



COUNTY of VENTURA
Department of Airports

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

REQUEST FOR PROPOSALS
(RFP AIR 2026-01)

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

Release Date:
December 31, 2025
555 Airport Way, Suite B
Camarillo, CA 93010

I. INTRODUCTION

The Ventura County Department of Airports (“County”) is issuing a Request for Proposal (“RFP”) to solicit proposals for the improvement, redevelopment, repair, replacement and/or lease/management of an approximate 4.1 acre aviation–use only parcel of land at the Camarillo Airport (“Airport”) in the City of Camarillo, California, located on the airfield, east of Air 7 FBO and west of the Commemorative Air Force Facility (see Exhibit 1.A. Site area).

The site is currently occupied by 42 T-hangars of 1050 square feet each and seven box hangars of 2000 square feet each. Airfield access gate V-9 is located at the southwest corner of the site, which is currently shared and badged access to the airfield as part of the Airport access control system. There is a taxi lane between the existing T-hangars and the western portion of the Commemorative Air Force hangar.

The desired improvement/development proposal shall include aviation facilities beneficial to and compatible with the community, airport users, and customers, and consistent with the existing Airport Master Plan and recent Airport Layout Plan Update, as further described below.

As part of the redevelopment of this site and proposed new or repaired facilities, there are two options for redevelopment of this site, which include the opportunity to develop an additional 5-acre site noted in Exhibit 1.B. See also IV.B. Development Proposal.

1. **REPAIR.** Developers shall identify in their proposed project, the election to repair the existing 42 T-hangars of 1050 square feet each and seven box hangars of 2000 square feet each and/or
2. **REPLACE.** In addition to any new facilities at the site, developers shall replace the hangars (in similar equal size and number) at the 5-acre site shown on the attached Exhibit 1-B (“The Replacement Project”) or accommodated in a new redesign in part or in whole on the parcel.

If **REPAIR** is to be considered, proposals shall include 1) the timeline to prepare all engineering and other documents necessary to satisfy County Building and Safety requirements for repair and construction, including permits, and 2) shall manage the relocation of tenants to accomplish the **REPAIR** and 3) include the requirement to manage the repaired hangars for the duration of the ground lease term and be responsible for all on-going maintenance and repair.

Proposals for **REPLACE** shall require that “The Replacement Project” be completed prior to the demolition of the existing, currently tenanted hangars.

II. PURPOSE

The purpose of this RFP is to obtain prescribed information from all prospective parties in order to select the most qualified applicant who best meets the overall development, community, and economic benefit, use, and financial objectives for development of the aviation site at the Camarillo airport (the “Master Developer”). Upon completion of the selection process, the County will negotiate a long –term ground lease with the Master Developer for the development of the site(s).

Objectives

The following objectives for this development have been established:

- Participate, support, and enhance the Airport’s “Fly Friendly” program;
- Minimize noise impacts upon adjacent land uses and corridors.
- Development and construction of aviation facilities in a timely manner that enhance the economic self-sufficiency of the Airport and support regional economic endeavors to benefit the County as a whole.
- This development and associated business/services should help the Camarillo Airport expand its community outreach and connection to the community.
- Expand the businesses on Airport property to service the aviation industry;
- Create a pattern of development that is compatible with and complements current Airport facilities, land use, and the Airport’s long term Master Plan (See website www.airports.venturacounty.gov/guiding-documents/)
- Address the County of Ventura’s Sustainability goals to include implementation of water conservation measures, reduction of air pollution from ground operations (GHG, VOCs, and Carbon emissions), reduce the use of leaded aviation fuel, and incorporate and promote the use of biofuels and Sustainable Aviation Fuel (SAF); see <https://sustain.venturacounty.gov/climate-action-adaptation/>

Ventura County Department of Airports is a public agency and is subject to the requirements of the California Public Records Act.

III. BACKGROUND ON CAMARILLO AIRPORT

Site History

Originally constructed by the California State Highway Department in 1942 with a 5,000-foot runway, the Airport’s runway was extended to 8,000 feet by the Army Corps of Engineers in 1951 in response to the Cold War and the need to bolster coastal air defense. Renamed the Oxnard Air Force Base, additional construction of a community of administration buildings, enlisted housing, recreational facilities (including a theatre) were constructed along with a concrete ramp, further extension of the runway including ILS, VOR, and safety overruns, and four alert hangars. In December 1969, the Department of Defense deactivated Oxnard Air Force Base, and the land became federal surplus property.

In October 1976, the General Services Agency approved the County of Ventura's application for 650 acres of land and various buildings, and the County acquired the property by Quitclaim Deed. A Joint Powers Agreement was signed in 1976 with the City of Camarillo, which contained a restriction on the runway length of 6,000 feet and use restrictions. The County Department of Airports was created in 1985 to manage the renamed Camarillo and Oxnard airports.

The Camarillo Airport has grown to include commercial aviation businesses and has attracted development of executive hangars for smaller business aircraft, but remains a General Aviation Airport with a diverse collection of over 560 production, home built, and WWII aircraft with active chapters of the Experimental Aircraft Association and the Commemorative Air Force as well as the County Sheriff and Fire Air Unit and a privately operated separate Ultralight Field.

Beyond the airfield borders, the Airport Business Park is home to various local businesses and recreational facilities, and also hosts additional County operations and facilities, including the Agricultural Commissioner, County Sheriff, and Fire Training Facilities and Fire Station, Behavioral Health, Public Health, Emergency Response, Ventura County Office of Education, and Oxnard Union High School alternative education facilities.

