert discussed this task during the coordination meeting on November 6 and 20, 2025.

- On November 6, 2025, the County provided Woolpert with the Caltrans version of the ACIP.
- On November 13, 2025, Woolpert provided the County with the updated ACIP summary sheets.
- On November 14, 2025, the County provided comments on the updated ACIP summary sheets.
- On December 8 and 9, 2025, Woolpert provided the County with updated ACIP summary and data sheets.
- On December 12, 2025, the County provided comments on the updated ACIP summary and data sheets.
- **Upcoming:**
 - Woolpert will continue to coordinate with the County to get the ACIP completed.
 - Woolpert will prepare the ACIP exhibits.

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

Sincerely,

Woolpert, Inc.



Matt Gilbreath, P.E.
Project Manager, Aviation

cc: Mr. Keith Freitas, Ms. Sujin Beck, Ms. Danielle Tarr – County of Ventura Department of Airports
Mr. Travis Vallin, Mr. JD Ingram, Mr. Jason Virzi, Mr. Arlando Gilbert, Mr. Sabour Samim –
Woolpert, Inc.
File

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

November 10, 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 – October 2025

Dear Mrs. Powers,

Below is a summary of the tasks completed during the month of October 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 on October 5 and 23, 2025.
- **Upcoming:**
 - The FAA did not have this listed as an open grant when the County met with them, this project will be removed from further reports.

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

- The County and Woolpert discussed this project during the coordination meeting on October 5 and 23, 2025.
- On October 2, 2025, the County provided Woolpert with the Sponsor financial documentation needed for the Construction Closeout Report.
- On October 21, 2025, Woolpert provided an updated Construction Closeout Report to the County.
- **Upcoming:**
 - County to review Construction Closeout Report and provide missing items.

AIP Project No. 03-06-0179-044/045-2023 – Taxiway A Reconstruction (Construction Management (CM))

- The County and Woolpert discussed this project during the coordination meeting on October 5 and 23, 2025.
- Contractor Pay Application No.7 (Final), Final Adjustment of Quantities (FAQ), Change Order No. 7 (County and FAA versions) were signed and distributed.
- **Upcoming:**
 - Woolpert will continue project coordination with the County, Security Paving, and Royal Electric.
 - Airport Lighting Company will send a new Master Control Unit (MCU) to the County for the REILs. Woolpert will coordinate with Royal Electric on installation once the new MCU is delivered.

Air Traffic Control Tower (ATCT) Improvements

- The County and Woolpert discussed this project during the coordination meeting on October 5 and 23, 2025.
- **Upcoming:**
 - The County to get a firm to prepare the IFE.
 - The County will inform Woolpert when the revised fee proposal can be submitted.
 - The County will schedule a meeting with Woolpert to discuss this project.

Airport Pavement Management System (APMS) Update

- The County and Woolpert discussed this project during the coordination meeting on October 5 and 23, 2025.
- **Upcoming:**
 - Woolpert will continue project coordination with the County and Applied Pavement Technology (APT).
 - APT will provide the draft Rehabilitation Recommendation Plan and APMS report.

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

Sincerely,
Woolpert, Inc.



Matt Gilbreath, P.E.
Project Manager, Aviation

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

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

December 15, 2025

Mrs. Erin Powers
Deputy Director of Airports – Business & Administration
County of Ventura Department of Airports
555 Airport Way, Suite B
Camarillo, CA 93010

Re: Monthly Airport Project Status Update – November 2025

Dear Mrs. Powers,

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

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

- The County and Woolpert discussed this project during the coordination meeting on November 6 and 20, 2025.
- On November 6, 2025, the County provided Woolpert with the signed Federal grant applications so the Sponsor certifications could be extracted.
- On November 14, 2025, Woolpert provided an updated Construction Closeout Report to the County. Woolpert corrected the display of two pages and provided the County with the final version of the report on December 11, 2025.
- On December 12, 2025, County provided the FAA with the Construction Closeout Report.
- **Upcoming:**
 - FAA to review the Construction Closeout Report and provide comments if revisions are needed.

AIP Project No. 03-06-0179-044/045-2023 – Taxiway A Reconstruction (Construction Management (CM))

- The County and Woolpert discussed this project during the coordination meeting on November 6 and 20, 2025.
- **Upcoming:**
 - Woolpert will continue project coordination with the County, Security Paving, and Royal Electric.
 - Airport Lighting Company will send a new Master Control Unit (MCU) to the County for the REILs. Woolpert will coordinate with Royal Electric on installation once the new MCU is delivered.

Air Traffic Control Tower (ATCT) Improvements

- The County and Woolpert discussed this project during the coordination meeting on November 6 and 20, 2025.

- On November 14, 2025, Woolpert provided the County with the IIJA grant application. The County provided review comments on November 21, 2025 and Woolpert provided an updated application.
- On November 26, 2025, the County requested Woolpert to submit the fees for this project. Woolpert submitted the fees to the County on December 3, 2025.
- **Upcoming:**
 - The County to review the fees.
 - The County will provide comments on the IIJA grant application so it can be updated and submitted before the January 15, 2026 deadline.

