

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

Thursday January 10, 2019 7:00 P.M.

CITY OF CAMARILLO
COUNCIL CHAMBERS
601 CARMEN DRIVE
CAMARILLO, CA

AGENDA

1. CALL to ORDER and PLEDGE of ALLEGIANCE
2. ROLL CALL
3. APPROVAL of MINUTES – June 14, 2018 (Oxnard Airport Authority Only)
August 9, 2018 (Camarillo Airport Authority Only)
4. PUBLIC COMMENT PERIOD - Citizens wishing to speak to the Authority 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.

5. UNFINISHED BUSINESS – None
6. NEW BUSINESS

CAMARILLO & OXNARD AIRPORT AUTHORITY

A. Subject: Selection of Chair and Vice-Chair for Calendar Year 2019

Recommendation:

Nominate and select the 2019 Chairman and Vice-Chairman.

OXNARD AIRPORT AUTHORITY

B. Subject: Approval of, and Authorization for the Director of Airports or His Designee to Execute, a Lease Amendment Agreement with SBA 2012 TC Assets, LLC, for the tower location of cellular equipment at the Oxnard Airport for a Renewal Period of Five Years, commencing January 1, 2021, with three optional Five-Year Extensions, with an Initial Monthly Rent of \$3,000

Recommendation:

Staff requests that your Commission/Authority recommend that the Board of Supervisors:

Approve, and authorize the Director of Airports or his designee to execute, a lease amendment agreement with SBA 2012 TC Assets, LLC, (Attachment) to extend its lease at 2889 W. 5th Street, Oxnard Airport, Oxnard, for a period of five years, with three optional five-year extensions, with an initial monthly rent of \$3,000, commencing January 1, 2021, along with advance rental payment of \$15,000 paid upon lease amendment execution.

7. DIRECTOR'S REPORT

8. REPORTS

Monthly Activity Report – July, August, September, October, November 2018
Monthly Noise Complaints – July, August, September, October, November 2018
Airport Tenant Project Status – September, December 2018
Project Status – September, December 2018
Financial Statements Period Ended – June 30, 2018
Financial Statements First, Second, Third & Fourth Quarter – FY 2017/2018
Financial Statements Period Ended – September 30, 2018
Financial Statements First Quarter – FY 2018/2019
Meeting Calendar

9. CORRESPONDENCE

Letter dated August 14, 2018 from Erin Powers to Jeff Leonard, Mead and Hunt, Inc. re: Notice to Proceed, AEA No. 18-13, Professional Services Contract for Oxnard and Camarillo Airports Disadvantaged Business Enterprise (DBE) Program Development

Letter dated August 14, 2018 from Erin Powers to Jeff Leonard, Mead and Hunt, Inc. re: Notice to Proceed, AEA No. 19-03, Professional Services Contract for Oxnard and Camarillo Airports

Letter dated August 15, 2018 from Erin Powers to Steve Downs, Michael Baker International re: Notice to Proceed, AEA No. 19-01, Professional Services Contract for Oxnard and Camarillo Airports

Notice dated August 24, 2018 from Camarillo Airport Operations Supervisor to Camarillo County Hangar Tenants re: Electrical Upgrade Project Hangars C-183 to C-232

Notice dated September 20, 2018 from Oxnard Airport Operations Supervisor to Oxnard Airport Tenants re: Runway and Taxiway Closure October 28 through November 2

Letter dated October 2, 2018 from Erin Powers to Jim Harris, Coffman Associates, Inc. re: Notice to Proceed; Oxnard and Camarillo Airports - Professional Services Contract; AEA No. 19-02

Letter dated October 11, 2018 from Jorge Rubio to Caryn Sherman, SBA Communications Corporation re: Plan Review of AT&T equipment at SBA Communications' Telecommunications Facility at 2889 West 5th St., Oxnard, CA 93030

Letter dated October 15, 2018 from Erin Powers to Mead & Hunt, Inc. re: Notice to Proceed; Camarillo Airport – Consulting Service Contract for the Design and Construction Support Services for Taxiway E and F Pavement Marking Improvements; AEA No. 19-04

Letter dated October 15, 2018 from Erin Powers to Mead & Hunt, Inc. re: Notice to Proceed; Oxnard Airport – Consulting Service Contract for the Preliminary Design Services for Runway 7-25 and Taxiway Connectors; AEA No. 18-14

Letter dated October 31, 2018 from Erin Powers to Brenda Perez, Federal Aviation Administration re: Oxnard Airport ALP Update/Narrative Report – Forecast Submittal

Letter dated November 2, 2018 from Madeline Herrle to Thomas Klingler, Enterprise Rent a Car Company of Los Angeles, LLC re: Oxnard Airport location – 2889 W. Fifth St.

Letter dated November 5, 2018 from Erin Powers to Sam Landry re: Conceptual Approval for Proposed Interior Hangar Improvements to Hangar P-160E at Camarillo Airport; DR 18-05

Request for Proposal dated November 20, 2018 from Erin Powers to Landscape Contractors re: Project No. CMA-207; Storage Yard Irrigation and Landscape

Letter dated November 26, 2018 from Jorge Rubio to Mark Oberman, Channel Islands Aviation, Inc. re: Improvements and Alterations for Buildings 213 and 233 Lease at Camarillo Airport

Letter dated December 7, 2018 from Madeline Herrle to Ken Obi, Orbic Helicopters, Inc. re: Notice of Property Reversion Notice and Modification to Rental Fees

Letter dated December 14, 2018 from Jorge Rubio to Charlie McLaughlin, Aspen Helicopters re: Expansion plans – vacant parcel

Letter dated December 14, 2018 from Madeline Herrle to Ken Obi, Orbic Helicopters re: Exercise of Option – Camarillo Airport

Letter dated December 17, 2018 from Madeline Herrle to Brian Simmons, Harold Lee, Golden West Air Terminals, Inc. re: Oxnard Airport asphalt improvements (airside/landside)

Letter dated December 18, 2018 from Madeline Herrle to Jason Somes, Commemorative Air Force re: Trailers/RVs on CAF premises

10. MISCELLANEOUS HANDOUTS – None

11. INFORMATION

Miscellaneous articles of interest

12. AUTHORITY COMMENTS - Comments by Authority members on matters deemed appropriate.

13. ADJOURNMENT

The next regular Authority meeting will be on Thursday, February 14, 2019 at 7:00 p.m. in the City of Camarillo Council Chambers, 601 Carmen Drive, Camarillo, California.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CITY OF CAMARILLO CLERK AT (805) 388-5353 OR ANA CASTRO AT (805) 388-4211. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY/DEPARTMENT OF AIRPORTS TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.

CAMARILLO AND OXNARD AIRPORT AUTHORITY

MINUTES

June 14, 2018

1. CALL TO ORDER and PLEDGE OF ALLEGIANCE

CAA Vice-Chair, Bill Thomas, called the meeting to order at 7:04 p.m. and led the pledge of allegiance.

2. ROLL CALL

CAA PRESENT

John Zaragoza
 Kevin Kildee
 Bill Thomas
 Michal Hodson (Alt)

CAA ABSENT

Kelly Long (E)
 Michael Morgan (E)

OAA PRESENT

John Zaragoza
 Tim Flynn
 Eugene Fussell (Alt)

OAA ABSENT

Kelly Long (E)
 Bert Perello
 Walter Calhoun (E)

AIRPORT STAFF

Jorge Rubio
 Erin Powers
 Jamal Ghazaleh
 Madeline Herrle
 Nicholas Martino
 John Feldhans

Excused (E)
Late (L)
Alternate (Alt)

**3. APPROVAL OF MINUTES – April 12, 2018 (Camarillo Airport Authority Only)
 May 21, 2018 (Oxnard Airport Authority Only)**

Camarillo Airport Authority: Vice Mayor Kevin Kildee moved to approve the April minutes and Supervisor John Zaragoza seconded the motion. All others voted and the motion passed unanimously.

Oxnard Airport Authority: Mayor Tim Flynn moved to approve the May minutes and Public Member Eugene Fussell seconded the motion. All others voted and the motion passed unanimously.

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

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

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

A hangar owner inquired about excess property at the airport and whether the comments provided about the proposed private and county hangar leases would be made available.

A resident of Oxnard stated concerns about low flying aircraft near his residence.

5. **UNFINISHED BUSINESS – None**

6. **NEW BUSINESS**

- A. **Subject: Approval of the Department of Airports' Fiscal Year 2018-19 Rent and Fee Schedule, Effective July 1, 2018; Adoption of a Resolution Establishing Rents, Fees, and Insurance Requirements for the Department of Airports; Approval of, and Delegation of Authority to the County Executive Officer and the Director of Airports to Execute Leases, Subleases, Licenses, Permits, Special Use/Activity Permits, Operation Agreements, Extensions, Amendments, Consents, Notices of Intent to Terminate and Unlawful Detainer Complaints in Accordance with the Provisions of the Schedule.**

Recommendations:

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

1. Approve the Department of Airports' ("Department") FY 2018-19 Rent and Fee Schedule (Attachment 1 is the DRAFT with highlighted changes), with an effective date of July 1, 2018; and
2. Authorize the County Executive Officer and the Director of Airports to Execute Certain Leases and Licenses as described in Section III of the Resolution (Section III of Resolution in Attachment 1); and
3. Approve, Adopt, and Execute the Resolution (Pages 27-33 of Attachment 1) establishing rents, fees, and insurance requirements for the Department.

Deputy Director Jorge Rubio provided staff's report and reviewed key changes to the Rent & Fee Schedule. A discussion took place regarding the non-aviation land rate increases and language in Policy 3c and 3d of the Resolution.

Camarillo Airport Authority: Supervisor John Zaragoza moved to approve staff's recommendations with the condition that Policy 3c and Policy 3d of the Resolution in the Rent & Fee Schedule be amended prior to final approval by the Board of Supervisors. Vice Mayor Kevin Kildee seconded the motion. All others voted in favor and the motion passed unanimously.

Oxnard Airport Authority: Mayor Tim Flynn moved to approve staff's recommendations with the condition that Policy 3c and Policy 3d of the Resolution in the Rent & Fee Schedule be amended prior to final approval by the Board of Supervisors. Supervisor John Zaragoza seconded the motion. All others voted in favor and the motion passed unanimously.

B. Subject: Authorize the Director of Airports to Award Annual Consulting Services Contracts for FY 2018-2019

Recommendations:

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

1. Authorize the Director of Airports to award annual consulting-services contracts for fiscal year 2018-2019 to the consultants listed in the Annual Consultant Services Contracts Summary (Attachment 1) using a contract form negotiated in compliance with the County of Ventura Public Works Agency Project Processing Procedures Manual (an exemplar contract form is attached as Attachment 2); and
2. Authorize the Director of Airports and/or his designee to issue work orders against such contracts for up to \$35,000 each project for planning of construction projects not yet approved by your Board, and for up to \$100,000 each work order for other services.

Projects Administrator Erin Powers provided staff's report on this item. Ms. Powers shared that entering into these annual consulting service contracts does not obligate the department to any work with the identified consultants. Work orders will be issued against the contracts when services are provided. Ms. Powers responded to general questions from Authority members.

Camarillo Airport Authority: Supervisor John Zaragoza moved to approve staff's recommendations and Vice Mayor Kevin Kildee seconded the motion. All others voted in favor and the motion passed unanimously.

Oxnard Airport Authority: Mayor Tim Flynn moved to approve staff's recommendations and Supervisor John Zaragoza seconded the motion. All others voted in favor and the motion passed unanimously.

**C. Subject: Approval of the Plans and Specifications for the Camarillo Airport Hangar Electrical Improvements, Including Addendum No. 1; Waive Any Minor Irregularities in the Bid; Award a Contract to Oilfield Electric Company, in the Amount of \$198,861, on the Basis of the Lowest Responsive Bid; and Authorize the Director of Airports, or His Designee, to Execute the Subject Contract
(Attachments on File with the Department of Airports and Available Upon Request)**

Recommendations:

Staff requests that your Commission/Authority recommend that the Board of Supervisors:

1. Approve the plans and specifications (Attachment 1) for the Camarillo Airport Hangar Electrical Improvements, including Addendum No. 1 (Attachment 2); and
2. Waive any minor irregularities in the bids; and
3. Award a contract to Oilfield Electric Company, in an amount of \$198,861, on the basis of the lowest responsive bid; and
4. Authorize the Director of Airports, or his designee, to execute the subject Contract if awarded (Attachment 3).

Projects Administrator Erin Powers provided staff's report on this item. Ms. Powers shared that the project went out to bid on May 8, 2018 and Oilfield Electric Company submitted the lowest responsible bid. The project area is near the west hangar area at Camarillo Airport. It was clarified that Oilfield Electric Company completed the first phase of the project which involved hangars in the central area at Camarillo Airport. Construction is anticipated to begin in late summer, 2018.

Camarillo Airport Authority: Vice Mayor Kevin Kildee moved to approve staff's recommendations and Supervisor John Zaragoza seconded the motion. All others voted in favor and the motion passed unanimously.

D. Subject: Approval and Award of a Consultant Services Contract to Coffman Associates, for the Airfield Geometry Study and Airfield Drainage Study for Runway 8-26 and the Connector Taxiways at Camarillo Airport; and Authorization for the Director of Airports, or his Designee, to Execute the Subject Contract, Provided the Contract Does Not Exceed the Estimated Amount of \$147,300, by More than 20%

(Attachments on File with the Department of Airports and Available Upon Request)

Recommendations:

Staff requests that your Commission/Authority recommend that the Board of Supervisors:

1. Approve and award a consultant services contract (Attachment 1) to Coffman Associates, for the Airfield Geometry Study and Airfield Drainage Study at Camarillo Airport; and
2. Authorize the Director of Airports, or his designee, to execute the subject contract, provided the contract does not exceed the estimated amount of \$147,300, by more than 20%.

Projects Administrator Erin Powers provided staff's report on this item. Ms. Powers provided background on the selected consultant, Coffman Associates, and explained the reasons behind the department requesting 20% leeway on the contract amount. She also responded to general questions posed by Authority members about the contract and the project.

Camarillo Airport Authority: Vice Mayor Kevin Kildee moved to approve staff's recommendations and Supervisor John Zaragoza seconded the motion. All others voted in favor and the motion passed unanimously.

- E. Subject: Approval and Award of a Preliminary Design Services Contract to Mead & Hunt, Inc., for the Future Runway 7-25 and Taxiway Connector Improvements at Oxnard Airport; and Authorization for the Director of Airports, or his Designee, to Execute the Subject Contract, Provided the Contract Does Not Exceed the Estimated Amount of \$264,360, by More than 20%
(Attachments on File with the Department of Airports and Available Upon Request)**

Recommendations:

Staff requests that your Commission/Authority recommend that the Board of Supervisors:

1. Approve and award a preliminary design services contract (Attachment 1) to Mead & Hunt, Inc., for the future Runway 7-25 and taxiway connector improvements at Oxnard Airport; and

2. Authorize the Director of Airports, or his designee, to execute the subject contract, provided the contract does not exceed the estimated amount of \$264,360, by more than 20%.

Projects Administrator Erin Powers provided staff's report on this item. Ms. Powers explained the reasons behind the department requesting 20% leeway on the contract amount. She also responded to general questions posed by Authority members about the contract and the project.

Oxnard Airport Authority: Supervisor John Zaragoza moved to approve staff's recommendations and Public Member Eugene Fussell seconded the motion. All others voted in favor and the motion passed unanimously.

7. DIRECTOR'S REPORT

Deputy Director Jorge Rubio provided an update on the status of the county and private hangar leases. He stated that a Town Hall took place on June 7, 2018 at City Hall and there were approximately 27 speakers. The department is reviewing all of the comments received and is looking to schedule another Ad-Hoc Lease Committee meeting. The department anticipates that the leases will go through the public process in August or September of 2018.

Mr. Rubio shared that the Federal Aviation Administration is currently hosting the Western-Pacific Region Conference and the Department of Airports was nominated for the 2018 Airport Safety award. He acknowledged staff's efforts during the Thomas Fire which led to the nomination.

8. REPORTS

- Monthly Activity Report – April 2018
- Monthly Noise Complaints – April 2018
- Airport Tenant Project Status – May 2018
- Project Status – May 2018
- Financial Statements Period Ended – March 31, 2018
- Financial Statements First, Second & Third Quarter – FY 2017/2018
- Rotation Schedule
- Meeting Calendar

Reports were received and filed.

9. CORRESPONDENCE

Letter dated May 2, 2018 from Jorge Rubio to Virginia Becker, SBA Communications Corporation re: Plan Review of SBA Communications' Project B2 DO – Modification to

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Existing Telecommunications Facility at 2889 West 5th St., Oxnard, CA 93030 – DOA
Project Number DR 18-01

Correspondence was received and filed.

10. MISCELLANEOUS HANDOUTS

None.

11. INFORMATION

Miscellaneous articles of interest.

Information was received and filed.

12. AUTHORITY COMMENTS

Mayor Tim Flynn inquired about whether the age limit for commercial pilots recently increased from 65 to 70. It was clarified that the age limit went from 60 to 65 approximately 10 years ago. Mayor Flynn expressed his desire for airline service to return to the County. Mayor Flynn also inquired as to when the last economic feasibility study regarding airline service was completed. Mr. Rubio stated that the last study was completed approximately three to four years ago however it has since been updated. Lastly, Mr. Flynn shared that the Oxnard Elementary School District has finalized the purchase of the land at Teal Club Road. The plan is to have the District's office and 1,900 students at the Teal Club location which is right next to Oxnard Airport. Mr. Flynn shared his concerns about the school site.

13. ADJOURNMENT

There being no further business, the June 14, 2018 Authority meeting was adjourned at 8:38 p.m.

TODD L. McNAMEE, AAE
Administrative Secretary

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CAMARILLO AND OXNARD AIRPORT AUTHORITY

MINUTES

August 9, 2018

1. CALL to ORDER and PLEDGE of ALLEGIANCE

CAA Ad-Hoc Chair, Michael Morgan, called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

2. ROLL CALL

CAA PRESENT

John Zaragoza
 Michael Morgan
 Kevin Kildee
 Bill Thomas
 Michal Hodson (Alt)

CAA ABSENT

Kelly Long (E)

OAA PRESENT

John Zaragoza
 Bert Perello (L)

OAA ABSENT

Kelly Long (E)
 Tim Flynn (E)
 Walter Calhoun (E)

AIRPORT STAFF

Jorge Rubio
 Madeline Herrle
 Nicholas Martino
 John Feldhans
 Ana Castro

Excused (E)
Late (L)
Alternate (Alt)

3. APPROVAL OF MINUTES – June 14, 2018

Camarillo Airport Authority: Supervisor John Zaragoza moved to approve the June minutes and Vice Mayor Kevin Kildee seconded the motion. All others voted and the motion passed unanimously.

Oxnard Airport Authority: No quorum therefore approval of the June minutes will be tabled to the next meeting.

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

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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.

None.

5. UNFINISHED BUSINESS – None

6. NEW BUSINESS

CAMARILLO AIRPORT AUTHORITY

A. Subject: Approval of, and Authorization for the Director of Airports or his Designee to Execute the Option Agreement for Real Estate Lease, for approximately 1.3 acres at the Camarillo Airport Business Park with Coyote Energy Storage, LLC

Recommendation:

Staff requests that your Commission/Authority recommend that the Board of Supervisors:

Approve, and authorize the Director of Airports or his designee to execute the Option Agreement for Real Estate Lease (Attachment) with Coyote Energy Storage, LLC, for a potential battery storage facility on 1.3 acres of land within the Camarillo Airport Business Park.

Lease Manager Madeline Herrle provided staff's report on this item. Ms. Herrle reviewed key terms of the Option Agreement and responded to general questions from Authority members.

A member from the Aviation Advisory Commission reported that the Commission previously heard this item and unanimously recommended its approval.

Camarillo Airport Authority: Vice Mayor Kevin Kildee moved to approve staff's recommendation and Public Member Bill Thomas seconded the motion. All others voted in favor and the motion passed unanimously.

CAMARILLO AIRPORT AUTHORITY

B. Subject: Approval of, and Authorization for the Director of Airports or his Designee to Execute the Option Agreement and Aeronautical Lease Agreement, for approximately 6.2 acres at the North East End of Camarillo Airport Business Park with RKR Incorporated

Recommendation:

Staff requests that your Commission/Authority recommend that the Board of Supervisors:

Approve, and authorize the Director of Airports or his designee to execute the Option Agreement (Attachment 1) and Aeronautical Lease Agreement (Attachment 2) with RKR Incorporated, for the construction of a conventional hangar facility and associated infrastructure.

Deputy Director Jorge Rubio provided staff's report on this item. Mr. Rubio reviewed key areas of the Option Agreement and Lease Agreement. He shared that the developer plans to build four hangars that will be approximately 25,000 square feet each. It was clarified that no entities responded to the Request for Proposals regarding this project therefore the Department of Airports negotiated with RKR Incorporated directly. Mr. Rubio responded to general questions posed by Authority members regarding the logistics of the development. The developer, Ron Rasak, provided information about the facility and responded to questions from Authority members. A lengthy discussion took place to determine whether Authority members desired additional information before moving this item forward. It was suggested that this item be agendaized for a future meeting so the developer could meet with existing tenants to address any concerns and also so the developer could bring back more detailed schematics to the Authority.