Current and Projected Airport Operations

Camarillo Airport is home to approximately 600 based aircraft, and it presently supports over 186,000 flight operations annually. The airport is included in the Federal Aviation Administration/ National Plan of Integrated Airport Systems as a Reliever Airport. The current tenants and aviation business located at the Airport include:

- 4 fixed-based operators
- 6 specialty aviation businesses
- 4 flight schools
- 3 retail aviation fuel services and a self-serve facility
- FAA Air Traffic and Control Tower
- 90 Executive aircraft private hangars between 3,000 and 25,000 square feet
- 166 County hangars for general aviation Aircraft
- 170 privately owned hangars for general aviation aircraft
- Active EAA Chapter, Civil Air Patrol Squadron 61
- Commemorative Air Force Museum
- Separate Ultralight Field

Existing Site Conditions

The **approximate 4.1-acre site** (Exhibit 1-A) at the airport is located east of the existing Air 7 FBO business and west of the existing Commemorative Air Force (“CAF”) and Experimental Aircraft Association (“EAA”) hangar, and includes a shared airport gate access (“V-9”) from Aviation Way which is part of the County’s shared airfield access system and a taxi lane between the CAF/EAA hangar and the existing T-hangars. The site surface is asphalt. The site is currently occupied by 42 T-hangars of 1050 square feet each and seven box hangars of 2000 square feet each.

The Airport has access from Pleasant Valley Road and the Las Posas / Hwy 101 Interchange.

Camarillo Airport Highlights:

Runway Length: RWY 8-26 – 6,000’ X 150’
Runway Strength: Maximum weight 115,000 lbs.
Full Parallel Taxiway
Federal Air Traffic Control Tower

The site is designated for aviation use on the Airport Master Plan. Site planning considerations include building location, building heights, and the opportunity to construct facilities, which can respond to present-day aircraft hangar requirements, including aircraft of the future, such as prospective ADG-III aircraft and the prospect of electric aircraft and/or eVTOL operations.

Review process: The development plan may be subject to review by the County Board of Supervisors, Ventura County Transportation Commission, Airport Advisory Committee and the Camarillo Airport Authority, as well as the County of Ventura Building & Safety and Planning Divisions. Although the Airport is located in the City of Camarillo, the Airport property is owned by the County of Ventura, which makes it the lead agency for permitting approvals.

IV. SUBMISSION REQUIREMENTS

A. Developer Information

Completed proposals must be submitted online through the County of Ventura Bonfire eProcurement portal at <https://ventura.bonfirehub.com> and must contain all of the following information:

- **Identification:** Name of developer and type of entity. Provide known members of the development team such as project manager, construction company, architect, civil engineer, major equity investors, etc. and role of developer and any partners in implementation of development.
- **Experience:** Provide a complete description of the developer’s and key team member’s commercial aviation development experience. Please be specific and indicate references for each project.

- **Financial Data:** Provide information indicating total estimated project cost and evidence of sufficient financial resources to undertake the project. Provide bank or other financing references where appropriate.
- **Track Record:** List at least two (2) developments that are similar in design and complexity to the project described in this information request and provide brief narratives for each project (including size, cost, and year developed).

B. Development Proposal

The Development Proposal Package shall provide a narrative description of the type of development envisioned and its market orientation. **The Package shall be limited to 20 pages, including exhibits/attachments.** Proposers are responsible for ensuring their proposals are received by the Ventura County Department of Airports on or before the Proposal Submittal Deadline: **1:00 p.m. on Thursday, February 12, 2026.** The time and date recorded by the Bonfire system shall be the official time of receipt. No hard copy, oral, telegraphic, email, facsimile, or telephone proposals or modifications will be accepted.

Only the following items shall be submitted and be organized as outlined below:

1. **Site Concept Plan.** Site Plan illustrating proposed improvements location and other facilities as required in the Minimum Standards (see [MINIMUM STANDARD REQUIREMENTS FOR AIRPORT AERONAUTICAL SERVICES](#)). Consideration needs to be given to interaction with neighboring aviation facilities to allow for gate access and the taxilane object-free area, which overlays a portion of the Site.
2. **Proposed Facilities/Services.** Detail type of buildings, facilities and anticipated business uses to be provided. Please include proposed square footage by use and specificity of component. For example, if office space is being proposed, indicate the total square footage and project tenant/use mix to be provided. A written description must include the estimated income and benefits to the County plus a business plan for the proposed project. The narrative should also include a statement of consistency with the Airport Master Plan, Airport Layout Plan (ALP), the [1976 Joint Powers Agreement between County and City of Camarillo](#) (see Exhibit 3), the current Ventura County Transportation Commission master plan ([Cover 2](#)), the existing Fly Friendly Program and Pilot Guidance [CMA Pilot Guide](#) (see Exhibit 4 and 5) in place at the airport, and other prevailing policies. If the current shared access gate V-9 becomes private for the new facilities, provide alternative gate entry/options for shared use.

For the **REPLACE** concept noted previously, the proposed redevelopment concept shall include the site layout and proposed facilities for The Replacement Project on the 5-acre site noted in Exhibit 1-B. For the **REPAIR** project, the proposal should

outline how Developer will accommodate the existing tenants during the **REPAIR** timeline/schedule.

Ventura County encourages development that is ecologically sustainable. Please indicate which of the following elements, and/or others not specified, will be incorporated:

- Energy efficiency and the consideration of natural resources.
- The avoidance of environmentally damaging materials
- Site design to enhance the natural environment, and drought-tolerant landscaping and
- “Green Building Program” tenets to minimize construction waste.

3. **Pro Forma.** The proposal shall include:

- Development pro forma for the project, including, but not limited to, predevelopment and construction costs.
- A description of the proposed financing.
- An estimate of the total value of the project
- The pro forma should reflect all income and expense line items including, but not limited to, ground lease payments, with sufficient detail and clarity for the proposal to be properly evaluated by the County.

4. **Desired Term of Lease.** The proposal should include the desired business terms that the developer will seek in a ground lease (i.e. construction rent amount and duration, initial ground rent, ground rent annual increases, etc.).

