



COUNTY of VENTURA

Department of Airports

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CAMARILLO AIRPORT AUTHORITY AND OXNARD AIRPORT AUTHORITY

MINUTES

February 10, 2022

1. CALL to ORDER and PLEDGE of ALLEGIANCE

CAA Chair, Susan Santangelo, called the meeting to order at 6:34 p.m. and requested that Supervisor Carmen Ramirez lead the pledge of allegiance.

2. ROLL CALL

CAA PRESENT

Kelly Long
Carmen Ramirez
Shawn Mulchay
Susan Santangelo
Scott Barer
Randall Sanada (Alt)

CAA ABSENT

OAA PRESENT

Kelly Long
Carmen Ramirez
Bert Perello
Vianey Lopez
Eugene Fussell (Alt)

OAA ABSENT

Walter Calhoun

Excused (E)

Late (L)

Alternate (Alt)

AIRPORT STAFF

Keith Freitas, Director
Dave Nafie, Deputy Director
Jamal Ghazaleh, Accounting Manager
Ana Castro, Program Administrator

COUNTY STAFF

Tom Temple, Assistant County Counsel

3. AGENDA REVIEW

No changes to the agenda.

4. APPROVAL OF MINUTES – January 13, 2022

Camarillo Airport Authority: Mayor Shawn Mulchay moved to approve the January 13, 2022 meeting minutes and Vice Mayor Susan Santangelo seconded the motion. All members voted in favor and the motion passed unanimously 4-0, with an abstention from Scott Barer.

Oxnard Airport Authority: Supervisor Kelly Long moved to approve the January 13, 2022 meeting minutes and Supervisor Carmen Ramirez seconded the motion. All members voted in favor and the motion passed unanimously 5-0.

5. PUBLIC COMMENT PERIOD

Public comments heard.

6. NEW BUSINESS

Agenda Item #6.B. was heard before Agenda Item #6.A.

OXNARD AIRPORT AUTHORITY

A. Subject: Receive a Presentation on the Portofino Place Development; Review and Make Recommendation Regarding Portofino Place to the City of Oxnard pursuant to City of Oxnard Code.

Recommendation:

Receive the Presentation and Make a Recommendation to the City of Oxnard Whether the Portofino Place Development is an Acceptable Land Use and Consistent with the Adopted Airport Comprehensive Land Use Plan.

Scott Kolwitz, Planning & Environmental Services Manager, reviewed a PowerPoint presentation detailing the Portofino Place Development. John Carnesale, from the applicant team, spoke about noise issues and safety concerns. Mr. Kolwitz, members of the applicant team (including Kate Neiswender and John Carnesale), and Deputy Director Dave Nafie responded to questions posed by Authority members regarding building requirements, affordable housing in the development, access to water for residents, noise concerns, existing and surrounding land uses, and safety factors near the airport.

Supervisor Carmen Ramirez moved to recommend that the Portofino Place Development is an acceptable land use and consistent with the adopted Airport Comprehensive Land Use Plan, and to receive and file a presentation on the Portofino Place Development. Councilmember Vianey Lopez seconded the motion. All members voted and the motion passed 3-2.

Yes: Kelly Long, Carmen Ramirez, Vianey Lopez

No: Bert Perello, Eugene Fussell

B. Subject: Approval of, and Authorization for the Director of Airports or Designee to Sign, Amendment No. 2 to the Consulting Services Contract with Ninyo & Moore Geotechnical & Environmental Sciences Consultants for the Supplemental Per and Polyfluoroalkyl Substances Soil and Groundwater Investigation at Oxnard Airport, Raising the Total Amount of the Contract by \$201,800.57 to \$363,018.47

Recommendation:

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

Approve, and Authorize the Director of Airports Or Designee to Sign, Amendment No. 2 (Exhibit 3) to the Consulting Services Contract With Ninyo & Moore Geotechnical & Environmental Sciences Consultants (AEA 20-11) for the Supplemental Per And Polyfluoroalkyl Substances (PFAS) Soil and Groundwater Investigation at Oxnard Airport, Raising the Total Amount of the Contract By \$201,800.57 to \$363,018.47.

