

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

Thursday

October 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 – September 12, 2019**
- 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**

OXNARD AIRPORT AUTHORITY

- A. Subject:** Approval of, and Authorization for the Director of Airports, or His Designee, to Execute, the First Amendment to the License and Use Agreement with T-Mobile West, LLC, a Delaware Limited Liability Company, Successor in Interest to Pacific Bell Wireless, LLC, for a Cellular Tower at Oxnard Airport, to Provide for Additional Optional Extensions, Increase Rent, and Make Other Changes.

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 First Amendment to the license and use agreement with T-Mobile West, LLC, (Attachment 1) for a cellular tower at Oxnard Airport, to provide for additional optional extensions, increase rent, and make other changes.

6. NEW BUSINESS

OXNARD AIRPORT AUTHORITY

- A. Subject: Receive and File a Report Concerning the Status of the Proposal by the Oxnard School District to Construct Two Schools at the Intersection of Doris Avenue and Patterson Road; Receive and File the Report from Ventura Local Agency Formation Commission Concerning the Annexation Process of the District's Proposed School Sites at the Intersections of Doris Avenue and Patterson Road; Approve and Authorize the Chairperson to Send a Letter, on Behalf of the Oxnard Airport Authority, to the City of Oxnard Objecting to the Annexation of the Oxnard School District's Property for the Purpose of Constructing the Schools.**

Recommendations:

Staff requests that your Authority:

1. Receive and file staff's report concerning an update on Oxnard School District's (District) proposed school sites at the intersection of Doris Avenue and Patterson Road.
2. Receive and file the report from Ventura Local Agency Formation Commission (LAFCO) concerning the annexation process of the District's proposed school sites at the intersections of Doris Avenue and Patterson Road.
3. Approve and authorize the Chairperson to send a letter, to be prepared by the Director of Airports, to the City of Oxnard objecting to the annexation of the District's property for the purposes of constructing two schools at the intersection of Doris Avenue and Patterson Road.

7. DIRECTOR'S REPORT

8. REPORTS

Monthly Activity Report – August 2019
Monthly Noise Complaints – August 2019
Consultant Reports – August 2019
Airport Tenant Project Status – September 2019
Project Status – September 2019
Meeting Calendar

9. CORRESPONDENCE

Memorandum dated August 29, 2019 from Erin Powers to Distribution List re: Environmental Document Review – County Project

Letter dated September 11, 2019 from Erin Powers to Shannon Montano, California Department of Transportation re: State Matching Funds – Federal Aviation Administration Grant AIP 3-06-0339-037-2019 – Camarillo Airport

Letter dated September 12, 2019 from Madeline Herrle to Sheila Sannadan, Adams Broadwell Joseph & Cardozo re: Public Records Request – Silverstrand Grid Project

Letter dated September 17, 2019 from Erin Powers to G. Adams, The Adams Companies re: Notice to Proceed, AEA No. 20-04; INDEPENDENT FEE ESTIMATE for Design Engineering Services for Oxnard Airport – Runway, Taxiway Connectors and Taxiway F Reconstruction

Letter dated September 17, 2019 from Erin Powers to Mead & Hunt, Inc. re: Notice to Proceed; Oxnard Airport – Consulting Service Contract; Preliminary Site Investigation Services for Taxiway F Improvements; AEA No. 20-05

Letter dated September 18, 2019 from Madeline Herrle to Mark Sullivan, The Law Office of Mark F. Sullivan re: Airport Properties Limited, LLC; Public Records Request dated September 9, 2019

Letter dated September 19, 2019 from Madeline Herrle to John Neustadt re: Public Records Request dated September 9, 2019

10. MISCELLANEOUS

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

12. ADJOURNMENT

The next regular Authority meeting will be on Thursday, November 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 AIRPORT AUTHORITY AND OXNARD AIRPORT AUTHORITY

MINUTES

September 12, 2019

1. CALL to ORDER and PLEDGE of ALLEGIANCE

CAA Chair, Bill Thomas, called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

2. ROLL CALL

CAA PRESENT

Kelly Long
John Zaragoza
Shawn Mulchay
Susan Santangelo
Bill Thomas
Michael Hodson (Alt)

CAA ABSENT

OAA PRESENT

Kelly Long
John Zaragoza
Tim Flynn
Bert Perello
Walter Calhoun
Eugene Fussell (Alt)

OAA ABSENT

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

AIRPORT STAFF

Kip Turner
Jorge Rubio
Madeline Herrle
John Feldhans
Ana Castro

3. APPROVAL OF MINUTES – July 11, 2019

Camarillo Airport Authority: Councilmember Shawn Mulchay moved to approve the July meeting minutes and Councilmember Susan Santangelo seconded the motion. Supervisor Kelly Long abstained. All others voted and the motion passed unanimously.

3a1

Oxnard Airport Authority: Public Member Walter Calhoun moved to approve the July meeting minutes and Councilmember Bert Perello seconded the motion. Supervisor Kelly Long abstained. 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.

Mark Sullivan requested information from the Department of Airports about whether Boeing business jets would be allowed to operate out of Camarillo Airport. Mr. Sullivan also shared that when he did the math for the northeast hangars that are going to be built at Camarillo Airport, he did not come up with the same number that was in the Department of Airport's forecasted budget. Mr. Sullivan also commented on the Northeast Hangar Development and the change order from Toro. He stated a concern about whether the change order would cause a deficit in the Department of Airport's budget and if the financial burden would be shifted to hangar owners/renters.

5. NEW BUSINESS

CAMARILLO & OXNARD AIRPORT AUTHORITY

- A. Subject:** Approval of, and Authorization for the Director of Airports, or His Designee, to Modify the Required Minimum Standards for Aeronautical Service for Ventura County Airports, Section 5.2 Aircraft Maintenance and Repair, Minimum Standards paragraph 3. Minimum On-Airport Hangar Area Requirement from 5,000 Square Feet to 2,500 Square Feet and Additional Language.

Recommendation:

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

Approve, and adopt the attached amendment (Attachment 1) to the Required Minimum Standards for Aeronautical Services for Ventura County Airports, effective October 1, 2019.

Lease Manager Madeline Herrle provided staff's report on this item and responded to general questions posed by Authority members. Authority member Bill Thomas pointed out a typo on Attachment 1, #7. Ms. Herrle indicated that the typo would be corrected.

Camarillo Airport Authority: Supervisor Kelly Long moved to approve staff's recommendation and Councilmember Shawn Mulchay seconded the motion. All others voted in favor and the motion passed unanimously.

Oxnard Airport Authority: Councilmember Bert Perello moved to approve staff's recommendation and Supervisor Kelly Long seconded the motion. All others voted in favor and the motion passed unanimously.

OXNARD AIRPORT AUTHORITY

B. Subject: Approval of, and Authorization for the Director of Airports, or His Designee, to Execute, the First Amendment to the License and Use Agreement with T-Mobile West, LLC, a Delaware Limited Liability Company, Successor in Interest to Pacific Bell Wireless, LLC, for a Cellular Tower at Oxnard Airport, to Provide for Additional Optional Extensions, Increase Rent, and Make Other Changes.

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 First Amendment to the license and use agreement with T-Mobile West, LLC, (Attachment 1) for a cellular tower at Oxnard Airport, to provide for additional optional extensions, increase rent, and make other changes.

Lease Manager Madeline Herrle provided staff's report on this item and responded to general questions posed by Authority members. Authority member Walter Calhoun inquired as to whether the lease between the Department of Airports and T-Mobile provides an option for relocation of the tenant should the need arise. Ms. Herrle responded that she would have to look into this matter and report back to the Authority.

Oxnard Airport Authority: Councilmember Bert Perello moved to table this item to the Authority's next regular meeting and Public Member Walter Calhoun seconded the motion. All others voted in favor and the motion passed unanimously.

6. UNFINISHED BUSINESS

CAMARILLO AIRPORT AUTHORITY

A. Subject: Review and Consider Approval of the Updated Draft Bylaws of the Camarillo Airport Authority

Recommendation:

Staff requests that your Authority review and consider approval of the updated draft Bylaws

of the Camarillo Airport Authority.

A discussion took place about the word "expressly" which is used in Article III. Duties and Responsibilities of the bylaws. The discussion circled around whether the word should remain in the bylaws or be stricken from the bylaws.

Camarillo Airport Authority: Councilmember Shawn Mulchay moved to approve the bylaws as proposed with the word "expressly" being stricken from Article III. Duties and Responsibilities, Paragraph 2, Line 1 and Councilmember Susan Santangelo seconded the motion. All others voted in favor and the motion passed unanimously.