5. **Development Schedule.** Include a preliminary phase and time schedule in the proposal. Please note timeline and benchmarks if the project is anticipated to be developed in phases. For the **REPLACE** project, the Replacement Project shall be completed prior to the demolition of the existing currently tenanted hangars at the Site. For the **REPAIR** project, include a timeline for how the repairs will be phased/accomplished.

6. **Performance Deposit.** Prior to the closing time of this proposal, each submittal must be accompanied by a fifteen-thousand-dollar (\$15,000) performance guaranty cashier’s check PAYABLE TO THE COUNTY OF VENTURA. Copies will not be accepted. The performance guaranty amount will be returned to unsuccessful parties at the completion of the selection process. For the successful candidate, the guaranty will be applied to cover the cost of the projects’ lease development process; any remaining funds can be applied to the ground rent or refunded (please note that Airport’s staff does not charge for their time in this process). Please provide contact name and information in the event the performance guaranty is returned.

Performance deposit must be received at:

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

Note: Site Plan will be considered a conceptual plan and will be subject to adjustment and County approval once a developer has been selected and the details of the project are finalized through the negotiation process.

V. SELECTION PROCESS

The County will select a developer for the development site whose experience and proposal most closely satisfy the needs of Ventura County. County expects to negotiate with the designated developer on the aspects of the development project including a long-term lease for the property.

After evaluation of written submittals and oral interview, if deemed necessary, Airport staff will negotiate lease and development terms with the top ranked party. A negotiated and mutually agreed upon final detailed project scope, terms, conditions, and schedule will set the parameters for creating a final lease that will be scheduled for review and approval by the Ventura County Board of Supervisors. Any selected developer will be required to honor the terms, conditions, and scope contained in the executed lease document.

VI. EVALUATION PROCESS/ SCORING CRITERIA

The proposals will be evaluated for their overall responsiveness to County's stated objectives for development, as well as the submittal requirements contained in this document. The County reserves the right to assess and reject any or all proposals after careful review by staff and the Selection Committee. Top candidates may be invited to present and discuss their project with the Selection Committee. Submittals will be ranked on the following criteria:

- Provides community benefit, which may include community outreach, education programs, and community events, etc. and will implement programs/ business practices that will support the Ventura County Fly Friendly and Pilot Guidance programs to minimum impact to neighbors (30%)
- Brings new business and services to the airport and fulfills unmet or deficient aviation services at the airport such as maintenance & repair facilities (20%)
- Project land use and site plan(s) including quality, type and amount of aviation/commercial space plus conceptual design of facilities (15%) noting County's sustainability goals <https://sustain.venturacounty.gov/climate-action-adaptation/>.
- Developer's financial strength and project financial plan, including ground lease and other business terms (10%)

- Proposed development schedule (10%)
- Proposed investment amount (10%)
- Overall qualifications, track record, and relevant experience of development team (5%)

VII. COMPLIANCE WITH COUNTY/AIRPORT POLICIES

- A. **Compliance.** Proposed project must be consistent with all applicable local, state, and federal aviation regulations, planning/land use requirements, environmental regulations, insurance requirements, and entitlement and permitting processes.
- B. **Right of Rejection.** The County reserves the right to reject any or all proposals, to request a new proposal, to revise the information request, withdraw this information request, or not make a selection, or accept a proposal where only a single RFP response is received. Information requests or revisions will be published in Bonfire as an addendum under the Supporting Documentation section. The receipt of proposals shall not, in any way, obligate the County to enter into a project lease or any other contract of any kind with any proposer. All submitted proposal copies will become the property of Ventura County.

VIII. IMPORTANT DATES AND SUBMISSION PROCESS

A. Tentative Schedule*

Request For Proposals Release Date:	December 31, 2025
Questions Submittal Deadline	1:00 pm on February 2, 2026
Detailed Proposals Due	1:00 pm on February 12, 2026
Applicant Interviews, if deemed necessary	February 17, 2026
Target Committee Recommendation/Selection Date	Week of February 23, 2026

**Dates subject to change*

B. Submission Time, Place, Date, Contact

Proposal submittals: written responses must be prepared in accordance with content and sequence as specified within this request for information. No changes or additions to a proposal may be made after the submittal date.

Completed proposals must be submitted online through the County of Ventura Bonfire eProcurement Portal at <https://ventura.bonfirehub.com>.

Proposers are responsible for ensuring their proposals are received by the Ventura County Department of Airports on or before the Proposal Submittal Deadline: **1:00 p.m. on Thursday, February 12, 2026, local time.** The time and date recorded by the Bonfire system shall be the official time of receipt. No hard copy, oral, telegraphic, email, facsimile, or telephone proposals or modifications will be accepted.