A member from the Aviation Advisory Commission reported that the Commission previously heard this item and their recommendation was to table this item to their next meeting, in large part due to the need for additional information.

Camarillo Airport Authority: Supervisor John Zaragoza moved to approve staff's recommendation and Public Member Bill Thomas seconded the motion. Vice Mayor Kevin Kildee dissented. All others voted in favor and the motion passed 3-1.

7. DIRECTOR'S REPORT

None.

8. REPORTS

Monthly Activity Report – May, June 2018
Monthly Noise Complaints – May, June 2018
Airport Tenant Project Status – July 2018
Project Status – July 2018
Meeting Calendar

Reports were received and filed.

9. CORRESPONDENCE

Notice dated May 22, 2018 from Department of Airports to Camarillo and Oxnard Hangar Tenants re: Discuss Proposed Private and County Hangar Lease Agreements

Letter dated June 13, 2018 from Erin Powers to Todd Smart re: Conceptual Approval for Proposed Interior Hangar Improvements to APL Hangar G-1 Located at Camarillo Airport, DR 18-03

Notice dated July 19, 2018 from Nick Martino, Airport Operations Supervisor to All East End Hangar Tenants re: Air Show at Camarillo Airport August 18th & 19th

Notice dated July 19, 2018 from Nick Martino, Camarillo Airport Operations Supervisor to County Tie-down Tenants, Wash Rack and Main Ramp re: Airplane Relocation for the Air Show August 18th & 19th, 2018

Letter dated July 19, 2018 from Erin Powers to Gerald Alves re: Conceptual Approval for Proposed APL Hangar Development, Row I, DR 18-04

Letter dated July 25, 2018 from Jorge Rubio to Carlos Torres, City of Camarillo re: Industrial Planned Development 403 (IDP), Paymard

Correspondence was received and filed.

10. MISCELLANEOUS HANDOUTS

Information was received and filed.

11. INFORMATION

Miscellaneous articles of interest.

Information was received and filed.

12. AUTHORITY COMMENTS

Public Member Bill Thomas provided an updated on the Wings Over Camarillo Air Show taking place on August 18-19, 2018. Mr. Thomas shared that there will be a tribute to firefighters. To that end, limited edition rescue patches are being sold with all proceeds going to the Widows, Orphans & Disabled Firemen's Fund.

13. ADJOURNMENT

There being no further business, the August 9, 2018 Authority meeting was adjourned at 8:27 p.m.

JORGE E. RUBIO, A.A.E.
Administrative Secretary

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555 AIRPORT WAY, SUITE B
CAMARILLO, CA 93010
PHONE: (805) 388-4274
FAX: (805) 388-4366
WWW.VENTURA.ORG/AIRPORTS
WWW.IFLYDXNARD.COM

January 10, 2019

Camarillo Airport Authority
555 Airport Way, Suite B
Camarillo, CA 93010

Subject: Selection of Chair and Vice-Chair for Calendar Year 2019

Recommendation:

Nominate and select the 2019 Chairman and Vice-Chairman.

Discussion:

Article VI of the Camarillo Airport Authority bylaws states in part, "The Authority shall select from its membership a chairman and a vice-chairman. Each shall serve for one calendar year beginning on the first meeting in January."

It is recommended that your Authority take action at this meeting to select those officers who will oversee and direct Authority functions during the year 2019.

If you have any questions regarding this item, please call me at 388-4201.

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

JORGE E. RUBIO, A.A.E.
Acting Director of Airports

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555 AIRPORT WAY, SUITE B
CAMARILLO, CA 93010
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January 10, 2019

Oxnard Airport Authority
555 Airport Way, Suite B
Camarillo, CA 93010

Subject: Selection of Chair and Vice-Chair for Calendar Year 2019

Recommendation:

Nominate and select the 2019 Chairman and Vice-Chairman.

Discussion:

Article 6 of the Oxnard Airport Authority bylaws states in part, "The Authority shall select from its membership a Chairman and a Vice-chairman. Both shall serve for one calendar year beginning on the first meeting in January."

It is recommended that your Authority take action at this meeting to select those officers who will oversee and direct Authority functions during the year 2019.

If you have any questions regarding this item, please call me at 388-4201.

JORGE E. RUBIO, A.A.E.
Acting Director of Airports

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January 7, 2019

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

Subject: Approval of, and Authorization for the Director of Airports or His Designee to Execute, a Lease Amendment Agreement with SBA 2012 TC Assets, LLC, for the tower location of cellular equipment at the Oxnard Airport for a Renewal Period of Five Years, commencing January 1, 2021, with three optional Five-Year Extensions, with an Initial Monthly Rent of \$3,000

Recommendation:

Staff requests that your Commission/Authority recommend that the Board of Supervisors:

Approve, and authorize the Director of Airports or his designee to execute, a lease amendment agreement with SBA 2012 TC Assets, LLC, (Attachment) to extend its lease at 2889 W. 5th Street, Oxnard Airport, Oxnard, for a period of five years, with three optional five-year extensions, with an initial monthly rent of \$3,000, commencing January 1, 2021, along with advance rental payment of \$15,000 paid upon lease amendment execution.

Fiscal/Mandates Impact:

Mandatory: *No*
 Source of funding: *SBA 2012 TC Assets, LLC*
 Funding match required: *None*
 Impact on other departments: *None – No impact on General Fund*

Summary of Revenues and Costs

	<u>FY 2018-19</u>	<u>FY 2019-20</u>
Revenue:	\$ 15,000*	\$ 0
Costs:		
Direct	<u>0</u>	<u>0</u>
Total Costs	<u>\$ 0</u>	<u>\$ 0</u>
Net Costs – Airport Enterprise Fund	<u>\$ (15,000)</u>	<u>\$ (0)</u>

***Note:** *Estimated 2018-19 revenue reflects advance rent for consideration for option term.*

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Discussion:

SBA 2012 TC Assets, LLC (Tenant) has leased the wood tower/beacon structure and conditioned equipment room at the Oxnard airport since January 2001 for installation of cellular antennae, with present subtenants Sprint and AT & T. The final option period of the initial lease with the County of Ventura Department of Airports is due to expire on December 31, 2020.

A five-year term lease amendment has been negotiated with SBA 2012 TC Assets, LLC, which also provides for three options periods to extend the lease, of five years each. If tenant exercises all its options under the lease amendment, the overall extension term is twenty years.

The proposed lease amendment provides for more than a 100% increase in the current lease rental amount, and will increase by 20% at the commencement of each option term. The obligation of tenant to maintain the beacon shall continue as provided in the initial lease. The proposed amendment also provides additional advance rental of \$15,000 to be paid upon lease execution in consideration of the additional term.

The proposed lease amendment terms are summarized below.

SBA 2012 TC Assets, LLC Lease Amendment Agreement:

Premises: A tower structure with airport beacon, together with an approximate 200 square foot conditioned equipment room, located upon approximately 1562 square feet of land at the southeast corner of the Oxnard Airport property where it intersects W. Fifth Street, Oxnard, California.

Term: Five (5) years, commencing January 1, 2021 and ending December 31, 2025.

Extension: Three optional five-year lease extensions, at a fixed rent increase of 20%.

Rent: \$3,000.00 monthly, plus additional rent of \$15,000 to be paid upon execution of the lease renewal agreement.

If you have any questions regarding this item, please call me at 388-4201.



JORGE E. RUBIO, A.A.E.
Acting Director of Airports

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Prepared by: Joanne Beaulieu
After recording return to: Rita Drinkwater
SBA Network Services, LLC
8051 Congress Avenue
Boca Raton, FL 33487-1307
Ph: 1-800-487-7483 ext. 7872

Parcel ID: 183010052

AMENDMENT TO LEASE AND USE AGREEMENT

THIS AMENDMENT TO LEASE AND USE AGREEMENT ("Amendment") is executed this _____ day of _____, 2019, by and between **COUNTY OF VENTURA, CALIFORNIA**, having an address at 555 Airport Way Suite B, Camarillo, California 93010-8529 ("Lessor") and **SBA 2012 TC ASSETS, LLC, a Delaware limited liability company**, having a principal office located at 8051 Congress Avenue, Boca Raton, Florida 33487-1307 ("Lessee").

WHEREAS, Lessor and Nextel of California, Inc., a Delaware corporation, d/b/a Nextel Communications, entered into that certain Lease and Use Agreement, dated October 10, 2000, as evidenced by that certain Memorandum of Lease Agreement, recorded August 23, 2001, as Document No. 2001-0166999-00, and ultimately assigned to Lessee f/k/a TowerCo Assets LLC, a Delaware limited liability company, successor by merger to Tower Entity 7 LLC, a Delaware limited liability company, pursuant to that certain Assignment and Assumption of Ground Lease, recorded February 18, 2009, as Document No. 20090218-00021184-0, both recordings of the County Clerk and Recorder of Ventura County, California, as amended and assigned from time to time (collectively, "Agreement") for Lessee's use of a portion of the real property ("Premises") located at 2889 W. 5th Street, Oxnard, CA 93030 ("Land"), being more particularly described in the attached **Exhibit "A"**; and

WHEREAS, Lessor and Lessee desire and intend to amend and supplement the Agreement as provided herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of

which is hereby acknowledged, the parties hereto covenant, agree and bind themselves to the following modifications to the Agreement:

1. **Section 2. TERM**, of the Agreement is hereby amended to add the following:

In addition to the Renewal Terms as referenced in the Agreement, the Agreement is hereby amended to include four (4) additional successive terms of five (5) years (each an "Additional Renewal Term"). The Agreement shall be deemed automatically extended for each Additional Renewal Term unless Lessee notifies Lessor of its intention not to renew the Agreement at least thirty (30) days prior to the commencement of the first and each succeeding Additional Renewal Term. The first Additional Renewal Term shall commence on January 1, 2021 ("Additional Renewal Term Commencement Date"), upon the expiration of the Renewal Term expiring on December 31, 2020.

2. **Section 7. RENT**, of the Agreement is hereby amended to add the following:

On the Additional Renewal Term Commencement Date, the Rent shall be increased to the amount of Three Thousand and No/100 Dollars (\$3,000.00), per month. Commencing on January 1, 2026 and each fifth (5th) anniversary of such date thereafter, the Rent shall increase by twenty percent (20%). All escalations currently provided in the Agreement arising prior to the Additional Renewal Term Commencement Date shall be unaffected by this section.

3. **Section 28. ASSIGNMENT AND SUBLETTING**, of the Agreement is hereby deleted in its entirety and replaced as follows:

Lessee may not assign, or otherwise transfer all or any part of its interest in this Agreement or in the Premises without the prior written consent of Lessor; provided, however, that Lessee may assign its interest to its parent company, any subsidiary or affiliate of it or its parent company or to any successor-in-interest or entity acquiring fifty-one percent (51%) or more of its stock or assets, subject to any financing entity's interest, if any. Notwithstanding the foregoing, Lessee may sublet all or a portion of the Premises to one or more entities for communications uses, only.

4. **Section 48. NOTICES AND PAYMENTS**, of the Agreement is hereby amended as follows:

If to Lessee:

SBA 2012 TC Assets, LLC
Attn: Site Administration
8051 Congress Avenue
Boca Raton, FL 33487-1307
Re: CA45569-A/Oxnard Airport

5. Upon full execution of this Amendment, Lessee shall pay to the Lessor a one-time additional rent payment of Fifteen Thousand and No/100 Dollars (\$15,000.00).

6. Capitalized terms not defined in this Amendment will have the meaning ascribed to such terms in the Agreement.
7. This Amendment will be governed by and construed and enforced in accordance with the laws of the state in which the Land is located without regard to principles of conflicts of law.
8. Except as specifically set forth in this Amendment, the Agreement is otherwise unmodified and remains in full force and effect and is hereby ratified and reaffirmed. In the event of any inconsistencies between the Agreement and this Amendment, the terms of this Amendment shall take precedence.
9. Lessor acknowledges that the attached **Exhibit "A"** may be preliminary or incomplete and, accordingly, the parties may replace and substitute such Exhibit with an accurate survey and legal descriptions of the Premises and easements and re-record this Amendment upon mutual agreement of said changes. Following such re-recording, the descriptions of the Premises and easements described therein shall serve as the descriptions for same for all purposes under the Amendment.
10. Lessor represents and warrants to Lessee that the Lessor is the sole owner in fee simple title to the Premises and easements and the Lessor's interest under the Agreement and that consent or approval of no other person except Lessor and the County Board of Supervisors is necessary to enter into this Amendment.
11. This Amendment may be executed in one or more counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same Amendment.
12. Lessee shall have the right to record this Amendment.

[The remainder of this page is intentionally left blank. Signatures to follow.]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first above written.

WITNESSES:

LESSOR:

COUNTY OF VENTURA, CALIFORNIA,

Print Name: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

On the ____ day of _____, 2019, before me, _____, a Notary Public, personally appeared _____, as _____ of County of Ventura, California, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(NOTARY SEAL)

Notary Public

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WITNESSES:

Print Name: _____

Print Name: _____

LESSEE:

**SBA 2012 TC ASSETS, LLC, a Delaware
limited liability company**

By: _____
Alyssa Houlihan
Vice President - Site Leasing

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me on the _____ day of _____, 2019, by Alyssa Houlihan, Vice President - Site Leasing of SBA 2012 TC Assets, LLC, a Delaware limited liability company, on behalf of the company and who is personally known to me.

Notary Public

Print Name: _____

My Commission Expires: _____

(NOTARY SEAL)

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EXHIBIT "A"

Legal description to be incorporated upon receipt of final survey.

SITUATED IN THE COUNTY OF VENTURA, IN THE STATE OF CALIFORNIA:

LOT 109, OF THE PATTERSON RANCH, in the City of Oxnard, County of Ventura, State of California, as per Map recorded in Book 8, Page 1 of Maps, in the Office of the County Recorder of Said County.

EXCEPT the Northerly 300 feet thereof.

ALSO EXCEPT that portion thereof lying within Patterson Road, 40 feet wide, and Fifth Street, 40 feet wide, as described in the deed to the County of Ventura, recorded I Book 139, page 169 of Deeds.

ALSO EXCEPT all pipe, tile, conduits and drains, laid, installed or placed in, through or across said land or any portion thereof.

ALSO EXCEPT an undivided one-half interest in and to any and all oils, gas and minerals in, on and under said land, as reserved by Emil Stoll, et ux., recorded in Book 957, page 238, Official Records.

ALSO EXCEPT all oil and minerals reserved in deed recorded December 18, 1978 which states excepting and reserving unto the grantor herein the remaining one-half interest in all oil and minerals lying below a depth of 500 feet from the surface of said land without the right to enter upon the surface thereof.

And otherwise known as the Oxnard Airport, W. Fifth Street, Oxnard, CA

MONTHLY ACTIVITY REPORT

Month ending July 31, 2018

Hangars and Tie-downs:

	CAMARILLO			OXNARD		
	Inventory	Occupied	Available	Inventory	Occupied	Available
Private Hangars	170	170	0	55	55	0
County Hangars	125	124	1	69	69	0
Total	295	294	1	124	124	0
Permanent tie-downs	96	55	41	7	1	6
FBO assigned tie-downs	67	Managed by FBO		25	Managed by FBO	
Visitor tie-down	35	N/A		7	N/A	
Total	198	N/A		39	N/A	

Other:

	CAMARILLO	OXNARD
Citations Issued	0	0
Current year number of aircraft operations – for month	13,667	7,124
Last year number of aircraft operations – for month	14,658	5,382
Cards issued to transient overnight aircraft	35	11
Noise/nuisance complaints	1	7
Other aircraft ** (est.)	120	15
Hangar waiting list	136	33

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

MONTHLY ACTIVITY REPORT

Month ending August 31, 2018

Hangars and Tie-downs:

	CAMARILLO			OXNARD		
	Inventory	Occupied	Available	Inventory	Occupied	Available
Private Hangars	170	170	0	55	55	0
County Hangars	125	124	1	69	69	0
Total	295	294	1	124	124	0
Permanent tie-downs	96	55	41	7	1	6
FBO assigned tie-downs	67	Managed by FBO		25	Managed by FBO	
Visitor tie-down	35	N/A		7	N/A	
Total	198	N/A		39	N/A	

Other:

	CAMARILLO	OXNARD
Citations Issued	0	0
Current year number of aircraft operations – for month	12,631	7,910
Last year number of aircraft operations – for month	14,226	5,353
Cards issued to transient overnight aircraft	32	12
Noise/nuisance complaints	0	12
Other aircraft ** (est.)	120	15
Hangar waiting list	144	33

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

MONTHLY ACTIVITY REPORT

Month ending September 30, 2018

Hangars and Tie-downs:

	CAMARILLO			OXNARD		
	Inventory	Occupied	Available	Inventory	Occupied	Available
Private Hangars	170	170	0	55	55	0
County Hangars	125	125	0	69	69	0
Total	295	295	0	124	124	0
Permanent tie-downs	96	55	41	7	1	6
FBO assigned tie-downs	67	Managed by FBO		25	Managed by FBO	
Visitor tie-down	35	N/A		7	N/A	
Total	198	N/A		39	N/A	

Other:

	CAMARILLO	OXNARD
Citations Issued	0	6
Current year number of aircraft operations – for month	12,279	4,707
Last year number of aircraft operations – for month	14,065	6,600
Cards issued to transient overnight aircraft	37	4
Noise/nuisance complaints	0	5
Other aircraft ** (est.)	120	15
Hangar waiting list	144	33

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

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MONTHLY ACTIVITY REPORT

Month ending October 31, 2018

Hangars and Tie-downs:

	CAMARILLO			OXNARD		
	Inventory	Occupied	Available	Inventory	Occupied	Available
Private Hangars	170	170	0	55	55	0
County Hangars	125	125	0	69	69	0
Total	295	295	0	124	124	0
Permanent tie-downs	96	55	41	7	1	6
FBO assigned tie-downs	67	Managed by FBO		25	Managed by FBO	
Visitor tie-down	35	N/A		7	N/A	
Total	198	N/A		39	N/A	

Other:

	CAMARILLO	OXNARD
Citations Issued	0	1
Current year number of aircraft operations – for month	10,966	6,678
Last year number of aircraft operations – for month	13,732	5,990
Cards issued to transient overnight aircraft	18	0
Noise/nuisance complaints	0	3
Other aircraft ** (est.)	120	15
Hangar waiting list	144	33

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

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MONTHLY ACTIVITY REPORT

Month ending November 30, 2018

Hangars and Tie-downs:

	CAMARILLO			OXNARD		
	Inventory	Occupied	Available	Inventory	Occupied	Available
Private Hangars	170	170	0	55	55	0
County Hangars	125	125	0	69	69	0
Total	295	295	0	124	124	0
Permanent tie-downs	96	55	41	7	1	6
FBO assigned tie-downs	67	Managed by FBO		25	Managed by FBO	
Visitor tie-down	35	N/A		7	N/A	
Total	198	N/A		39	N/A	

Other:

	CAMARILLO	OXNARD
Citations Issued	0	0
Current year number of aircraft operations – for month	10,200	4,937
Last year number of aircraft operations – for month	13,667	6,252
Cards issued to transient overnight aircraft	2	0
Noise/nuisance complaints	3	0
Other aircraft ** (est.)	120	15
Hangar waiting list	144	33

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

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**MONTHLY NOISE COMPLAINT SUMMARY
CAMARILLO AIRPORT**

Date/Time & weather of complaint(s)	Type of complaint	Mode of flight	Type of aircraft	Location of complaint	Number of calls regarding this aircraft (this month)	Number of calls from this person (this month)	Pilot contacted	Complainant contacted
7/22 11:13am Clear, Calm	Noise	O	UKN	2000 Block Almanor Street, Oxnard, CA	1	1	***	Y

* Unable to identify aircraft

** Pilot aware of noise procedures and/or directed by ATC for separation

*** A normal approach or pattern was observed by Operations and/or ATC approved – Pilot not contacted

**** Complaint not related to noise

N/R Not Required (Complainant does not wish to be called back)

Mode of Flight – “T” Takeoff, “L” Landing, “M” Missed approach, “A” Multiple Approaches, “T & G” Touch and Go’s (pattern), “O” Other



July, 2018

**MONTHLY NOISE COMPLAINT SUMMARY
OXNARD AIRPORT**

Date/Time & weather of complaint(s)	Type of complaint	Mode of flight	Type of aircraft	Location of complaint	Number of calls regarding this aircraft (this month)	Number of calls from this person (this month)	Pilot contacted	Complainant contacted
7/1 2:00pm Clear, Calm	Noise	T&G	UKN	1000 Block Canal Street, Oxnard, CA	1	3	***	N
7/2 3:30pm Scattered Clouds	Noise	T&G	UKN	1000 Block, Canal Street, Oxnard, CA	1	3	***	N
7/2 4:20pm Scattered Clouds	Noise	T&G	Cessna	5000 Block West 5 th Street, Oxnard, CA	1	1	***	N
7/3 11:50am Scattered Clouds	Noise	T&G	UKN	1000 Block Canal Street, Oxnard, CA	1	3	***	N
7/5 12:12pm Clear, Calm	Noise	T&G	Cessna	3000 Block Leeward Way, Oxnard, CA	2	3	***	N
7/5 3:40pm Clear, Calm	Noise	T&G	Cessna	3000 Block Leeward Way, Oxnard, CA	2	3	***	N
7/12 4:50pm Clear, Calm	Noise	O	Velocity	3000 Block Leeward Way, Oxnard, CA	1	3	***	N