7. DIRECTOR'S REPORT

Director Kip Turner shared that two individuals from out-of-state passed away in a plane crash that occurred on August 7th at Camarillo Airport. Mr. Turner also shared that two local residents from Santa Barbara also passed away in a plane crash that occurred on August 11th in Idaho. He stated that County staff met with representatives from the hangar owners' association on August 14th to discuss the hangar leases and there will be a follow-up meeting on September 26th. Mr. Turner stated that the Department of Airports finished the fiscal year very strong. He also shared that the Northeast Hangar Development is on a temporary pause due to a change order that is being negotiated. He also stated that the Oxnard runway design scope is being worked out with the Federal Aviation Administration (FAA) and the department's consultant. Airport staff will be meeting with the FAA next week to work out the details of the Oxnard runway design and there may be some additions to the project. The Airport Layout Plan for Oxnard Airport is also moving forward. A draft of the plan has been submitted to the FAA for review. Mr. Turner shared that he is still looking into updating the master plans for both Camarillo and Oxnard airports. He is hoping to make progress on the master plans by January, 2020. The grant for the Taxiway H project at Camarillo Airport has been received and accepted by the department. A Notice to Proceed for the project has been sent and the work will begin soon. Mr. Turner stated that the department is currently assessing the structural integrity of the County-owned hangars at both airports. Many hangars are in need of maintenance and repairs. Mr. Turner congratulated deputy director Jorge Rubio for being selected as the second vice president of the Southwest Chapter of the American Association of Airport Executives. Mr. Turner shared that the Camarillo Air Show was a huge success and he is looking forward to next year's event. He also shared that a developer has purchased the land at Camarillo Airport where the water tower stands. The land is going to be redeveloped so the water tower will need to be removed as well as the rotating beacon that is atop the tower. A new location for the beacon will be determined after a site study has been completed. Mr. Turner shared that the FAA issued their written report regarding the Part 139 inspection that occurred at Oxnard Airport. Mr. Turner is currently negotiating some of the recommendations with the FAA. Director Turner shared that he is averaging one and a half to two days a week at his satellite office located at Oxnard Airport. He also stated that the department has initiated

a catchment leakage study to explore airline service needs. He provided a personnel update regarding the vacancies in the department's maintenance division. There are still four regular vacancies and one temporary vacancy for which interviews will be scheduled soon. Also, Tom Rooney (the department's engineering technician who retired in July) was unable to attend the Authority meeting, which was requested by Authority members, however airport staff did provide him with a recognition plaque for his many years of County service. Director Turner shared that he has been participating in a LEAP leadership program through the County and he is serving on the County's sustainability committee. He is also serving as a board member for the Oxnard Convention & Visitors Bureau. Lastly, he is participating in the Airport Executive Leadership Programme which is another leadership program.

8. REPORTS

Monthly Activity Report – June, July 2019
Monthly Noise Complaints – June, July 2019
Consultant Reports – June, July 2019
Airport Tenant Project Status – July, August 2019
Project Status – July, August 2019
Financial Statements Period Ended – June 30, 2019
Financial Statements Fourth Quarter – FY 2018/2019
Meeting Calendar

Reports were received and filed.

9. CORRESPONDENCE

Letter dated June 19, 2019 from Erin Powers to Mike Barrow, Toro Enterprises, Inc. re: Approval of Contractor Request for Substitution of Subcontractor for Cause for the Camarillo Airport – NE Hangar Development, Phase 1 Construction Project; FAA AIP No.: 3-06-0339-036-2017; Spec. No. DOA 17-01; Proj. No. CMA-195

Letter dated June 19, 2019 from Erin Powers to Mike Barrow, Toro Enterprises, Inc. re: Camarillo Airport – NE Hangar Development, Phase 1 Construction Project; FAA AIP No.: 3-06-0339-036-2017; Spec. No. DOA 17-01; Proj. No. CMA-195; UTILIZATION OF UNLISTED SUBCONTRACTOR CINDY TRUMP INC.

Letter dated June 26, 2019 from Kip Turner to Joel Kirschenstein, Sage Realty Group re: Interest in Properties located in RPZ for Oxnard Airport

Letter dated June 28, 2019 from John Feldhans re: Camarillo Hangar Waitlist

Letter dated July 3, 2019 from Jorge Rubio to Rosemarie Gaglione, City of Oxnard re: Comments on Campus Park Development, Oxnard, CA

3a5

Letter dated July 8, 2019 from Madeline Herrle to Peter Yune, T-Mobile West LLC re: T Mobile ID SV00504A; Site Address: 2889 W. 5th St., Oxnard, CA 93030; Consent request for modifications to equipment

Notice dated July 12, 2019 from Camarillo Airport Operations Supervisor to East End Hangar Tenants at Camarillo Airport re: Construction Start Date – Northeast Hangar Development, Phase 1

Letter dated July 18, 2019 from Madeline Herrle to Mark Sullivan re: June 24, 2019 Public Records Request #1 on behalf of your client Gerald Alves

Letter dated July 18, 2019 from Madeline Herrle to Mark Sullivan re: June 24, 2019 Public Records Request #2 on behalf of your client Gerald Alves

Letter dated July 18, 2019 from Madeline Herrle to Mark Sullivan re: June 24, 2019 Public Records Request #3 on behalf of your client Gerald Alves

Letter dated July 18, 2019 from Madeline Herrle to Mark Sullivan re: June 24, 2019 Public Records Request #4 on behalf of your client Gerald Alves

Letter dated July 18, 2019 from Madeline Herrle to Mark Sullivan re: June 24, 2019 Public Records Request #5 on behalf of your client Gerald Alves

Letter dated July 19, 2019 from Erin Powers to Lemuel Del Castillo, Federal Aviation Administration re: Camarillo Airport – Taxiway H Pavement Rehabilitation; CONTRACTOR SELECTION RECOMMENDATION; Future AIP Grant No. 03-06-0339-37-2019

Notice dated July 29, 2019 from Camarillo Airport Operations Supervisor to East End Hangar Tenants at Camarillo Airport re: Construction Start Date – Northeast Hangar Development, Phase 1 – Update

Notice dated August 6, 2019 from Camarillo Airport Operations Supervisor to Camarillo Airport Tenants – Tie-Down Rows 14, 15, 16, and 17 re: Temporary Aircraft Relocation for Wings Over Camarillo Air Show

Letter dated August 26, 2019 from Madeline Herrle to Sheila Sannadan, Adams Broadwell Joseph & Cardozo re: Public Records Request – Silverstrand Grid Project

Letter dated August 26, 2019 from Erin Powers to Lemuel Del Castillo, Federal Aviation Administration re: AIRPORT IMPROVEMENT PROGRAM CAMARILLO AIRPORT – AIP 3-06-0339-037-2019

Letter dated August 26, 2019 from Erin Powers to Shannon Montano, California Department of Transportation re: Application for State Matching Funds – Federal Aviation Administration (FAA) Grant AIP 3-06-0339-037-2019 – Camarillo Airport

Correspondence was received and filed.

3ab

10. MISCELLANEOUS HANDOUTS

Information was received and filed.

11. AUTHORITY COMMENTS

Supervisor Kelly Long requested that department staff report back to the Airport Authorities regarding the concerns stated by the member of the public during the public comment period.

Public Member Bill Thomas provided an update on the Camarillo Air Show and thanked all entities involved for their collaboration efforts. Supervisor Long also commented on the success of the Air Show and thanked everyone involved. Supervisor Long shared that 169 pets were adopted at the animal shelter for a special event that was held in partnership with the Air Show. Supervisor John Zaragoza commented on a great Air Show and thanked airport staff for their assistance in fielding noise complaints. Councilmember Bert Perello commented on the success of the pet adoptions.

Mayor Tim Flynn shared that a draft environmental report on a proposed Teal Club development right next to the Oxnard Airport will be released before the end of the year. The development is for close to 1,000 homes and 60,000 square feet of commercial space. In addition, the Oxnard Elementary School District is planning to put 1,900 students in the area. Mr. Flynn stated his concerns about the development and shared that the state can overrule local authorities on land use because of the need to build schools. Mr. Flynn believes blocking the homes from being built would make it difficult for the Local Agency Formation Commission to annex the land into the City. Authority members requested that this matter be agendaized for the next meeting so there can be further discussion.

Councilmember Perello thanked Director Kip Turner for his in-depth director's report.

12. ADJOURNMENT

There being no further business, the September 12, 2019 Authority meeting was adjourned at 8:23 p.m.

KIP TURNER, C.M.
Administrative Secretary

3a7

October 10, 2019

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, the First Amendment to the License and Use Agreement with T-Mobile West, LLC, a Delaware Limited Liability Company, Successor in Interest to Pacific Bell Wireless, LLC, for a Cellular Tower at Oxnard Airport, to Provide for Additional Optional Extensions, Increase Rent, and Make Other Changes.

Recommendation:

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

Approve, and authorize the Director of Airports, or his designee, to execute, the First Amendment to the license and use agreement with T-Mobile West, LLC, (Attachment 1) for a cellular tower at Oxnard Airport, to provide for additional optional extensions, increase rent, and make other changes.

Fiscal/Mandates Impact:

Mandatory: No

Source of funding: T-Mobile West, LLC

Funding match required: None

Impact on other departments: None – No impact on General Fund

Summary of Revenues and Costs

	<u>FY 2019-20</u>	<u>FY 2020-21</u>
Revenue:	\$ 29,878	\$ 33,246
Costs:		
Direct	0	0
Total Costs	\$ 0	\$ 0
Net Costs – Airport Enterprise Fund	\$ 29,878	\$ 33,246

Current Fiscal Year Budget Projection:

FY 2019-20 Budget Projection for Oxnard Administration – Division 5000 Unit 5001				
	Adopted Budget	Adjusted Budget	Projected Actual	Estimated Savings/(Deficit)
Appropriations	\$1,325,501	\$1,325,501	\$1,325,501	\$0
Revenue	824,794	824,794	824,794	0
Net Cost	\$ 500,707	\$ 500,707	\$ 500,707	\$0

Revenue and appropriations are included in the FY 2019-20 adopted budget.

Discussion:

This item was brought before the Oxnard Airport Authority in September for approval. In response to a question from the Authority members to verify if the lease provides for the Department of Airports to redevelop/make changes to the airport property and control tower, and the leased area by tenant, (including removal and/or relocation), the Department responds affirmatively that it does have those rights in the existing lease, and relocation is at tenant's sole expense.

T-Mobile West, LLC and its predecessors in interest (Tenant) have leased area on the control tower on the west end of the airport and associated equipment room at the Oxnard Airport since August 2000 for operation of a cellular communications facility. The final option period of the initial lease is due to expire on July 31, 2020.