IX. QUESTIONS AND REQUESTS FOR ADDITIONAL INFORMATION

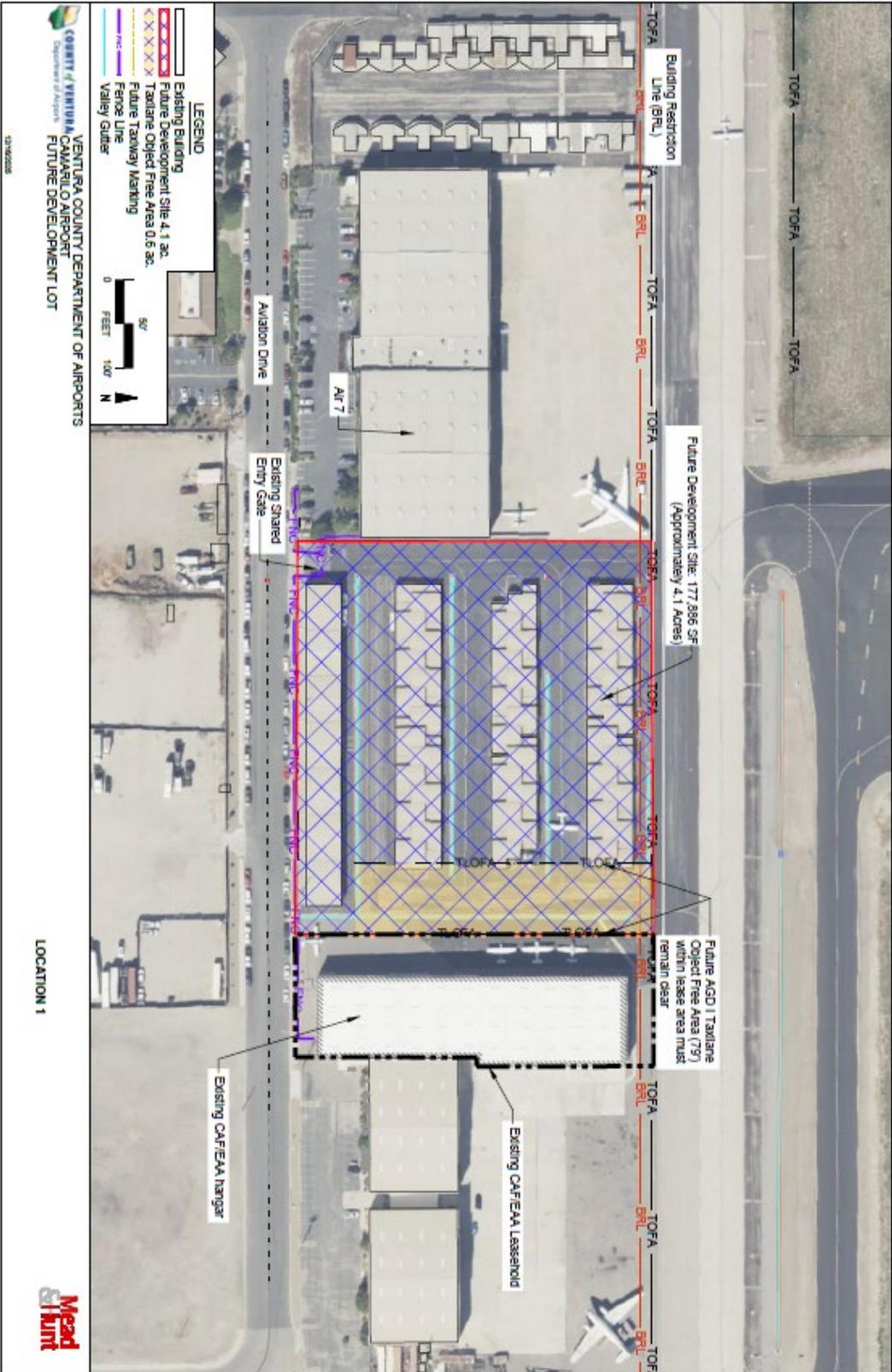
All questions concerning this Proposal should be submitted online under the “Messages” tab.

All other questions regarding access to Bonfire may be directed to Madeline Herrle by email at madeline.HERRLE@venturacounty.gov.

X. ATTACHMENTS/EXHIBITS

1. A. Site location map
1. B. “The Replacement Project” site map
2. Airport Location Map
3. Joint Powers Agreement
4. Fly Friendly Program
5. CMA Fly Friendly Pilot Guidance
6. Application Checklist

