



**COUNTY of VENTURA**  
Department of Airports

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

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**REQUEST FOR PROPOSALS**

**(RFP AIR 2026-03)**

**SELECTION PROCESS**

**OF A DEVELOPER FOR AN APPROXIMATE 11 ACRE SITE FOR COMMERCIAL NON-  
AVIATION USE ADJACENT TO THE OXNARD AIRPORT**

**COUNTY OF VENTURA, DEPARTMENT OF AIRPORTS**

Release Date:

March 20, 2026  
555 Airport Way, Suite B  
Camarillo, CA 93010

**REQUEST FOR PROPOSAL (RFP) – Development Interest in approximately 11 acres of vacant land in the runway protection zone of the Oxnard Airport, for commercial uses, including infrastructure projects, storage, construction staging, etc. which meet the site constraints noted below.**

**I. REQUEST:**

The County of Ventura, Department of Airports (County) is issuing a Request for Proposal (“RFP”) to solicit proposals for the development and lease of an approximate 11-acre site east of Ventura Rd. and north of 5<sup>th</sup> Street in the City of Oxnard, located within the boundaries of the Oxnard Airport approach and departure runway protection zones (“RPZ”).

The desired development proposal will meet the criteria for the FAA restrictions on types of uses and those limitations (including, but not limited to height, noise, transmission frequencies, lighting and no human occupancy) *See FAA AC 150/5190-4B.* (Exhibit 2).

**II. PURPOSE**

The purpose of this RFP is to obtain prescribed information from all prospective parties in order to select the most qualified applicant who best meets the overall development, community and economic benefit, compatible use, and financial objectives for development of the approximate 11-acre property in the departure RPZ of the Oxnard airport. Upon completion of the selection process, County will negotiate a long-term ground lease with the developer for the development of the site.

***Objectives***

The following objectives for this development have been established:

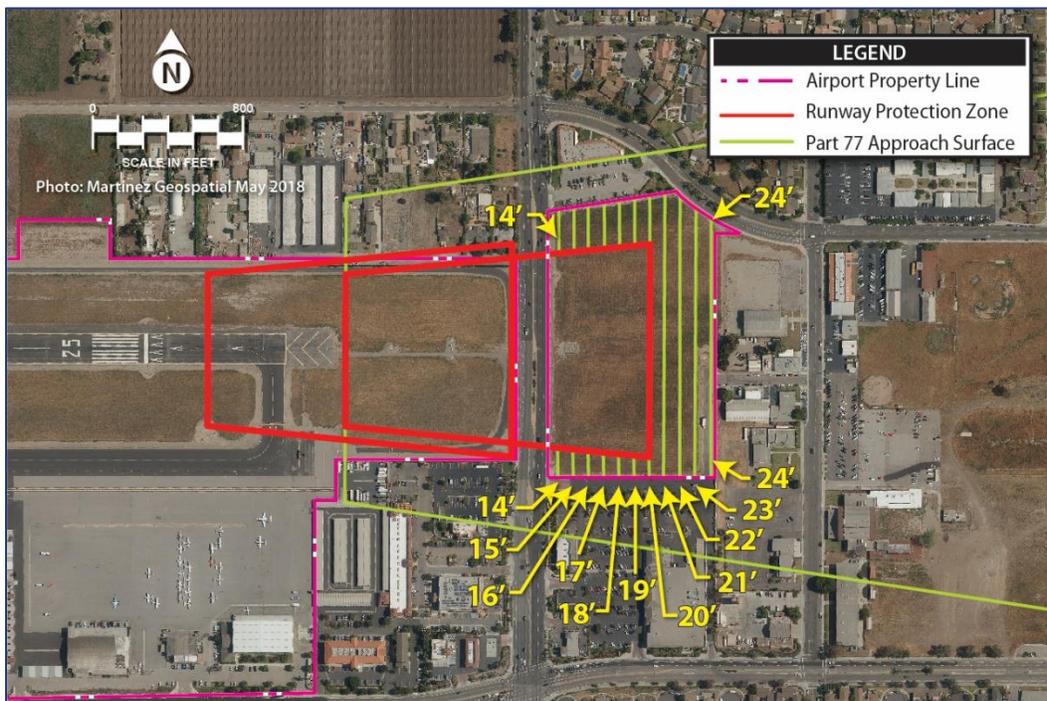
- Development and construction of facilities that enhance the economic self-sufficiency of the County Airports and support regional economic endeavors to benefit the County as a whole.
- This development and associated business/services should help the Airport expand its connection to the Community.
- Address the County of Ventura’s sustainability goals to include implementation of water conservation measures, reduction of air pollution/greenhouse gases in its operations, or contribute by utilizing energy conservation aspects in its construction and use of the site.
- Achieve an economically viable commercial benefit within the constraints of the FAA restrictions.