Airport Pavement Management System (APMS) Update

- The County and Woolpert discussed this project during the coordination meeting on November 6 and 20, 2025.
- **Upcoming:**
 - Woolpert will continue project coordination with the County and Applied Pavement Technology (APT).
 - Woolpert will provide the draft APMS report to the County for review.

Airport Capital Improvement Plan (ACIP) Update

- The County and Woolpert discussed this task during the coordination meeting on November 6 and 20, 2025.
- On November 6, 2025, the County provided Woolpert with the Caltrans version of the ACIP.
- On November 13, 2025, Woolpert provided the County with the updated ACIP summary sheets.
- On November 14, 2025, the County provided comments on the updated ACIP summary sheets.
- On December 8 and 9, 2025, Woolpert provided the County with updated ACIP summary and data sheets.
- On December 12, 2025, the County provided comments on the updated ACIP summary and data sheets.
- **Upcoming:**
 - Woolpert will continue to coordinate with the County to get the ACIP completed.
 - Woolpert will prepare the ACIP exhibits.

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

Sincerely,
Woolpert, Inc.



Matt Gilbreath, P.E.
Project Manager, Aviation

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

Woolpert, Inc.
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Ventura, CA 93003
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**COUNTY OF VENTURA
DEPARTMENT OF AIRPORTS
FAA GRANT PROJECTS**

December 2025

Sup. Dist.	Project Name Spec. Number	Estimate 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		
5	CMA Airport Layout Plan Update	\$686,032		<u>Coffman Associates</u>	N/A	9/24/20	9/30/20	5/31/24	100	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 th , 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	\$187,260		Woolpert	N/A	9/19/22	N/A	N/A	90	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 cover the final design of the CMA-239 Runway 8-26 and

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Sup. Dist.	Project Name Spec. Number	Estimate 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		
										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	\$770,943		<u>Coffman Associates</u>	N/A	9/30/22	N/A	N/A	83.2	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.
3	OXR RWY & TWY Connector Transitions Reconstruction	\$12,832,636 \$12,274,001	\$124,906	<u>Mead Hunt Sully-Miller Inc.</u>	4/29/21 1	7/20/21	7/23/21	2/28/22	100 99	Final project closeout underway.
3	OXR TWY A-E Connector Reconstruction	\$335,960 7,706,536		<u>Woolpert Granite Construction</u>	4/26/22	12/17/21 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 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.

Sup. Dist.	Project Name Spec. Number	Estimate 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		
										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. FAA closeout documents submitted to FAA ADO on 12/12/2025.
3	OXR TWY Connector Reconstruction Construction Management Services	<u>\$674,799</u>		<u>Woolpert</u>	N/A	<u>12/21/21</u>	4/3/23	8/15/23	<u>99</u> <u>99</u>	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		<u>Woolpert</u> Security Paving	<u>6/27/23</u>	<u>10/20/23</u>	<u>TBD</u>	<u>TBD</u>	<u>100</u> <u>99</u>	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 by DOA staff. Pay Application #6 circulated for signatures. Staff is working on closing out this project and grant.

Sup. Dist.	Project Name Spec. Number	Estimate 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		
3	OXR Part 150 Noise Compatibility Study	\$770,943		<u>Coffman Associates</u>	N/A	9/30/22	N/A	N/A	82.1	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. Coffman revised public responses based on comments received from public and City of Oxnard.

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**

December 2025

Sup. Dist.	Project Name Spec. Number	Estimate Low Bid	CCO's Claims	Design Engr. 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</u> Granite Construction		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</u> Mead & Hunt	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. Installation completed on 11/18/2025. However, during training on the tilt-down tower, the tower failed structurally (the steel member bent under the weight of the structure and cable reel that was in tension) at the joint. Tower was uninstalled and shipped back to the manufacturer on 12/1/2025. Per GSA PM, Lisa Ochoa, the tower will be re-fabricated with reinforcing at the failed section of the

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Sup. Dist.	Project Name Spec. Number	Estimate Low Bid	CCO's Claims	Design Engr. Contractor	Scheduled or Actual Dates				% Compl Design/ Const.	Remarks
					Bid Date	Contract Award	Const Start	Const Comp		
										tower, delivered, and re-installed sometime in the new year.
3	OXR PFAS Supplemental Plan/Sampling & Monitoring	\$6,500 137,000	\$226,0 18	<u>Ninyo & Moore</u>	N/A	1/19/21	N/A	3/29/21	100 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 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 reports submitted on 12/12 and 12/14. Staff is currently reviewing the reports.