EXHIBIT 1- A SITE LOCATION MAP



**EXHIBIT 1 – B
“THE REPLACEMENT PROJECT” SITE MAP**

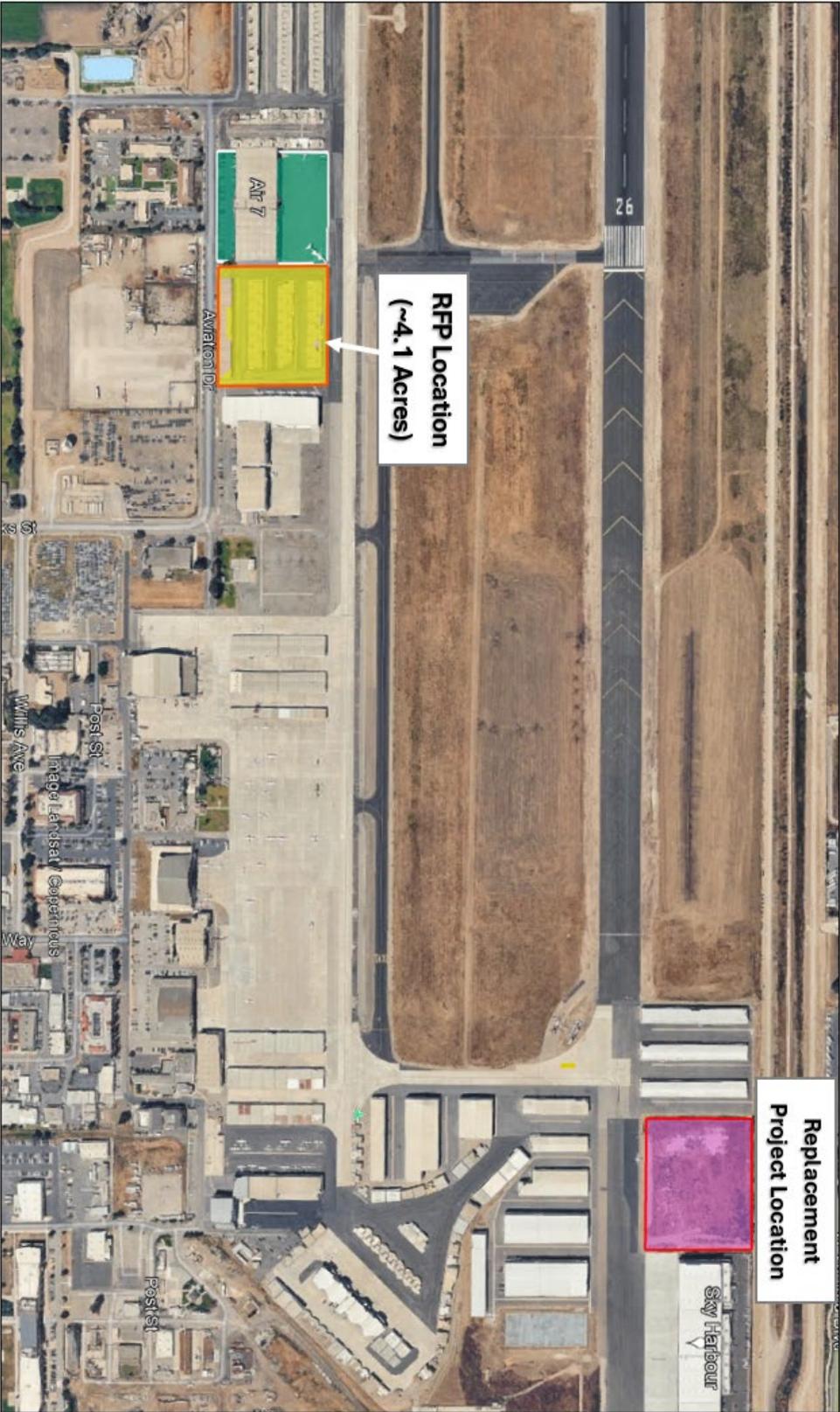


EXHIBIT 3
JOINT POWERS AGREEMENT

AGREEMENT BETWEEN COUNTY OF VENTURA AND CITY OF
CAMARILLO PERTAINING TO CAMARILLO AIRPORT DEVELOP-
MENT AND SURROUNDING LAND USE

THIS AGREEMENT is entered into by and between the COUNTY OF VENTURA (hereinafter "COUNTY") and the CITY OF CAMARILLO (hereinafter "CITY") and shall become binding and effective upon the date of the last signature hereupon. The parties make the following recitals:

A. COUNTY has been granted possession of the major portion of the former Oxnard Air Force Base under lease from the Federal Government for use as a public airport facility (which facility is hereinafter referred to as the "Camarillo Airport")

B. COUNTY and CITY anticipate that fee title to the Camarillo Airport will be transferred from the Federal Government to COUNTY in the near future in accordance with COUNTY'S application therefor.

C. COUNTY'S application for transfer of Camarillo Airport calls for the establishment of a joint powers body representing COUNTY and CITY to oversee airport development.

D. Most of the Camarillo Airport and much of the land surrounding the airport is located within CITY.

E. COUNTY and CITY desire to achieve maximum mutual cooperation in the development of Camarillo Airport and to maintain a balanced perspective in fulfilling COUNTY aviation requirements within a framework of continuing community sensitivity.

F. COUNTY and CITY objectives will be realized by a joint exercise of powers by and between COUNTY and CITY to form a joint review body to oversee airport development and surrounding land use planning.

Based upon the foregoing recitals, the parties do hereby agree as follows:

1. COUNTY and CITY do hereby jointly exercise their powers and create the Camarillo Airport Authority (hereinafter "Authority").

2. The Authority shall be composed of two members of the Ventura County Board of Supervisors, which members shall be selected by the Board of Supervisors; two members of the Camarillo City Council, which members shall be selected by the City Council; and a fifth member to be selected by a majority of the other four members.

3. The Ventura County Board of Supervisors shall not give formal approval or otherwise act upon any matter brought before it pertaining to development, operation or any other matter at the Camarillo Airport until the matter shall have first been submitted to the Authority and a recommendation received therefrom.

4. The Camarillo City Council and the Ventura County Board of Supervisors shall not grant any approval or take any other action in respect to any land use matter within the Camarillo Airport Zone until the matter shall have first been submitted to the Authority and a recommendation received therefrom. "Any land use matter within the Camarillo Airport Zone" shall mean actions relating to zoning, master or general planning, use permits and all other exercises

of the police power which regulate the development of the area designated in Exhibit A, attached hereto and incorporated herein by this reference.

5. COUNTY shall operate the Camarillo Airport in a manner consistent with the restrictions specified in Exhibit B, attached hereto and incorporated herein by this reference. The restrictions shall not be modified, except in emergencies, until the proposed modification shall have first been submitted to the Authority and a recommendation received therefrom.

6. COUNTY and CITY shall exercise their police powers so as to maintain the compatibility of the land within the Camarillo Airport Zone with aviation use and shall not allow uses inconsistent therewith.

7. The Authority shall act expeditiously and avoid unreasonable delays in formulating recommendations for the Ventura County Board of Supervisors and the Camarillo City Council. Any matter submitted to the Authority shall be deemed to have been approved following the expiration of sixty (60) days following submission unless a majority of the members of the Authority shall have denied or taken other action on a matter submitted to it.

8. Notwithstanding the provisions of paragraphs 3 and 4, the Camarillo City Council and the Ventura County Board of Supervisors may act on any matter prior to (1) receiving a recommendation from the Authority or (2) the expiration of sixty (60) days, whichever occurs first, to the extent that such action may be required by law. In the event of a requirement for early action on any matter to be submitted to the Authority, such matter shall be submitted to the Authority at the earliest possible date and the Authority shall be given notice of the date by which action must be taken.

9. The Ventura County Board of Supervisors and the Camarillo City Council shall each give full consideration to all recommendations of the Authority and shall not take any action inconsistent therewith unless by at least a four-fifths vote.

10. The Authority shall hold monthly meetings at a time chosen by members of the Authority. Special meetings may be called by the chairman, vice chairman or any three members. The Authority shall promulgate and adopt rules for the orderly conduct of its meetings and affairs.

11. The Authority shall elect from its members a chairman and vice chairman to serve for one year. Elections shall be held in January.