### III. BACKGROUND:

County, as owner and sponsor of Oxnard Airport (OXR), is exploring potential revenue-generating uses of certain airport property. Specifically, the airport owns an approximate 11-acre parcel ("The Site") to the east of the runway that is physically separated from the airport by Ventura Road. The Site is currently undeveloped, but has FAA equipment occupying an approximate 10 X 10 area, which is fenced and is noted on Exhibit 1. All or portions of The Site fall within or under several FAA-designated imaginary surfaces that support the safe operations of aircraft to and from the airport. A portion of the land falls within the departure runway protection zone (RPZ). The RPZ is a defined land area leading to and departing from a runway that serves to enhance the protection of people and property on the ground.

Oxnard Airport supports one runway, Runway 7-25, which is 5,953 feet long and 100 feet wide. The airport is classified as a Regional General Aviation airport by the FAA. The airport holds a Class III Title 14 Code of Federal Regulations (CFR) Part 139 Airport Operating Certificate, which is a level of potential commercial service, although the airport has not experienced commercial service for many years.

The FAA restricts certain uses within a runway protection zone. Chart A below shows the height limitations for facilities in the runway protection zone and shows the height limitations based on the approach surface for The Site. On the west end of the parcel, all objects should be below 14 feet. At the east end of the parcel, all objects should be below 24 feet.



**CHART A**

Any proposed uses will require the development of a 30% concept plan which the Department of Airports can submit to the FAA for approval that the airport has met the requirements outlined in FAA AC 150/5190-4B, *Airport Land Use Compatibility Planning*.

## Existing Site Conditions

The Site is presently fenced with chain link fencing with an access gate from the junction of 3<sup>rd</sup> Street north of the existing Vons grocery store and parking lot site. It is relatively flat, unimproved, and most recently used within the last 10 years for crop farming. An abandoned well head is located near the access gate. A FAA Navigational Aid is located on the west side of The Site in a fenced approximate 20' X 20' enclosure with a locked gate. FAA maintenance staff need to retain access to the Navigation Aid at all times with a maintenance vehicle and conduct monthly inspections. The Site is bordered by S. Ventura Road to the west, 3<sup>rd</sup> Street to the east, and a commercial "strip" shopping center and parking lot to the north, with partial exposure to W. 2nd Street to the north. North of 2<sup>nd</sup> Street is residential development. A Vons grocery store and parking lot are located to the south of the site. The site is zoned AC (Airport Compatible) in the City of Oxnard General Plan and C- 2PD (General Commercial Planned Development) in the City of Oxnard zoning code.

## Review process

In addition to the review by the FAA for non-aeronautical uses of the land and compatibility with the constraints of the RPZ, the development plan may be subject to review by the County Board of Supervisors, Ventura County Transportation Commission, Airport Advisory Committee and the Oxnard Airport Authority, as well as the County of Ventura Building & Safety and Planning Divisions. Although the Airport is located in the City of Oxnard, the Airport property is owned by the County of Ventura, which makes it the lead agency for permitting approvals. The project proponent will also be required to submit FAA Form 7460-1 to the FAA for airspace evaluation. If a solar project is proposed, a glint and glare study will be required; if there is a potential glare issue, mitigating measures may need to be implemented, such as restricting the angle of the solar panels at certain times of day.

## IV. SUBMISSION REQUIREMENTS

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

### A. Developer Information:

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

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

## **B. Development Proposal**

The Development Proposal Package shall provide a narrative description of the type of development envisioned and its market orientation. **The Package shall be limited to 20 pages, including exhibits/attachments.** Proposers are responsible for ensuring their proposals are received by the Ventura County Department of Airports on or before the Proposal Submittal Deadline: **1:00 PM on Thursday, April 30, 2026.** The time and date recorded by the Bonfire system shall be the official time of receipt. No hard copy, oral, telegraphic, email, facsimile, or telephone proposals or modifications will be accepted

1. **Site Concept Plan.** Site Plan illustrating the proposed improvements' location and access. The site concept plan should depict the location of water lines, stormwater outfall and lines, and any other utility to be relocated, if deemed necessary, due to project development. Note: The Site Plan will be considered a conceptual plan and will be subject to adjustment and County approval once a developer has been selected and the details of the project are finalized through the negotiation process.
2. **Proposed Facilities/Services.** Detail type of facilities and anticipated uses to be provided. Please include proposed square footage by use and specificity of components. For example, if a solar farm is being proposed, indicate the total square footage and project improvements to be provided.