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

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**COUNTY OF VENTURA
DEPARTMENT OF AIRPORTS
Fund E300: AIRPORTS ENTERPRISE**

**FINANCIAL STATEMENTS
Fiscal Year 2024-25
For the 13 Months Ending July 18, 2025**

UNAUDITED

Contents:

- o Statement of Net Position
- o Statement of Revenues, Expenditures, and Changes in Fund Net Position (Combined)
- o Budget to Actual
 - o Camarillo Airport
 - o Oxnard Airport

County of Ventura
 Department of Airports
 Fund: E300
 Statement of Net Position
 As of June 30, 2025
 (Unaudited)

ASSETS

Current Assets:

Cash	11,727,084
Petty Cash/Change Funds	550
Current Lease Receivable	988,855
Accounts Receivable	905,001
Interest Receivable	202,258
Due from Other Governmental Agencies	4,434,547
Due from Other funds	76,354
	<hr/>
	Total Current Assets
	18,334,649
Non-Current Assets:	
Long-Term Lease Receivable	28,819,082
Capital Assets	
Land/Land Improvements	61,315,544
Building & Improvements	12,644,654
Equipment	2,092,529
Vehicles	1,013,211
Easements	598,993
CIP	48,089,601
Less: Accumulated Depreciation	(42,358,570)
	<hr/>
	Total Non-Current Assets
	112,215,045
	<hr/>
TOTAL ASSETS	130,549,694

DEFERRED OUTFLOWS OF RESOURCES

Deferred Pension Contributions	<hr/> 1,675,435
TOTAL DEFERRED OUTFLOWS OF RESOURCES	1,675,435
TOTAL ASSETS & DEFERRED OUTFLOWS OF RESOURCES	132,225,129

LIABILITIES

Current Liabilities:

Accounts Payable	1,721,609
Compensable Absences - Current Portion	113,502
Accrued Liabilities	128,530
Due to Other funds	103,633
	<hr/>
Total Current Liabilities	2,067,273

Non-Current Liabilities:

Deposits & Other Liabilities	1,027,369
Unearned Revenue	850,145
Net Pension Liability	864,699
Net OPEB Liability	494,432
Compensable Absences - Noncurrent	273,024
	<hr/>
Total Non-Current Liabilities	3,509,669
	<hr/>

TOTAL LIABILITIES

5,576,942

DEFERRED INFLOWS OF RESOURCES

Deferred Inflows - Lease Receivables	29,807,936
Deferred Inflows - Pension	680,014
Deferred Inflows - OPEB	1,946
	<hr/>
TOTAL DEFERRED INFLOWS OF RESOURCES	30,489,896

NET POSITION

Invested in Capital Assets, Net of Related Debt	83,395,963
Unrestricted Net Position	12,819,560
Unrestricted Net Position-Pension	(57,232)
	<hr/>
TOTAL NET POSITION	96,158,291

TOTAL LIABILITIES, DEFERRED INFLOWS & NET POSITION

132,225,129

County of Ventura
 Airport Enterprise-Camarillo Oxnard
 Statement of Revenues, Expenditures, and Changes in Fund Net Position
 July 1, 2024 thru June 30, 2025
 (Rounded to the nearest hundred)
 (Unaudited)

	Camarillo	Oxnard	Total
Revenues:			
Permits	\$ 395,000	\$ 3,400	\$ 398,400
Fines and penalties	25,200	4,300	29,500
Rents and concessions	4,745,500	606,400	5,351,900
Percentage lease rent	130,400	119,800	250,200
Tiedown rents	76,900	10,600	87,500
Hangar rents	1,045,700	318,100	1,363,800
Land rent - hangars	439,800	117,600	557,400
Transient tiedown rents	1,600	200	1,800
Landing fees	167,200	167,200	334,400
Parking fees	2,700	11,800	14,500
Gas & oil fuel flow percentage	296,700	16,500	313,200
% Rent-all other gross rec	450,800	230,800	681,600
Miscellaneous	32,000	20,500	52,500
Total operating revenues	<u>\$ 7,809,500</u>	<u>\$ 1,627,200</u>	<u>\$ 9,436,700</u>

Expenditures:

Current:			
Salaries and wages	\$ 2,532,600	\$ 495,700	\$ 3,028,300
Benefits	1,462,900	404,200	1,867,100
Admin salaries allocated to Oxnard Airport	(276,900)	257,700	(19,200)
Agricultural	-	-	-
Uniforms and clothing	14,200	11,500	25,700
Communications	75,000	11,700	86,700
Household expense	59,500	41,500	101,000
Insurance	186,600	50,000	236,600
Indirect county costs	97,000	23,400	120,400
Maintenance-equipment	29,400	54,400	83,800
Maintenance-building and improvements	651,500	63,500	715,000
Memberships and dues	7,600	400	8,000
Miscellaneous expense	14,800	43,400	58,200
Office expense	76,200	5,400	81,600
Professional and specialized services	552,300	220,900	773,200
Rents and leases - equipment	58,200	28,600	86,800
Small tools and equipment	3,800	30,200	34,000
Transportation charges	122,800	105,900	228,700
Conference and seminars	16,500	4,300	20,800
Utilities	403,400	115,700	519,100
Education, books and training	14,100	300	14,400
Taxes and licenses	3,900	-	3,900
Bad debts	100	-	100

County of Ventura
 Airport Enterprise-Camarillo Oxnard
 Statement of Revenues, Expenditures, and Changes in Fund Net Position
 July 1, 2024 thru June 30, 2025
 (Rounded to the nearest hundred)
 (Unaudited)