A license and use amendment has been negotiated with Tenant, which provides for four optional five-year extensions. If Tenant exercises all its options under the proposed amendment, the overall extension term will be twenty years.

The proposed amendment also provides for keeping the existing rent for the first initial year of the first option term, commencing on the first of the four extension terms, and rent will increase by 2% annually.

The proposed license and use amendment terms are summarized below.

T-Mobile West, LLC License and Use Agreement Amendment:

Premises: Equipment and antennae mounted on the existing control tower structure, together with an equipment cabinet located at ground level in an existing shed, all located just west of the existing terminal building at 2889 W. Fifth Street, Oxnard, California.

Extension of Term: Four optional five-year lease extensions, commencing August 1, 2020.

5a2

Rent: \$2,716.19 monthly, commencing August 1, 2020. Annual fixed two percent (2%) adjustments.

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



KIP TURNER, C.M.
Director of Airports

Attachment:

1. Oxnard Airport First Amendment to License and Use Agreement between County of Ventura and T-Mobile West, LLC

FIRST AMENDMENT TO LICENSE AND USE AGREEMENT

This First Amendment to License and Use Agreement (the "**Amendment**") is effective as of the date of execution by the last party to sign (the "**Effective Date**") by and between County of Ventura ("**Licensor**") and T-Mobile West LLC, a Delaware limited liability company and successor-in-interest to TMO CA/NV, LLC ("**Licensee**"), (each a "**Party**", or collectively, the "**Parties**").

Licensor and Licensee (or their predecessors-in-interest) entered into that certain License and Use Agreement dated July 25, 2000 (the "**Agreement**") regarding the premises ("**Premises**") located at 2889 West 5th Street, #2949, Oxnard, CA 93030 (the "**Property**").

For good and valuable consideration, Licensor and Licensee agree as follows:

1. The Agreement is in full force and effect and neither Licensor nor Licensee is in breach under the terms of the Agreement.
2. At the expiration of the Agreement, the Term of the Agreement will automatically be extended for four (4) additional and successive five (5) year terms (each a "**Renewal Term**"), provided, however, that Licensee may elect not to renew by providing Licensor sixty (60) days' notice prior to the expiration of the then current Renewal Term.
3. At the commencement of the first Renewal Term provided for in this Amendment, Licensee shall pay Licensor Two Thousand Seven Hundred Sixteen and 19/100 Dollars (\$2,716.19) per month ("**Rent**") in advance, by the fifth (5th) day of each month. Any Rent previously paid from and after the commencement of the first Renewal Term provided for in this Amendment shall be offset against the new Rent. Rent shall be adjusted annually, effective on each anniversary of the Renewal Term, by an amount equal to two percent (2%) over the Rent for the immediately preceding year. This new Rent and Rent adjustment shall supersede and replace any prior Rent or Rent adjustments.
4. The last sentence of Section 28 of the Agreement is deleted in its entirety and replaced with the following sentence:

"Notwithstanding the foregoing, Licensee may assign this Agreement to any corporate affiliate or purchaser of all or substantially all of Licensee's stock or assets without having first obtained the prior written consent of Director, but only if Licensee provides notice to Licensor of the assignment within 60 days of the assignment."
5. Any charges payable under the Agreement other than Rent shall be billed by Licensor to Licensee within twelve (12) months from the date in which the charges were incurred or due; otherwise the same shall be deemed time-barred and be forever waived and released by Licensor.
6. All notices, requests, demands and other communications shall be in writing and shall be effective three (3) business days after deposit in the U.S. mail, certified, return receipt requested or upon receipt if personally delivered or sent via a nationally recognized courier to the addresses set forth below. Licensor or Licensee may from time to time designate any other address for this purpose by providing written notice to the other Party

If to Licensee:

T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance/SV00504A

If to Licenser:

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

7. Licensee reserves the right to update the description of the Premises to reflect any modifications or changes, from time to time during the Term of the Agreement.
8. Except as expressly set forth in this Amendment, the Agreement otherwise is unmodified. To the extent any provision contained in this Amendment conflicts with the terms of the Agreement, the terms and provisions of this Amendment shall control. Each reference in the Agreement to itself shall be deemed also to refer to this Amendment.
9. This Amendment may be executed in duplicate counterparts, each of which will be deemed an original. Signed electronic copies of this Amendment will legally bind the Parties to the same extent as originals.
10. Each of the Parties represents and warrants that it has the right, power, legal capacity and authority to enter into and perform its respective obligations under this Amendment. Licenser represents and warrants to Licensee that the consent or approval of a third party has either been obtained or is not required with respect to the execution of this Amendment.
11. This Amendment will be binding on and inure to the benefit of the Parties herein, their heirs, executors, administrators, successors-in-interest and assigns.

IN WITNESS, the Parties execute this Amendment as of the Effective Date.

LICENSOR:

County of Ventura

By: _____

Print Name: _____

Title: _____

Date: _____

LICENSEE:

T-Mobile West LLC, a Delaware limited liability company

By: _____

Print Name: _____

Title: _____

Date: _____

T-Mobile Contract Attorney as to form

October 10, 2019

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

Subject: Receive and File a Report Concerning the Status of the Proposal by the Oxnard School District to Construct Two Schools at the Intersection of Doris Avenue and Patterson Road; Receive and File the Report from Ventura Local Agency Formation Commission Concerning the Annexation Process of the District's Proposed School Sites at the Intersections of Doris Avenue and Patterson Road; Approve and Authorize the Chairperson to Send a Letter, on Behalf of the Oxnard Airport Authority, to the City of Oxnard Objecting to the Annexation of the Oxnard School District's Property for the Purpose of Constructing the Schools.

Recommendations:

Staff requests that your Authority:

1. Receive and file staff's report concerning an update on Oxnard School District's (District) proposed school sites at the intersection of Doris Avenue and Patterson Road.
2. Receive and file the report from Ventura Local Agency Formation Commission (LAFCO) concerning the annexation process of the District's proposed school sites at the intersections of Doris Avenue and Patterson Road.
3. Approve and authorize the Chairperson to send a letter, to be prepared by the Director of Airports, to the City of Oxnard objecting to the annexation of the District's property for the purposes of constructing two schools at the intersection of Doris Avenue and Patterson Road.

Discussion:

At the September 2019 meeting, your Authority requested that staff revisit the status of the Teal Club Specific Plan Project and Oxnard School District's proposed school sites at the intersection of Doris Avenue and Paterson Road. Your Authority was especially concerned about the potential annexation of the District to the City of Oxnard (City).

6a1

As such, staff invited a representative from the LAFCO to present the process that the District would need to go through in order to be annexed to the City.

Additionally, staff prepared the following summary report in response to your request.

The Teal Club Specific Plan project has been in the process of being built since prior to 2002. The Department of Airports (DOA), after receiving recommendations from the Airport Advisory Commission and the Airport Authority, engaged immediately and provided comments to the City regarding the project's location and compatibility with the airport. The Ventura County Transportation Commission, acting as the Ventura County Airport Land Use Commission (VCALUC), provided similar feedback. The most pertinent comments included:

- An Environmental Impact Report should be prepared and include a more detailed analysis of land use and noise impact from airport operations.
- Mitigation measures for land use, hazards, and noise should include the granting to the County of a standard aviation easement over the entire area proposed for annexation and pre-zoning.
- No school sites should be designated, identified or permitted in areas of within the traffic zone (TPZ).

Later, the District identified several potential sites for schools around the Oxnard plain. Three of them were in the TPZ, including the Teal Club location. In response to the proposed sites the Caltrans Division of Aeronautics sent a letter on May 1, 2002 (Attachment 1) to the School District which said:

"We strongly recommend avoiding the construction of children's schools in these three locations. In general, these locations should not be permitted unless no feasible alternative is available. Based upon the evaluation of existing conditions and planned development, these sites are considered to provide the minimum level of safety suitable for a children's school site. Therefore, the Department does not object to the school district's acquisition of these three proposed school sites for use as children's schools provided that no feasible alternative is available."

Even though Caltrans found that the school sites in the TPZ should not be permitted unless no feasible alternative was available, the DOA and the VCALUC commented that the school sites would be in the TPZ for Oxnard Airport and this type of use is unacceptable per the adopted Ventura County Airport Comprehensive Land Use Plan.

Later, on May 11, 2011, during the comment period for the pre-planning application for the Teal Club Specific Plan, the DOA sent a letter to the City (Attachment 2), reminding them that California Public Utilities Code Section 21676 requires consistency between general plans, specific plans, and adopted land use plans. The DOA specifically reminded

ba2

the City that the Ventura County Airport Comprehensive Land Use Plan was adopted in July 2000 and states that school sites are an unacceptable land use within the TPZ of a civilian airport. The DOA requested that the City remove the school site from the draft 2030 General Plan and Teal Club Specific Plan so that the plans would be consistent with the adopted Ventura County Airport Comprehensive Land Use Plan. It is DOA's understanding that the City initially removed the school site from the draft 2030 General Plan but later added it back in after receiving pressure from the District.

Additionally, on June 10, 2014 the District requested a review by Caltrans for a new school site at the southeast corner of Doris Avenue and Patterson Road in Oxnard (Attachment 3).