* Unable to identify aircraft

** Pilot aware of noise procedures and/or directed by ATC for separation

*** A normal approach or pattern was observed by Operations and/or ATC approved – Pilot not contacted

**** Complaint not related to noise

N/R Not Required (Complainant does not wish to be called back)

Mode of Flight – “T” Takeoff, “L” Landing, “M” Missed approach, “A” Multiple Approaches, “T & G” Touch and Go’s (pattern), “O” Other

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**MONTHLY NOISE COMPLAINT SUMMARY
CAMARILLO AIRPORT**

Date/Time & weather of complaint(s)	Type of complaint	Mode of flight	Type of aircraft	Location of complaint	Number of calls regarding this aircraft (this month)	Number of calls from this person (this month)	Pilot contacted	Complainant contacted
NONE								

* Unable to identify aircraft

** Pilot aware of noise procedures and/or directed by ATC for separation

*** A normal approach or pattern was observed by Operations and/or ATC approved – Pilot not contacted

**** Complaint not related to noise

N/R Not Required (Complainant does not wish to be called back)

Mode of Flight – “T” Takeoff, “L” Landing, “M” Missed approach, “A” Multiple Approaches, “T & G” Touch and Go’s (pattern), “O” Other

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August, 2018

**MONTHLY NOISE COMPLAINT SUMMARY
OXNARD AIRPORT**

Date/Time & weather of complaint(s)	Type of complaint	Mode of flight	Type of aircraft	Location of complaint	Number of calls regarding this aircraft (this month)	Number of calls from this person (this month)	Pilot contacted	Complainant contacted
8/1 1:13pm Clear, Calm	Noise	T&G	Cessna	5500 Block West 5 th Street, Oxnard, CA	1	2	***	N
8/2 2:00pm Clear, Calm	Noise	T&G	Cessna	3000 Block Leeward Way, Oxnard, CA	1	4	***	N
8/4 7:25pm Clear, Calm	Noise	T&G	Cessna	3000 Block Leeward Way, Oxnard, CA	1	4	***	N
8/4 7:50pm Clear, Calm	Noise	T	UKN	3000 Block Leeward Way, Oxnard, CA	1	4	***	N
8/7 3:50pm Clear, Calm	Noise	T	Cessna	5500 Block West 5 th Street, Oxnard, CA	1	2	***	N
8/10 9:20am Clear, Calm	Noise	T&G	Cessna	5000 Block Moonstone Way, Oxnard, CA	1	3	***	N
8/10 4:50pm Clear, Calm	Noise	T&G	UKN	5000 Block Moonstone Way, Oxnard, CA	1	3	***	N
8/13 4:55pm Clear, Calm	Noise	T&G	UKN	5000 Block Moonstone Way, Oxnard, CA	1	3	***	N

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**MONTHLY NOISE COMPLAINT SUMMARY
OXNARD AIRPORT**

8/13 2:00pm Cloudy	Noise	T&G	UKN	5000 Block Moonstone Way, Oxnard, CA	1	2	***	N
8/17 11:00am Scattered Clouds	Noise	T&G	Cessna	5000 Block Moonstone Way, Oxnard, CA	1	2	***	N
8/24 1:55pm Clear, Calm	Noise	T&G	Cessna	5000 Block Moonstone Way, Oxnard, CA	1	3	***	N
8/30 2:00pm Clear, Calm	Noise	T&G	UKN	3000 Block Leeward Way, Oxnard, CA	1	4	***	N

* Unable to identify aircraft

** Pilot aware of noise procedures and/or directed by ATC for separation

*** A normal approach or pattern was observed by Operations and/or ATC approved – Pilot not contacted

**** Complaint not related to noise

N/R Not Required (Complainant does not wish to be called back)

Mode of Flight – “T” Takeoff, “L” Landing, “M” Missed approach, “A” Multiple Approaches, “T & G” Touch and Go’s (pattern), “O” Other



August, 2018

**MONTHLY NOISE COMPLAINT SUMMARY
CAMARILLO AIRPORT**

Date/Time & weather of complaint(s)	Type of complaint	Mode of flight	Type of aircraft	Location of complaint	Number of calls regarding this aircraft (this month)	Number of calls from this person (this month)	Pilot contacted	Complainant contacted
NONE								

* Unable to identify aircraft

** Pilot aware of noise procedures and/or directed by ATC for separation

*** A normal approach or pattern was observed by Operations and/or ATC approved – Pilot not contacted

**** Complaint not related to noise

N/R Not Required (Complainant does not wish to be called back)

Mode of Flight – “T” Takeoff, “L” Landing, “M” Missed approach, “A” Multiple Approaches, “T & G” Touch and Go’s (pattern), “O” Other

**MONTHLY NOISE COMPLAINT SUMMARY
OXNARD AIRPORT**

Date/Time & weather of complaint(s)	Type of complaint	Mode of flight	Type of aircraft	Location of complaint	Number of calls regarding this aircraft (this month)	Number of calls from this person (this month)	Pilot contacted	Complainant contacted
9/8 11:01am Foggy	Low Flying	O	Cessna	2600 Block Lions Gate Drive, Oxnard, CA	1	1	**	N/R
9/17 12:09pm Clear	Noise	T&G	Cessna	1000 Block Emerald Isle Way, Oxnard, CA	1	1	***	N/R
9/19 2:20pm Clear	Noise	T&G	UKN	Seabreeze Way, Oxnard, CA	1	1	***	N/R
9/19 4:30pm Clear	Noise	T&G	Piper & Mooney	5500 Block West 5 th Street, Oxnard, CA	2	1	***	N/R
9/19 5:00pm Clear	Noise	T&G	Piper & Mooney	5500 Block West 5 th Street, Oxnard, CA	2	1	***	N/R

* Unable to identify aircraft

** Pilot aware of noise procedures and/or directed by ATC for separation

*** A normal approach or pattern was observed by Operations and/or ATC approved – Pilot not contacted

**** Complaint not related to noise

N/R Not Required (Complainant does not wish to be called back)

Mode of Flight – “T” Takeoff, “L” Landing, “M” Missed approach, “A” Multiple Approaches, “T & G” Touch and Go’s (pattern), “O” Other

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September, 2018

**MONTHLY NOISE COMPLAINT SUMMARY
CAMARILLO AIRPORT**

Date/Time & weather of complaint(s)	Type of complaint	Mode of flight	Type of aircraft	Location of complaint	Number of calls regarding this aircraft (this month)	Number of calls from this person (this month)	Pilot contacted	Complainant contacted
NONE								

* Unable to identify aircraft

** Pilot aware of noise procedures and/or directed by ATC for separation

*** A normal approach or pattern was observed by Operations and/or ATC approved – Pilot contacted if able

**** Complaint not related to noise

N/R Not Required (Complainant does not wish to be called back)

Mode of Flight – “T” Takeoff, “L” Landing, “M” Missed approach, “A” Multiple Approaches, “T & G” Touch and Go’s (pattern), “O” Other

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October, 2018

**MONTHLY NOISE COMPLAINT SUMMARY
OXNARD AIRPORT**

Date/Time & weather of complaint(s)	Type of complaint	Mode of flight	Type of aircraft	Location of complaint	Number of calls regarding this aircraft (this month)	Number of calls from this person (this month)	Pilot contacted	Complainant contacted
10/5 12:30pm Clear	Noise	T&G	UKN	900 Block Mandalay Beach Road, Oxnard, CA	1	1	***	N/R
10/8 1:30pm Cloudy	Noise	T&G	Dolphin	100 Block H Street, Oxnard, CA	1	1	***	N/R
10/26 2:30pm Clear	Noise	T&G	Cessna	5500 Block West 5 th Street, Oxnard, CA	1	1	***	N/R

* Unable to identify aircraft

** Pilot aware of noise procedures and/or directed by ATC for separation

*** A normal approach or pattern was observed by Operations and/or ATC approved – Pilot not contacted

**** Complaint not related to noise

N/R Not Required (Complainant does not wish to be called back)

Mode of Flight – “T” Takeoff, “L” Landing, “M” Missed approach, “A” Multiple Approaches, “T & G” Touch and Go’s (pattern), “O” Other

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October, 2018

**MONTHLY NOISE COMPLAINT SUMMARY
CAMARILLO AIRPORT**

Date/Time & weather of complaint(s)	Type of complaint	Mode of flight	Type of aircraft	Location of complaint	Number of calls regarding this aircraft (this month)	Number of calls from this person (this month)	Pilot contacted	Complainant contacted
11/21 12:20pm Clear	Low Flying	O	UNK	400 Block Houston Drive, Thousand Oaks, CA	1	2	*	N/R
11/22 8:39am Clear	Noise	O	UNK	2100 Block Almanor Street, Oxnard, CA	1	1	*	N/R
11/23 12:00pm	Noise	O	Cessna	400 Block Houston Drive, Thousand Oaks, CA	1	2	****	N/R

* Unable to identify aircraft

** Pilot aware of noise procedures and/or directed by ATC for separation

*** A normal approach or pattern was observed by Operations and/or ATC approved – Pilot contacted if able

**** Complaint not related to noise

N/R Not Required (Complainant does not wish to be called back)

Mode of Flight – “T” Takeoff, “L” Landing, “M” Missed approach, “A” Multiple Approaches, “T & G” Touch and Go’s (pattern), “O” Other

**MONTHLY NOISE COMPLAINT SUMMARY
OXNARD AIRPORT**

Date/Time & weather of complaint(s)	Type of complaint	Mode of flight	Type of aircraft	Location of complaint	Number of calls regarding this aircraft (this month)	Number of calls from this person (this month)	Pilot contacted	Complainant contacted
NONE								

* Unable to identify aircraft

** Pilot aware of noise procedures and/or directed by ATC for separation

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**** Complaint not related to noise

N/R Not Required (Complainant does not wish to be called back)

Mode of Flight – “T” Takeoff, “L” Landing, “M” Missed approach, “A” Multiple Approaches, “T & G” Touch and Go’s (pattern), “O” Other

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**AIRPORT TENANT
PROJECT STATUS
September 24, 2018**

CAMARILLO

- Airport Properties Limited (APL) Hangar Development. Row M construction complete. Hangar Row H building permit issued, construction underway. Completion estimated for February 2019. Plans submitted to Building and Safety for Row I.

- Alert Barn re-roofing and residing by tenant. Project complete.

OXNARD

- None

OTHER

- None

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**AIRPORT TENANT
PROJECT STATUS
December 21, 2018**

CAMARILLO

- Airport Properties Limited (APL) Hangar Development. Hangar Row H building permit issued, construction underway. Completion estimated for February 2019. Plans submitted to Building and Safety for Row I.

OXNARD

- Goldenwest landside parking lot and airside ramp seal project due to begin shortly.

OTHER

- None

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

September 2018

Page 1 of 1

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	Constrac t Award	Const Start			
5	CMA Storage Yard Improvements	\$210,000 \$121,485.61		DOA Various	Various	Various	1/13/17	6/30/18	100 95	Landscaping plan – received final approval and permit. Work to be scheduled once contract in place.
5	CMA Viewport Entrance Improvements	\$20,000 \$20,000		Various Various	N/A	N/A	12/1/17	6/30/18	100 99	Work in collaboration with the Airport, the 99's & the Waypoint Café. Nearly complete; only entrance sign installation remains.
5	CUE South Houck St. Slurry Seal & DOA Parking Slurry	15,000 11,115		DOA Pavement Coatings, Inc.	6/20/18	6/22/18	8/4/18	8/5/18	100 99	Project complete; closeout paperwork underway.
5	CMA West Area Hangar Improvements	175,001 198,861		Lucci & Assoc. Oilfield Electric	5/8/18	6/19/18	9/25/18	12/3/18	100	Work to begin 9/25/18.

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
FAA GRANT PROJECTS**

September 2018

Page 1 of 1

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	NE Hangar Development, Phase 1	\$7,126,202 7,950,236		Mead & Hunt Toro Enterprises	8/15/17	10/17/17	TBD	TBD	100%	Project plans re-submitted for grading; water permit nearly complete. Fire Department approval received. Plans submitted to Building and Safety on 8/21/18; construction start dependent upon building permit issuance.
3	OXR Airport Layout Plan Update	\$246,176		Coffman Assoc.	N/A	10/17/17	TBD	TBD	100% 50%	Work underway. Estimated to be about a 15-18 month process.

Note: Shaded boxes indicate changes from previous month
 CMA – Camarillo Airport
 OXR – Oxnard Airport
 TBD – To be determined
 CCO – Contract Change Orders

8d2

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

December 2018

Page 1 of 1

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 Storage Yard Improvements	\$210,000 \$121,485.61		DOA Various	Various	Various	1/13/17	2/1/19	100 95	Landscaping plan – received final approval and permit. Proposal accepted and work to be scheduled once contract in place.
5	CMA Viewport Entrance Improvements	\$20,000 \$20,000		Various Various	N/A	N/A	12/1/17	6/30/18	100 99	Work in collaboration with the Airport, the 99's & the Waypoint Café. Nearly complete; only entrance sign installation remains.
5	CUE South Houck St. Slurry Seal & DOA Parking Slurry	15,000 11,115		DOA Pavement Coatings, Inc.	6/20/18	6/22/18	8/4/18	8/5/18	100 100	Project complete; final payment made.
5	CMA West Area Hangar Improvements	175,001 198,861		Lucci & Assoc. Oilfield Electric	5/8/18	6/19/18	9/25/18	12/3/18	100 98	Work nearly complete. Minor work remains in one final hangar. Estimate completion end of January 2019.

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

8d3

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

December 2018

Page 1 of 1

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	NE Hangar Development, Phase 1	\$7,126,202 7,950,236		Mead & Hunt Toro Enterprises	8/15/17	10/17/17	TBD	TBD	100%	Project plan check comments received from County Building and Safety 11/27/18. Resubmission of plans expected in early January. Anticipate construction start March/April time frame; but construction start dependent upon building permit issuance.
3	OXR Airport Layout Plan Update	\$246,176		Coffman Assoc.	N/A	10/17/17	N/A	6/30/19	100% 65%	Work underway. Estimated to be about a 15-18 month process.

Note: Shaded boxes indicate changes from previous month
CMA – Camarillo Airport
OXR – Oxnard Airport
TBD – To be determined
CCO – Contract Change Orders

8d4

County of Ventura
Department of Airports
Fund: E300
Statement of Net Assets
As of June 30, 2018
(Unaudited)

ASSETS

Cash	\$	16,020,100
Cash - prepay & overpay from tenants		160,600
Cash - security deposit		530,700
Cash - petty cash/change fund		500
Receivables:		
Accounts receivable net of allowance for Uncollectable accounts of \$20,000		98,200
Interest receivable		90,100
Grants receivable		-
Capital assets:		
Easements		848,800
Land		9,362,500
Land improvements		48,395,300
Building & Improvements		18,143,100
Equipment		1,163,600
Vehicle		989,700
Construction in Progress		1,791,500
Accumulated depreciation		(40,764,200)
Deferred outflows related to pensions		1,449,400
Total assets	\$	<u>58,403,000</u>

LIABILITIES

Accounts payable	\$	174,200
Accrued liabilities		109,900
Short-term compensated absences		120,300
Due to other funds - GSA, ITS, PWA, CUE		87,300
Unearned revenue (prepayments)		94,200
Security deposit		530,700
Unreserved overpayments		66,400
Long-term compensated balances		63,400
Net pension liability		2,702,200
Deferred inflows related to pensions		294,600
Total liabilities	\$	<u>4,346,700</u>

NET ASSETS

Invested in capital assets net of related debt	\$	39,930,300
Unrestricted Net Assets		14,126,000
Total net assets		<u>54,056,300</u>
Total liabilities and net assets	\$	<u>58,403,000</u>

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County of Ventura
 Department of Airports
 Fund: E300
 Statement of Cash Flows
 July 1, 2017 thru June 30, 2018
 (Unaudited)

Operating Activities:

Permits	\$ 1,258,956
Fines and penalties	12,897
Rents and concessions	1,966,685
Percentage lease rent	344,566
Tiedown rents	130,899
Hangar rents	839,369
Land rent - hangars	549,507
Transient tiedown rents	4,505
Landing fees	86,400
Parking fees	17,335
Gas & oil fuel flow percentage	298,881
% rent-all other gross rec	1,809,338
Grant receipts	734,575
Miscellaneous	55,621
Salaries & Benefits	(2,816,823)
Service & Supplies	(1,674,400)
Interest Received	152,097
Interest Paid	-
Prepay/Security Deposit	(8,548)
CUE assessment	<u>(32,416)</u>

Cash Provided by Operating Activities \$ 3,729,444

Investing Activities:

State and federal grants	-
Fixed asset sales/(purchases)	-
Capital Expenditures	<u>(1,743,099)</u>

Cash Used in Investing Activities (1,743,099)

Financing Activities:

Transfers out to other funds	-
Principal Payment on Short & Long Term Debt	<u>\$ -</u>

Cash Provided by Financing Activities -

Increase (Decrease) in Cash & Equivalents \$ 1,986,346

Cash & Equivalents-Beginning of Year 14,725,902

Cash & Equivalents-End of Period \$ 16,712,248

8f1

County of Ventura
Airport Enterprise-Camarillo Oxnard
Statement of Revenues and Expenses
July 1, 2017 thru June 30, 2018
(Rounded to the nearest hundred)
(Unaudited)

	Camarillo	Oxnard	Total
Revenues:			
Permits	\$ 898,900	\$ 78,700	\$ 977,600
Fines and penalties	10,000	3,700	13,700
Rents and concessions	1,748,700	96,100	1,844,800
Percentage lease rent	223,600	177,600	401,200
Tiedown rents	79,900	2,300	82,200
Hangar rents	583,100	294,900	878,000
Land rent - hangars	385,800	102,500	488,300
Transient tiedown rents	4,500	-	4,500
Landing fees	66,900	19,500	86,400
Parking fees	-	17,300	17,300
Gas & oil fuel flow percentage	238,900	60,000	298,900
% rent-all other gross rec	1,590,100	506,700	2,096,800
Miscellaneous	40,300	4,000	44,300
Total operating revenues	<u>\$ 5,870,700</u>	<u>\$ 1,363,300</u>	<u>\$ 7,234,000</u>
Expenditures:			
Current:			
Salaries and wages	\$ 1,319,900	\$ 386,200	\$ 1,706,100
Benefits	895,700	331,400	1,227,100
Admin salaries allocated to Oxnard Airport	(253,700)	253,700	-
Agricultural	14,900	-	14,900
Uniforms and clothing	11,500	6,400	17,900
Communications	61,900	10,300	72,200
Household expense	19,200	33,800	53,000
Insurance	19,200	10,300	29,500
Indirect county costs	35,900	20,900	56,800
Maintenance-equipment	98,400	12,100	110,500
Maintenance-building and improvements	573,400	108,000	681,400
Medical	-	900	900
Memberships and dues	9,700	2,700	12,400
Miscellaneous expense	38,000	22,400	60,400
Office expense	47,400	2,200	49,600
Professional and specialized services	246,200	35,200	281,400
Rents and leases - equipment	26,300	3,300	29,600
Small tools and equipment	15,300	400	15,700
Transportation charges	85,300	50,200	135,500
Conference and seminars	26,800	5,900	32,700
Utilities	206,900	89,300	296,200
Education, books and training	32,600	4,400	37,000
Taxes and licenses	32,400	-	32,400
Bad debts	600	-	600
Depreciation	1,159,100	1,115,400	2,274,500
Total operating expenditures	<u>\$ 4,722,900</u>	<u>\$ 2,505,400</u>	<u>\$ 7,228,300</u>
Operating income (loss)	<u>\$ 1,147,800</u>	<u>\$ (1,142,100)</u>	<u>\$ 5,700</u>

County of Ventura
Airport Enterprise-Camarillo Oxnard
Statement of Revenues and Expenses
July 1, 2017 thru June 30, 2018
(Rounded to the nearest hundred)
(Unaudited)

	Camarillo	Oxnard	Total
Non-operating revenues (expenses):			
State and federal grants	\$ 717,800	\$ -	\$ 717,800
Prior Year Revenue	-	-	-
Contribution to Outside Agency	-	-	-
Gain/Loss Disposal Fixed Asset	-	-	-
Interest income	200,500	-	200,500
Insurance proceeds	7,500	-	7,500
Other Loan Interest Payment	-	-	-
Total non-operating revenues (expenses)	925,800	-	925,800
Income (loss) before transfers	2,073,600	(1,142,100)	931,500
Other financing sources (uses):			
Transfers in	-	-	-
Transfers Out	-	-	-
Increase (decrease) in net assets	\$ 2,073,600	\$ (1,142,100)	\$ 931,500
Increase (decrease) in net assets before depreciation	\$ 3,232,700	\$ (26,700)	\$ 3,206,000