	Camarillo	Oxnard	Total
Depreciation	862,900	752,500	1,615,400
Total operating expenditures	<u>\$ 6,968,400</u>	<u>\$ 2,721,200</u>	<u>\$ 9,689,600</u>
Operating income (loss)	<u>\$ 841,100</u>	<u>\$ (1,094,000)</u>	<u>\$ (252,900)</u>
Non-operating revenues (expenses):			
State and federal grants	\$ -	\$ -	\$ -
CARES COVID-19 Grants	-	11,400	11,400
Contribution to Outside Agency	-	-	-
Gain/Loss Disposal Fixed Asset	(33,100)	100	(33,000)
Interest income	490,200	-	490,200
Insurance proceeds	8,800	32,800	41,600
Hazmat collections	-	-	-
Other Loan Interest Payment	-	-	-
Total non-operating revenues (expenses)	<u>465,900</u>	<u>44,300</u>	<u>510,200</u>
Income (loss) before transfers	1,307,000	(1,049,700)	257,300
Other financing sources (uses):			
Transfers in	-	-	-
Transfers Out	(64,472)	(64,472)	(64,472)
Operating Gain/(Loss)	<u>\$ 1,307,000</u>	<u>\$ (1,114,172)</u>	<u>\$ 192,828</u>
Operating Gain/(Loss) before Depreciation	<u>\$ 2,169,900</u>	<u>\$ (361,672)</u>	<u>\$ 1,808,228</u>

County of Ventura
 Airport Enterprise-Camarillo
 Budget to Actual
 July 1, 2024 thru June 30, 2025
 (Rounded to the nearest hundred)
 (Unaudited)

	Adopted Budget as of June 2025	Adjusted Budget as of June 2025	YTD Actuals & Accruals thru June 2025	% Variance
Revenues:				
Permits	\$ 37,983	\$ 37,983	\$ 395,000	1040%
Fines and penalties	11,874	11,874	25,200	212%
Rents and concessions	3,011,398	3,011,398	4,745,500	158%
Percentage lease rent	106,248	106,248	130,400	123%
Tiedown rents	147,101	147,101	76,900	52%
Hangar rents	1,023,931	1,023,931	1,045,700	102%
Land rent - hangars	446,097	446,097	439,800	99%
Transient tiedown rents	3,045	3,045	1,600	53%
Landing fees	133,484	133,484	167,200	125%
Parking fees	-	-	2,700	0%
Gas & oil fuel flow percentage	292,613	292,613	296,700	101%
% Rent-all other gross rec	2,300,798	2,300,798	450,800	20%
Miscellaneous	56,505	56,505	32,000	57%
Total operating revenues	\$ 7,571,077	\$ 7,571,077	\$ 7,809,500	103%
Expenditures:				
Current:				
Salaries and wages	\$ 2,584,553	\$ 2,504,553	\$ 2,532,600	101%
Benefits	1,669,099	1,669,099	1,462,900	88%
Admin Salary allocated to Oxnard Airport	(293,274)	(503,274)	(276,900)	55%
Agricultural	44,780	44,780	-	0%
Uniforms and clothing	15,040	15,188	14,200	93%
Communications	70,653	70,653	75,000	106%
Household expense	30,220	37,194	59,500	160%
Insurance	186,642	186,642	186,600	100%
Indirect county costs	97,044	97,044	97,000	0%
Maintenance-equipment	38,000	38,771	29,400	76%
Maintenance-building and improvements	476,430	740,509	651,500	88%
Medical	5,180	5,180	-	0%
Memberships and dues	10,769	10,769	7,600	71%
Miscellaneous	46,407	46,407	14,800	32%
Office expense	48,605	48,605	76,200	157%
Professional and specialized services	1,257,890	2,438,492	552,300	23%
Rents and leases - equipment	54,800	73,039	58,200	80%
Small tools and equipment	56,827	56,827	3,800	7%
Transportation charges	144,703	144,888	122,800	85%
Conference and seminars	51,300	51,300	16,500	32%
Utilities	365,327	365,327	403,400	110%
Education, books and training	23,310	23,310	14,100	60%
Taxes and licenses	3,921	3,921	3,900	99%
Bad debts	18,500	500	100	20%
Depreciation	874,949	829,949	862,900	104%
Total operating expenditures	\$ 7,881,675	\$ 8,999,673	\$ 6,968,400	77%
Operating income (loss)	\$ (310,598)	\$ (1,428,596)	\$ 841,100	159%

County of Ventura
 Airport Enterprise-Camarillo
 Budget to Actual
 July 1, 2024 thru June 30, 2025
 (Rounded to the nearest hundred)
 (Unaudited)

	Adopted Budget as of June 2025	Adjusted Budget as of June 2025	YTD Actuals & Accruals thru June 2025	% Variance
Non-operating revenues (expenses):				
State and federal grants	\$ -	\$ -	\$ -	-
Contribution to Outside Agency	-	-	-	-
Gain/Loss Disposal Fixed Asset	-	-	(33,100)	-
Interest income	527,760	527,760	490,200	93%
Insurance proceeds	-	-	8,800	-
Hazmat collections	-	-	-	-
Other loan payments	-	-	-	-
Total non-operating revenues (expenses)	527,760	527,760	465,900	88%
 Income (loss) before transfers	 217,162	 (900,836)	 1,307,000	 -145%
 Other financing sources (uses):				
Transfers in	-	-	-	-
Transfers Out	-	-	-	-
 Operating Gain/(Loss)	 \$ 217,162	 \$ (900,836)	 \$ 1,307,000	 245%
 Operating Gain/(Loss) before Depreciation	 \$ 1,092,111	 \$ (70,887)	 \$ 2,169,900	 _____