12. COUNTY shall, without cost to CITY, provide staff and secretarial support to the Authority, which said support shall include the taking of minutes at all Authority meetings, the preparation and distribution of agendas for Authority meetings and coordination of Authority business with CITY staff.

13. All additional expenditures which are recommended by Authority shall be paid by COUNTY subject to COUNTY'S prior approval. The provisions of paragraph nine, pertaining to the four-fifths vote requirement, shall not apply to funding approvals. In the event COUNTY fails to approve any proposed expenditure, the expenditure shall not be incurred unless and until the manner of payment is mutually agreed upon between the parties hereto.

14. The debts, liabilities and obligations of the Authority shall be solely the debts, liabilities and obligations of the Authority and neither the CITY nor the COUNTY shall be liable therefor.

15. The term of this agreement shall be for perpetuity; provided, however, that if COUNTY is precluded from operating the Camarillo Airport for public airport purposes, then this agreement shall be of no further force or effect.

16. This agreement may be modified at any time by mutual agreement of the parties.

COUNTY OF VENTURA

By *Robert L. Hamm*
Chairman, Board of Supervisors

ATTEST:

ROBERT L. HAMM, County Clerk,
County of Ventura, State of California,
and ex officio Clerk of the
Board of Supervisors thereof.

By *Lynn Hillard*
Deputy Clerk



CITY OF CAMARILLO

By *Robert W. Peña*
Mayor

ATTEST:

By *Kay Kelly*
City Clerk

EXHIBIT A

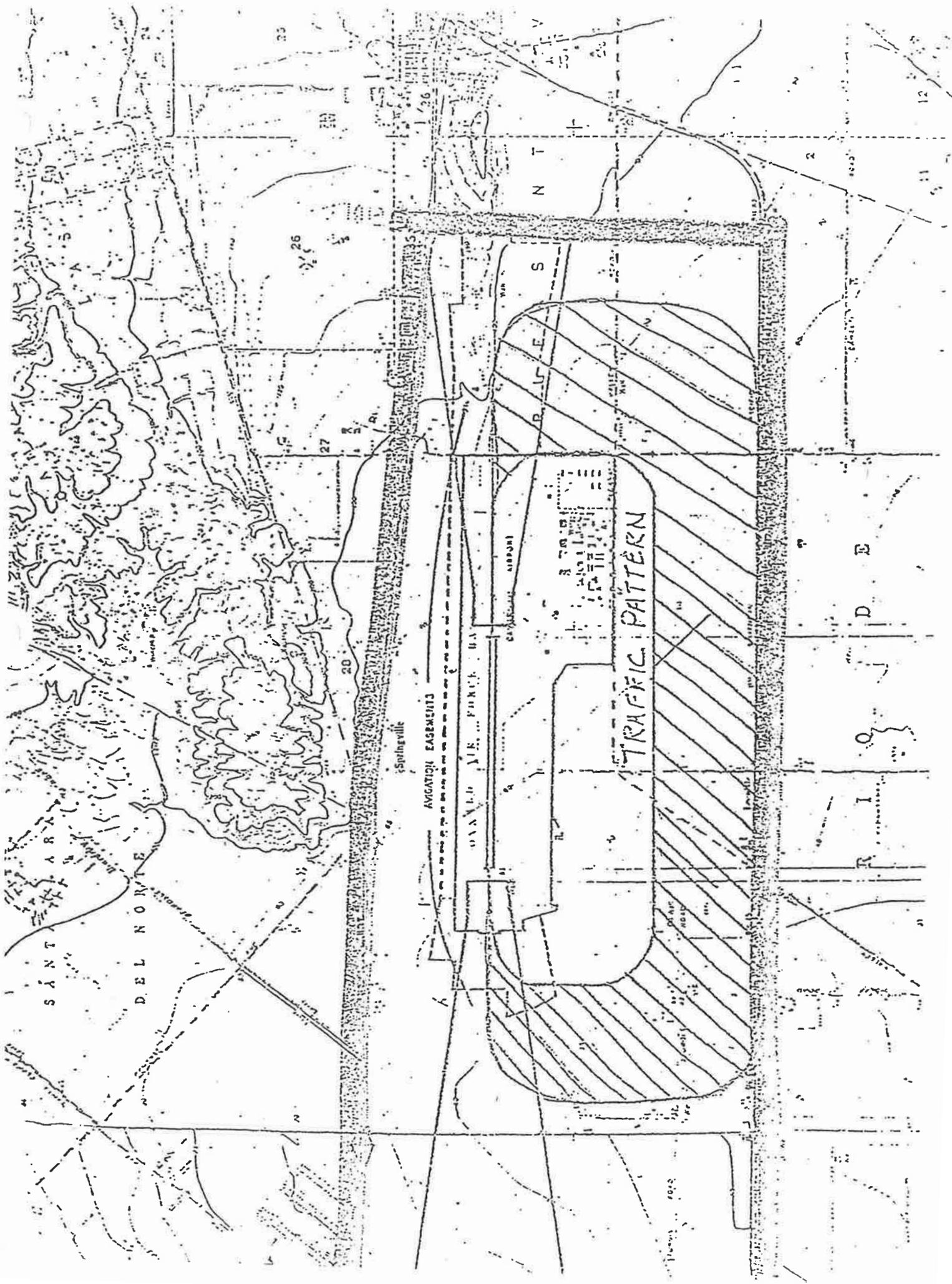
The "Camarillo Airport Zone" shall consist of the area bounded by the following:

Highway 34 to the south; the southerly extension of Carmen Drive to the east; Highway 101 to the north; the western boundary of the Camarillo sphere of interest, as designated on the 1974 Camarillo General Plan, to the west.