The following is a summary response of the comments submitted to Caltrans by the DOA (Attachment 4) during the review of the site in 2014:

1. The proposed site is found unacceptable for the following reasons:
 - a. The site is located within the airport's traffic pattern zone and is considered to be unacceptable use pursuant to the Ventura County Airport Comprehensive Airport Land Use Plan.
 - b. The site lies below an established pattern, where helicopters depart and arrive from the airport at altitudes of approximately 500 feet.
 - c. The site is located outside of the 65 CNEL contour and is considered compatible pursuant to noise compatibility standards. However, staff is concerned that single-event noise would be a significant annoyance and safety concern to academic activities, both inside the classrooms and outside on the grounds.
2. The DOA requested the following actions be taken to address, as can be best done, the incompatibilities of the proposed site, should the District decide to move forward:
 - a. The District to conduct an Aircraft Hazard and Lad Risk Assessment to understand the potential impacts with regard to noise and safety;
 - b. The District be required to grant an avigation easement to the County of Ventura that would include the elements of the Federal Aviation Administration's Model Avigation Easement;
 - c. Any building constructed be insulated with soundproofing and other noise-reducing materials so that maximum allowable interior noise level attributable to exterior noise shall be no greater than 45dBA;
 - d. The District provide fair disclosure to parents of children attending the school of the location of the airport, the traffic patterns of the airport, and the potential impact of single-event noise and safety, and;
 - e. The District provide fair disclosure to parents of the average and single-event noise due to fixed-winged aircraft.

6a3

Similarly, the VCALUC provided the following comments to Caltrans in 2014 (Attachment 5):

1. Reminded that the site is inconsistent with Airport Land Use Plan.
2. Reiterated the VCALUC's position that the school was already deemed inconsistent when reviewed in 2012 as during the Teal Club Specific Plan comment period.
3. Reminded Caltrans that the VCALUC has a long history of formally opposing school sites in the Oxnard Airport's TPZ (since 2002).
4. Mentioned that if approved this school would be the third one within proximity of the Oxnard Airport and the second one within the TPZ, placing a large number of children at risk.

Caltrans reviewed the comments provided by the DOA and VCALUC, and sent a letter on August 19, 2014 to the School District (Attachment 6) in response to their request for review of a new school site with the following comments and recommendations:

Caltrans Comments:

1. Oxnard is an active general aviation/small scheduled service airport with a Medium General Aviation Runway.
2. Under Caltrans Airport Land Use Handbook, the school site would fall inside Safety Zone 6 of the Traffic Pattern Zone.
3. That "while there is generally a low to moderate risk of an accident at the proposed site, the potential of any accident could be severe."
4. That Handbook guidelines indicate that school facilities in this zone should be limited to no more than 300 persons per acre on average and no more than 1200 people per acre at any given time within Zone 6."

Caltrans Recommendations:

"We recommend that the school district look for a different site further away from the airport runway. However, based upon evaluation of existing conditions and planned airport development, Caltrans does not recommend against the school site. If this site is selected for school development, the foregoing density restrictions in the Handbook should be followed, and the school district should grant the Airport a permanent aviation easement and follow soundproofing and disclosure requests made in the Airport's letter. If the Property is not acquired by August 14, 2019, another site evaluation by Caltrans will be required."

It is staff's understanding that the school district has purchased the property, and that the Environmental Impact Report (EIR) will be presented to Oxnard City Council for adoption prior to end of the year. Should the EIR be adopted, then the District would need to have

6a4

the City amend the City's General Plan and pre-zone the property for school purposes. Additionally, the City would need to adopt a resolution of application to LAFCO.

It is the DOA's desire for your Authority to approve and authorize the Authority's Chairperson to send, on your Authority's behalf, a letter to be prepared by the Director of Airports (as your Authority's administrative secretary), to the City objecting to the annexation of the District's property for the purposes of constructing two schools at the intersection of Doris Avenue and Patterson Road.

If you have any questions regarding this item, please contact Jorge Rubio at 805-388-4201, or me at 388-4200.



Kip Turner, C.M.
Director of Airports

Attachments:

1. Letter from Caltrans Division of Aeronautics to Oxnard School District dated May 1, 2002
2. Letter from the Department of Airports to the City of Oxnard dated May 11, 2011
3. Oxnard School District's request to Caltrans Division of Aeronautics dated June 10, 2014
4. Letter from the Department of Airports to Caltrans Division of Aeronautics dated August 8, 2014
5. Letter from the Ventura County Transportation Commission to Caltrans Division of Aeronautics dated July 23, 2014
6. Letter from Caltrans Division of Aeronautics to the Oxnard School District dated August 19, 2014

6a5

DEPARTMENT OF TRANSPORTATION
DIVISION OF AERONAUTICS - M.S.#40
1120 N STREET
P. O. BOX 942873
SACRAMENTO, CA 94278-0001
PHONE (916) 654-4959
FAX (916) 653-9531
TTY (916) 651-6827



Flex your power!
Be energy efficient!

May 1, 2002

Mr. George Shaw
Field Representative
School Facilities Planning Division
California Department of Education
5380 Overpass Road #9
Santa Barbara, CA 93111

Dear Mr. Shaw:

In response to your March 8, 2002, request, your letter dated April 19, 2002, to Salvador Godoy, and Section 17215 of the State Education Code, the California Department of Transportation (Department), Division of Aeronautics, has received additional comments and has analyzed the school sites proposed by the Oxnard Elementary School District.

The Ventura County Director of Airports, Mr. Scott Smith, has requested that the Department relay the following request:

"Pursuant to our letter dated April 12, 2002, regarding the above referenced subject, we inadvertently omitted what we believe is a very important comment. Should any of the sites be approved (notwithstanding our objections) we request that as a condition of approval, an avigation easement be prepared and recorded that will protect the right of aircraft operations over the sites, prevent obstructions to Part 77 surfaces, and preclude lighting or radio/electric interference with aviation operations."

To reiterate, and as stated in our previous letter regarding the proposed acquisition of Oxnard School Sites #24, #25A, #25B, the Department cannot guarantee the safety of these sites or any other site. We strongly recommend avoiding the construction of children's schools in these three locations. In general, these locations should not be permitted unless no feasible alternative is available. Based upon our evaluation of existing conditions and planned development, these sites are

"Caltrans improves mobility across California"

ATTACHMENT 1

bab

Mr. George Shaw
May 1, 2002
Page 2

considered to provide the minimum level of safety suitable for a children's school site. Therefore, the Department does not object to the school district's acquisition of these three proposed school sites for use as children's schools provided that no feasible alternative is available.

Sincerely,



KURT O. HAUKOIL
Aviation Safety Officer

c: Mr. Salvador Godoy (via fax)
Mr. George Shaw (via fax)
Liese W. Olukoya (via fax)

county of ventura

DEPARTMENT OF AIRPORTS



555 Airport Way ♦ Camarillo, CA 93010 ♦ (805) 388-4274 ♦ Fax: (805) 388-4366

May 11, 2011

Matthew Winegar, AICP
Development Services Director
City of Oxnard Service Center
214 South C Street
Oxnard, CA 93030

Re: City of Oxnard Draft 2030 General Plan

Dear Mr. Winegar,

I attended the Oxnard City Council meeting last night to comment on the pre-planning application for the Teal Club Specific Plan. I was reminded that both the Teal Club Specific Plan and the Draft Oxnard 2030 General Plan include a site for an elementary school. It is my understanding that Public Utilities Code Section 21676 requires consistency between general plans, specific plans, and adopted airport land use compatibility plans.

The Airport Comprehensive Land Use Plan for Ventura County was adopted in July 2000 and states that school sites are an unacceptable land use within the Traffic Pattern Zone of a civilian airport (see attached table from the plan). With this in mind, I respectfully request that you remove the school site from the Draft Oxnard 2030 General Plan and the Teal Club Specific Plan so that the plans will be consistent with the adopted Airport Land Use Plan for Ventura County.

Thanks in advance for your consideration, and please feel free to contact me at 805-388-4200 should you wish to discuss this matter further.

TODD L. McNAMEE, AAE
Director of Airports

Attachment

ATTACHMENT 2

6a8

TABLE 6B
Adopted Land Use Compatibility Standards in
Safety Zones for Civilian Airports

Land Use	Runway Protection Zone	Outer Safety Zone	Traffic Pattern Zone	Extended Traffic Pattern Zone
Residential				
Single Family	U	U	C [a, e]	A [e]
Multi-Family	U	U	C [a, e]	A [e]
Mobile Home Parks	U	U	C [a, e]	A [e]
Public/Institutional				
Hospitals/Convalescent Homes	U	U	U	A [e]
Schools	U	U	U	A [e]
Churches/Synagogues	U	U	U	A [e]
Auditoriums/Theaters	U	U	U	A [e]
Commercial				
Hotels and Motels	U	U	C [c, e]	A [e]
Offices and Business/Professional Services	U	C [a, e]	C [c, e]	A
Wholesale	U	C [a, e]	C [c, e]	A
Retail	U	C [a, e]	C [c, e]	A
Industrial, Transportation, Communication, and Utilities				
Manufacturing - General/Heavy	U	C [a, e]	C [c, e]	A
Light Industrial	U	C [a, e]	C [c, e]	A
Research and Development	U	C [a, e]	C [c, e]	A
Business Parks/Corporate Offices	U	C [a, e]	C [c, e]	A
Transportation Terminals	U	U	A	A
Communication/Utilities	C [b]	A	A	A
Automobile Parking	C [b]	A	A	A
Recreation/Open Space				
Outdoor Sports Arenas	U	U	U	A
Outdoor Amphitheaters	U	U	U	A
Parks	U	C [a]	A	A
Outdoor Amusement	U	C [a, e]	A	A
Resorts and Camps	U	C [a, e]	A [e]	A [e]
Golf Courses and Water Recreation	C [d]	A	A	A
Agriculture	A	A	A	A

6a9

TABLE 6B (Continued)
Adopted Land Use Compatibility Standards in
Safety Zones for Civilian Airports

NOTES

A = Acceptable land use.