County of Ventura
 Airport Enterprise-Oxnard
 Budget to Actual
 July 1, 2024 thru June 30, 2025
 (Rounded to the nearest hundred)
 (Unaudited)

	Adopted Budget as of June 2025	Adjusted Budget as of June 2025	YTD Actuals & Accruals thru June 2025	% Variance
Revenues:				
Permits	\$ 3,945	\$ 3,945	\$ 3,400	86%
Fines and penalties	4,064	4,064	4,300	106%
Rents and concessions	438,432	438,432	606,400	138%
Percentage lease rent	151,053	151,053	119,800	79%
Tiedown rents	10,116	10,116	10,600	105%
Hangar rents	354,876	354,876	318,100	90%
Land rent - hangars	118,134	118,134	117,600	100%
Transient tiedown rents	537	537	200	37%
Landing fees	23,741	23,741	167,200	704%
Parking fees	29,865	29,865	11,800	40%
Gas & oil fuel flow percentage	65,525	65,525	16,500	25%
% Rent-all other gross rec	437,797	437,797	230,800	53%
Miscellaneous	1,500	1,500	20,500	1367%
Total operating revenues	<u>\$ 1,639,585</u>	<u>\$ 1,639,585</u>	<u>\$ 1,627,200</u>	<u>99%</u>
Expenditures:				
Current:				
Salaries and wages	\$ 499,130	\$ 524,130	\$ 495,700	95%
Benefits	361,556	361,556	404,200	112%
Admin salaries allocated from Camarillo Airport	264,241	264,241	257,700	98%
Agricultural	10,050	10,050	-	0%
Uniforms and clothing	16,941	17,036	11,500	68%
Communications	12,145	12,145	11,700	96%
Household expense	62,600	68,941	41,500	60%
Insurance	49,974	49,974	50,000	100%
Indirect county costs	23,413	23,413	23,400	0%
Maintenance-equipment	53,493	54,347	54,400	100%
Maintenance-building and improvements	143,952	162,496	63,500	39%
Medical	1,400	1,400	-	0%
Memberships and dues	1,520	1,520	400	26%
Miscellaneous expense	28,495	28,495	43,400	152%
Office expense	11,984	22,594	5,400	24%
Professional and specialized services	413,078	335,724	220,900	66%
Rents and leases - equipment	7,200	7,614	28,600	376%
Small tools and equipment	5,368	5,368	30,200	563%
Transportation charges	124,328	132,960	105,900	80%
Conference and seminars	36,150	36,150	4,300	12%
Utilities	111,203	111,203	115,700	104%
Education, books and training	1,300	1,300	300	0%
Bad debts	15,000	15,000	-	0%
Depreciation	756,142	756,142	752,500	100%
Total operating expenditures	<u>\$ 3,010,663</u>	<u>\$ 3,003,799</u>	<u>\$ 2,721,200</u>	<u>91%</u>
Operating income (loss)	<u>\$ (1,371,078)</u>	<u>\$ (1,364,214)</u>	<u>\$ (1,094,000)</u>	<u>80%</u>

County of Ventura
 Airport Enterprise-Oxnard
 Budget to Actual
 July 1, 2024 thru June 30, 2025
 (Rounded to the nearest hundred)
 (Unaudited)

	Adopted Budget as of June 2025	Adjusted Budget as of June 2025	YTD Actuals & Accruals thru June 2025	% Variance
Non-operating revenues (expenses):				
State and federal grants	\$ -	\$ -	\$ 11,400	
Contribution to Outside Agency	-	-	-	
Gain/Loss Disposal Fixed Asset	-	-	100	
Insurance Proceeds	-	-	32,800	
Other Loan Interest Payment	-	-	-	
Total non-operating revenues (expenses)	-	-	44,300	
 Income (loss) before transfers	 (1,371,078)	 (1,364,214)	 (1,049,700)	 77%
 Other financing sources (uses):				
Transfers in	-	-	-	0%
Transfers Out	-	(64,500)	(64,472)	0%
Operating Gain/(Loss)	\$ (1,371,078)	\$ (1,428,714)	\$ (1,114,172)	78%
 Operating Gain/(Loss) before Depreciation	 \$ (614,936)	 \$ (672,572)	 \$ (361,672)	

2026 Meeting Schedules

Aviation Advisory Commission	Camarillo & Oxnard Airport Authorities
The Aviation Advisory Commission meets on the Wednesday preceding the second Thursday of the month at 6:30 p.m. in the Department of Airports Administration Office, 555 Airport Way, Suite B, Camarillo, CA 93010, unless otherwise noted on the agenda. Changes or cancellations may occur.	The Camarillo & Oxnard Airport Authorities meet jointly on the second Thursday of the month at 6:30 p.m. in the Department of Airports Administration Office, 555 Airport Way, Suite B, Camarillo, CA 93010, unless otherwise noted on the agenda. Changes or cancellations may occur.
January 7	January 8
February 4*	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





Camarillo residents care, work and 'invest in one another'

Mayor Kildee
addresses state of the city at airport museum
November 15, 2025

By Scott Steepleton
scott@theacorn.com



Mayor Kevin Kildee walks off from the podium to get a cup of water during his speech at the 2025 State of the City meeting at the Commemorative Air Force Museum in Camarillo on October 23. Photos by BLAKE FAGAN/Acorn Newspapers

With planes around him a symbol of soaring high and far, Mayor Kevin Kildee delivered the 2025 State of the City address at the Camarillo Airport emphasizing themes of resilience, economic vitality and an ongoing commitment to public safety and sustainability.