Director Keith Freitas provided staff's report. Mr. Freitas shared that the State Water Board requires all airports that have dispensed firefighting foam to conduct soil and groundwater testing. PFAS is contained in the foam and it is a chemical of concern to the Water Board. The testing is needed at Oxnard Airport because the airport previously offered scheduled commercial service, and it was a requirement to have emergency equipment such as the firefighting foam. Mr. Freitas explained that the airport conducted an initial investigation and submitted the data to the State Water Board. After reviewing the data, the Water Board wants the airport to conduct additional analyses which is why an increase to the contract is needed. He also explained that moving forward, the airport has put a process in place so that the chemical does not leave the emergency vehicle and go into the environment during annual testing. This was not the case before the new process was implemented. It was clarified that the Federal Aviation Administration (FAA) is in the process of finding a replacement foam but the existing foam is the only one approved by the FAA at this time.

Oxnard Airport Authority: Supervisor Kelly Long moved to approve staff's recommendation and Councilmember Bert Perello seconded the motion. All members voted in favor and the motion passed unanimously 5-0.

C. Subject: Adoption of Resolution #6 Authorizing Remote Teleconference Meetings of the Oxnard Airport Authority for a 30-Day Period

Recommendation:

Adopt the attached Resolution #6 (Exhibit 1) authorizing remote teleconference meetings of the Oxnard Airport Authority for a 30-day period pursuant to Government Code Section 54953, Subdivision (e), of the Ralph M. Brown Act.

Oxnard Airport Authority: Supervisor Carmen Ramirez moved to approve staff's recommendation and Councilmember Bert Perello seconded the motion. All members voted in favor and the motion passed unanimously 5-0

CAMARILLO AIRPORT AUTHORITY

D. Subject: Adoption of Resolution #6 Authorizing Remote Teleconference Meetings of the Camarillo Airport Authority for a 30-Day Period

Recommendation:

Adopt the attached Resolution #6 (Exhibit 1) authorizing remote teleconference meetings of the Camarillo Airport Authority for a 30-day period pursuant to Government Code Section 54953, Subdivision (e), of the Ralph M. Brown Act.

Camarillo Airport Authority: Mayor Shawn Mulchay moved to approve staff's recommendation and Public Member Scott Barer seconded the motion. All members voted in favor and the motion passed unanimously 5-0.

7. DIRECTOR'S REPORT

Director Keith Freitas recognized and thanked Bill Thomas, Mike Hodson, and Walter Calhoun for their service on both Airport Authorities. Director Keith Freitas also recognized long-term airport tenant, Art Phillips, who recently passed away. Mr. Freitas shared that Congresswoman Julia Brownley visited Camarillo Airport last month and they discussed the infrastructure bills that should help with airport funding. Congresswoman Brownley expressed her continued support of both airports.

Mr. Freitas discussed the continued noise issues and concerns. He shared that the department is working to alleviate the concerns by looking at new flight tracking technology and hiring a community relations staff member who will be specifically dedicated to handling noise issues.

Regarding the Joint Powers Agreement (JPA), Mr. Freitas mentioned a letter, which can be found in the meeting packet, from County Executive Officer, Michael Powers, to Camarillo City Manager, Greg Ramirez. In the letter, Mr. Powers assures Mr. Ramirez that the County is no longer looking to make changes to the JPA and is not intending to pursue scheduled airline service or air cargo service at Camarillo Airport. The relationship between the County and the City seems to be going in a good direction.

Regarding the private hangar lease agreement, Mr. Freitas stated that he continues to work with Camarillo Oxnard Hangar Owners and Tenants Association (COHOTA). He shared that the language in regard to mandatory security stickers on all vehicles has been removed and a mediation clause has been added in. The mediation clause still needs to be refined. COHOTA has a general membership meeting scheduled for March 19th, at which they will present the draft agreement to its members. Mr. Freitas now expects to bring forth the draft agreement to the Commission and the Airport Authorities during the April meetings.