EXHIBIT B

CAMARILLO AIRPORT RESTRICTIONS

1. The airport shall be operated for general aviation purposes only. General aviation is defined in Attachment 1, affixed hereto and incorporated herein.
2. The airport operating hours will be from 7:00 AM to 10:00 PM.
3. The usable runway length shall not exceed 6,000 feet and shall be the most westerly 6,000 feet of the existing runway.
4. An aircraft weight limitation of 115,000 lbs. (twin wheel) shall be in effect.
5. The airport VFR traffic pattern shall be to the south of the airfield as designated on Attachment 2, affixed hereto and incorporated herein.
6. Airport development shall be guided to ensure that residential areas are not exposed to noise levels greater than 60 CNEL average noise and 90 dBA single event noise.



ATTACHMENT 1

GENERAL AVIATION

General aviation includes all business and commercial, training, personal transportation, proficiency, and sport flying not classified as air carrier. General aviation includes air taxi or charter for revenue on a non-schedule basis (interstate limited to 30 passengers, 7,500 lbs. cargo), and intrastate freight carriers and interstate freight carriers which operate through exclusive long-term contracts (non-common carriers).

Excluded from general aviation are all air carrier operations. Air carrier operations consist of operations which are certificated by the CAB or the PUC and comprise the following:

- (a) CAB Certificate of Convenience & Necessity covers all interstate common carriers (services offered to public at large) on a regular schedule and route. CAB also certifies interstate air taxi and charter aircraft with more than 30 seats which operate for revenue on a non-scheduled basis. CAB certifies all interstate common carrier freight airlines also, including air taxi over 7,500 pounds of cargo carried.
- (b) PUC certifies all air carrier (people) of any size which operate on a regularly scheduled basis over scheduled routes for revenue. This includes third level carriers such as Golden West. PUC does not certify intrastate freight air carriers.

AMENDMENT #1

"AGREEMENT BETWEEN COUNTY OF VENTURA AND
CITY OF CAMARILLO PERTAINING TO CAMARILLO
AIRPORT DEVELOPMENT AND SURROUNDING LAND USE"

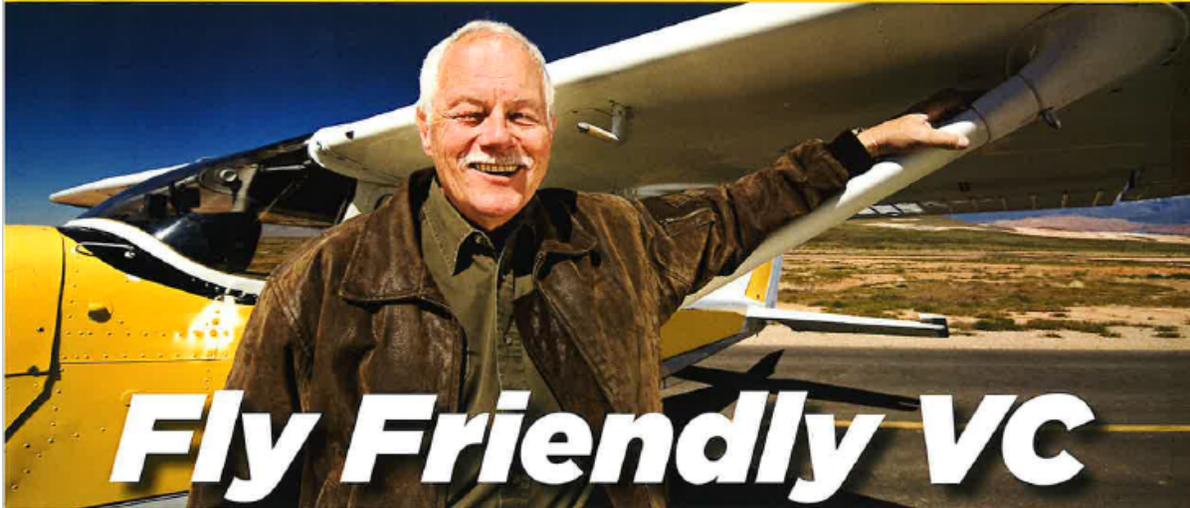
1. WHEREAS, the County of Ventura and the City of Camarillo, in October of 1976, entered into a joint powers agreement pertaining to Airport Development and Surrounding Land Use; and
2. WHEREAS, said agreement provides for the formation of the Oxnard Airport Authority and selection of members thereof; and
3. WHEREAS, the Authority now wishes to amend the "Agreement" to allow alternate members to be appointed and vested with certain voting authority;
4. NOW, THEREFORE, it is hereby resolved that the "AGREEMENT BETWEEN COUNTY OF VENTURA AND CITY OF CAMARILLO PERTAINING TO CAMARILLO AIRPORT DEVELOPMENT AND SURROUNDING LAND USE" be amended as follows:

pg 2 para 2 "Composition of Authority"

Add: "Members of the Board of Supervisors may be selected by the Board of Supervisors as alternates, and members of the City Council may be selected by the City Council as alternates". An alternate to the fifth member (public member) may be selected by a majority vote of the other four Authority members. "Such designated alternate(s) may be a voting participant(s) at an Authority meeting at such time as the regular member(s) representing his/her jurisdiction is not in attendance".

EXHIBIT 4
FLY FRIENDLY PROGRAM

VENTURA COUNTY DEPARTMENT OF AIRPORTS



What is Fly Friendly VC?

Fly Friendly is a program utilized throughout the nation that has been implemented locally by the Ventura County Department of Airports. Fly Friendly VC provides alternate flight patterns for pilots and flight schools utilizing Oxnard and Camarillo airports with an end goal of minimizing air traffic and noise over residential communities.

How Does it Work?

Flight schools and pilots are provided with ongoing education that includes presentations and training materials that prioritize pilot safety while addressing community concerns related to noise. The Airports also work with the towers in Camarillo and Oxnard to address concerns related to flight patterns and safety.

What You Need to Know...