Speaking in the Commemorative Air Force Museum Oct. 23 in an event co-hosted by the West Ventura County Business Alliance, Kildee opened by thanking the attendees and calling the museum a treasure, before praising the residents and City Council for their dedication, stating that the community is brought to life by "people who care, people who work, people who invest in one another."

Clothing store owner Kildee told the audience, "We stand on the shoulders of giants who came here first and set the pace." But the current council isn't too shabby either, he implied.

"We have an attorney. We have a nurse. We have a doctor. We have a (former) chief from the Ventura County Sheriff's Office. And we have a pants salesman. Now, is that diverse or what?"

"It is truly an honor and a privilege for me to serve as Camarillo's mayor," Kildee said.

The address came not long before the year anniversary of the Nov. 6, 2024, Mountain fire and Kildee emphasized "resilience" took on new meaning in its aftermath. He extended gratitude to the Ventura County Aviation Unit and the Camarillo Airport for serving as a critical staging area to fight the 20,000-acre fire, and thanked all who mobilized to activate emergency operations and deliver vital support to residents and businesses.

In summing up the city's response, Kildee said officials activated a special hotline, launched a dedicated recovery website and held community meetings with CalFire and Ventura County to keep residents informed.

Meanwhile, the Camarillo Public Library offered a safe place for residents to reconnect with Wi-Fi and essential services, and library staff created a gratitude display for responding agencies.

To embed a culture of resilience, Kildee said the city continues to implement its Sustainability Master Plan, making operations resilient to climate change, and reducing greenhouse emissions. Key efforts this year include: • Finalizing the Climate Action Plan: This will guide policies to protect the environment and reduce emissions, complementing the SMP. • Zero-emissions fleet transition: The city purchased 12 new Ford F-150 Lightning trucks, projected to save \$120,000 annually in fuel and maintenance costs. • A \$4 million state grant was secured for a future zero-emissions bus depot at the Metrolink station. The city aims to have nearly a third of its fleet be zero-emission, moving toward a 45% target by the end of 2026. A \$250,000 grant from the Clean Power Alliance is helping to cover the cost of additional zero-emission vehicles.



Mayor Kevin Kildee delivers his speech.

Other efforts along these lines include an LED lighting retrofit at the library to save energy and a mulch giveaway program with Agromin to divert organic waste from landfills.

Despite economic uncertainties, the mayor reported that Camarillo's financial outlook remains strong. The five-member City Council unanimously approved a \$159 million balanced budget for fiscal year 2025-26, focusing on public safety, economic security, affordable housing and technological advancements.

Camarillo maintains a triple-A bond rating from Standard and Poor's, with healthy reserves for fiscal flexibility.

The city's Economic Development Strategic Plan will be refreshed in 2026, maintaining a focus on growing and diversifying the economic base in sectors like advanced manufacturing and life sciences.

The draft of the Old Town Strategic Plan, a five-year action plan, is headed to the City Council before year's end to build Old Town's charm with better amenities.

The new OpenGov portal makes doing business easier, allowing applicants to handle permits, licenses, payments and inspections entirely online or at City Hall self-service kiosks.

Turning to some key economic data, Kildee said Camarillo has nearly 4,400 businesses, with 75% in commercial areas. The unemployment rate is 5%, which is better than the county (5.4%) and the state (6.1%).

The industrial base is solid with 11 million square feet of industrial space and more than 100 manufacturers. The industrial vacancy rate is 2.9%, well below the state's 7.3%. The office market has a vacancy rate of 11.7%, better than the state's 14.2%.

Kildee cited economic momentum in technology and manufacturing, noting: • HRL Laboratories expanded to strengthen the U.S. infrared hardware supply chain. • Sandvic's Battery Center of Excellence continues to grow as a global center for battery electric vehicle technology. • Magicall's new manufacturing facility will enable a 300% increase in production capacity for aerospace and defense customers. Kildee also highlighted community-serving projects, including Central Plaza on Arneill Road welcoming a new Vons supermarket and gas station, with upgrades nearing completion. And site work has begun for a 160,000-square-foot Costco and gas station near Springville Drive and the Promenade.

Meanwhile, construction is progressing on a 1,000-capacity conference center and two hotels at the Promenade. New restaurants include Chick-fil-A, McKenna Coffee, 999 Pizza and 999 Tiki, with Texas Roadhouse and House of Bamboo Tiki Lounge coming soon.