8f3

County of Ventura
Airport Enterprise-Camarillo
Budget to Actual
July 1, 2017 thru June 30, 2018
(Rounded to the nearest hundred)
(Unaudited)

	Adjusted Budget as of Jun 2018	YTD Actuals & Accruals thru Jun 2018	% Variance
Revenues:			
Permits	\$ 750,600	\$ 898,900	120%
Fines and penalties	10,800	10,000	93%
Rents and concessions	1,550,400	1,748,700	113%
Percentage lease rent	131,500	223,600	170%
Tiedown rents	72,900	79,900	110%
Hangar rents	585,500	583,100	100%
Land rent - hangars	390,100	385,800	99%
Transient tiedown rents	5,200	4,500	87%
Landing fees	64,800	66,900	103%
Parking fees	100	-	0%
Gas & oil fuel flow percentage	201,100	238,900	119%
% rent-all other gross rec	1,571,600	1,590,100	101%
Miscellaneous	23,100	40,300	174%
Total operating revenues	\$ 5,357,700	\$ 5,870,700	110%
Expenditures:			
Current:			
Salaries and wages	\$ 1,454,500	\$ 1,319,900	91%
Benefits	833,400	895,700	107%
Admin Salary allocated to Oxnard Airport	(278,000)	(253,700)	91%
Agricultural	17,200	14,900	87%
Uniforms and clothing	15,100	11,500	76%
Communications	147,300	61,900	42%
Household expense	36,100	19,200	53%
Insurance	24,800	19,200	77%
Indirect county costs	35,900	35,900	0%
Maintenance-equipment	74,800	98,400	132%
Maintenance-building and improvements	539,373	573,400	106%
Medical	2,700	-	0%
Memberships and dues	23,300	9,700	42%
Miscellaneous	50,000	38,000	76%
Office expense	53,200	47,400	89%
Professional and specialized services	363,389	246,200	68%
Rents and leases - equipment	36,705	26,300	72%
Small tools and equipment	27,893	15,300	55%
Transportation charges	92,400	85,300	92%
Conference and seminars	71,100	26,800	38%
Utilities	212,400	206,900	97%
Education, books and training	15,200	32,600	214%
Taxes and licenses	50,000	32,400	65%
Bad debts	20,000	600	3%
Depreciation	1,313,600	1,159,100	88%
Total operating expenditures	\$ 5,232,360	\$ 4,722,900	90%
Operating income (loss)	\$ 125,340	\$ 1,147,800	916%

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County of Ventura
 Airport Enterprise-Camarillo
 Budget to Actual
 July 1, 2017 thru June 30, 2018
 (Rounded to the nearest hundred)
 (Unaudited)

	Adjusted Budget as of Jun 2018	YTD Actuals & Accruals thru Jun 2018	% Variance
Non-operating revenues (expenses):			
State and federal grants	\$ -	\$ 717,800	
Prior Year Revenue	-	-	
Contribution to Outside Agency	5,000	-	
Gain/Loss Disposal Fixed Asset	-	-	
Insurance proceeds	-	7,500	
Interest income	84,100	200,500	238%
Interest expense	-	-	
Other loan payments	-	-	
Total non-operating revenues (expenses)	89,100	925,800	1039%
Income (loss) before transfers	214,440	2,073,600	967%
Other financing sources (uses):			
Transfers in	-	-	-
Transfers Out	-	-	-
Increase (decrease) in net assets	\$ 214,440	\$ 2,073,600	967%
Increase (decrease) in net assets before depreciation	\$ 1,528,040	\$ 3,232,700	212%

8f5

County of Ventura
Airport Enterprise-Oxnard
Budget to Actual
July 1, 2017 thru June 30, 2018
(Rounded to the nearest hundred)
(Unaudited)

	Adjusted Budget as of Jun 2018	YTD Actuals & Accruals thru Jun 2018	% Variance
Revenues:			
Permits	\$ 248,900	\$ 78,700	32%
Fines and penalties	6,100	3,700	61%
Rents and concessions	94,100	96,100	102%
Percentage lease rent	164,200	177,600	108%
Tiedown rents	900	2,300	256%
Hangar rents	312,400	294,900	94%
Land rent - hangars	102,800	102,500	100%
Transient tiedown rents	-	-	
Landing fees	19,500	19,500	100%
Parking fees	21,800	17,300	79%
Gas & oil fuel flow percentage	46,000	60,000	130%
% rent-all other gross rec	517,000	506,700	98%
Miscellaneous	2,400	4,000	167%
Total operating revenues	<u>\$ 1,536,100</u>	<u>\$ 1,363,300</u>	<u>89%</u>
Expenditures:			
Current:			
Salaries and wages	\$ 483,900	\$ 386,200	80%
Benefits	255,600	331,400	130%
Admin salaries allocated from Camarillo Airport	267,900	253,700	95%
Agricultural	8,100	-	0%
Uniforms and clothing	21,300	6,400	30%
Communications	16,700	10,300	62%
Household expense	23,200	33,800	146%
Insurance	4,700	10,300	219%
Indirect county costs	20,900	20,900	0%
Maintenance-equipment	44,800	12,100	27%
Maintenance-building and improvements	96,561	108,000	112%
Medical	1,100	900	82%
Memberships and dues	4,600	2,700	59%
Miscellaneous expense	46,800	22,400	48%
Office expense	8,700	2,200	25%
Professional and specialized services	98,746	35,200	36%
Rents and leases - equipment	9,600	3,300	34%
Small tools and equipment	9,900	400	4%
Transportation charges	33,600	50,200	149%
Conference and seminars	57,400	5,900	10%
Utilities	102,200	89,300	87%
Education, books and training	6,000	4,400	0%
Bad debts	15,000	-	0%
Depreciation	1,073,500	1,115,400	104%
Total operating expenditures	<u>\$ 2,710,807</u>	<u>\$ 2,505,400</u>	<u>92%</u>
Operating income (loss)	<u>\$ (1,174,707)</u>	<u>\$ (1,142,100)</u>	<u>97%</u>

Non-operating revenues (expenses):

County of Ventura
 Airport Enterprise-Oxnard
 Budget to Actual
 July 1, 2017 thru June 30, 2018
 (Rounded to the nearest hundred)
 (Unaudited)

	Adjusted Budget as of Jun 2018	YTD Actuals & Accruals thru Jun 2018	% Variance
State and federal grants	\$ -	\$ -	
Prior Year Revenue	-	-	
Contribution to Outside Agency	-	-	
Gain/Loss Disposal Fixed Asset	-	-	
Insurance Proceeds	-	-	
Other Loan Interest Payment	-	-	
Total non-operating revenues (expenses)	-	-	
Income (loss) before transfers	(1,174,707)	(1,142,100)	97%
Other financing sources (uses):			
Transfers in	-	-	-
Transfers Out	-	-	-
Increase (decrease) in net assets	\$ (1,174,707)	\$ (1,142,100)	97%
Increase (decrease) in net assets before depreciation	\$ (101,207)	\$ (26,700)	-26%

8f7

County of Ventura
 Department of Airports
 Fund: E300
 Statement of Net Assets
 As of September 30, 2018
 (Unaudited)

ASSETS

Cash	\$ 16,398,000
Cash - prepay & overpay from tenants	228,800
Cash - security deposit	582,300
Cash - petty cash/change fund	500
Receivables:	
Accounts receivable net of allowance for Uncollectable accounts of \$20,000	101,600
Interest receivable	84,000
Grants receivable	-
Capital assets:	
Easements	848,800
Land	9,362,500
Land improvements	48,395,300
Building & Improvements	18,143,100
Equipment	1,163,600
Vehicle	989,700
Construction in Progress	1,791,500
Accumulated depreciation	(41,705,100)
Deferred outflows related to pensions	1,449,400
Total assets	\$ 57,834,000

LIABILITIES

Accounts payable	\$ 4,300
Accrued liabilities	56,200
Short-term compensated absences	120,300
Due to other funds - GSA, ITS, PWA	-
Unearned revenue (prepayments)	168,000
Security deposit	582,300
Unreserved overpayments	60,800
Long-term compensated balances	63,400
Net pension liability	2,702,200
Deferred inflows related to pensions	294,600
Total liabilities	\$ 4,108,300

NET ASSETS

Invested in capital assets net of related debt	\$ 38,989,400
Unrestricted Net Assets	14,736,300
Total net assets	53,725,700
Total liabilities and net assets	\$ 57,834,000

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County of Ventura
Department of Airports
Fund: E300
Statement of Cash Flows
July 1, 2018 thru September 30, 2018
(Unaudited)

Operating Activities:

Permits	\$	1,180
Fines and penalties		1,720
Rents and concessions		538,898
Percentage lease rent		73,011
Tiedown rents		33,135
Hangar rents		207,817
Land rent - hangars		129,634
Transient tiedown rents		1,236
Landing fees		22,584
Parking fees		5,077
Gas & oil fuel flow percentage		72,897
% rent-all other gross rec		460,847
Miscellaneous		2,947
Salaries & Benefits		(754,870)
Service & Supplies		(267,886)
Interest Received		-
Interest Paid		
Prepay/Security Deposit		(30,612)
CUE tax assessment		-

Cash Provided by Operating Activities		\$ 497,616
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Investing Activities:

State and federal grants		-
Fixed asset sales/(purchases)		
Capital Expenditures		50

Cash Used in Investing Activities		50
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Financing Activities:

Transfers out to other funds **		-
Principal Payment on Short & Long Term Debt	\$	-

Cash Provided by Financing Activities		-
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Increase (Decrease) in Cash & Equivalents		\$ 497,666
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Cash & Equivalents-Beginning of Year		\$ 16,712,248
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Cash & Equivalents-End of Period		\$ 17,209,913
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County of Ventura
Airport Enterprise-Camarillo Oxnard
Statement of Revenues and Expenses
July 1, 2018 thru September 30, 2018
(Rounded to the nearest hundred)
(Unaudited)

	Camarillo	Oxnard	Total
Revenues:			
Permits	\$ 500	\$ 700	\$ 1,200
Fines and penalties	1,600	1,100	2,700
Rents and concessions	513,400	54,900	568,300
Percentage lease rent	35,500	37,100	72,600
Tiedown rents	32,200	1,100	33,300
Hangar rents	145,500	76,300	221,800
Land rent - hangars	95,700	25,800	121,500
Transient tiedown rents	1,200	-	1,200
Landing fees	17,900	4,700	22,600
Parking fees	-	5,100	5,100
Gas & oil fuel flow percentage	58,200	14,700	72,900
% rent-all other gross rec	358,500	123,600	482,100
Miscellaneous	2,100	1,100	3,200
Total operating revenues	\$ 1,262,300	\$ 346,200	\$ 1,608,500
Expenditures:			
Current:			
Salaries and wages	\$ 302,100	\$ 95,200	\$ 397,300
Benefits	219,900	89,100	309,000
Admin salaries allocated to Oxnard Airport	(58,000)	58,000	-
Agricultural	-	-	-
Uniforms and clothing	1,000	400	1,400
Communications	13,400	2,100	15,500
Household expense	3,700	8,300	12,000
Insurance	-	-	-
Indirect county costs	-	-	-
Maintenance-equipment	6,000	2,200	8,200
Maintenance-building and improvements	29,800	3,800	33,600
Medical	-	-	-
Memberships and dues	300	500	800
Miscellaneous expense	3,400	4,400	7,800
Office expense	5,800	800	6,600
Professional and specialized services	47,700	13,000	60,700
Rents and leases - equipment	13,400	500	13,900
Small tools and equipment	8,600	200	8,800
Transportation charges	11,700	8,900	20,600
Conference and seminars	3,700	400	4,100
Utilities	36,300	26,100	62,400
Education, books and training	3,200	1,800	5,000
Taxes and licenses	-	-	-
Bad debts	-	-	-
Depreciation	276,500	266,100	542,600
Total operating expenditures	\$ 928,500	\$ 581,800	\$ 1,510,300
Operating income (loss)	\$ 333,800	\$ (235,600)	\$ 98,200

County of Ventura
 Airport Enterprise-Camarillo Oxnard
 Statement of Revenues and Expenses
 July 1, 2018 thru September 30, 2018
 (Rounded to the nearest hundred)
 (Unaudited)

	Camarillo	Oxnard	Total
Non-operating revenues (expenses):			
State and federal grants	\$ -	\$ -	\$ -
Prior Year Revenue	-	-	-
Contribution to Outside Agency	-	-	-
Gain/Loss Disposal Fixed Asset	-	-	-
Interest income	84,000	-	84,000
Insurance proceeds	-	-	-
Other Loan Interest Payment	-	-	-
Total non-operating revenues (expenses)	84,000	-	84,000
Income (loss) before transfers	417,800	(235,600)	182,200
Other financing sources (uses):			
Transfers in	-	-	-
Transfers Out	-	-	-
Increase (decrease) in net assets	\$ 417,800	\$ (235,600)	\$ 182,200
Increase (decrease) in net assets before depreciation	\$ 694,300	\$ 30,500	\$ 724,800

8h3

County of Ventura
Airport Enterprise-Camarillo
Budget to Actual
July 1, 2018 thru September 30, 2018
(Rounded to the nearest hundred)
(Unaudited)

	Adjusted Budget as of Sep 2018	YTD Actuals & Accruals thru Sep 2018	% Variance
Revenues:			
Permits	\$ 74,400	\$ 500	1%
Fines and penalties	9,100	1,600	18%
Rents and concessions	1,800,000	513,400	29%
Percentage lease rent	131,500	35,500	27%
Tiedown rents	76,900	32,200	42%
Hangar rents	585,500	145,500	25%
Land rent - hangars	390,100	95,700	25%
Transient tiedown rents	5,100	1,200	24%
Landing fees	40,100	17,900	45%
Parking fees	-	-	0%
Gas & oil fuel flow percentage	201,100	58,200	29%
% rent-all other gross rec	1,741,600	358,500	21%
Miscellaneous	26,600	2,100	8%
Total operating revenues	<u>\$ 5,082,000</u>	<u>\$ 1,262,300</u>	<u>25%</u>
Expenditures:			
Current:			
Salaries and wages	\$ 1,573,000	\$ 302,100	19%
Benefits	1,013,900	219,900	22%
Admin Salary allocated to Oxnard Airport	(292,800)	(58,000)	20%
Agricultural	17,200	-	0%
Uniforms and clothing	15,000	1,000	7%
Communications	90,000	13,400	15%
Household expense	30,100	3,700	12%
Insurance	33,500	-	0%
Indirect county costs	40,900	-	0%
Maintenance-equipment	74,800	6,000	8%
Maintenance-building and improvements	440,000	29,800	7%
Medical	2,700	-	0%
Memberships and dues	23,300	300	1%
Miscellaneous	30,000	3,400	11%
Office expense	51,600	5,800	11%
Professional and specialized services	357,200	47,700	13%
Rents and leases - equipment	25,300	13,400	53%
Small tools and equipment	25,700	8,600	33%
Transportation charges	100,300	11,700	12%
Conference and seminars	65,800	3,700	6%
Utilities	192,400	36,300	19%
Education, books and training	15,200	3,200	21%
Taxes and licenses	68,500	-	0%
Bad debts	20,000	-	0%
Depreciation	1,095,800	276,500	25%
Total operating expenditures	<u>\$ 5,109,400</u>	<u>\$ 928,500</u>	<u>18%</u>
Operating income (loss)	<u>\$ (27,400)</u>	<u>\$ 333,800</u>	<u>-1218%</u>

County of Ventura
 Airport Enterprise-Camarillo
 Budget to Actual
 July 1, 2018 thru September 30, 2018
 (Rounded to the nearest hundred)
 (Unaudited)

	Adjusted Budget as of Sep 2018	YTD Actuals & Accruals thru Sep 2018	% Variance
Non-operating revenues (expenses):			
State and federal grants	\$ -	\$ -	
Prior Year Revenue	-	-	
Contribution to Outside Agency	(5,000)	-	
Gain/Loss Disposal Fixed Asset	-	-	
Interest income	168,200	84,000	50%
Interest expense	-	-	
Other loan payments	-	-	
Total non-operating revenues (expenses)	163,200	84,000	51%
Income (loss) before transfers	135,800	417,800	308%
Other financing sources (uses):			
Transfers in	-	-	-
Transfers Out	-	-	-
Increase (decrease) in net assets	\$ 135,800	\$ 417,800	308%
Increase (decrease) in net assets before depreciation	\$ 1,231,600	\$ 694,300	56%

County of Ventura
Airport Enterprise-Oxnard
Budget to Actual
July 1, 2018 thru September 30, 2018
(Rounded to the nearest hundred)
(Unaudited)

	Adjusted Budget as of Sep 2018	YTD Actuals & Accruals thru Sep 2018	% Variance
Revenues:			
Permits	\$ 9,000	\$ 700	8%
Fines and penalties	5,100	1,100	22%
Rents and concessions	100,000	54,900	55%
Percentage lease rent	164,200	37,100	23%
Tiedown rents	1,100	1,100	100%
Hangar rents	312,400	76,300	24%
Land rent - hangars	102,800	25,800	25%
Transient tiedown rents	900	-	
Landing fees	16,500	4,700	28%
Parking fees	22,500	5,100	23%
Gas & oil fuel flow percentage	46,000	14,700	32%
% rent-all other gross rec	488,900	123,600	25%
Miscellaneous	200	1,100	550%
Total operating revenues	<u>\$ 1,269,600</u>	<u>\$ 346,200</u>	<u>27%</u>
Expenditures:			
Current:			
Salaries and wages	\$ 441,400	\$ 95,200	22%
Benefits	293,000	89,100	30%
Admin salaries allocated from Camarillo Airport	282,800	58,000	21%
Agricultural	3,100	-	0%
Uniforms and clothing	20,700	400	2%
Communications	10,900	2,100	19%
Household expense	13,800	8,300	60%
Insurance	8,500	-	0%
Indirect county costs	21,700	-	0%
Maintenance-equipment	44,800	2,200	5%
Maintenance-building and improvements	111,000	3,800	3%
Medical	500	-	0%
Memberships and dues	4,300	500	12%
Miscellaneous expense	20,800	4,400	21%
Office expense	8,300	800	10%
Professional and specialized services	100,100	13,000	13%
Rents and leases - equipment	9,600	500	5%
Small tools and equipment	8,200	200	2%
Transportation charges	34,200	8,900	26%
Conference and seminars	52,200	400	1%
Utilities	94,700	26,100	28%
Education, books and training	1,300	1,800	0%
Bad debts	15,000	-	0%
Depreciation	1,085,800	266,100	25%
Total operating expenditures	<u>\$ 2,686,700</u>	<u>\$ 581,800</u>	<u>22%</u>
Operating income (loss)	<u>\$ (1,417,100)</u>	<u>\$ (235,600)</u>	<u>17%</u>

Non-operating revenues (expenses):

County of Ventura
 Airport Enterprise-Oxnard
 Budget to Actual
 July 1, 2018 thru September 30, 2018
 (Rounded to the nearest hundred)
 (Unaudited)

	Adjusted Budget as of Sep 2018	YTD Actuals & Accruals thru Sep 2018	% Variance
State and federal grants	\$ -	\$ -	
Prior Year Revenue	-	-	
Contribution to Outside Agency	-	-	
Gain/Loss Disposal Fixed Asset	-	-	
Insurance Proceeds	-	-	
Other Loan Interest Payment	-	-	
Total non-operating revenues (expenses)	-	-	
Income (loss) before transfers	(1,417,100)	(235,600)	17%
Other financing sources (uses):			
Transfers in	-	-	-
Transfers Out	-	-	-
Increase (decrease) in net assets	\$ (1,417,100)	\$ (235,600)	17%
Increase (decrease) in net assets before depreciation	\$ (331,300)	\$ 30,500	9%

8h7

**DEPARTMENT OF AIRPORTS
2018 MEETING SCHEDULES**

AAC/CAA/OAA

AVIATION ADVISORY COMMISSION	CAMARILLO & OXNARD AUTHORITIES
January 8 (Due to Holiday)	January 11
February 5	February 8
March 5	March 8
April 2	April 12
May 7	May 21 (Due to Availability)
June 4	June 14
July 2	July 12
August 6	August 9
September 10 (Due to Holiday)	September 13
October 1	October 11
November 5	November 8
December 3	December 13

The Aviation Advisory Commission meets on the first Monday of the month (exceptions are noted above in yellow highlight) at 7:00 p.m. in the Camarillo City Council Chambers, 601 Carmen Drive, Camarillo.

The Camarillo & Oxnard Airport Authorities meet jointly on the second Thursday of the month (exceptions are noted above in green highlight) at 7:00 p.m. in the Camarillo City Council Chambers, 601 Carmen Drive, Camarillo.

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**DEPARTMENT OF AIRPORTS
2019 MEETING SCHEDULES**

AAC/CAA/OAA

AVIATION ADVISORY COMMISSION	CAMARILLO & OXNARD AUTHORITIES
January 7	January 10
February 4	February 14
March 4	March 14
April 1	April 11
May 6	May 9
June 3	June 13
July 1	July 11
August 5	August 8
September 9 (Due to Holiday)	September 12
October 7	October 10
November 4	November 14
December 2	December 12

The Aviation Advisory Commission meets on the first Monday of the month (exceptions are noted above in yellow highlight) at 7:00 p.m. in the Camarillo City Council Chambers, 601 Carmen Drive, Camarillo.