C = Land use is conditionally acceptable upon meeting required criteria (see footnotes below).

U = Unacceptable land use.

- [a] Maximum structural coverage must be no more than 25 percent. "Structural coverage" is defined as the percent of building footprint area to total land area, including streets and greenbelts.
- [b] The placing of structures or buildings in the Runway Protection Zone is unacceptable. Above ground utility lines and parking are allowed only if approved by the Federal Aviation Administration (FAA) as not constituting a hazard to air navigation.
- [c] Maximum structural coverage must not exceed 50 percent. "Structural coverage" is defined as the percent of building footprint area to total land area, including streets and greenbelts. Where development is proposed immediately adjacent to the airport property, structures should be located as far as practical from the runway.
- [d] Clubhouse is unacceptable in this zone.
- [e] An aviation easement is recommended and a fair disclosure agreement and covenant shall be recorded by the owner and developer of the property.

The adopted safety standards at NAS Point Mugu are shown in Table 6C. The standards in the CZ, the APZ-1, and the APZ-2 are the same as in the current CLUP. The standards in the TPZ zone are the same as in the civilian

Extended TPZ zone. As was done in the civilian table, the land use classification system has been changed to add transportation, communication, and utilities to the industrial category.

MEMORANDUM

TO: Dan Gargas, Aviation Safety Officer
Division of Aeronautics – MS No. 40
Department of Transportation
P.O. Box 942874
Sacramento, CA 94274-0001

Date: June 10, 2014

FROM: Rob Corley, Field Representative
CDE School Facilities/Transportation Services Division
1430 N Street, Suite 1201
Sacramento, CA 95814-5901

Airport Safety Review: Oxnard School District, Ventura County

The Oxnard School District seeks a review by the Division of Aeronautics for a new school site at the southeast corner of Doris Avenue and Patterson Road in Oxnard, located approximately one-third mile north of the Oxnard Airport. The site is adjacent to the "Teal Club" proposed development and a nearby site was previously reviewed by your Division. Preliminary plans call for a middle school of 1,000 students.

The property has not been divided into individual parcels. The property presently is farmed. A detailed location of the site is shown on the attachment.

Please review this proposed school site pursuant to Education Code 17215. Enclosed are the requisite maps for your review. If you have any questions, please call Rob Corley at (805) 835-3089 or by email at rcorley@cde.ca.gov.

Thanks for your help, as always.

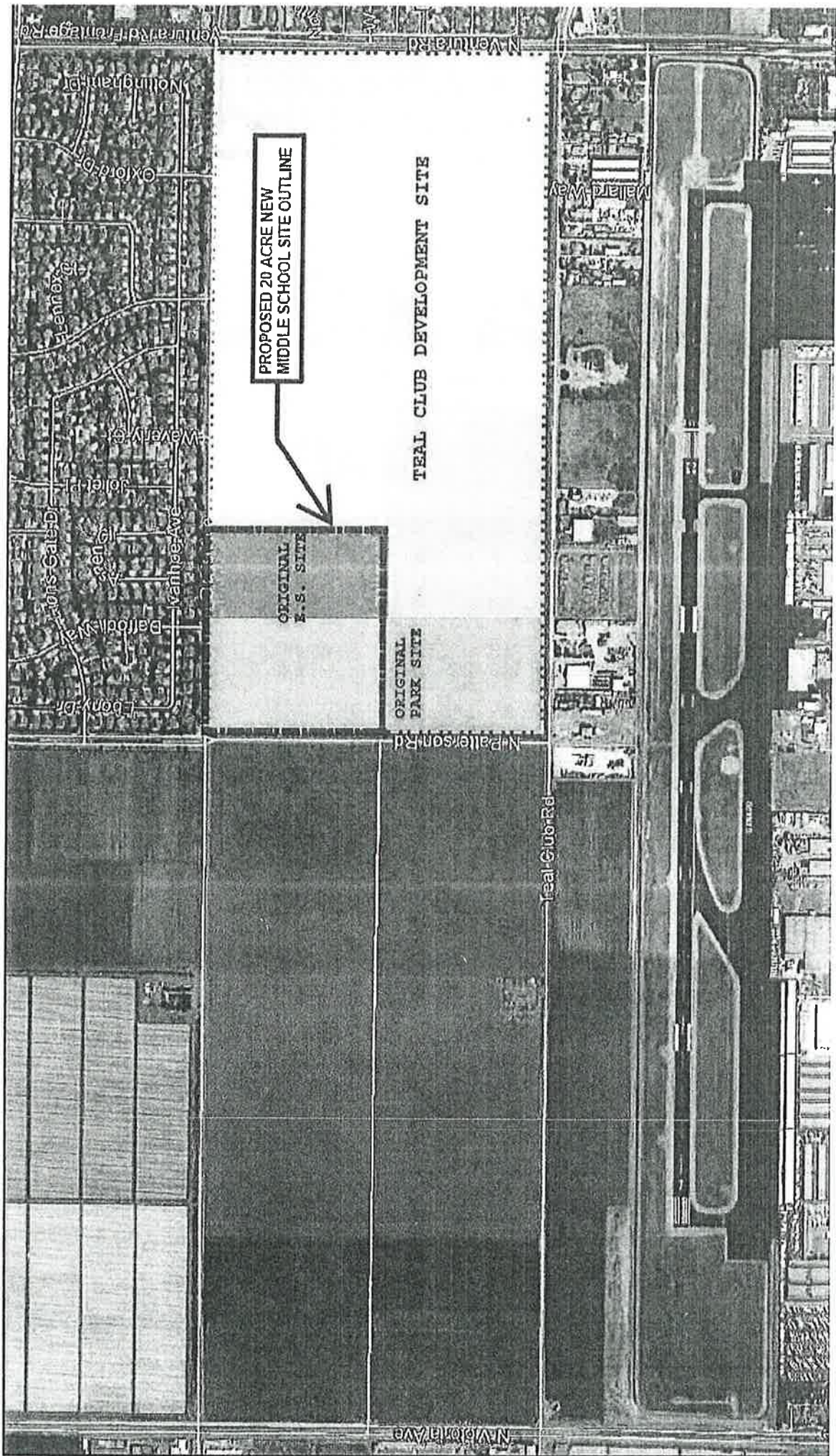
Rob Corley
(805) 835-3089

Attachments:

Locator map of Oxnard, aerial view from Google Earth, other reference maps.

ATTACHMENT 3

6all



August 8, 2014

Mr. Daniel R. Gargas
Aviation Safety Officer
Department of Transportation
Division of Aeronautics MS #40
1120 N Street
P.O. Box 94874
Sacramento, CA 94274

RE: Comments on Proposed Middle School Site between Patterson Road and Doris Avenue

Dear Mr. Gargas:

The Department of Airports has reviewed the proposed middle school site as referenced in your July 14, 2014 letter and finds it unacceptable for the following reasons:

1. The site is located within Oxnard Airport's traffic pattern zone and is considered to be an unacceptable use, pursuant to the Ventura County Airport Comprehensive Airport Land Use Plan;
2. The site lies below an established pattern, where helicopters depart and arrive from the airport at altitudes of approximately 500 feet; and
3. The site is located outside of the 65 CNEL contour and is considered compatible, pursuant to noise compatibility standards. However, we are concerned that single-event noise would be a significant annoyance and safety concern to academic activities, both inside the classrooms and outside on the grounds.

With the above in mind, we respectfully request the following actions be taken on behalf of the Oxnard School District (OSD) to address, as can be best done, the incompatibilities of the proposed site, should they decide to move forward:

1. OSD conduct an Aircraft Hazard and Land Risk Assessment to understand the potential impacts with regard to noise and safety;
2. OSD be required to grant an aviation easement to the County of Ventura that would include the elements of the Federal Aviation Administration's Model Aviation Easement;
3. Any building constructed be insulated with soundproofing and other noise-reducing materials, so that maximum allowable interior noise level attributable to exterior noise shall be no greater than 45dBA;

ATTACHMENT 4

6a13

August 8, 2014
Page 2

4. OSD provide fair disclosure to parents of children attending the school of the location of the airport, the traffic patterns of the airport, and the potential impact of single-event noise and safety; and
5. OSD provide fair disclosure to parents of the average and single-event noise due to fixed-winged aircraft and helicopter overflight that may impact school staff and children while outdoors.

Please call me at 805-388-4200, should you have any questions

Sincerely,



TODD L MCNAMEE, AAE
Director of Airports

C: Ventura County Airport Land Use Commission
AAC/OAA Packets

Enclosure

6a/4



Ventura County Transportation Commission

July 23, 2014

Mr. Daniel R. Gargas, Aviation Safety office
California Department of Transportation
Division of Aeronautics
1120 N Street
P.O. Box 942874
Sacramento, CA 94274-0001

Subject: Oxnard School District – school site Doris Avenue/ Patterson Road

Dear Mr. Gargas:

Thank you for this opportunity to provide comments on Oxnard School District's proposed middle school located at Doris Avenue/ Patterson Road.

The adopted Comprehensive Airport land Use Plan (CLUP) for Ventura County identifies the location of Oxnard School District's proposed middle school located at Doris Avenue/ Patterson Road to be wholly within the Traffic Pattern Zone (TPZ) for Oxnard Airport. In consideration of their safety, the adopted CLUP attempts to limit large congregations of people within the TPZ and specifically identifies schools as an unacceptable land use within the TPZ. The proposed project as defined would be inconsistent with the adopted CLUP.