A written description must include the estimated income and benefits to the County, plus a business plan for the proposed project. The narrative should also include a statement of consistency with the zoning and other prevailing policies.

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

- Energy efficiency and the consideration of natural resources
  - The avoidance of environmentally damaging materials
  - Site design to enhance natural environment, and drought-tolerant landscaping and
  - "Green Building Program" tenets to minimize construction waste.
3. **Pro Forma.** The proposal shall include:
    - Development pro forma for the project including, but not limited to, pre-development and construction costs.

- A description of the proposed financing.
  - An estimate of the total value of the project.
  - The pro forma should reflect all income and expense line items including, but not limited to, ground lease payments, with sufficient detail and clarity for the proposal to be properly evaluated by the County.
4. **Desired Term of Lease.** The proposal should include the desired business terms that the developer will seek in a ground lease (i.e. construction rent amount and duration, initial ground rent, ground rent annual increases, etc.).
  5. **Development Schedule.** Include a preliminary phase and time schedule in the proposal. Please note timeline and benchmarks if the project is anticipated to be developed in phases.
  6. **Performance Deposit.** Each submittal must be accompanied by a fifteen thousand dollar (\$15,000) performance guaranty cashier's check PAYABLE TO THE COUNTY OF VENTURA. Copies will not be accepted. The performance guaranty amount will be returned to unsuccessful parties at the completion of the selection process. For the successful candidate, the guaranty will be applied to cover the cost of the projects' lease development process; any remaining funds can be applied to the ground rent or refunded (please note that Airport's staff does not charge for their time in this process). Please provide contact name and information in the event the performance guaranty is returned.

Performance deposit must be received at:

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

## V. SELECTION PROCESS

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

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

## VI. EVALUATION PROCESS/SCORING CRITERIA

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

<i>EVALUATION CRITERIA</i>	<i>MAX POINTS</i>
Provides community benefit, which may include community outreach, education programs, and community events, etc., and will implement programs/business practices that will support local communities, Ventura County, and the Ventura County Department of Airports, in meeting its goals.	30
Provides compatible land use with FAA restrictions, and is compatible with neighboring residential and commercial use. Site plan including quality, type, and amount of commercial space plus conceptual design of facility, noting County's sustainability goals <a href="https://sustain.venturacounty.gov/climate-action-adaptation/">https://sustain.venturacounty.gov/climate-action-adaptation/</a>	20
The developer's financial strength and project financial plan, including ground lease and other business terms	20
Overall qualifications, track record, and relevant experience of the Developer/development team	20
Proposed development schedule	10
<b>TOTAL POSSIBLE POINTS</b>	<b>100</b>

## VII. COMPLIANCE WITH COUNTY/AIRPORT POLICIES

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

## VIII. IMPORTANT DATES AND SUBMISSION PROCESS

### A. Tentative Schedule\*

Information Request Release Date:	March 20, 2026
Questions Submittal Deadline	1:00 PM on April 21, 2026
Detailed Proposals Due	1:00 PM on April 30, 2026
Applicant Interviews, if deemed necessary	May 11-12, 2026
Target Committee Recommendation /Selection Date	Week of May 18, 2026

*\*Dates subject to change*

### B. Submission Time, Place, Date, Contact

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

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

Proposers are responsible for ensuring their proposals and payment are received by the Ventura County Department of Airports on or before the Proposal Submittal Deadline: **1:00 PM on Thursday, April 30, 2026, local time.** The time and date recorded by the Bonfire system shall be the official time of receipt. No hard copy, oral, telegraphic, email, facsimile, or telephone proposals or modifications will be accepted.

## **IX. QUESTIONS AND REQUESTS FOR ADDITIONAL INFORMATION**

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

All other questions regarding access to Bonfire may be directed to Madeline Herrle by email at [Madeline.HERRLE@venturacounty.gov](mailto:Madeline.HERRLE@venturacounty.gov)

## **X. GENERAL INFORMATION**

County reserves the right to accept or reject any or all Proposals, or not make a selection, or accept a proposal for development where only a single RFP response is received, to waive any informalities and irregularities in the RFP submission process, to extend the date for submittal of responses, to request additional information from any or all Developers, to supplement, amend or otherwise modify the RFP prior to the closing date and time, to cancel this request with or without the substitution of another RFP, to negotiate with any Developers, to re-solicit or cancel the RFP process, and to accept a Developer which is considered to be in the best interest of the County.