555 AIRPORT WAY, SUITE B
CAMARILLO, CA 93010
PHONE: (805) 388-4274
FAX: (805) 388-4366
WWW.VENTURA.ORG/AIRPORTS
WWW.JFLYOXNARD.COM

August 14, 2018

Mead and Hunt, Inc.
Attn: Jeff Leonard
1360 19th Hole Drive, Ste. 200
Windsor, CA 95492

**Subject: Notice to Proceed, AEA No. 18-13
PROFESSIONAL SERVICES CONTRACT for
Oxnard and Camarillo Airports Disadvantaged Business Enterprise
(DBE) Program Development**

Dear Mr. Leonard:

This letter is your Notice to Proceed. Exhibit B of the enclosed executed Contract indicates the schedule for completion of the work.

I have been assigned as Projects Administrator. You are advised to contact me on all matters pertaining to this project.

All correspondence and invoices should be sent to:

Department of Airports
Attn: Ms. Erin Powers
555 Airport Way, Ste. B
Camarillo, CA 93010

All invoices to be paid against this Contract must reference the AE Number shown above. If your Contract is based on hourly rates, personnel time records must be submitted with your invoice.

Sincerely,

A handwritten signature in black ink, appearing to read "Erin Powers".

Erin Powers
Projects Administrator

Enclosure

c: Accounting
File

Pa



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CAMARILLO, CA 93010
PHONE: (805) 388-4274
FAX: (805) 388-4366
WWW.VENTURA.ORG/AIRPORTS
WWW.IFLYOXNARD.COM

August 14, 2018

Mead and Hunt, Inc.
Attn: Jeff Leonard
1360 19th Hole Drive, Ste. 200
Windsor, CA 95492

**Subject: Notice to Proceed, AEA No. 19-03
PROFESSIONAL SERVICES CONTRACT for
Oxnard and Camarillo Airports**

Dear Mr. Leonard:

This letter is your Notice to Proceed. Exhibit B of the enclosed executed Contract indicates the schedule for completion of the work.

I have been assigned as Projects Administrator. You are advised to contact me on all matters pertaining to this project.

All correspondence and invoices should be sent to:

Department of Airports
Attn: Ms. Erin Powers
555 Airport Way, Ste. B
Camarillo, CA 93010

All invoices to be paid against this Contract must reference the AE Number shown above. If your Contract is based on hourly rates, personnel time records must be submitted with your invoice.

Sincerely,

Erin Powers
Projects Administrator

Enclosure

c: Accounting
File

9b



555 AIRPORT WAY, SUITE B
CAMARILLO, CA 93010
PHONE: (805) 388-4274
FAX: (805) 388-4366
WWW.VENTURA.ORG/AIRPORTS
WWW.IFLYOXNARD.COM

August 15, 2018

Michael Baker International
Attn: Steve Downs
5051 Verdugo Way, Ste. 300
Camarillo, CA 93012

**Subject: Notice to Proceed, AEA No. 19-01
PROFESSIONAL SERVICES CONTRACT for
Oxnard and Camarillo Airports**

Dear Mr. Downs:

This letter is your Notice to Proceed. Exhibit B of the enclosed executed Contract indicates the schedule for completion of the work.

I have been assigned as Projects Administrator. You are advised to contact me on all matters pertaining to this project.

All correspondence and invoices should be sent to:

Department of Airports
Attn: Ms. Erin Powers
555 Airport Way, Ste. B
Camarillo, CA 93010

All invoices to be paid against this Contract must reference the AE Number shown above. If your Contract is based on hourly rates, personnel time records must be submitted with your invoice.

Sincerely,

A handwritten signature in black ink that reads "Erin Powers". The signature is fluid and cursive.

Erin Powers
Projects Administrator

Enclosure

c: Accounting
File

9C

NOTICE

To: Camarillo County Hangar Tenants
From: Camarillo Airport Operations Supervisor
Date: 08/24/2018
Re: **Electrical Upgrade Project Hangars C-183 to C-232**

The Department of Airports will be upgrading the electrical system on the above mentioned hangars. The project is scheduled to begin on September 24, 2018 and has an estimated completion date of December 1, 2018. All aircraft and property stored in these units will need to be removed. Attached is a proposed schedule of the project and the dates hangars will need to be vacated by. Parking is available on a first come first serve basis for open tie-downs and hangars.

Affected tenants that move to a tie-down will have their hangar rent discounted to the tie-down rate for the project period. Affected tenants moving to an FBO will be required to save any receipts for the rent paid during the period. A discount up to the rent on the affected hangar may be applied.

Airport maintenance staff may need to access the hangars for preparation work so all locks will need to be removed. Please use this opportunity to squawk any other needed maintenance for the hangar. These repairs will be noted and resolved during the project period where possible. Anything that is not completed will be scheduled for a future date.

All hangar upgrades not having prior department approval will be removed during construction or pre-construction phases. We believe the improvements will provide better conditions in the units, which will outweigh the temporary inconvenience. Please contact Nick Martino at (805) 388-4246 for any questions about this project.

Thank you for your cooperation.

Sincerely,



Nick Martino
Airports Operations Supervisor

Airport Operations on duty cell: 805-947-6803

9d1

County Hangar Electrical Upgrade Schedule

<u>Hangars</u>	<u>Dates</u>
C-183 through C-192	9/25 – 10/03
C-193 through C-202	10/04 – 10/16
C-203 through C-212	10/17 – 10/24
C-213 through C-222	10/25 – 11/06
C-223 through C-232	11/07 -11/14

*Some dates are subject to change. All aircraft and property stored in these units will need to be removed. Any personal property left inside hangars will be left at the hangar tenants own risk as hangars will need to remain unlocked. The Department of Airports appreciates your cooperation.

9d2

NOTICE

To: Oxnard Airport Tenants
From: Oxnard Airport Operations Supervisor
Date: September 20, 2018
Re: **Runway and Taxiway Closure October 28 through November 2**

The runway and taxiways at the Oxnard Airport will be closed due to a geotechnical investigation and topographic survey. The closure dates are as follows:

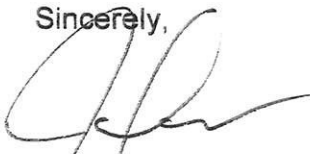
October 28, 9PM to October 29, 5AM
October 29, 9PM to October 30, 5AM
October 30, 9PM to October 31, 5AM
October 31, 9PM to November 1, 5AM
November 1, 9PM to November 2, 5AM

All times are in local time.

Please contact John Feldhans at (805) 402-9971 for any questions about this project.

Thank you for your understanding and cooperation.

Sincerely,



John Feldhans
Airports Operations Supervisor

Airport Operations on duty 24 hours: Cell: 805-947-6804

qe

October 2, 2018

Coffman Associates, Inc.
Mr. Jim Harris
4835 E. Cactus Road, Ste. 235
Scottsdale, AZ 85254

**Subject: Notice to Proceed
Oxnard and Camarillo Airports – Professional Services Contract
AEA No. 19-02**

Dear Mr. Harris:

This letter is your Notice to Proceed. Exhibit B of the enclosed executed Contract indicates the schedule for completion of the work.

The undersigned has been assigned as Project Manager. You are advised to contact me on all matters pertaining to this project.

All billings should be sent to:

Department of Airports
555 Airport Way, Suite B
Camarillo, California 93010
Attn: Erin Powers

All invoices to be paid against this contract must reference the AEA Number shown above. All Services under the Contract are based on the Not to Exceed amount of \$25,000.00 for work completed under EXHIBIT A. Invoices for work must include personnel time records along with backup for any reimbursable charges being claimed.

Sincerely,



Erin Powers
Project Administrator

Encl.

af

October 11, 2018

Ms. Caryn Sherman, Administrative Assistant
SBA Communications Corporation
8975 South Pecos Road, Suite 8C
Henderson, NV 89074

RE: Plan Review of AT & T equipment at SBA Communications'
Telecommunications Facility at 2889 West 5th St., Oxnard, CA 93030

Dear Ms. Sherman:

Thank you for the opportunity to review the subject plans. We appreciate your consideration in allowing our review and input in the planning stages.

We approve the project in concept as submitted in the plan set provided to the Department of Airports (DOA) via your letter dated August 22, 2018. As we understand it, the project description includes removal and replacement of 6 antennas on previously entitled antenna mounts on lattice along with modifying the existing filter equipment similarly mounted. This project is approved subject to the following conditions:

1. A set of drawings that are approved by the Ventura County Building and Safety Department is submitted to the DOA prior to construction;
2. A set of "as built" drawings is provided to the DOA upon project completion, and lastly,
3. A copy of the permits, both prior to construction and after being signed off are provided to the DOA.

During construction the security of the airport must not be compromised. Anyone driving on the airport must attend driver's training given by the Airport Operations Department.

As stated above, the **Ventura County Building and Safety Department** is the permitting authority for the requested installation, not the City of Oxnard, so we are returning the Land Use Application form you included with your letter.

Prior to construction, you will be required to file a form 7460 with the Federal Aviation Administration (Notice of Construction or Alteration) pursuant to the requirements of

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Federal Air Regulations Part 77 for the use of any cranes used during construction that would exceed the height of the existing antenna. When the project gets underway, the contractor must also coordinate any crane operations or any other activities that may present a hazard to aviation with the Airport's Operations Supervisor (805) 382-3022 and the Air Traffic Control Tower manager (805) 385-1570.

If you have any questions or wish to discuss this matter, I can be contacted at (805) 388-4201.

Sincerely,

Jorge E. Rubio A.A.E.
Deputy Director of Airports

Cc: Todd McNamee, Director of Airports
Erin Powers, Project Manager
John Feldhans, Airport Operations Supervisor

992

October 15, 2018

Mead & Hunt, Inc.
1360 19th Hole Drive, Suite 200
Windsor, CA 95492

**Subject: Notice to Proceed
Camarillo Airport – Consulting Service Contract for the Design and
Construction Support Services for Taxiway E and F Pavement Marking
Improvements; AEA No. 19-04**

Dear Mr. Leonard:

This letter is your Notice to Proceed. Exhibit B of the enclosed executed Contract indicates the schedule for completion of the work.

The undersigned has been assigned as Project Manager. You are advised to contact me on all matters pertaining to this project.

All billings should be sent to:

Department of Airports
555 Airport Way, Suite B
Camarillo, California 93010
Attn: Erin Powers

All invoices to be paid against this contract must reference the AEA Number shown above. All Services under the Contract are based on the Not to Exceed amount of \$20,000 for work completed under EXHIBIT A. Invoices for work must include personnel time records along with backup for any reimbursable charges being claimed.

Sincerely,



Erin Powers
Project Administrator

Encl.

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October 15, 2018

Mead & Hunt, Inc.
1360 19th Hole Drive, Suite 200
Windsor, CA 95492

**Subject: Notice to Proceed
Oxnard Airport – Consulting Service Contract for the Preliminary Design
Services for Runway 7-25 and Taxiway Connectors
AEA No. 18-14**

Dear Mr. Leonard:

This letter is your Notice to Proceed. Exhibit B of the enclosed executed Contract indicates the schedule for completion of the work.

The undersigned has been assigned as Project Manager. You are advised to contact me on all matters pertaining to this project.

All billings should be sent to:

Department of Airports
555 Airport Way, Suite B
Camarillo, California 93010
Attn: Erin Powers

All invoices to be paid against this contract must reference the AEA Number shown above. All Services under the Contract are based on the Lump Sum amount of \$264,360 for work completed under EXHIBIT A. Invoices for work must include personnel time records along with backup for any reimbursable charges being claimed.

Sincerely,



Erin Powers
Project Administrator

Encl.

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555 AIRPORT WAY, SUITE B
CAMARILLO, CA 93010
PHONE: (805) 388-4274
FAX: (805) 388-4366
WWW.VENTURA.ORG/AIRPORTS
WWW.IFLYOXNARD.COM

October 31, 2018

Ms. Brenda Perez, LAX-600.10
Community Planner
Federal Aviation Administration
Western-Pacific Region, Airports Division
Los Angeles Airports District Office
777 S Aviation Boulevard, Suite 150
El Segundo, CA 90245

Re: Oxnard Airport ALP Update/Narrative Report – Forecast Submittal

Dear Ms. Perez:

The County of Ventura Department of Airports (Oxnard Airport) is writing to request review and approval of the aviation forecasts for the Airport Layout Plan (ALP) Update/Narrative Report study that is currently in progress. Enclosed please find documents that provide a summary comparison of the study forecasts to the FAA *Terminal Area Forecast* (TAF) for Oxnard Airport. Further details regarding the study forecasts are outlined in the *Forecasts of Aviation Demand* “draft” working papers which are included with this submittal.

Annual aircraft operations at Oxnard Airport were derived from the FAA’s Operations Network (OPSNET), which reports operational data for airports equipped with an airport traffic control tower (ATCT). Currently, the ATCT at Oxnard Airport does not operate on a 24-hour basis. Thus, its air traffic counts are not all-inclusive of aircraft operations at the airport. For the purposes of this study, it is necessary to estimate and adjust for operations that occur when the tower is closed from 9:00 p.m. to 7:00 a.m. (local). Over a five-year period, from 2013 to 2017, approximately two percent of all operations occurring at Oxnard Airport were after operational hours of the ATCT. As such, the base year and resulting forecast operations were increased by two percent to account for operations occurring at Oxnard Airport after ATCT hours. The results of this calculation yield an estimate of 68,300 annual operations in the base year (2017), which is 1.8 percent higher than the TAF. The TAF indicates modest growth in operations (0.53 percent compound annual growth rate [CAGR]), while the study forecasts slightly more growth (1.10 percent CAGR) due to a projected increase in based aircraft, future airport development, and the potential for enhanced aviation services to be offered at the airport over the next several years. When taking these factors into consideration, the 5-year forecast is 6.0 percent higher than the TAF, and the 10-year forecast is 9.3 percent higher than the TAF.

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Ms. Brenda Perez, LAX-600.10
October 31, 2018
Page Two

For based aircraft, the TAF identifies a total of 165 based aircraft in 2018; however, this planning effort identified 141 based aircraft at OXR through the use of the FAA National Based Aircraft Inventory Program as well as a based aircraft list provided by airport management. As a result, the base year count has a -14.5 percent difference from the TAF. Ultimately, the selected based aircraft forecast decreases to a -13.8 percent difference from the TAF in the five-year forecast period and further decreases to a -11.2 percent difference in the 10-year forecast.

Finally, the study has analyzed the Airport Reference Code (ARC) and Runway Design Code (RDC) based on existing and projected aircraft use at Oxnard Airport. For Runway 7-25, the existing RDC is B-II-5000. Ultimately, the study is calling for the RDC of C-II; however, further analysis must be conducted prior to defining and ultimate runway visual range (RVR). Based upon the existing and ultimate RDC, the airport's existing ARC is B-II, and the ultimate ARC is C-II.

As previously mentioned, the *Forecasts of Aviation Demand* "draft" working papers further detail the forecasts that have been prepared for this study. Thank you in advance for taking time to review these forecasts and I look forward to hearing back from you on this matter in the near future. Please feel free to contact myself or Matt Quick (Coffman Associates) if you have any questions.

Sincerely,

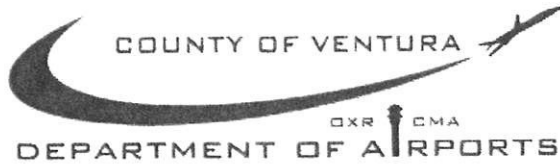


Erin Powers
Projects Administrator

C: Matt Quick – Coffman Associates
Jorge Rubio – Deputy Director of Airports
Todd McNamee – Director of Airports

Enclosures: *Forecasts of Aviation Demand* "draft" working papers
2018 FAA TAF for Oxnard Airport
Airport Forecast vs. TAF Comparison templates

9:2



555 AIRPORT WAY, SUITE B
CAMARILLO, CA 93010
PHONE: (805) 388-4274
FAX: (805) 388-4366
WWW.VENTURA.ORG/AIRPORTS
WWW.IFLYOXNARD.COM

November 2, 2018

Mr. Thomas Klingler, Vice President of Finance
Enterprise Rent a Car Company of Los Angeles, LLC
333 City Blvd West, Suite 1115
Orange, CA 92868

RE: Oxnard Airport location – 2889 W. Fifth St.

Dear Mr. Klingler:

We received your notice to terminate the above referenced location, however your furniture, fixtures and trade dress are still at this location, including exterior signage and interior signage. The signage panels will need to be replaced with opaque blanks.

Please have your team coordinate with our operations department at 805.382.3024. Rent will continue to accrue until the space has been vacated and restored.

Thank you for your attention to this.

Sincerely,

Madeline Herrle, CSM, RPA®

Lease Manager

Madeline.Herrle@Ventura.org

805.388.4243

9K

November 5, 2018

Mr. Sam Landry
1244 Calle Violeta
Thousand Oaks, CA 91360

Subject: Conceptual Approval for Proposed Interior Hangar Improvements to Hangar P-160E Located at Camarillo Airport DR 18-05

Mr. Landry:

Please accept this letter as conceptual approval for the proposed interior hangar improvements for Hangar P-160E located at Camarillo Airport and submitted to the Department of Airports (DOA) on October 26, 2018. The DOA has provided comments on the preliminary set of plans, which are summarized below.

This letter provides approval in concept only, and does not guarantee that the improvements may be built as proposed. Further review and approval of plans by the DOA and other permitting agencies, may be necessary before the DOA provides final project approval.

This letter will allow you to submit plans to the County of Ventura, Building and Safety offices and other approving agencies. However, submission of a separate and final project review and approval letter from the DOA will be required prior to the issuance of any permits by them.

Department of Airports Comments:

General

1. This letter of conceptual approval is limited to the proposed interior installation of drywall to three sides of Hangar P-160E. Separate Departmental approval will be required for any additional work that necessitates a permit.
2. Please be sure to provide a copy of all permits, both prior to construction and after being signed off to the Department of Airports.

Mr. Sam Landry
Hangar P-160 Interior Hangar Improvements
November 5, 2018
Page 2 of 2

3. As a reminder, during construction the security of the airport must not be compromised. Anyone driving on the airport must be escorted and supervised to ensure airfield rules and regulations are observed.

If you have any questions or wish to discuss this matter, I can be contacted at (805) 388-4205.

Sincerely,

A handwritten signature in black ink, appearing to read "Erin Powers". The signature is fluid and cursive, with the first name "Erin" and last name "Powers" clearly distinguishable.

Erin Powers
Projects Administrator

912

SENT VIA EMAIL

To: Landscape Contractors
From: Department of Airports, Special Projects
Date: November 20, 2018
Re: **REQUEST FOR PROPOSAL - Project No. CMA-207
Storage Yard Irrigation and Landscape**

The County of Ventura, Department of Airports hereby requests a LUMP SUM PROPOSAL from a selected list of Contractors for furnishing all labor, materials and equipment to landscape the Parkway in specified areas of Aviation Drive between Eubanks and the County's Animal Control Facility at Camarillo Airport. The Work Area is 578 feet long by 15 feet wide along the south side of Aviation Drive.

All work will be in complete accordance with City of Camarillo approved drawings numbered 1066-DOA, 1067-DOA and 1068-DOA attached hereto and made a part hereof your PROPOSAL, with the following Special Conditions:
Drawing Number 1068-DOA, City of Camarillo Standards Specifications
All costs associated with the Section entitled SOILS REPORT shall be included in your PROPOSAL.

All costs associated with Section 02840-Planting, including all provisions calling for coordination with the Landscape Architect shall be included in your PROPOSAL.
All costs associated with Section 02860-Maintenance shall be included in your PROPOSAL. Maintenance period shall be ninety (90 days) after written acceptance of the project by the Landscape Architect.

Public Works Projects over \$25,000 require the contractor to be registered with the Department of Industrial Relations and to furnish a Performance Bond and a Payment Bond.
This Project is a Prevailing Wage Job.

Contractors are encouraged to visit the site prior to submitting your PROPOSAL. All traffic control, barricading and protection of the public and the workers, shall be included in the PROPOSAL.

Proposals will be received until the close of business on TUESDAY, DECEMBER 4th, 2018 by email to erin.powers@ventura.org.

Thank you in advance,

Erin Powers, Projects Administrator
(805) 388-4205

9m

November 26, 2018

Mr. Mark Oberman
Channel Islands Aviation, Inc.
305 Durley Ave.
Camarillo, CA 93010

RE: Improvements and Alterations for Buildings 213 and 233 Lease at Camarillo Airport

Dear Mark:

Thank you for meeting with Madeline and myself on October 17, 2018 to show us the improvements and alterations you made to Hangar 2, and the office building that you lease from the County of Ventura Department of Airports (DOA). We also appreciated the opportunity to discuss options as to how to plan for further investment of approximately \$1.1 million prior to May 31, 2021, pursuant to your lease dated June 1, 2016.

To recap, you have completed the repainting of Hangar 2 and the required ramp paving. Also, the DOA is providing you with an extension of 90 days (until January 17, 2019) to replace a handful of glass panes in Hangar 2 (near Whittinghill premises) and install a new awning over the east entry door.