Mr. Freitas shared that a current tenant of the department, County Animal Services, leases a four and a half acre site in the Camarillo Airport business park. Animal Services is looking to rebuild and expand by adding an additional three or so acres. The department is working to accommodate the expansion by offering a couple parcels adjacent to their current site.

Director Freitas mentioned that Cloud Nine, a development project along Las Posas Road, is almost through the application process. The project will go before Camarillo City Council on March 9th. Finally, Mr. Freitas mentioned that with the Super Bowl coming up this weekend, there will be significant air traffic in the Los Angeles region which would include Oxnard and Camarillo Airports. An increase in air traffic should be expected beginning tomorrow and through midday on Monday.

Report was received and filed.

8. REPORTS

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

Monthly Activity Report – December 2021
Monthly Noise Complaints – December 2021
Consultant Reports (Coffman Associates, Mead & Hunt) – December 2021
Consultant Reports (Jviation) – November, December 2021
Airport Tenant Project Status – January 2022
Project Status – January 2022
Financial Statements Second Quarter – FY 2021/2022
Meeting Calendar

Reports were received and filed.

9. CORRESPONDENCE

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

Letter dated January 19, 2022 from Michael Powers, County Executive Officer to Greg Ramirez, City of Camarillo re: the 1976 Camarillo Airport Joint Powers Agreement

Letter dated January 20, 2022 from Madeline Herrle to Garry Montanari, Michaelis, Montanari and Johnson re: Public Records Request dated January 7, 2022 – Aeroplex

Letter dated February 2, 2022 from Madeline Herrle to Jackie Rose, Director of Animal Services re: Expansion and Renovation Plans, Camarillo Airport Business Park

Correspondence was received and filed.

10. AUTHORITY COMMENTS

Public Member Scott Barer expressed his concern regarding the private hangar lease agreement mediation clause. Mr. Barer stated that he had a chance to review the proposed language and he would not support the language in its present form. He added that the mediation provision is too complicated and that the process needs to be simplified.

Mayor Shawn Mulchay thanked Director Keith Freitas and the Department of Airports for the improved communication between the department and the City of Camarillo.

Councilmember Bert Perello shared that he appreciated comments by Mr. Barer voicing his concern regarding mediation. Mr. Perello thanked Director Freitas for contacting the Santa Paula flight school to discuss noise. Mr. Perello said it is good that the school agreed to add the fly neighborly link to their website. He commented that if people buy a home

near an airport there should be an expectation of hearing an airplane, but they should not hear an airplane flying in circles every five minutes over their home. In regard to the Portofino development project that was discussed during tonight's meeting as it relates to soundproofing, Mr. Perello mentioned that a person should not be in a position where they purchase a home and the developer is not available to resolve sound issues. He believes the developer should address the issues at the beginning of the process.

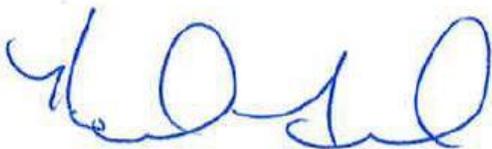
Supervisor Carmen Ramirez stated that the issue of encroachment at Camarillo Airport and Oxnard Airport is important and added that there is a big concern about encroachment at the naval base. Ms. Ramirez mentioned several challenges in Oxnard that somewhat touch the airports.

Public Member Randall Sanada shared a concern about maintaining safety around the airports. Mr. Sanada stated that one component of safe flight is allowing pilots to practice their touch and goes and their landings. He also commented about the need to be mindful of the necessity of pilots to make circles around the airport as a matter of safety.

Vice Mayor Susan Santangelo shared her appreciation and thanks for Bill Thomas, Walter Calhoun, and Mike Hodson for their time on the Airport Authorities. Ms. Santangelo also echoed Mayor Mulchay's sentiments regarding the improved communication and the new relationship between the Department of Airports and the City of Camarillo.

11. ADJOURNMENT

There being no further business, the February 10, 2022 Authority meeting was adjourned at 8:20 p.m.



KEITH FREITAS, A.A.E., C.A.E.
Administrative Secretary