The Ventura County ALUC has a long history of formally opposing schools placed within the Oxnard Airport TPZ dating back to 2002 when the Oxnard School District identified three potential locations in close proximity to Oxnard Airport. The ALUC rigorously opposed the siting of an elementary school at 5th Street and Patterson Avenue in 2004. In 2012, The Ventura County ALUC identified this proposed school as inconsistent when commenting on the Teal Club Specific Plan. If approved, this proposed school would be the third school within close proximity to Oxnard Airport and the second within the TPZ, placing a large number of children at risk in the event of a forced landing or other type of incident.

Again, the Ventura County ALUC appreciates the opportunity to provide comments on the Oxnard School District's proposed middle school located at Doris Avenue/ Patterson Road. Should you have any questions concerning the Ventura County ALUC's comments please contact Mr. Steve DeGeorge at (805) 642-1591 (ext. 103) or by email at sdegeorge@goventura.org.

Sincerely,

Darren Kettle,
Executive Director

ATTACHMENT 5

DEPARTMENT OF TRANSPORTATION

DIVISION OF AERONAUTICS – M.S. #40

1120 N STREET

BOX 942874

SACRAMENTO, CA 94274-0001

PHONE (916) 654-4959

FAX (916) 653-9531

TTY 711

www.dot.ca.gov

*Serious drought!
Help Save Water!*

August 19, 2014

Mr. Robert Corley, Consultant
School Facilities Planning Division
Central Coast/Kern Counties Field Office
2500 E. Vineyard Avenue, #100
Oxnard, California 93036-1372

Dear Mr. Corley:

In response to your request of June 10, 2014, regarding Section 17215 of the California Education Code, the California Department of Transportation (Caltrans), Division of Aeronautics, has analyzed the proposed K-12 Oxnard School District Teal Club Middle School Site, which is bounded on the north by Doris Avenue and on the west by North Patterson Road in Oxnard, California. The site is located about 1,800 feet north of the airport runway midfield point at the Oxnard Airport.

Our analysis consisted of a review of the California Code of Regulations (CCR), Title 21, section 3570, Caltrans' Airport Land Use Planning Handbook (Handbook), the Oxnard Airport Master Plan, instrument approach procedures, our files, and other publications relating to aircraft operations at the Oxnard Airport. The Ventura County Airport Land Use Commission and the airport's management were given an opportunity to comment, and their comments were considered. Enclosed is a map of the site that was reviewed.

Oxnard Airport is an active general aviation/small scheduled service airport with approximately 107 based aircraft and approximately 54,500 operations a year. The airport's runway is 5953 feet long. The runway is oriented on magnetic bearings of 078 degrees and 258 degrees. According to the Handbook, Runway 7/25 is designated as a "Medium General Aviation Runway." Using the CCR and Handbook runway criteria, the proposed school site falls inside of Safety Zone 6, identified as the Traffic Pattern Zone. Density restrictions for school sightings inside of Zone 6 are specified in the Handbook.

This office conducted a flight inspection of the Oxnard Airport on June 17, 2014. Our flight inspection revealed that the site will experience numerous over-flights by aircraft maneuvering at around 1000 feet in altitude as they arrive or depart the airport. The general aviation traffic patterns are on both sides of the runway. The school site is impacted by the north side "downwind leg" for Runway 7/25. According to airport staff, approximately 50 percent of the total airport traffic uses the north traffic pattern, which impacts the school site. Although our flight inspection revealed the site will experience several overflights by aircraft arriving or departing the airport, our investigation did not reveal any condition that would create an undue hazard. While there is generally a low to moderate risk of an accident occurring at the proposed site, the potential consequences of any accident could be severe. Caltrans cannot guarantee the safety of this, or any site.

*"Provide a safe, sustainable, integrated, and efficient transportation system
to enhance California's economy and livability"*

ATTACHMENT 6

6a1b

Mr. Robert Corley
August 19, 2014
Page 2

The Ventura County Airport Land Use Commission strongly opposes this site and has deemed it as inconsistent with their Airport Land Use Compatibility Plan (letter enclosed). The Airport also opposes the school site as planned, but the Airport would like to see conditions imposed, if the site is approved (see letter enclosed). Additionally, the site falls within Airport Traffic Pattern Zone 6 as defined by our Handbook. Handbook guidelines indicate that school facilities in this zone should be limited to no more than 300 persons per acre on average and no more than 1200 people per acre at any given time within Zone 6.

We recommend the school district look for a different site further away from the airport runway. However, based upon our evaluation of existing conditions and planned airport development, Caltrans does not recommend against the proposed school site. If this site is selected for school development, the foregoing density restrictions as stipulated in the Handbook should be followed, and the school district should grant the Airport a permanent aviation easement and follow the soundproofing and disclosure requests made in the Airport's letter. If the property is not acquired by August 14, 2019, another site evaluation by Caltrans will be required.

Sincerely,



DANIEL R. GARGAS
Aviation Safety Officer

Enclosures

bc: Aileen Loe, District 5

MONTHLY ACTIVITY REPORT

Month ending August 31, 2019

Hangars and Tie-downs:

Camarillo				Oxnard			
Inventory Occupied Available				Inventory Occupied Available			
Hangars				Hangars			
Private	170	170	0	Private	55	55	0
County	125	112	13	County	69	67	2
Total	295	282	13	Total	124	122	2
Tie-downs				Tie-downs			
County	96	84	12	County	7	4	3
Western Cardinal	25	18	7	Goldenwest Jet Center	15	11	4
Channel Island Aviation	35	30	5	Oxnard Jet Center	8	6	2
Visitor	35			Visitor	7		
Total	191	132	24	Total	37	21	16

Airport Operations:

	Camarillo	Oxnard
Current year for the month	13,706	5,878
Last year for the month	12,631	7,910
% Change	9%	-26%

Other:

	Camarillo	Oxnard
Citations issued	0	0
Cards issued to transient overnight aircraft	34	8
Noise/nuisance compliants	0	1
Other aircraft ** (Estimate)	120	15
Hangar Waiting List	103	21

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

8a

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

 August, 2019

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
8/31 4:45pm Clear, Calm	Noise	O	Cessna	1100 Block Navigator Drive, Oxnard, CA	1	1	***	Yes

* 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

86 August, 2019



CAMARILLO AIRPORT – AIRFIELD GEOMETRY AND DRAINAGE STUDY

Status Update:

- “Draft” aviation demand forecasts have been prepared and were coordinated with airport staff on July 5, 2019. The Consultant has had initial conversations with airport staff regarding the forecasts as it relates to the critical design aircraft.
- On-site surveying has been conducted by a Subconsultant for further input in the airfield drainage study.

Upcoming Action Items:

- Coordination of the aviation demand forecasts with the FAA pending airport staff review.
- Evaluation of airfield geometry improvements pending forecast review.
- Recommended airfield drainage enhancements pending the proposed airfield geometry improvements.

Project Percent Complete: The study is 41 percent complete through August 2019.

OXNARD AIRPORT – AIRPORT LAYOUT PLAN UPDATE / NARRATIVE REPORT

Status Update:

- Airport staff submitted the “draft” Data Sheet, “draft” ALP Drawing, and associated ALP SOP 2.00 Checklist to FAA staff for internal review on August 30, 2019.
- There have been continued discussions with airport staff and the FAA regarding the future critical design aircraft and subsequent impact to airfield geometry standards associated with taxiway width, taxiway layout, etc.
- The Consultant is preparing the “draft” ALP drawing set based these discussions.

Upcoming Action Items:

- Further discussion with the FAA regarding the “draft” ALP Drawing Set and associated Narrative Report is to take place at the upcoming ACIP meeting scheduled in mid-September.
- Coordination and review of “draft” ALP drawings with airport staff.
- Ultimate coordination of “draft” ALP drawing set with the FAA for review.
- Finalize the “draft” Narrative Report that reflects the recommended development concept and short-term CIP.

Project Percent Complete: The study is 90 percent complete through August 2019.