All responsive submittals become the property of the County and must be provided without cost to the County. Except as otherwise provided for herein, submittals which are incomplete or which are not in conformance with the law, may be rejected as non-responsive.

Information that is considered by a Developer to be proprietary is still subject to release as a component of a public record request subject to review by the County Counsel. Proprietary information should be clearly marked as “confidential” or “proprietary” on each page where the information appears. Developers should not expect the County to seek confidentiality protection for any claimed privileged or proprietary information in the written Proposal just because the material is marked “confidential” or “proprietary”. For any essential information that the Developer reasonably believes can be defended as being exempt from disclosure under the Public Records Act, the information must be capable of being separated or redacted from the submittals, and should be clearly and specifically marked.

This RFP does not obligate the County to enter into a contract or pay any costs incurred in the preparation of a Proposal pursuant to this RFP or incurred in subsequent negotiations. It is the intention of the County to negotiate a lease with the Developer it deems most qualified. During the RFP evaluation process, the County may request additional information or clarification from the submitting Developers.

Any Proposal submitted will be deemed to valid for a period of up to 90 days following the closing date of the RFP. Timely submittals received shall be subject to all applicable laws and regulations governing public disclosure. Submission of a Proposal indicates acceptance by the Developer of the conditions contained in this RFP and the intent to enter a Contract with the County.

By submittal of a Proposal pursuant to this RFP, the Developer certifies that no fee or commission, or any other thing of value, has been paid or agreed to be paid to any employee, agent, representative, official or current member of the County or its Boards or Commissions in order to procure the lease described in this RFP. The Developer also certifies that the qualification information in its Proposal has been arrived at independently and without consultation, communication or agreement with the County, or other firms, not restricting competition as to any matter relating to the RFP.

#### Equal Opportunity

The County of Ventura is an Equal Employment Opportunity (EEO) Organization that does not discriminate on the basis of race, color, national origin (including limited English proficiency), creed, sex, age, or disability in consideration of a contract award. The successful Developer will be required to comply with all federal, state, and local laws and regulations.