Additionally, you asked to be excused from replacing the double doors at the west end of the hangar since they do not serve as entrances to the building. The DOA will consider this request with the condition that the cost to replace the doors be applied somewhere else in the building. An idea that was suggested to you was to add permanent window treatments to the south facing windows to make the building more presentable. Please provide us with a quote for the replacement of the doors and your planned project so that we can have a dollar figure and potentially approve other improvements.

Paragraph 2 C. of your lease requires you to make improvements of \$1,138,430 (less the itemized \$95,403 to date) no later than May 31, 2021. Since this is a substantial amount and you have less than three years to complete these required improvements, the DOA requests that you submit your improvement plans in writing for approval no later than February 28, 2019.

9/1

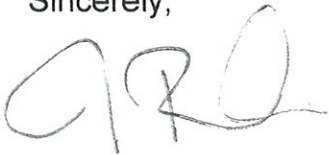
Letter to Channel Islands Aviation, Inc.
Regarding Lease Improvement Requirements
November 26, 2018

Unfortunately, as I mentioned to you while we were in the field, the improvements for the flooring, HVAC, and lighting that were completed between 2010 to 2015 cannot be applied to the new lease requirement since these improvements were completed prior to the new lease term which began on June 1, 2016.

We look forward to working with you regarding any improvements as they pertain to your existing lease areas in order to accommodate your business growth and the aviation industry changes. Should you have any questions, feel free to contact Madeline Herrle at 805-388-4243 or me at 805-388-4201.

Thank you for your continued cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Rubio', with a large, stylized initial 'JR'.

Jorge E. Rubio, A.A.E.
Acting Director of Airports

C: Madeline Herrle, Lease Manager
File

9n2



555 AIRPORT WAY, SUITE B
CAMARILLO, CA 93010
PHONE: (805) 388-4274
FAX: (805) 388-4366
WWW.VENTURA.ORG/AIRPORTS
WWW.IFLYOXNARD.COM

December 7, 2018

Mr. Ken Obi
Orbic Helicopters, Inc.
777 Aviation Drive
Camarillo, CA 93010

RE: Notice of Property Reversion Notice and Modification to Rental Fees

Dear Ken:

Your lease for the building and improvements at the Camarillo airport contains the provision for the improvement constructed at the property to revert to County ownership effective February 28, 2019.

Specifically, paragraph 8 of the First Amendment to Lease dated November 9, 1999 states that, "All Tenant leasehold improvements shall become the property of the County upon termination of the Lease or February 28, 2019, whichever occurs first." The lease will not terminate until April 30, 2019, so the **reversion date is February 28, 2019.**

The rent will be calculated based on the Office and Hangar rate for the improvements portion of the premises, and the parcel and ramp comprising 14,894 Square Feet (SF) (19,250 SF less the hangar building footprint of 4,356 SF) at the current fiscal years (2018-19) Aviation Land/Ramp Rate. Based on our review of the building plans and most recent improvement you made, we calculate the office space (which includes the addition "pop out" at the front) as 2,159 SF and the hangar space as 3,615 SF.

Total Hangar	4,356 SF(72' X 60.5')
Less office footprint	<u>(741) SF</u>
Net Hangar	3,615 SF

Office space	1,559 SF (2 levels)
Pop Out	<u>600 SF</u>
Net Office	2,159 SF

Net Ramp **13,953 SF**
(19,250 SF – 4,356 SF Hangar/Bldg footprint – front landscape/sidewalk area of 941 SF)

901

Rental calculations:

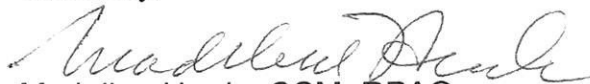
Hangar	3,615 SF X \$.40/SF/MO	\$1,446.00
Office	2,159 SF X \$.50/SF/MO	\$2,159.50
Ramp	13,953 SF X .0768/SF/MO	\$1,071.59
Land	941 SF X \$.0704/SF/MO	<u>\$ 66.26</u>

Total Monthly Rent commencing March 1, 2019 \$4,743.35

As a reminder, you may exercise your five year option no later than February 28, 2019.

Thank you for your continued cooperation and please contact me if you have any questions.

Sincerely,



Madeline Herrle, CSM, RPA®

Lease Manager

Madeline.Herrle@Ventura.org

805.388.4243

Cc: Jorge Rubio, Acting Director of Airports

December 14, 2018

Mr. Charlie McLaughlin
Aspen Helicopters
2899 W. Fifth Street
Oxnard, CA 93030

RE: Expansion plans – vacant parcel

Dear Charlie:

Thank you and Carolyn for meeting with us on November 27 to discuss your needs and proposed plans for the area west of your existing "Mid Field" facility.

As we discussed, we are reviewing your proposed layout plans with our consultant to determine conceptual clearances and building parameters for the best use of the entire five acre parcel, and we are researching the history of any possible environmental concerns from the previous owner's use.

To recap, there are a few hurdles to consider with your plan for construction of a new 100' X 200' maintenance hangar, including:

- To pursue the construction of a new hangar, you will likely need NEPA/CEQA clearance
- A ground lease will need to be negotiated since your existing lease expires in 2020, which will require capital investment thresholds to correspond with the length of the lease. The new lease would need to meet Airport Minimum Standards.
- Any future development would have to be compatible with County plans for use of the parcel and long term airport development plans
- Storage and repair of non-aviation vehicles is not an aeronautical use and will likely need to be accommodated elsewhere, or require FAA clearance and be charged a non-aviation (higher) rate.
- County will require Aspen to be 100% responsible for maintenance of underground storage tanks
- Existing ramp repair and restoration
- Identified upgrades/repairs completed for existing mid field facility per GSA report

9/1

Per our conversation on November 27, 2018, we will get back in touch with you once we have information on the prospective layout parameters of the parcel and the timeline for moving forward with an RFP for development.

Sincerely,

A handwritten signature in black ink, appearing to read 'JER' or similar, written in a cursive style.

Jorge E. Rubio, AAE
Acting Director of Airports

Cc: Madeline Herrle, Lease Manager



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CAMARILLO, CA 93010
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WWW.IFLYOKNARD.COM

December 14, 2018

Mr. Ken Obi
Orbic Helicopters
777 Aviation Drive
Camarillo, CA 93010

RE: Exercise of Option – Camarillo Airport

Dear Mr. Obi:

We received your letter to Jorge Rubio dated December 11, 2018 which references an "offer of a 5 year lease".

We believe this letter is meant to document that you want to exercise your existing five year option to extend the lease which is part of the terms of your existing lease agreement and is not a new offer of a five year lease.

If this is NOT your intention, please let us know.

The terms of the option term would commence on March 1, 2019 and last for five years.

Thank you for your attention and review to clarify the intention of your letter.

Sincerely,

A handwritten signature in cursive script that reads "Madeline Herrle".

Madeline Herrle, CSM, RPA®

Lease Manager

Madeline.Herrle@Ventura.org

805.388.4243

Cc: Mr. Jorge Rubio – Acting Director of Airports

99



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WWW.IFLYOXNARD.COM

December 17, 2018

Brian Simmons
Harold Lee
Golden West Air Terminals, Inc.
1601 W. Fifth St.
Oxnard, CA 93030

RE: Oxnard Airport asphalt improvements (airside/landside)

Dear Brian and Harold:

This is in response to your request to utilize the following products as an alternative to the slurry specifications previously provided:

- Landside Parking Lot – Overkote Asphalt Pavement Coating
- Airside Ramp – Overkote Asphalt Pavement Coating with 2% Latex product (Avicor 7448 submitted) for jet fuel resistance.

Our Engineer (Mead & Hunt) reviewed the products, spoke with the contact provided at Burbank Airport and is satisfied with the suggested alternative product, as long as all manufacturer's recommendations for materials (crack sealer too), preparation and application are followed for each surface (rough pavement vs. minor voids). Prior specifications regarding marking (striping) and Stormwater BMPs for the work areas are still in effect.

Please let us know when you plan to schedule the work and thank you for your cooperation and patience while we investigated this product.

Sincerely,

Madeline Herrle, CSM, RPA®
Lease Manager
Madeline.Herrle@Ventura.org
805.388.4243

Enclosure

gr



555 AIRPORT WAY, SUITE B
CAMARILLO, CA 93010
PHONE: (805) 388-4274
FAX: (805) 388-4366
WWW.VENTURA.ORG/AIRPORTS
WWW.IFLYOXNARD.COM

December 18, 2018

Mr. Jason Somes, Wingleader
Commemorative Air Force
455 Aviation Drive
Camarillo, CA 93010

RE: Trailers / RVs on CAF premises

Dear Jason:

I appreciate your efforts in cleaning up the area behind 425 Durley (airfield side) of miscellany and storage.

In addition to conversations our Operations Officers have had with your staff from time to time, this is also a reminder that County Airports does not allow camping or Recreational Vehicles/ Campers or Motorhomes in the Business Park or on leased premises, unless they have an activity permit to do so. Please advise your staff, if they are unaware, that neither they nor guests may park their RVs and motorhomes on the premises.

Thank you for your continued cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Madeline Herrle".

Madeline Herrle, CSM, RPA®
Lease Manager
Madeline.Herrle@Ventura.org
805.388.4243

95

New spot hosting Triton Academy

Triton

Location is temporary for county-run school

See TRITON, Page 4A

Alexa D'Angelo

Ventura County Star USA TODAY NETWORK



A new year means new backpacks, pencils and notebooks. For students attending the Triton Academy, it also means a new school.

Triton Academy's temporary campus is located near the Camarillo Airport.

The county-run school for students with autism moved from its previous location to a brand-new, temporary spot near the Camarillo Airport. Last month, the kids saw the new campus, which consists of portable buildings in a semicircle around a quad that has spots for sitting and a painted-on track for students to ride their bikes and run in, for the first time.

ALEXA D'ANGELO/THE STAR

"I think the school is really great and nice," said Carissa Llamas, a Triton student. "I think it's really cool we have a track right here. ... I really like it a lot."

Llamas was enjoying running around the track before class started one day during summer school — which for Triton takes place just a couple of weeks before the actual start of the year. She said it was her favorite part of the new site, but she also liked the blue trim on the portable buildings.

What she really likes about Triton,

New spot hosting Triton Academy

Triton

Continued from Page 3A

though, are the people.

lot of anxiousness about it. They really pulled out all the stops."

The campus cost approximately \$2.1 million from a combination of general funds and special education funds from the state, officials from the Ventura County Office of Education said.

11a1

“We’re like family,” Llamas said. “Everyone is family here to me. I have friends, teachers and (the principal) who are like family to me.”

The process for moving Triton started last year when the school was informed it would have to move since the Pleasant Valley School District would need space back in the upcoming year to house its Pleasant Valley School of Engineering and Arts.

The Ventura County Office of Education worked quickly to create a temporary facility for the students that would meet the needs of the specialized school — like incorporating spaces for life skills class and occupational therapy.

The Ventura County Office of Education “really wanted to make sure that staff, families and students were happy,” said Sarah Galloway, the new principal at Triton. “They knew it was going to be a big change. They knew there would be a

The school will occupy that spot only for a little while, though. The county is working on a new 29,944-square-foot, two-story building that will become Triton’s permanent home sometime in the 2019-2020 school year. The new building is going up next to the Ventura County Office of Educational Services Center on Adolfo Road in Camarillo.

But for now, the 65 or so students enrolled at Triton are happy where they are.

“It’s everything we hoped it would be. It’s really gone smoothly,” Galloway said. “Everything that the students needed to function was done on time.”

Air show will bring new twists to town

Show

WINGS OVER CAMARILLO

Claudia Boyd'Barrett Special to Ventura County Star USA TODAY NETWORK

Vicky Benzing doesn't like to keep her feet on the ground for too long.

For the past 30 years, the San Francisco Bay Area resident has embraced almost every imaginable airborne pursuit. She has spent more than 8,000 hours piloting airplanes, performed in aerobatic contests and air shows, set a record for the "fastest woman racer" at the Reno Championship Air Races and jumped out of airplanes more than 1,200 times.

This weekend, Benzing will soar into the skies above the **Camarillo Airport** for the 38th annual, newly expanded Wings Over **Camarillo** air show. She'll be one of several pilots performing at the show, wowing audiences as her small aircraft loops and twirls through the air.

Wings Over **Camarillo** will have some new features this year, including an expanded classic car show. On Saturday, 1980s cover band The Spazmatics will play from 5-7 p.m.

See **SHOW, Page 2A**

Vicky Benzing, shown here in a Stearman, will be performing at this weekend's Wings Over Camarillo.

CONTRIBUTED PHOTO/TYSON V. RININGER



Sammy Mason, a familiar face at Santa Paula Airport, will be performing at Wings Over Camarillo.

CONTRIBUTED PHOTO



Air show will bring new twists to town

Show

Continued from Page 1A

There also will be a military aircraft display, a World War II re-enactment camp and a hands-on kids zone where children can build a Lego **airport** and learn about airplanes, drones and robotics. Pilots scheduled to perform include John Collver, Judy Phelps, Tim Just, Sammy Mason — and Benzing.

“Everything I do has been rehearsed thousands of times. There’s nothing that I do that’s actually dangerous,” Benzing said reassuredly. “You’ll see lots of tumbles ... and other gyroscopic maneuvers that the general public would think that a plane wouldn’t actually do.”

Benzing learned to fly in college, and she continued flying for fun even as she pursued a career in the tech industry. She began aerobatic training in earnest in 2005 and retired in 2012 to pursue flying full time. Benzing now performs at air shows around the country and has appeared several times at Wings Over **Camarillo**.

Even after so many hours in the air, Benzing said she never gets tired of flying.

“It’s a feeling of total freedom. It’s just you up in the air all by yourself. You have to rely on yourself,” she said. “And the sights you see: the weather,

the clouds, the sunset. You just wouldn’t see them if your feet were on the ground.”

The pilot said she hopes to inspire more women and girls to get involved in aviation, and she’ll be on hand at the festival to sign autographs and posters. Women are still underrepresented in the aviation field, Benzing said, even though many more are becoming pilots now than when she first learned to fly.

“Tell the young girls out there, if they can dream it, they can go do it. All it takes really is a desire and you can make it happen,” she said. “Flying is much more accessible than people think. You can go down to your local **airport** and learn to fly. And it’s accessible to normal people; you don’t have to be rich.”

Matt Johnston, president of the California Aeronautical University, which is sponsoring the event, called Wings Over **Camarillo** “a potpourri of stimulation.”

“You can look to the air and see neat things. You’ve got visual stimulation, audio stimulation with the entertainment and sound, then there’s touch and feel (activities),” he said. “It’s just a great family event and there’s something for everybody.”

Air show draws eyes to sky this weekend

WINGS OVER CAMARILLO

From Staff Reports Ventura County Star USA TODAY NETWORK

Flips and somersaults took to the skies above Ventura County on Saturday, the first day of the Wings Over **Camarillo** air show.

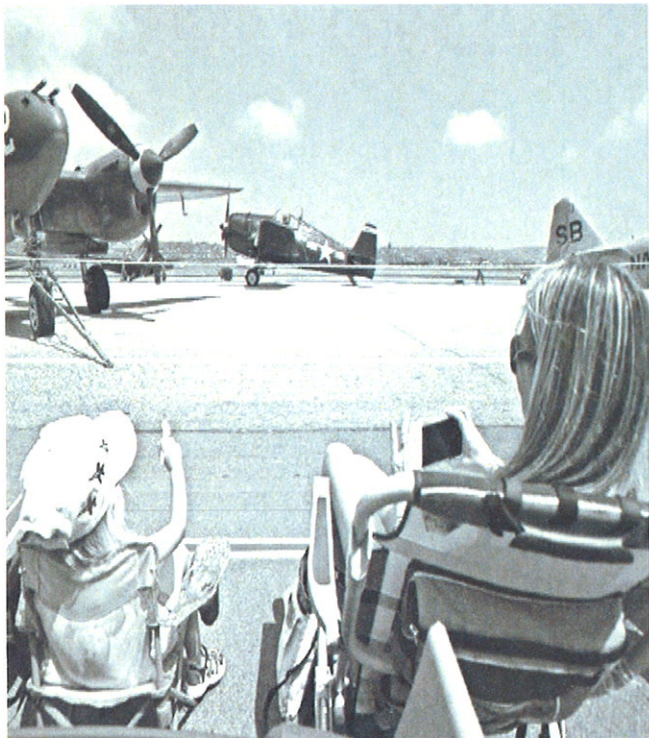
Sunday's aerial performances will begin at noon, with gates opening at 9 a.m. at the **Camarillo Airport**, 555 **Airport Way, Camarillo**. Ground exhibits include a newly expanded car show, a military aircraft display, a World War II re-enactment camp and a kids' zone where children can build a Lego **airport** and learn about airplanes, drones and robotics. Among the pilots flying during the 38th annual air show are John Collver, Judy Phelps, Tim Just, Sammy Mason and Vicky Benzing.

Admission is \$20 for adults, \$15 for active military with ID, \$10 for children ages 6 to 12 and free for children 5 and younger. For more information, visit wings overcamarillo.com.

Laura Kelley watches as her daughter **Makenzie** points to one of the vintage aircraft as it taxis on the runway at the **Wings Over Camarillo Air Show at the Camarillo Airport on Saturday**. PHOTOS BY JOE LUMAYA/SPECIAL TO THE STAR



Paratroopers Mike Payton, left, and Jon Tehan, who are part of the WWII Airborne Demonstration Team, stand next to the C-53D nicknamed D-Day Doll.



11c2

Where is senior in senior center?

| August 24, 2018

We were encouraged to see the Aug. 3 article “City to pitch in on senior center” in the Business section. We then read the article, and much to our dismay, there was not a single reference to any plans for a “senior center.”

The need for new community center facilities was identified and placed on the agenda for the Pleasant Valley Recreation and Parks District.

A company was retained for approximately \$100,000 to provide plans for several solutions. They proposed three alternatives:

The “Cadillac” version that would cost over \$50 million and satisfy most, but not all, needs.

A blended middle-of-the-road solution for approximately \$30 million.

A bare-bones refurbishment of the existing facility for nearly \$14 million that would meet none of the identified needs

The current facility was built as a teen center in 1966 when the population of Camarillo was about 20,000.

The 2018 estimate for Camarillo’s population is 68,000. It is estimated that 20 percent, or at least 13,600 residents, are over the age of 55. We need dedicated spaces, as this number will be growing as the population ages.

There are 1,500 square feet of space in the current senior center. Seniors require space for counseling, tax advice, Social Security information, Medicare information, legal rights and current technology.

Seniors also need an area to meet friends, watch a big-screen TV, have coffee, play games and for all the other activities and items that change in our lives when we reach the golden years.

Based on the plans in the accepted option two, the gym is the centerpiece of the project. This is deemed essential to replace the gym that is being lost at Freedom Park.

Out of more than 31,000 square feet in the plan there are approximately 5,800 square feet that are designated as “multigenerational spaces.” I may be wrong, but that doesn’t sound like a senior center to me.

Just a thought: About 60 percent of all eligible voters cast ballots in general and local elections; among seniors, that number jumps to 80 percent. Can elected officials afford to ignore a voting block of more than 10,000

11d1

people in a relatively small town?

We encourage the voters of Camarillo to consider the City Council's shirking of its duty to look after its seniors. A dedicated facility is extremely important to accommodate the needs of a specific population that votes and contributed a great deal of wealth to the building of this community.

"Be a thorn in the City Council's side" until they share the wealth generated by the Camarillo Premium Outlets, the airport and the new convention center with the senior citizens of this community.

Kevin and Renee Sherry

Camarillo

Editor's note: The Pleasant

Valley Recreation and Park District and the City of Camarillo

are separate agencies, each with

its own body of elected officials.

*The two are partnering to fund
the expansion at PVRPD's main
location on Durley Street.*

Hangar talks stay on course

County, owners remain at table

| August 31, 2018

By Cameron Kiszla
cameron@theacorn.com

After months of contention, owners and tenants of airplane hangars at the Camarillo and Oxnard airports seem to be making progress in their quest to resolve a dispute with the Ventura County Department of Airports over longterm ownership of the hangars.

The buildings, many of which are owned by members of the Ventura County Hangar Owners and Tenants Association, have sat for three decades on countyowned land, for which hangar owners usually pay between \$100 and \$200 a month.

After hangar owners wanted new lease terms that allowed subletting, the county department of airports looked at what best practices were, said Jorge Rubio, the deputy director of airports.

County officials found that long-term leases that don't end in airport ownership are discouraged by funding guidelines from the Federal Aviation Administration, Rubio said.

So last year the Department of Airports proposed new leases that last between 10 and 20 years and end with the county taking control of the land and the hangars in order to rent out the space to aviators, a process known as reversion.

The county argues that hangar owners have had plenty of time over the past several decades to recoup their investments.

The owners, however, say the county is using misleading logic to determine the worth of the hangars in a bid to take their private property and leave them with nothing. Some of the owners said they have paid as much as \$100,000 for their hangars.