8c1

PROJECT STATUS REPORT
Ventura County, Department of Airports

Prepared by Mead & Hunt, Inc
Revision Date 6-Sep-19



Mead & Hunt No. County No. Grant No.	Airport	Description	Status	Percent Complete	Action Item
3168400-181115.01 AEA 18-14 AIP 3-06-0179-00X-20	OXNARD	DESIGN SERVICES PRELIMINARY DESIGN SERVICES FOR THE OXNARD RUNWAY AND TAXIWAY REHABILITATION / RECONSTRUCTION Preliminary design includes topographic survey, geotechnical investigation, and evaluation of preliminary design alternatives.	a) Continuation of design analysis for ADG D-III runway analysis. Taxiway connector portion of the analysis being removed from the project to allow for timely report completion. b) FAA concurred with MALS Alternative 1. Option 3 for meeting 150/6300-13A runway design standards. Mead & Hunt continuing with preliminary design based on the preferred alternative.	70%	a) Refer to Status items a and b. b) County to prepare an amendment for contract change of scope (overall deductive amendment).
3168900-132415.05 AEA 18-08	CAMARILLO	CONSTRUCTION SERVICES NORTHEAST HANGAR DEVELOPMENT, PHASE 1 Construction of the Phase 1 project, which includes 3 rows of hangars and surrounding pavement/drainage and the extension of water, sewer, and electrical services.	a) Contract change order for permit-required construction set changes under County and FAA review. Negotiations between Mead & Hunt and the Contractor completed on 8/30/19. b) Project kickoff meeting and OC/QA workshop will be scheduled when contract change order is approved.	24%	a) Refer to Status items a and b. b) Mead & Hunt prepared draft amendment request for County review on 8-26-19.
3168900-182312.01 AEA 19-05 AIP - N/A	CAMARILLO	DESIGN SERVICES TAXIWAYS A, E, F, AND RUN-UP AREA PAVEMENT MARKING IMPROVEMENTS Remarking of associated taxiway centerlines, edge markings, and run-up apron markings.	a) Draft plans and specs submitted 10/16/18. b) Updated plans and cost estimate, submitted 3/14/19, reflect additional scope of work and project phasing aligned with County's pavement removal contractor.	75%	a) Mead & Hunt to prepare final contract documents and advertise for bidding after receipt of County comments.
3168900-156918.01 AEA 18-04 AIP - N/A	CAMARILLO & OXNARD	DESIGN SERVICES PHOTOVOLTAIC (PV) SOLAR SYSTEMS Installation of PV Solar Systems	a) Reflectivity study for CMA northeast hangars A-C completed and submitted to the FAA on 9/4/19	100%	a) None, project complete.
22069-181879.01 AEA 18-13 AIP - N/A	CAMARILLO & OXNARD	DESIGN SERVICES OXR AND CMA DBE UPDATES (2018-2019) Develop DBE program and goals as well as prepare yearly reports.	a) CMA i) Program submitted and approved. ii) Goal submitted and approved. iii) Misc. annual reporting. All have been submitted into the FAA Civil Rights System and are in the Queue for FAA approval. iv) Next annual report due in December. b) OXR i) Program submitted to FAA for approval. This report includes both CMA and OXR, and, since CMA is approved, OXR approval should be forthcoming. ii) Goal submitted to FAA for approval. iii) Misc. annual reporting. All have been submitted into the FAA Civil Rights System and are in the queue for FAA approval. iv) The next annual report is due in December.	45%	a) None at this time.



8c2

**AIRPORT TENANT
PROJECT STATUS
September 25, 2019**

CAMARILLO

→ None

OXNARD

→ Golden West landside parking lot and airside ramp seal project to move forward in near future. Golden West to identify new product for airside application.

OTHER

→ None

8d

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

September 2019

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 295 Willis HVAC Replacement	\$453,886.46		County GSA	N/A	N/A	TBD	TBD	100	GSA conducted general building condition survey – results received. GSA revised scope of work for project and is waiting for contractor to revise bid. GSA reports revised bid delayed due to error in scope. Correction underway. Next steps: Review revised bid when available and schedule work.
5	CMA RWY Preliminary Design Concept Report (includes PCN)	\$91,000		Mead & Hunt	N/A	3/28/17	N/A	N/A	100	Report complete, confirms reconstruction needed. Next steps- request proposal for pavement remaining life evaluation.
5	CMA TWYs A, E, F, and Run-up Area Pavement Marking Improvements	\$18,285		Mead & Hunt	TBD	TBD	TBD	TBD	75	Pavement markings due for restriping to refresh faded markings and to meet FAA compliance requirements. Construction estimated at \$68,435. Next Steps: Finalize plans and specifications and set bid date for priority markings.
3 & 5	OXR & CMA Disadvantaged Business Enterprise Program Goal Updates and Annual Reports	\$17,985		Mead & Hunt	N/A	8/14/18	N/A	N/A	85	CMA plan submitted and approved. OXR program submitted; awaiting approval. Next annual accomplishment reports due 12/19.
3 & 5	OXR & CMA Design Systems for Solar Alternatives	\$47,000		Mead & Hunt	N/A	12/10/15	N/A	N/A	90	Reflectivity studies completed for several potential sites at CMA &

801

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		
3	OXR PFAS Work Plan & Testing	\$7,950 \$150,000		Ninvo & Moore	N/A	6/6/19	N/A	TBD	100	<p>OXR Airports. Final reflectivity study for site at NE Hangar Development submitted for FAA review.</p> <p>The CA State Water Board requires Part 139 Airports that have discharged firefighting foam to develop a work plan for later testing to determine if PFAS is present in soil or groundwater. Work plan approved by State Water Board, preparing to contract for required testing which must be completed by 11/22/19.</p>

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

8e2

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

September 2019

Sup. Dist.	Project Name Spec. Number	Estimate Low Bid	CCO's Claims	Design Engr. Contractor	Estimated Schedule or Actual Dates			% Compl Design / Const.	Remarks
					Bid Date	Contract Award	Const Start		
5	NE Hangar Development, Phase 1	\$7,126,202 \$7,950,236		<u>Mead & Hunt Toro Enterprises</u>	<u>8/15/17</u>	<u>10/17/17</u>	<u>TBD</u>	<u>100</u>	Building and Safety plans ready, pending completion of grading work. Construction meeting and start date in process pending final project coordination with contractor.
5	CMA Airfield Geometry Study and Drainage Study for RWY & TWY Reconstruction	<u>\$147,300</u>		<u>Coffman Assoc.</u>	<u>N/A</u>	<u>1/24/19</u>	<u>N/A</u>	<u>41</u>	Work underway. Estimated to be about a 12 month process. Consultant coordinating draft forecasts with Airport. Drainage survey information under consultant review.
5	TWY H Pavement Rehabilitation (Seal Coat)	<u>\$47,640</u> <u>\$213,351</u>		<u>Mead & Hunt, Maxwell Asphalt</u>	<u>6/25/19</u>	<u>8/15/19</u>	<u>9/25/19</u>	<u>100</u>	FAA and Caltrans grants received. Contract paperwork in process. Project schedule to be set soon.
3	OXR Airport Layout Plan Update	<u>\$246,176</u>		<u>Coffman Assoc.</u>	<u>N/A</u>	<u>10/17/17</u>	<u>N/A</u>	<u>90</u>	Work underway. Estimated to be about a 15-18 month process. Working with FAA to update the approved aviation demand forecasts to reflect ultimate conditions and incorporate into layout plans and narrative report.

8e3

Sup. Dist.	Project Name Spec. Number	Estimate Low Bid	CCO's Claims	Design Engr. Contractor	Estimated Schedule or Actual Dates				% Compl Design / Const.	Remarks
					Bid Date	Contract Award	Const Start	Const Comp		
3	OXR TWY F Site Investigation	\$96,770		Mead & Hunt	N/A	10/17/19	N/A	2/15/20	0	Contract awarded to facilitate geotechnical and survey work needed to support the TWY F design for possible reconstruction in FY 2020. FAA has indicated funding may be available to include this work in the FFY 2020 grant cycle. Work to be bid as a bid alternate.
3	OXR Preliminary Design for RWY/TWY Rehab./Reconst.	\$264,360		Mead & Hunt	N/A	10/9/18	N/A	11/30/19	65	Anticipate preliminary design for runway to be complete in November. Plan to enter into contract modification to separate the runway design work from the taxiway design work to expedite final design in time for FAA deadlines. Taxiway design will be included in the final design contract.

Note: Shaded boxes indicate changes from previous month

CMA – Camarillo Airport

OXR – Oxnard Airport

TBD – To be determined

CCO – Contract Change Orders

8e4

**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.

gf



555 Airport Way, Ste B · Camarillo, CA 93010 · TEL: (805) 388-4273 · FAX: (805) 388-4366

Memorandum

To: Distribution List
From: Erin Powers, Projects Administrator
Date: August 29, 2019
RE: Environmental Document Review – County Project

In accordance with the Ventura County Administrative Supplement to CEQA adopted by the Board of Supervisors, we are seeking County of Ventura agency/department comments regarding environmental documents for an upcoming project. If you wish to comment on the subject project as indicated below, please do so in a letter or memo suitable for publication. If your agency/department does not wish to comment on the subject project, then please indicate so below and return this memo to me before the deadline date indicated.

Document Type: Initial Study for Cloud Nine at Camarillo
Lead Agency: Department of Airports
Lead Agency Contact: Erin Powers, Projects Administrator
Email/Phone #: Erin.powers@ventura.org / (805) 388-4205 Fax: (805) 388-4366

Please review the attached (see CD) information and provide your written comments by **October 3, 2019**. Please brown mail (#5500) or email your comments to Erin Powers (erin.powers@ventura.org). If you have any questions or issues with the electronic submittal, please contact me and I will email a link to the information or provide a hard copy.

Distribution

X	4951	Air Pollution Control District	X		Resource Management Agency
				1720	RMA/Building & Safety
X	5400	Fire Protection District, Planning Sect.		1730	RMA/ Environmental Health
				1740	RMA/ Planning
		Public Works Agency			RMA/ Cultural Heritage
X	1600	PWA/Development Services			
		- Grading & Geology, Soils & Geology			
X	1610	PWA/Watershed Protection District			
		Impacts to WPD Facilities			
		FEMA Flood Plains			
		Groundwater Fox Cyn GMA			
		County Stormwater			
X	1650	PWA/ Integrated Waste Management			

No Comment:

Signature: _____

Date: _____

9a

September 11, 2019

Ms. Shannon Montano
California Department of Transportation
Division of Aeronautics (MS-40)
1120 N Street
Sacramento, CA 95814-5606

**Re: State Matching Funds – Federal Aviation Administration
Grant AIP 3-06-0339-037-2019 – Camarillo Airport**

Dear Ms. Montano:

Enclosed, please find three originals of the following signed matching grant agreement:

Ven-2-20-1-Mat for AIP 3-06-0339-037-2019

Thank you for your consideration and approval of our application for State Aeronautics funds for the Airports' FY 2019 Airport Improvement Program (AIP) project.

If you have any questions, you can contact me at (805) 388-4205.