Technology modernization is happening, with the city completing a five-year plan to guide how technology is used to better serve residents, reinforce public trust and strengthen cybersecurity. At the same time, city staff is creating an enterprise asset management system to track physical assets, digitizing records and enhancing technology for public safety.

An example of leading-edge technology, he added, are the council chambers, which underwent their first remodel since 1976, and boast new audio-visual and assistive listening systems.

Crimes against people and property remain flat this year with the Ventura County Sheriff's Office—the city's "police department"—targeting organized retail theft, holding outside perpetrators accountable.



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calls, and new Opticom GPS devices at intersections allow first responders to preempt traffic signals during emergencies, enhancing safety and improving response times.

The city is working to ensure a diverse range of affordable housing choices, Kildee said, with nearly 1,000 homes under construction, serving all income categories, including Lennar's 159 single family homes at Springville (Cortona Community), expected to be completed in 2027; Williams Homes' 285 townhomes and 24 apartments at Palmira Camarillo Village, with units set aside for moderate and low-income buyers/residents, expected to be complete by the end of 2027; and Fairfield Residential's 385 rental apartments at Camino Ruiz, including 40 affordable units, which are expected to be completed next year.

The city also celebrated the groundbreaking and opening of the Vista Campanario Apartments, a joint effort that provides 100% affordable housing for low-income families, veterans, and disabled households. The city provided a \$4.9 million loan and donated the land for the 59-unit apartment complex, with eight for-sale townhomes under construction by Habitat for Humanity.

Kildee concluded by reiterating that Camarillo's best days are ahead, stressing that the city is resilient and will continue to move forward because, as the city's motto states, "Los personas son la ciudad—the people are the city."

Bert E. Perello

Councilmember, District 1
300 West Third Street, 4th Floor
Oxnard, CA 93030
(805) 385-7430



November 18, 2025

Mr. Keith Freitas
County of Ventura
Department of Airports
555 Airport Way
Camarillo, CA 93010

Via Email - keith.freitas@venturacounty.gov

SUBJECT: November 13, 2025 Agenda Item No. D, Oxnard Airport Authority - City of Oxnard Comment Letter on Part 150 Noise Compatibility Planning Study for Oxnard Airport

Dear Mr. Freitas:

I would like to clarify, and formally submit my comments from the November 13, 2025 Camarillo and Oxnard Airport Authority Meeting. I appreciate the efforts of your staff, particularly Erin Powers, to work with City of Oxnard staff to address questions regarding the Part 150 update process and response to City comment letters.

The City greatly values Ventura County Airport staff's willingness and openness to address staff concerns regarding community noise equivalent levels (CNEL). Airport Staff modified the Part 150 document to include a CNEL range of 60-65, which the City of Oxnard is supportive of. Staff's understanding is that the Ventura County Transportation Commission (VCTC), serving as the Ventura County Airport Land Use Commission (ALUC), will use the Ventura County Part 150 Noise Compatibility Planning Study to inform the future update to the Airport Comprehensive Land Use Plan (ACLUP). The City of Oxnard is in support of this Part 150 Noise Compatibility Planning Study with the 60-65 CNEL threshold as the basis for land use compatibility guidelines for Oxnard Airport and the ACLUP process.

Sincerely,

A handwritten signature in black ink that reads "Bert E. Perello".

Bert E. Perello
Councilmember, District 1

cc: Alexander Nguyen, alexander.nguyen@oxnard.org
Ashley Golden, ashley.golden@oxnard.org
Erin Powers, erin.powers@venturacounty.gov
Jeff Pengilley, jeff.pengilley@oxnard.org
Kathleen Mallory, kathleen.mallory@oxnard.org



(<https://airports.venturacounty.gov>)

REMINDER: Applications for Airport Authority Now Open



This is a friendly reminder that applications are now open for one Public Member seat and one Public Member Alternate for the Camarillo Airport Authority, and one Public Member seat and one Public Member Alternate for the Oxnard Airport Authority. The Public Member shall serve a two-year term commencing March 1, 2026, through February 29, 2028. The Public Member Alternate will serve in place of the Public Member should he/she be unavailable and shall serve a two-year term commencing March 1, 2026, through February 29, 2028.

All interested candidates should complete an Application for Appointment and submit it to the Department of Airports (submission instructions can be found at the bottom of page 2 of the application at the link below) **no later than 11:59 p.m. on Friday, December 19, 2025**. Click [here](#) to view the application. (<https://s48873.p1092.sites.pressdns.com/camarillo-and-oxnard-airport-authorities-applications/>)

All interested candidates should plan to attend the Camarillo Airport Authority/Oxnard Airport Authority meeting scheduled for **Thursday, January 8, 2026, at 6:30 p.m., in the Department of Airports Administration Office located at 555 Airport Way, Suite B, Camarillo, CA 93010**.

We thank you for your time. Any questions or concerns can be e-mailed to airportmeetings@venturacounty.gov (<mailto:airportmeetings@venturacounty.gov>).