During a raucous town hall in June, nearly 30 speakers blasted Rubio. Since then, the hangar owners' attorney, Chuck Cohen of Westlake-based law firm Cohen Begun & Deck, began lobbying county officials on the hangar owners' behalf.

Now it seems both sides have agreed to try to figure out a compromise.

11e1

Gene Barlowe, vice president of the hangar owners' association, said his group met with Mike Powers, CEO of Ventura County, for a discussion about the hangars earlier this month.

Barlowe said that, while no decisions were made, both sides got to know each other and stated their positions so that negotiations can begin.

"We made it very clear that reversion has to be taken off the table if we are to proceed. I don't know if they'll go for it or not, but it's a reasonable thing to request," Barlowe said.

In an email, Powers said the discussions of "complicated issues" went well.

"We are taking the time to listen and understand all perspectives to try to find the right balance. . . . Our office will continue to work with the Department of Airports' leadership to ensure (the airport) remains a vital community asset long into the future," Powers said. "Our goal is to arrive at an agreement that is both fair and that continues support of opportunities for FAA funding to further enhance the airport."

The hangar owners' representatives sat down with Rubio on Aug. 23, Barlowe said, and the owners want to meet again in early September.

While discussions continue, the county's Department of Airports is pausing plans to release the next version of its proposed lease agreement, Rubio said.

In July, he told the *Acorn* that the next draft of the proposed lease would be coming in a few weeks, but with ongoing negotiations, the department wants to hold off until a more balanced approach has been found, he said.

Barlowe said the negotiations between the county and hangar owners are progress in themselves, and he is hopeful an impasse can be avoided.

"It feels we're going to be able to address this with reason, compassion and mutual respect," Barlowe said. "It's a breath of fresh air. We still don't know how it's going to go, but we're hoping for the best."

Donald Franklin "Don" Hollingsworth

1930 - 2018

Obituary

[Condolences](#)



Donald "Don" Franklin Hollingsworth

Camarillo, CA

Donald Hollingsworth, 88, of Camarillo, California passed away on Tuesday, August 21, 2018.

Don was born on June 11, 1930 in Westchester, Pennsylvania to parents William Henry Hollingsworth and Anna (Webb) Hollingsworth.



Don joined the [Army](#) in 1947 as an enlisted man. Later after joining the West Virginia Air National Guard, he was commissioned as an officer and pilot, assigned to fly the North American F86. He always believed that the F86 was the best airplane he ever flew. Don served more than twenty years in the Guard while also enjoying a wonderful career as a United Airlines pilot. He retired as a 747 Captain in 1990. Don continued to fly recreationally for many

years, becoming a powerful voice and advocate for the local aviation community. He was a proud member and supporter of many aviation associations including the Experimental Aircraft Association and the Commemorative Air Force. He was a man who loved to fly, loved a good party, and loved his family, and his country.

Don was preceded in death by his dearly loved wife Donna Hollingsworth, and his Sister Marjorie and Brother William Hollingsworth, Jr.

Don is survived by his daughters, Kim Hinshaw of Casa Grande AZ, Jill Gardner of Las Vegas, NV and Cindy Spangenberg (Chris) of Camarillo, CA. He is also survived by his one and only granddaughter Kimberly Paolone (John) and great-granddaughter Savannah Paolone who affectionately called him "Grandpa Airplane."

High Flight

Oh, I have slipped the surly bonds of earth

11f1

And danced the skies on laughter-slivered wings;

Sunward I've climbed,

And joined the tumbling mirth

Of sun-split clouds-and done a hundred things

You have not dreamed of-

wheeled and soared and swung

High in the sunlit silence.

Hov'ring there,

I've chased the shouting wind along, and flung

My eager craft through footless halls of air.

Up, up the long, delirious burning blue

I've topped the windswept heights with easy grace

Where never lark, or even eagle flew.

And, while with silent, lifting mind I've trod

The high untrespassed sanctity of space,

Put out my hand, and touched the face of God.

By John Gillespie Magee Jr.

In keeping with Don's wishes, there will be no memorials or services, but feel free to share your stories and memories of Don, as we would love it if you would share them. Please contribute in the guest book at www.legacy.com/obituaries/venturacountystar/ and at

11f2

www.reardonfuneral.com/Obituaries.html.

Arrangements were under the direction of JOSEPH P. REARDON FUNERAL HOME & CREMATION SERVICE, 757 East Main Street, Ventura.

Published in Ventura County Star from Aug. 31 to Sept. 2, 2018

1143

COOPERS

CHOPPERS

OZ>

Meet local law enforcement at free event at Camarillo Airport

Alicia Doyle Special to Ventura County Star
USA TODAY NETWORK

Ever wanted to look inside a police helicopter? Or see a police dog go after a “suspect?”

This year’s Coppers and Choppers at Camarillo Airport will give visitors the chance to do that while meeting local law enforcement officers and getting a first-hand look at the crime lab and other departments on Sept. 15.

“It’s not every day you get to climb in a police cruiser or police helicopter and hang out with the police K-9s,” said Tom Means, of Moorpark, a board member with the Ventura County Sheriff’s Foundation.

The goal of Coppers and Choppers is to allow people of all ages to have fun while experiencing a positive interaction with law enforcement, he said.

“Often, the only contact that people have is when they have a police vehicle behind them for a traffic stop,” Means said. “So this is an opportunity for kids and adults alike to go out and see the other side of people that are serving us.”

The free event will take place from 11 a.m. to 3 p.m. at the Ventura County Sheriff’s Office Air Unit at the Camarillo Airport. A free lunch will be served.

“It has never been a better time to show our law enforcement we support them — Coppers and Choppers provides that experience,” said Christina Conley, of Simi Valley, a foundation board member.

so you’ll see how they do search and rescue. And a few of the K-9s will be there, too.”



Giovanni Louis (front), of Oxnard, along with his sister Harley and other children are coached by Chris Cogan, a volunteer for Ventura County Search and Rescue, in pulling a 120-pound mannequin during the 2016 Coppers and Choppers.

11g1

When local residents have a strong relationship with law enforcement, they feel safer in the community, Conley noted.

“Our cops went into law enforcement because they care about our community,” she said. “The relationships they have with our citizens enhances their ability to provide excellent service.

“Our goal is to build a strong community relationship with our local law enforcement; we want kids to never fear those who protect us.”

Activities for children include a scavenger hunt that will have them visiting such departments as SWAT, mounted patrol and search and rescue. There’s also a tech division that operates drones, unmanned aircraft controlled from the ground.

“The air unit is where this event is taking place, so there will be helicopters there,” said Joe Markiewicz, of Camarillo, event chair and a foundation board member. “Sometimes during the event they’ll have a few fly-bys, so you’ll hear them going over.”

Coppers and Choppers usually takes place in June or July.

“This is our first year having it in September,” Markiewicz said. “It became a conflict with the Camarillo Fiesta and other events, so we pushed it out.”

He emphasized that this is a free, “family-friendly” event.

“You come in, you can see different parts of the department, and definitely have a good time,” Markiewicz said. “The volunteers who do search and rescue will be there as well,



Darin Rich, left, helps Elan Strauss, of Thousand Oaks, out of a fire-and-rescue helicopter during the 2016 Coppers and Choppers at the Camarillo Airport. STAR FILE PHOTOS

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South Coast Airport Looking At Major Expansion Project

By LANCE OROZCO · SEP 23, 2018

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A South Coast airport is working on a major expansion plan to help ease lack of hangar space.

Ventura County officials are considering a proposal to add 100,000 square feet of commercial hangar space at Camarillo Airport. RKR Incorporated wants to build four hangars and office space on a vacant six acre chunk land on the northeast end of the airport.

Ventura County's Department of Airports put out a request for proposals on projects on the site, but after failing to get a response started directly negotiating with RKR.

The plan calls for the company to spend at least \$20 million dollars building the project, and to pay nearly \$20,000 a month in rent. The proposal is set to go to Ventura County Supervisors for their consideration Tuesday.

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High-end hangar complex could replace cars at Camarillo Airport

Kathleen Wilson, Ventura County Star Published 9:00 a.m. PT Oct. 13, 2018



(Photo: PHOTO COURTESY OF JRMA ARCHITECTS)

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A multimillion-dollar complex of private jet hangars could be coming to the Camarillo Airport, filling part of the land once occupied by an expanse of unsold cars.

Calabasas developer RKR Inc. has proposed building four upscale hangars on six acres at the northeast end of the public airport near Las Posas Road and Ventura Boulevard. Late last month, the project won a key vote when the Ventura County Board of Supervisors authorized a two-year option agreement for a lease of the county-owned land on which the four hangars would sit.

The option gives RKR time to determine the feasibility of the project, conduct environmental and geotechnical studies, and do other work. If the developer ultimately goes ahead with the project, the land lease would last 40 years and may be extended for an additional 10. Then the hangar facility, which would be called Cloud 9 at Camarillo, would revert to the airport's ownership.

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Stretching over 120,000 square feet, the project would be built of steel, metal and glass, said Ronald Rasak, president of the commercial development company. The hangar project could accommodate at least eight planes plus offices, airport officials said.

RKR has agreed to invest at least \$20 million in the hangars and associated improvements if the project goes ahead. The developer would be obligated to build parking, a private entrance off Los Posas Road and a path for aircraft that would connect to a taxiway and the runway, airport officials said.

The complex would be one of the costliest aviation-related developments ever constructed at the airport in one phase, said Jorge Rubio, deputy director of the county Department of Airports.

MORE: [Caltrans announces projects to upgrade Highways 101 and 33](#)

RKR is paying the county \$2,000 a month for the option and about \$19,000 a month if the lease is executed. RKR has two years to commit to the project and sign the lease, Rubio said.

The site is vacant now but was part of airport land devoted to storage of Hyundai and Kia cars over the past few years. Businesses that prepare the cars for sale turned to the county-owned airports in Camarillo and Oxnard to handle the overflow before the vehicles were trucked to dealers, bringing close to \$5 million in land rent. But the cash stream ended early this year, reportedly because the carmakers decided to keep less inventory on hand.

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Rendering shows a view of the proposed hangar building at the Camarillo Airport (Photo: Contributed image/JRMA Architects)

Rubio said a project like the one Rasak proposed has been designated as an allowed use in the airport's master plan, which was adopted in 2011. Small hangars for pilots are allowed in the plan, but so are large ones that serve the business community, he said. Rubio said 65 corporate jets are located at the airport.

"It is a balance," he said.

Rubio said managers issued a request for proposals for a large hangar development of this type in February after learning that airport tenants and outside entities were interested. After no one responded to the request, RKR approached airport officials with its proposal, Rubio said.

MORE: [Ventura County business leaders focus on economy, manufacturing](#)

Rasak said some aviation businesses at the airport did express concerns, questioning whether the project would take away tenants, compete with them to sell fuel and offer charter plane service.

In a letter posted on the board's agenda, he said the project for high-end customers would not be targeting the same clients as other businesses do and that he would not sell fuel or run a charter operation.

Rasak said he's targeting companies and wealthy individuals who want their own private hangar space at the centrally located airport. Prospects include celebrities, sports teams and current and former corporate CEO's, he said.

Rasak said the airport location is attractive not just to residents of Ventura County, but also for people who live in Malibu, Montecito and Santa Barbara.

People who lease or buy the hangars can enter a private entrance off Las Posas Road, he said. He's also looking into the possibility of building solar-covered parking near the canal at the edge of the airport.

"We believe there will a lot of pent-up demand for something like this," he said.

Supervisors asked airport officials to investigate whether an impact fee could be charged to the jet owners for the impact their planes would have on the environment. A report on the request is still pending.

THE Acorn

Crash on 101 creates terrible Tuesday

Aircraft pilot, motorists uninjured

/ October 25, 2018

By Ian Bradley

ianbradley@theacorn.com



DOWN FOR THE COUNT—Afireball erupts as the plane comes to a halt in the northbound lane of the 101 Freeway at Liberty Canyon in Agoura Hills Tuesday afternoon. Lanes in both directions were shut down for hours and side streets were jammed. Courtesy of Jen Buzza

Tuesday was an absolute nightmare for motorists up and down the Conejo Valley, but for Rob Sandberg, the 42-year-old pilot who put his airplane down safely in the middle of a busy 101 Freeway in Agoura Hills, it might

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have just been the luckiest day of his life.

Sandberg, a Camarillo resident and longtime pilot, landed his small training aircraft on the northbound lane of the 101 Freeway at Liberty Canyon at about 1:45 p.m. Tuesday after encountering engine trouble. A large plume of black smoke rose quickly from the crash site. Sandberg, a professional commercial pilot with almost 30 years behind the cockpit, survived the ordeal with only singed hair. He was in the aircraft by himself.

With German war insignia on both wings, the plane appeared to be a vintage World War II aircraft, but it was a T-6 Texan, a single-engine airplane used to train pilots in the U.S. Air Force between the 1940s and the 1970s.

It is part of the Condor Squadron, a nonprofit organization based out of the Van Nuys Airport that flies over parades and memorial services. Capt. Johnny Starling of the California Highway Patrol said the aircraft departed the airport and encountered mechanical trouble shortly after takeoff.



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WRECKAGE—After fire is knocked down—and as the freeway remains closed—emergency workers assess the damage and discuss plans for wreckage removal. Traffic was brought to a halt for almost three hours. RICHARD GILLARD/Acorn Newspapers

“The plan was to do a circle around the Warner Center and then touch down again at Van Nuys (Airport). About eight or nine minutes into the flight he heard two loud bangs, the engine went dead and he lost power,” Starling said.

“(The pilot) was able to maintain control of the aircraft and landed on the freeway. As he landed there was one car in front of him, and to avoid it he swerved to the left, hit the center divider and it burst into flames.”

Starling praised the pilot for avoiding injury to himself and the motorists hustling by as rush-hour traffic had begun to build.

“When I first walked up to the scene, knowing he just climbed out of a burning aircraft, I was surprised to see him just calmly standing on the side of the road going through his phone,” Starling said.



Courtesy of Malibu Search and Rescue, LASD

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"He said he was fine. It was as if he'd had a flat tire on his car and was waiting for AAA to show up."

Agoura Hills resident Jennifer Buzza, a certified Agoura Hills CERT (Community Emergency Response Team) first responder, was driving southbound on the 101 and was one of the first people to arrive at the scene.

"All I really comprehended was the (plane's) last bounce and then it hitting the middle divider. I pulled over and started running to the plane," Buzza said. "The pilot was out of the plane and a truck driver on the northbound side was getting out of his truck with a fire extinguisher. (When we learned) there was nobody else on the plane we backed off and said, 'Okay, let's keep cars away.'"

Buzza said her training helped her to remain calm and respond to the situation.

"It was unbelievable. First, it's an old war plane, so you're already confused. Next, there's an airplane on the freeway crashing and burning in front of you. It doesn't compute in your head," Buzza said.

"My first response was, 'you need to get out of here.' Then I calmed myself down and went, 'Nope, calm down, get over there, make sure people are

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(safe), because somebody could be in there right now.”

The crash shut down north and southbound traffic on the 101 Freeway for almost three hours while emergency responders extinguished the flash fire that consumed most of the plane’s fuselage and attended to other key tasks.

Several lanes on both sides of the freeway reopened at approximately 4:30 p.m.

Investigators from the Federal Aviation Administration arrived at the crash site to gather information and evidence. The wreckage was finally hauled away overnight.

All that remained Wednesday was the scarring on the freeway pavement—and one local pilot happy to be alive.

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[Deputy from Agoura Hills arrested on charges of raping a minor](#)

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Oxnard Union, Rio school districts to buy and share new headquarters

Alexa D'Angelo, Ventura County Star Published 12:18 p.m. PT Oct. 25, 2018 | Updated 3:41 p.m. PT Oct. 25, 2018



(Photo: ALEXA D'ANGELO/STAR STAFF)

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The Oxnard Union High School District board of trustees voted Wednesday night to purchase a new building to house district offices and the adult education center.

The building will be shared with the Rio School District, an elementary district that serves north Oxnard and El Rio. Rio will own and operate 30 percent of the office space at 1800 Solar Drive in Oxnard, while Oxnard Union, which serves high school students within the Rio boundaries as well as in Oxnard and Camarillo, will have the other 70 percent. This would be the only such partnership in Ventura County, according to the Ventura County Office of Education.

"We're two great districts helping the same kids," Oxnard Union Superintendent Penelope DeLeon told The Star. "It's an opportunity that won't just benefit our employees, but will benefit all the students in our district in terms of our ability to create a (transitional kindergarten) through college pathway with our districts. It's just incredible and the more that we talk about it the more ideas we have."

MORE: [Oxnard opens classroom doors to program for students with emotional needs](#)

DeLeon said the partnership was born out of coincidence. The Rio School District happened to be looking at the same time Oxnard Union was, and the two agencies share the same real estate consultant. When Oxnard Union found the building at 1800 Solar Drive, the consultant told Rio officials the building could meet the needs of both districts.

"It really opened up a conversation about all that we could do if we were working together," DeLeon said.

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The district, along with the Ventura County Department of Airports and the city of Oxnard, [determined](#) there's "a potential danger to the employees and students of Oxnard Union" due to the current location of the district office and adult education center — scattered in different temporary structures along K Street in Oxnard — in boundaries of the "runway protection zone" for the Oxnard Airport, according to Wednesday's agenda item.

Runway protection zones are a trapezoidal area "off the end of the runway end that serves to enhance the protection of people and property on the ground" in the event an aircraft lands or crashes beyond the runway end, according to the Federal Aviation Administration.

"The way I'm looking at it, I'm not hearing that the FAA or any other agency is saying, 'You have to move'; I didn't hear that," said Gary Davis, the Oxnard Union board president. "I'm saying they have validated what, in their determination, is an unsafe condition. I've spent my entire career no farther than 100 yards from here. My first teaching assignment was in" the old Oxnard High School.

MORE: [South Oxnard's identity on City Council ballot this November](#)

Davis said that before Oxnard High School was relocated to its current home on Gonzales Road, officials considered renovating the old facilities, but the district was told by the state it couldn't be done due to safety concerns.

"The way I'm looking at this particular situation ... is we have an option to address what is declared an unsafe condition," Davis said. "We have sellable property, which this district didn't have of that value in the past, and we have a particular building that would seem to serve our purposes in the future. I don't feel a pressure that any agency is saying, 'District, you must move.' But we have an option."

The total sale price is \$13.75 million; Oxnard Union will pay 70 percent and Rio will pay 30 percent. Oxnard Union's chunk is a little over \$9.6 million. The district will sell its nine excess properties to ultimately pay for it, borrowing from an existing district fund until they have the revenue from the sales. Rio will pay just over \$4 million to own and operate one floor of the building. The Rio School District board approved the purchase at an Oct. 17 meeting.

At no point will Oxnard Union's Measure A or Measure H funds be used toward the purchase of the new district office.

MORE: [Hueneme school board votes to appoint incumbent to open seat](#)

"This move and the moving of the district offices is going to be an incredibly arduous, tedious task," said Jeff Weinstein, assistant superintendent of business services for Oxnard Union. "The move is not going to happen overnight. The earliest we can see is probably going to be sometime during the next school year for some of it, and probably some of us won't be moving until the summer of 2020. It's something that's a challenge we are willing to take on. We wouldn't want the public to think that this is something about getting us new offices or anything like that, it is really moving our offices for safety, but then again to make sure that we have (room for) growth for the next 20 years."

Oxnard Union trustee Steve Hall said he was skeptical when he was first informed of the move and a couple of things that happened that allowed him to support this process.

"I would not be supporting this if one penny or nickel from Measure A or Measure H was going to be used to support the purchase of this office," Hall said. "... One of our

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partnerships with other educational institutions. One of the No. 1 barriers that the educational system has in serving students K-12 and beyond is I call it vertical communication — communication between educational agencies. ... With the Rio district purchasing this building with us, being in the same building together, that is going to allow us to develop so many synergies with that agency. ... I think that's a rare opportunity."

The Oxnard Union board ultimately voted unanimously to move forward with the purchase of the new building and the sale of existing properties.

AIRPORTS

airport
business

The Battle Over Air Service Development

BY BENÉT WILSON ON NOV 1, 2018



Special events related to new airline services can provide marketing outreach within the community to promote the new route.

Photo credit: Indianapolis Airport Authority

No matter what size community you live in, having an airport that connects you to the global air transportation system is key. For example, in its search for a second headquarters, Amazon required that potential cities be within 45 miles of an international airport.

Aviation has directly created 9.9 million jobs and created a \$664.5 billion economic impact, according to "Aviation Benefits," a 2017 report published by the Industry High Level Group, an ICAO initiative. Its members include the heads of ICAO, ACI, IATA, the Civil Air Navigation Services Organisation (CANSO) and the International Coordinating Council of Aerospace Industries Associations (ICCAIA).

So what are airports — large and small — doing to balance keeping existing air service with boosting frequencies and adding new flights? Many of them choose to hire air service consultants to help.

Mike Boyd founded Evergreen, Colo.-based aviation consultancy, Boyd Group International, in 1984 after stints in planning and marketing at three airlines. He leveraged his experience into a firm that is well respected not only for its air service consulting, but its annual aviation summit, an event that attracts top airline executives from around the world as speakers. It has become a must-attend event.