Sincerely,



Erin Powers
Projects and Programs Administrator

C: Kip Turner, Director of Airports
File

9/b

September 12, 2019

Ms. Sheila M. Sannadan
Adams Broadwell Joseph & Cardozo
601 Gateway Blvd., Suite 1000
South San Francisco, CA 94080-7037

RE: Public Records request – Silverstrand Grid project

Dear Ms. Sannadan:

Attached are documents relating to your Public Records request for Silverstrand Grid Project proposed by Able Grid Energy Solutions (dba (Silverstrand Grid, LLC) for a proposed battery storage facility at the Camarillo Airport Business Park in Camarillo, CA.

We had estimated the number of pages to copy at 400, and have copied a total of 395 pages.

Sincerely,



Madeline Herrle

Lease Manager

Madeline.Herrle@Ventura.org

805.388.4243

9C

September 17, 2019

The Adams Companies
Mr. G. Adams
2602 S. Jacob St.
Gilbert, AZ 85295

**Subject: Notice to Proceed, AEA No. 20-04
INDEPENDENT FEE ESTIMATE for
Design Engineering Services for
Oxnard Airport – Runway, Taxiway Connectors and Taxiway F
Reconstruction**

Dear Mr. Adams:

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 Projects Administrator. You are advised to contact her 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

qd



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

September 17, 2019

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

**Subject: Notice to Proceed
Oxnard Airport – Consulting Service Contract
Preliminary Site Investigation Services for Taxiway F Improvements;
AEA No. 20-05**

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 Time and Expense basis Not to Exceed amount of \$96,770.00 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.

9e



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

September 18, 2019

Mr. Mark Sullivan
The Law Office of Mark F. Sullivan
2625 Townsgate Rd., Suite 330
Westlake Village, CA 91361

RE: Airport Properties Limited, LLC; Public Records Request dated September 9, 2019

Dear Mark,

Attached is the cost estimate for fulfilling the records request of your letter dated September 9, 2019 (3 requests).

The Department of Airports will process this request upon payment, and the documents will be ready to be picked up within 14 days after such payment is received.

Sincerely,

Madeline Herrle

Lease Manager

Madeline.Herrle@Ventura.org

805.388.4243

Enclosure

9f

September 19, 2019

Mr. John Neustadt
Attorney at Law
123 Lake Sherwood Dr.
Lake Sherwood, CA 91361

RE: Public Records Request dated September 9, 2019

Dear Mr. Neustadt,

Attached is the cost estimate for fulfilling the records request of your email communication to Ana Castro dated September 9, 2019 (4 requests).

The Department of Airports will process this request upon payment, and the documents will be ready to be picked up within 14 days after such payment is received.

Sincerely,



Madeline Herrle

Lease Manager

Madeline.Herrle@Ventura.org
805.388.4243

Enclosure

99

Blow off some steam.

Get IFR-Rated Glass for Under \$5K



Evolution E5 Dual Electronic Flight Instrument

Looking to replace your old-style vacuum gauges with electronic displays? Aspen makes it simple. The Evolution E5 Dual Electronic Flight Instrument (EFI) is a drop-in replacement that gives you advanced functionality with the ability to grow with your needs.

- Provides a path for removal of vacuum pump*
- Replaces your old attitude indicator and HSI (or DG)
- Includes built-in GPSS Roll Steering
- Features IFR Certification with Glide Slope and Localizer
- Interfaces with your existing avionics and most autopilots
- Upgrades add additional capabilities and future technologies
- Starts at \$4,995

Don't settle for limited digital replicas of your existing mechanical gauges. Enhance your flying experience today with the most cost-effective Certified Dual Electronic Flight Instrument in the marketplace.

Visit us at
EAA AirVenture 2019
Hangar B

NOW SHIPPING

*In most circumstances. Actual vacuum pump removal will vary by aircraft.

Copyright 2019 Aspen Avionics Inc. "Aspen Avionics," "Evolution Flight Display System," and the Aspen Avionics aircraft logo are trademarks of Aspen Avionics Inc. All rights reserved. U.S. Patent No. 8,085,166, and additional patents pending.

ASPEN AVIONICS

www.aspenavionics.com

PILOT BRIEFING



Ampaire 337 unveiled

Hybrid-electric airplane flies in California

BY BARRY SCHIFF

LOS ANGELES-BASED Ampaire recently unveiled and demonstrated at Camarillo, California, its Ampaire 337. The 3-year-old company claims this to be the "highest capacity [largest] hybrid-electric airplane ever flown."

The Ampaire 337 is a Cessna 337 Skymaster with its rear, 210-horsepower Continental engine replaced with Ampaire's proprietary electric-propulsion system. This is essentially a battery-powered electric motor. Although called a hybrid-electric airplane, it is not a hybrid in the sense of a hybrid automobile. The two powerplants are completely independent of one another, and the lithium-ion batteries that power the motor cannot be charged in flight.

Ampaire refers to this combination of powerplants as a "parallel hybrid," meaning that "the two independent sources of power work in concert to optimize power output." In its current configuration, the batteries must be charged following a flight or replaced with a charged battery pack standing by on the ground, a process that will eventually be accomplished in less than 15 minutes. In the 337's final configuration, the ship's batteries will occupy part of a cargo pod attached to the belly of the airplane so as not to take up space in the cabin.

The centerline-thrust Cessna Skymaster was the obvious choice for this Experimental aircraft because it allows differences in thrust to occur without creating any yawing (such as could result from different types of powerplants mounted on

opposite wings of a conventional twin-engine airplane).

Although the motor installed in the aircraft is capable of producing 180 kilowatts of power (240 horsepower), it currently is limited to an output of 160 kW (215 horsepower) so as not to exceed by much the maximum power for which the airplane was originally certified. Fully charged batteries enable the motor to generate maximum power for 5 to 6 minutes but last substantially longer at lower power settings.

The electric propulsion system adds approximately 400 pounds to the empty weight of the airplane, but this enables the aircraft to be flown with a relatively light load of fuel. As a result, useful load remains approximately the same.

Charging the batteries takes about two hours. The cost of the electrical energy needed for charging is less than half the cost of the equivalent amount of avgas.

The electric propulsion system is 85 percent quieter than the reciprocating engine that it replaces. What noise remains is created solely by the three-blade, variable-pitch propeller moving air rearward.

The company plans to eventually develop single- and twin-"engine" airplanes powered solely by its proprietary electric-propulsion system(s).

Ampaire's electric propulsion system is not yet practical for use by individuals because infrastructure is required at en route and destination airports to charge and exchange replacement batteries.

► www.barryschiff.com

New helicopter lifts capabilities for Ventura County Air Unit

[Jeremy Childs](#), Ventura County Star Published 8:00 a.m. PT Sept. 5, 2019

The Ventura County Air Unit got a big upgrade recently with the arrival of its first new helicopter in years.

The 2007 Firehawk, dubbed "Copter 2," is one of three Sikorsky UH-60L Black Hawk helicopters purchased by the agency to help fight fires, make rescues and perform other tasks. It arrived Aug. 19 at the air unit hangar at the Camarillo Airport.

It can reach a speed of 165 mph, thanks to a twin engine system, and can carry 1,000 gallons of water for firefighting, a vast improvement over the current fleet, according to Capt. Mel Lovo, the aviation manager for the air unit.

"You're 50% faster at this traveling speed, and you've got three times as much water being dropped per drop," Lovo said.

Currently, the air unit has a fleet of 1969 Bell UH-1 Iroquois, better known as "Hueys." These helicopters can reach 80 to 100 mph, can only carry about 350 gallons of water, and are nearing the end of their lifespan, according to Lovo.

"They have 20,000 hours on some of these machines, and they've been flying since Vietnam," Lovo said.

The new helicopter does come with some drawbacks, such as requiring more maintenance and more fuel, leading to greater expenses. However, it brings a "margin of safety," Lovo said, meaning its backup systems improve the security and efficiency of the helicopter.

Five pilots with the air unit are learning how to fly the new type of helicopter. An instructor pilot was hired to teach emergency procedures, such as what to do when there is an engine failure. The pilots have also gone through flight safety classes in Florida using simulators and flown across the county in Firehawks. The training is expect to continue for a couple of months.

Two more helicopters, also Firehawks, are scheduled to arrive in October and December of this year.

[The Ventura County Fire Department spent approximately \\$7.4 million each on these helicopters](#), including refurbishment and modification expenses. Lovo said the agency bought the three 2007 models from the Army at a steep discount compared to 2018 models, which can run upwards of \$20 million per aircraft.

"We've basically outfitted three helicopters for the price of one," Lovo said.

Ultimately, once all three helicopters arrive, they will be used to perform the same tasks currently performed by the air unit, whether it's dropping water on a wildfire, assisting law enforcement with a search or performing a rescue in a remote area of the county.

"This is just another tool in our toolbox," Lovo said.

1061

Jeremy Childs is a breaking news and public safety reporter covering the night shift for the Ventura County Star. He can be reached by calling 805-437-0208 or emailing jeremy.childs@vcstar.com.

10b2

Plane's hard landing turns out OK at Oxnard Airport

Staff reports Published 12:25 p.m. PT Sept. 25, 2019 | **Updated 12:37 p.m. PT Sept. 25, 2019**

A plane had a hard landing at the Oxnard Airport on Wednesday, and while rescue crews were prepared for the worst, everything turned out OK, according to the Oxnard Fire Department.

After the landing, the plane ended up in some bushes near the runway after the 12:15 p.m. incident at the airport, 2889 W. Fifth St.

Arriving crews said the aircraft was intact on its wheels and the occupant was outside it. There were no flames, crews at the scene said.

10c