Camarillo and Oxnard airports are part of the national transportation system and are home to 2,000 local jobs and 75 businesses and counting. Up to an estimated 4,000 flight instructors and pilots visit the airports annually, and most have been trained to fly patterns that were developed decades ago. The full implementation and introduction of the new flight patterns for Fly Friendly VC will take time, but we expect to see significant progress by the end of 2022 and early into 2023.

We Want to Connect With You!

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



COUNTY of VENTURA
Department of Airports

vcairports.org

EXHIBIT 5 (2 pages)
FLY FRIENDLY CMA PILOT GUIDANCE

CAMARILLO AIRPORT FLY FRIENDLY PROGRAM



CAUTION: NOT FOR NAVIGATIONAL USE



RECOMMENDED VOLUNTARY NOISE ABATEMENT PROCEDURES:

- The airport environs are noise-sensitive in all quadrants. Aircraft operators are requested to practice noise abatement fly quiet procedures whenever possible consistent with safety.
- No aircraft departures between 0000-0500 without prior approval from the Airport Director.
 - Remain as high as practicable over residential areas during overflight, approaches, and departures.
 - Use best rate of climb when departing any runway.
 - No formation takeoffs or landings without prior permission from the Airport Director.
 - Utilize low energy approaches.
 - North traffic fly downwind over Highway U.S. 101.
- Fly at or above PAPI glide slope on final approach.
 - When departing Runway 8, use best rate of climb and when altitude permits turn so as to avoid residential overflight before proceeding on course.
 - When the control tower is closed, arrivals to Runway 8 should plan RIGHT downwind to avoid overflight of city.
 - Exercise extreme caution when departing Runway 8 due to opposite direction Instrument approach traffic.
 - Runway 8 arrivals use RIGHT traffic to avoid overflight of the City.
 - Late night arrivals use GPS Runway 8 approach when wind, weather, and safety permit.
 - Runway 8 departure to the east fly over Highway U.S. 101.
 - When departing Runway 26, remain on runway heading until beyond the departure end of runway and reaching 400' before proceeding on course.
- When flying straight-in visual approaches to Runway 26, remain at or above PAPI glide path and avoid overflight of noise sensitive areas north of extended centerline.
 - Aircraft should depart on Runway 26 when practicable.
 - Follow all ATC Instructions.
 - Aircraft over published runway weight limit shall contact airport administration for approval and instructions.
 - No aircraft operations allowed by aircraft weighing over 115,000 pounds except for emergencies.
- Compliance with recommended noise abatement procedures is encouraged. No procedure should be allowed to compromise flight safety.**

CAMARILLO AIRPORT FLY FRIENDLY PROGRAM



LOCATION:

FAA Identification: CMA
 Lat/Long: 34-12.825000N 119-05.661667W
 Proximity to Camarillo: 3 miles west of city
 Field elevation: 77'
 Runway 08-26: 6,010' x 150'

TRAFFIC PATTERN ALTITUDES:

Light Aircraft - 800'
 Multi-engine/Jet Aircraft - 1,000'

COMMUNICATIONS:

CTAF: 128.20 (Pilot Controlled Lighting)
 ATIS: 126.02
 Camarillo Ground Control: 121.8
 Camarillo Tower: 128.20 (7:00 a.m. - 9:00 p.m.)
 Point Mugu App/Dep Control: 124.7
 Los Angeles Center: 135.5
 Santa Barbara RCAG: 327.1
 ASOS: 126.025 (ATIS Freq.)
 CMA VOR (on field): 115.8

LANDING FEE:

Landing fees apply to aircraft over 12,500 lbs.

AIRPORT SERVICES:

- Full Service FBOs:
- *Aves Aviation* (805) 603-4799
 - AVfuel: 100LL and Jet A
 - *AIR 7* (805) 383-1100
 - AVfuel: 100LL and Jet A
 - *Channel Islands Aviation* (805) 987-1301
 - AVfuel: 100LL and Jet A
 - *Sun Air Jets* (805) 389-9301
 - AVfuel: 100LL, Jet A, and SAF



View from the West



View from the East



EXHIBIT 6
CAMARILLO AIRPORT PROPOSED DEVELOPMENT PROJECT
APPLICATION CHECKLIST

(Must be completed and returned with application)

Use the following checklist to ensure that your application is complete. The Proposal package must not exceed 20 single-sided 8-1/2" X 11" pages, including exhibits/attachments.

Unless specifically indicated, the following items must be submitted by all applicants in the following order: Note: All attachments are to be placed immediately following the Section in which they are requested.

Application Checklist

Cover letter

- Cover letter submitting application signed by Principal in the firm

Section IV – Submission Requirements

- Completed Subsection A. Developer Information
 - Identification – Name of developer, type of entity, and development team members.
 - Experience – Complete description of developers' and key team members' recent aviation/commercial development experience and references.
 - Financial Data – Information indicating total estimated project cost and evidence of sufficient financial resources to undertake the project, including bank or other financing references where appropriate.
 - Track record – Developer references for projects of similar design and complexity (including size, cost and year developed)
- Completed Subsection B. Development Proposal
 - Site Concept Plan (s) – Depicting buildings, parking, hardscape and including building façade elevations. For **REPLACE** option, provide same for "The Replacement Project" site.
 - Proposed Facilities/Services – Detailed building and user information, type of use (example: Repair & Maintenance, Office, Storage only), estimated income and benefits, business plan, and consistency with Airport Master Plan, Airport Layout Plan, Joint Powers Agreement, Ventura County Transportation Commission Master Plan and other prevailing policies, Community engagement and outreach, and Fly Friendly Program. Identify which project elements help address County's Sustainability Goals.
 - Pro Forma – Development pro forma for predevelopment, construction, income and expenses cost and proposed financing.
 - Desired Terms of Lease – Description of desired lease terms.
 - Development Schedule – Phasing plan (if applicable) and anticipated development timeline.
 - Performance Deposit – Performance Guaranty cashier's check for \$15,000 made payable to COUNTY OF VENTURA