The first consideration when it comes to air service is pretty simple — is it possible, Boyd asked. "Many communities just want air service, no matter where it goes. Our biggest challenge with them is getting them to understand that air service access isn't always possible at the local airport," he said.

Take the example of Youngstown-Warren Regional Airport, which has worked for 20 years to get air service, said Boyd. "They do have Allegiant Air for leisure travel, but that's just leisure air service," he said. "The best service for Youngstown comes out of Pittsburgh International Airport, an hour's drive away. But some communities don't want to hear that."

Another example is Topeka Regional Airport, said Boyd. The airport had three daily US Airways Express flights to Kansas City that ended in 2003. It won a Small Community Air Service Development grant in 2012 for \$950,000 to operate United Express flights to Chicago, but the service ended in September 2014 after the funds ran out. Even Allegiant Air couldn't make flights work and they stopped flights in July 2007.

"Why didn't it work? Because it's more convenient to drive to Kansas City International Airport, which is a one-hour drive away," said Boyd. "This is happening at small airports across the country. Your air service isn't always at your local airport."

Even the right case for air service can be wrong, said Boyd. "Airlines aren't stupid. They don't need a consultant to send them a leakage study. If the traffic is there, the airline will know it," he said. "The only case to be made for air service is does an airport meet the corporate objectives of the airline."

Pueblo, Colo., is literally an hour away from Colorado Springs Airport, said Boyd. "It is spending millions of dollars to keep two United Express 50-seat flights to Denver running at a 27 percent load factor," he said. "More people go to Starbucks that fly on these flights, and yet the community says it needs this service. But they already have great service — out of Colorado Springs."

Air Service Development: What it Takes

Every firm interviewed in this story cited their expertise, their staff with airline experience and connections, but is that enough? How do you show off your work, but also not just tell airports what they want to hear when it comes to air service?

Joseph Pickering is the business unit leader for Madison, Wis.-based Mead & Hunt's air service consulting group. Because each airport's situation is unique, the first thing to discuss are the goals of the effort, he said.

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"Is this a one-off project providing technical guidance or a longer-term air service development effort for an airport looking to grow existing service, add new domestic service, re-establish lost service or looking to strategically pursue new international routes," Pickering asked. "We also ask to review any past air service development efforts to see if we can build on those efforts or if we're starting fresh we tell them we need to complete a market study to determine the market's potential, the number of air travelers and where they are going."

Kevin Schorr is a vice president at Alexandria, Va.-based Campbell-Hill Aviation Group LLC. "Most airports do an RFP/RFQ process for air service consultants, but there are some who call and want to learn more. They want to understand what we do differently than other firms," he said.

"When an airport comes to us, we tell them how we're different. Our group of consultants have 150 years of aviation experience. We are of the industry," said Schorr. "We've had 206 air service wins from 28 airlines since 2015. We can tell them how good we are, but it all comes down to answering the question 'can you get us more air service?'"

Another thing that makes Campbell-Hill different is that there's one office, said Schorr. "Ten of our 13 employees work in that office," he said. "We work for different kinds of airports, from small ones to large hubs in the U.S., Canada, Latin America and Europe."

But the biggest difference is that the firm works for airlines as well as airports, said Schorr. "One of our biggest clients is Southwest Airlines. People are surprised when we tell them this," he said.

Sabine Reim is the senior vice president of airline network strategy for Vancouver, British Columbia-based InterVistas, a dedicated boutique aviation consultancy. "We pride ourselves on our broad service offering, provided by subject matter specialists, many of who have completed distinguished industry careers," she said. "We can therefore offer both depth and breadth, which is an important combination for delivering the services airports need to succeed in developing air service."

InterVistas can help with a number of disciplines that complement the more traditional air service development functions of business case development and route forecasting, said Reim. "For example, it includes economic impact analysis, leakage studies, tourism, facilities development, facilitation and regulatory, and non-aeronautical business development," she said. "We can also offer our clients experience and airline contacts gathered from projects completed around the world."

As industry margins have become more squeezed with U.S. carriers not adding much incremental capacity in the near term, and at the trans-oceanic level high growth rates not expected to quite continue to the same degree, competitiveness between airports can be interpreted to have gone up, said Reim.

"However, we are still in a position for air service development where a lot of airlines have got used to being more innovative when it comes to air service and more comfortable with trying out new opportunities," she said. "This in turn creates opportunities for both larger and smaller airports, and that is a good thing."

The airlines typically have more route opportunities than there are aircraft to fly those routes so airports are competing for a limited asset that is easily deployed where it has the potential for the best return on investment, Pickering noted.

"Air service development can be a highly competitive undertaking. Recently the industry has been constrained by a regional airline pilot shortage, which means that air service development at smaller airports has become even more competitive," he said. "With aviation fuel prices increasing we've seen some airlines respond by eliminating 'thin' or underperforming routes, making the hurdle even higher for new markets to be launched."

Sometimes airports have to tell potential clients news they may not want to hear. Which is why it's important to take a step back and really look at air service through a very objective lens, said Reim. "This is often a core reason why a community brings in an air service consultant. Issues arise when a particular air service target becomes emotionally charged, which ends up misguiding a community. This ultimately wastes real opportunities, and so a community loses," she stated.

It is okay to select a more ambitious aim for new air service as such targets are really a long-term effort, and determine how to work toward it, said Reim. "However, it needs to be clear what the more near-term targets are in order to maximize growth opportunities in the meantime," she explained.

Having worked with many airports and airlines, Mead & Hunt has a good sense of what is realistic and credible once the relevant background work has been completed, said Pickering. "That usually takes some analyses to determine realistic opportunities and to set priorities and we sometimes have to tell the airport that we don't see a possible market as being viable," he said.

"For example, if the market study indicates an airport has 10 passengers traveling daily each way between a potential point-to-point route, then that potential route wouldn't be considered a target route," he explained. "We review our analyses and assessment with client airports to make sure there is a clear understanding of what is realistic, where to focus our efforts, what will be required to move this forward and the resources and timeline that might be required."

Some communities still look at airlines as a public utility, said Schorr. "They see it as their right to have air service. But we are realistic when we work with airports, communities and their partners. We put ourselves in the role of the airline network planner, asking will a route work or not, since as a firm with our experience, we know how airlines make these decisions," he said. "We want to develop strategies that actually work for the market so there's no surprises."

While it's always good to outline strategies and priorities, in the end, it's all about bringing in air service. For Schorr, that means there are no favorite air service wins. "We have 206 wins since 2015. But most importantly, those wins represented all sizes of airports in the U.S., Latin America and Europe ranging from ultra-low-cost airlines to network carriers," he said.

One win Schorr highlighted is the recently announced Lufthansa flight between Austin, Texas, and Frankfurt. "This flight is a testament to the strength of this market. British Airways has been here with a flight to London Heathrow Airport since 2014, but it's seen such demand, the airport saw that it would need more international flights," he said. "It's good that Austin has Condor and Norwegian, but local businesses said they wanted a Star Alliance carrier."

Campbell-Hill worked with Lufthansa for a few years to show it why Austin was such a good opportunity, said Campbell. "It's good for the community because of its big economic impact," he added. Other Campbell-Hill wins include Jacksonville-Denver on United Airlines, Santa Barbara-Minneapolis St. Paul on Sun Country, Philadelphia-Mexico City on American Airlines and Columbus-Seattle on Alaska Airlines.

InterVistas' Reim highlighted her firm's Nashville flight to London Heathrow on British Airways. "It was a great example of combining forces from across the community to present the best data and strongest commitment. The service has been operating just under half a year and is doing very well," she said.

The strong performance to date is really important for other communities looking for similar services, said Reim. "If new air services prove a success, it encourages airlines to continue looking for new opportunities," she noted. "Therefore, while airports compete with each other to at least some degree for air service, they even more so depend on each other's successes."

Launching a new route can sometimes take years before coming to fruition, said Pickering. "Some airports view working with a nearby airport a conflict so we determine if there's a perceived conflict before proceeding," he said. "Other factors include the airports level of experience and organization with regard to their air service development efforts."

Pickering highlighted Mead & Hunt wins including Indianapolis-Paris, Monterey, Calif.-Denver, Colorado, St. Louis-San Jose, Daytona Beach, Fla.-Toronto and Wilmington, N.C.-Chicago, to name a few.

So when the time comes to consider hiring an air service consultant, all three have solid advice. "I always say talk to multiple firms, since we all have different approaches when it comes to doing air service development," said Schorr. "I also encourage airports to talk to their peers about their experiences with air service consultants. And talk to airline network planners for their thoughts."

Reim advised working with a consultant who can compliment your airport. "It is important that you combine as a strong team. We always like to say that it is important for the consultant to be seen as part of the airport's air service development team," she said. "Of course, ensuring that the consultant has the right staffing and resources goes without saying. Combining all that will ensure that you get value from the relationship."

First, have realistic expectations about your market's potential and understand that results may not be immediate and usually take time to develop, Pickering warned. "Be prepared to discuss your current and past air service development efforts, the history of your market and the wants/needs/goals of the community," he said. "Second, most airport staff don't come from an airline route planning background steeped in data analysis, strategic planning and route forecasting, but many air service consulting firms do and are experts at developing the credible analyses needed to develop a meaningful proposal to pitch to airline planners."

"As air service development consultants, we employ similar methodologies, talk to airline planners on a frequent basis and can represent and advocate for the airport over time as various airlines consider their air service proposals," said Pickering. "Third, an air service consultant can help the airport set realistic expectations for the community by updating them on industry trends, the often-changing air service environment and help them to understand how their market fits into airline priorities," he stated. "Finally, consider working with air service consulting firms that have staff with previous airline route planning and airport experience, have established relationships and credibility with all of the carriers important to the airport, are financially stable and have been in business for many years with a track record of success."

It's time to tell airports and communities to wake up and smell the global economy, Boyd quipped. "City fathers say we have to have air service and way too many people pander to that thinking. Lakeland, Fla., will spend \$250,000 to get scheduled flights," he said. "But why? They're only one hour away from 600 flights a day at two other airports — Orlando and Tampa. Someone needs to ask them how can they compete with a transfer flight to Atlanta when passengers can just drive to Orlando and fly around the world?"

Cities like Naples, Fla., Topeka and Cheyenne, Wyo., haven't died because they don't have air service, said Boyd. "The air service access conversation needs to change. It's a fantasy that every community needs air service," he said. "You want to connect to the rest of the world, but it's not always going to be via your local airport."

As communities at large become more involved in air service development, it is imperative to bring community stakeholders on board, starting with communicating how success and failure realizes in aviation, said Reim. "This will help rallying – and lining up – communities in support of air service development, which will ultimately be a powerful message for airlines."

THE Acorn

Board vote connects with \$20M Camarillo hangar project

Construction by Calabasas firm RKR
Inc.

/ November 01, 2018

By Hector Gonzalez
hector@theacorn.com



BEYOND FIRST CLASS—Four hangars, each 25,000 square feet in size, are part of RKR's \$20-million plan at Camarillo Airport to build a facility for private jet owners. Courtesy of RKR

County supervisors have given their initial approval to a Calabasas developer's plan to build four state-of-the-art hangars for private jets at Camarillo Airport.

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Once built, the hangars will cater to a narrow but high-demand market, said Ron Rasak, owner of RKR Inc. He expects to have at least 40 percent of the hangar space rented on opening day, mostly to wealthy clients and corporations, he told the Ventura County Board of Supervisors during a Sept. 25 meeting.

“These hangars are really just for individuals or large companies. These are people who don’t want to put their planes with a charter company, who don’t want their planes moved in and out all the time—they want their own hangar,” Rasak said.

RKR Inc. received approval last month from the Board of Supervisors for a two-year lease option as well as a long-term agreement for the company to lease 6.2 acres of airport property on the northeast end of the facility off Las Posas Road.

Until this spring the property was known as the “sea of cars” because it had been rented by a car dealership to store overflow inventory.

Each of the four hangars RKR wants to build on the site would be 25,000 square feet, collectively accommodating up to eight jet aircraft. The developer would also build 5,000 square feet of office space, as well as an entrance road along Las

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Posas and a connecting taxiway to the runway.

The total estimated cost of the project is \$20 million.

The two-year lease option on the land will give RKR time to conduct studies “to see if the deal will actually work for them,” Jorge Rubio, deputy director of county airports, told supervisors at the meeting.

One of the things RKR is studying is the possibility of adding a bike lane to the property’s entrance road on Las Posas. The developer is working with Camarillo city officials on the bike lane proposal, Rubio said.

The lease agreement was approved by four of the five supervisors. Supervisor Peter Foy, who represents aeronautical companies in his private business, recused himself from the vote.

The agreement gives RKR the right to build the facility and operate it for 40 years, with an option to extend the lease for an additional 10 years.

During the period of the lease, RKR would pay the county \$19,000 a month in rent.

After the lease expires, the property, including all improvements made by RKR, would revert back to the county.

Board members also approved a motion by Supervisor Steve Bennett directing staff to study and report back on the feasibility of adding a jet traffic impact fee as part of the project.

Bennett said a study could determine if increased jet traffic results in more greenhouse gas emissions and whether a fee is needed to offset any environmental impacts.

Supervisors would need to approve any new fees.

Rasak said increased jet traffic from the project would cause few environmental impacts at the airport or to the surrounding community.

"At the most, I would say, there would be a maximum of eight planes, maybe six. So you see, for a project of this size, it's an extremely low-impact project," he said.

He said it was a "no lose" proposition for the county and the City of Camarillo.

"I'm putting up a lot of money," Rasak said. "My gut feeling is that in the end we'll have a project that I can be proud of, that you can be proud of and your constituents can be very proud of."

More From Business

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THE Acorn

The pilot who dropped in to say hello

Says freeway landing necessary to
avoid disaster

/ November 08, 2018

By Ian Bradley
ianbradley@theacorn.com



IN CONTROL—Rob Sandberg inside his T-6 Texan, the same model he was flying at the time of the Oct. 23 accident. Courtesy photo

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Statistics show it's safer to fly than to drive—but flying and driving at the same time?

Now that's another question.

Rob Sandberg of Camarillo is the pilot who was forced to land a small aircraft in the middle of the 101 Freeway in Agoura Hills on Oct. 23, creating a traffic jam of epic proportions that local residents are still talking about.

The Acorn recently spoke to Sandberg about the incident and what really happened that fateful afternoon on the freeway in Liberty Canyon.

The 43-year-old commercial pilot had spent the first part of the day at Van Nuys Airport washing an T-6 Texan, one of the vintage planes the nonprofit group Condor Squadron flies at memorial services and parades in and around the area.

Sandberg has volunteered with the group for years. His example had German Luftwaffe insignia on the wings to make it look like a World War II plane.

With his work done, Sandberg was in the cockpit and taxiing the craft back to its hangar, but he said the conditions that afternoon were just too perfect to pass up a quick flight.

Besides, he said, the plan was to be gone for no more than 10 minutes.

"I was going to taxi back and park it, but it was too beautiful out so I decided to go up for a 10-minute hop," he said.

"They're so fun to fly. Every time I get in the cockpit, it's a privilege and an honor. I'm a lucky guy to be able to do that. It's a beautiful day; why not?"

Two loud 'pops'

A few minutes after taking off, Sandberg said, he heard two loud pops come from the engine and he knew in an instant that he wasn't going to make it back to the safety of the runway.

Flying toward in Agoura Hills, he was losing altitude and had to find a place to land the plane, quickly. Sandberg said experienced pilots are always scanning for a place to land even before there's a problem.

"In those types of airplanes, you're a little lower than an airliner or something, so every three to five minutes I'm going to look for a place where I'm going to go," Sandberg said. "It was all seat-of-the-pants flying, stick and rudder. All the gauges were shaking. I couldn't read anything."

Sandberg, a pilot for Alaska Airlines who logged his first hours at the

control when he was only 10, didn't panic. He decided he was going to land the plane on the 101.

"If you pick a street, you're going to run into telephone poles and hit homes," Sandberg said. "There's kids in the street. If you land in a wash, you could probably be injured. There are a lot of other places to put an airplane down, but none of them are as good as an open freeway," he said.

"Let's say I landed up in the mountain and I started a fire? These things rarely fail, but you're always assessing the least amount of risk to the public below you when you're flying an airplane."

Drawing up his knowledge as a pilot and also as a flight instructor, Sandberg knew the four lanes of open blacktop were his best bet. Rush hour had yet to begin in earnest. A break in the traffic below gave him the window he needed.

To avoid hitting the cars ahead of him following touch-down, Sandberg swerved into the center median and the aircraft's fuselage burst into flame.

"You don't practice getting out of the airplane while it's on fire," Sandberg said. "The flames were coming over the canopy and I panicked for a couple of seconds. I had to say to myself out loud, 'Stop. You need to focus.' I

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couldn't undo my seatbelt because my hands were shaking."

He got away with only a few singed arm hairs. No motorists were injured.

So what are the repercussions of landing and crashing a plane on a freeway in America's second largest city?

Sandberg is still waiting to find out.

The Federal Aviation Administration took control of the investigation, joined by agents from the National Transportation Safety Board.

After nearly five hours at the scene, Sandberg was finally driven home and the charred airplane hauled away. The aircraft is property of the Condor Squadron, a nonprofit group.

His cellphone was destroyed in the fire, but Sandberg's iWatch allowed him to call two important phone numbers he had memorized— his wife and his mother— to tell them he was okay.

While the incident is still under investigation, he said agents on the scene agreed that the cause of the crash was engine failure.

In the aftermath, nobody felt worse about that awful Tuesday on the freeway than Sandberg.

"I knew what an inconvenience it would be for everybody. I've been that guy stuck in the car in traffic because of an accident. When I knew I wouldn't make the airport, (my goal was) to not hurt anybody or any vehicles, do anything other than to myself and the airplane.

"I knew I could successfully do that, but I didn't think it would catch fire. Then when it did and I was out safely, I was thinking, 'Oh my god, I just inconvenienced half of L.A.'

"I (still) feel bad about it."

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With blue skies, Ventura County airports director celebrated for passion and playful streak

Gretchen Wenner, Ventura County Star Published 5:10 p.m. PT Dec. 1, 2018 | Updated 7:51 p.m. PT Dec. 1, 2018

A crowd gathered at the Camarillo Airport to remember late Ventura County Airports Director Todd McNamee. Here's what happened. Juan Carlo, VC Star



(Photo: STAR FILE PHOTO)

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Hundreds of people turned out Saturday for a public memorial honoring Todd McNamee, Ventura County's director of airports, who died Nov. 1 at age 52.

At a gathering inside a hangar at the Camarillo Airport, McNamee was remembered as both playful and ambitious, someone widely respected in the aviation industry who brightened staid professional events with colorful Hawaiian shirts, outlandish socks and a signature fedora.

"We used to fight over who got to go to the airport budget meeting because it was so fun," said Mike Powers, Ventura County's chief executive officer, one of the speakers at Saturday's event.

MORE: [National search to be launched for Ventura County airports director](#)

McNamee, who was seriously ill, died in a car crash at the Camarillo Airport. His death was later [determined to be a suicide](#). He had fought tonsil cancer and undergone surgery, radiation and other treatments for nine months preceding his death, according to his obituary.

Family members, friends and colleagues who addressed the crowd at the Air 7 hangar described a fun-loving, athletic man who was driven to win but was also a caring mentor, steady friend and good listener. A mischievous streak often surfaced with his broad, inviting smile. He adored his family, they said.

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"He made me feel loved and cherished every day," his wife, Ann McNamee, told the crowd. "We were truly partners."

The couple had been together for 26 years, she said. They have two boys, Jeffrey and Peter.

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Todd McNamee, a California native, graduated from Simi Valley High School. He earned bachelor's and master's degrees in aviation management from Embry-Riddle Aeronautical University.

He had served as head of the Ventura County Department of Airports for 13 years after initially being hired in 2001 as deputy director. The department operates the Camarillo and Oxnard airports.



Powers, the county executive, noted that McNamee was legendary at getting funding from the Federal Aviation Administration, where his passionate, persuasive personality enabled him to get projects bankrolled. And when the FAA was looking at closing the towers in Camarillo and Oxnard, "he was able to save both," Powers told attendees.

McNamee also held board positions for various national and regional professional groups.

Todd Hauptli, president and chief executive of the American Association of Airport Executives, said McNamee's 2015 testimony before an aviation subcommittee of the U.S. House of Representatives was so compelling, he was specifically requested to return.

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"Todd McNamee was the real deal," Hauptli said, someone with a deep understanding of public policy issues and a wonderful sense of humor.

Hauptli also recalled an executive retreat in Santa Barbara two years ago that McNamee attended with his wife. The pair were on a seawall at sunset, he said, when

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McNamee pulled a drone out of his backpack and took aerial selfies.

McNamee had "a twinkle in his eye and a controller in his hand," Hauptli said, calling him a "happy dude."

Saturday's celebration ended under blue skies, along a runway, with planes in the air.

An Aero L-29 provided a flyover and the Condor Squadron, which flies World War II-era AT-6 planes, flew a missing-man formation, carving out smoke trails overhead as hundreds watched from the ground.

Attendees were then invited to eat lunch from a taco truck hired for the occasion.

Said Rod Dinger, a friend and colleague of McNamee: "We thought that would be Todd's style."