Department of Airport News dated November 21, 2025



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>

December 10, 2025

Mr. Charlie McLaughlin
Aspen Helicopters
[REDACTED]

RE: Oxnard Airport – 5 acre site
Additional soils testing

Dear Charlie:

As we discussed last month, attached is the final report from consultant Geosyntec for the additional soils investigation, following the reporting from your consultant Trak Environmental last year.

As Erin noted in our phone call, there are options to consider for remediation (see page 6 of the report); at this point the County Department of Airports (“Airports”) is not in a position to pursue those costs, but they could be considered part of any capital expense requirement towards your project / lease requirements should you elect to move forward at this location.

At this time, and after you have had a chance to digest the information and seek input from your consultants, we request your determination whether you intend to move forward with your development - including the remediation - within 90 days by March 9, 2026.

For remediation, Airports would consider removal of the soils to an approved off-site location only; capping in place with a land use restriction and soil management plan would not be an approved resolution.

If you choose not to move forward with your project, Airports will re-issue a Request for Proposal for the site, advising the environmental clean-up requirements as part of the development requirements.

If you choose to move forward with remediation, you would have to sign the lease agreement within 60 days of your notice to us of your intention to proceed in order to begin your project, and we would extend the timeline for the completion of your improvements

Charlie McLaughlin
December 10, 2025
Page two

from the original proposal (see Letter of Intent from January 2024) by 12 months to allow for the remediation process, giving you three years from lease commencement to complete your \$10 million investment/project. Rent at \$17,000 per month for the site would commence upon lease execution (we anticipate you will negotiate a rental arrangement with First Student to remain on a portion of the site until you commence remediation).

To summarize:

- Notify Airports no later than March 9, 2026 of Aspen's intent to undertake remediation or not;
- If Aspen declines remediation, Airports will re-issue RFP to develop the site to include required remediation by developer;
- If Aspen elects to undertake remediation, Aspen to execute new lease agreement within 60 days of notice to Airports to remediate.

Please let us know your decision no later than March 9, 2026. Thank you for your continued cooperation.

Sincerely,


Madeline Herrle
Lease Manager
805-388-4243
Madeline.Herrle@venturacounty.gov

Enclosure

Cc: Erin Powers, Deputy Director of Airports
Keith Freitas, Director of Airports



(<https://airports.venturacounty.gov>)

FINAL REMINDER: Applications Now Open for Airport Authority



This communication serves as a final reminder that applications are now open for one Public Member seat and one Public Member Alternate for the Camarillo Airport Authority, and one Public Member seat and one Public Member Alternate for the Oxnard Airport Authority. The Public Member shall serve a two-year term commencing March 1, 2026, through February 29, 2028. The Public Member Alternate will serve in place of the Public Member should he/she be unavailable and shall serve a two-year term commencing March 1, 2026, through February 29, 2028.

All interested candidates should complete an Application for Appointment and submit it to the Department of Airports (submission instructions can be found at the bottom of page 2 of the application at the link below) **no later than 11:59 p.m. on Friday, December 19, 2025**. Click [here](#) to view the application. (<https://e48873.p1092.sites.pressdns.com/camarillo-and-oxnard-airport-authorities-applications/>)

All interested candidates should plan to attend the Camarillo Airport Authority/Oxnard Airport Authority meeting scheduled for **Thursday, January 8, 2026, at 6:30 p.m., in the Department of Airports Administration Office located at 555 Airport Way, Suite B, Camarillo, CA 93010**.

We thank you for your time. Any questions or concerns can be e-mailed to airportmeetings@venturacounty.gov (<mailto:airportmeetings@venturacounty.gov>).

Department of Airport News dated December 16, 2025



SELECTION PROCESS OF A MASTER DEVELOPER FOR AN APPROXIMATE 4.1 ACRE SITE FOR COMMERCIAL AVIATION DEVELOPMENT and/or REPAIR OR REPLACEMENT OF GENERAL AVIATION AIRCRAFT HANGARS AT THE CAMARILLO AIRPORT

The Ventura County Department of Airports (“County”) is issuing a Request for Proposal (“RFP”) to solicit proposals for the improvement, redevelopment, repair, replacement and/or lease/management of an approximate 4.1 acre aviation – use only parcel of land at the Camarillo Airport (“Airport”) in the City of Camarillo, California, located on the airfield, east of Air 7 FBO and west of the Commemorative Air Force Facility.

If you wish to participate, download the Request for Proposal document information from the County of Ventura website at
<https://ventura.bonfirehub.com/> beginning at 4:00 PM December 31, 2025 (Ref. #:RFP AIR 2026-01)

Request for Proposal responses will be received online at
<https://ventura.bonfirehub.com/portal/?tab=login> until 1:00 PM Thursday, February 12, 2026 for **“SELECTION PROCESS OF A MASTER DEVELOPER FOR AN APPROXIMATE 4.1 ACRE SITE FOR COMMERCIAL AVIATION DEVELOPMENT and/or REPAIR OR REPLACEMENT OF GENERAL AVIATION AIRCRAFT HANGARS AT THE CAMARILLO AIRPORT”**

All questions concerning this RFP should be submitted online at
<https://ventura.bonfire.com/portal/?tab=login>. If you need additional information, please contact Madeline Herrle, Lease Manager via email at
madeline.HERRLE@venturacounty.gov