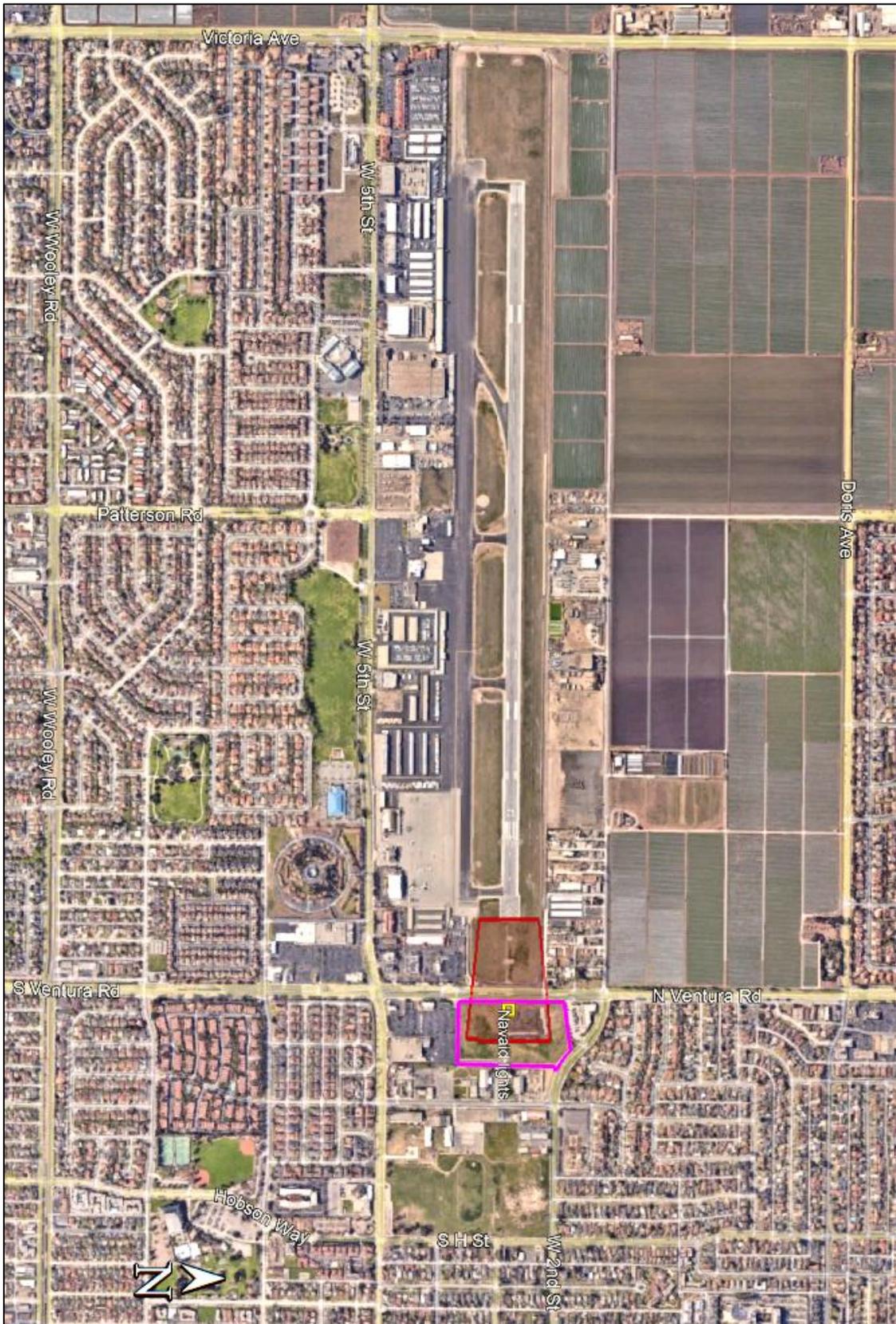
#### Prohibition Against Lobbying

Developers shall not lobby, either on an individual or collective basis, the County (its associated Airport employees, or outside advisors) or any local elected or public officials or staff regarding this RFP or its written Proposal. Developer, Developer's acquaintances, friends, family, outside advisors, agents, or other representatives shall not contact the County (its associated Airport employees, or outside advisors) or any local elected or public officials or Airport staff to arrange meetings, visits, or presentations to influence the outcome of the selection process. Violation of this provision, by or on behalf of a Developer, intentionally or unintentionally, will result in disqualification of the Developer and/or rejection of written Proposals.

### **XI. ATTACHMENTS/EXHIBITS:**

1. Site location map
2. FAA circular *FAA AC 150/5190-4B*
3. Survey of parcel
4. Application Checklist

**ATTACHMENT 1  
SITE LOCATION MAP**



**ATTACHMENT 2**  
**FAA ADVISORY CIRCULAR AC150/5190-4B**

To download a copy of AC150-5190-4B please click the following link:

[Advisory Circular 150/5190-4B, Airport Land Use Compatibility Planning, 15 September 2022](#)

# ATTACHMENT 3 SURVEY

64RS80

SHEET 1 OF 2 SHEETS

## RECORD OF SURVEY

IN THE CITY OF OXNARD  
COUNTY OF VENTURA, STATE OF CALIFORNIA  
BEING A SURVEY OF PORTIONS OF PARCEL MAP NO. 94-5-25 (55 PM 4)  
RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY  
DECEMBER 2021

EXEMPT RECORDING REQUEST PER  
GOVERNMENT CODE 27383

**COUNTY SURVEYORS STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 17065 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 4 DAY OF October, 2023.

*Daniel J. Walsh*  
DANIEL J. WALSH, PLS 7540  
COUNTY SURVEYOR  
COUNTY OF VENTURA



**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF THE COUNTY OF VENTURA DEPARTMENT OF AIRPORTS IN OCTOBER 2021

*Joseph V. Nicholas*  
JOSEPH V. NICHOLAS, PLS 8613  
DATE



**COUNTY RECORDER'S STATEMENT**

DOCUMENT NUMBER 2023 0000166787  
FILED THIS 4th DAY OF October, 2023, AT 2:51 P. M. IN  
BOOK 64 OF RECORDS OF SURVEY AT PAGE 80-81 AT THE REQUEST OF  
JOSEPH V. NICHOLAS

MICHELLE KACONCIN  
COUNTY RECORDER  
COUNTY OF VENTURA

*Galicia Vazquez*  
GALICIA VAZQUEZ  
DEPUTY COUNTY RECORDER

**PURPOSE OF SURVEY**

THIS FIELD SURVEY WAS PERFORMED TO ESTABLISH THE EXTERIOR BOUNDARY OF THE PARCELS OF LAND DESCRIBED IN 20110513-00074164 O.R. AND PARCEL 10' PER 98-018299 O.R.; THIS SURVEY IS FILED IN COMPLIANCE WITH SECTION 8742(b)(4) OF THE PROFESSIONAL LAND SURVEYORS' ACT.

**BASIS OF COORDINATES AND BEARINGS**

THE COORDINATES AND MEASURED BEARINGS SHOWN HEREON ARE BASED UPON NAD83 (2011), CGS ZONE 5, CGCR 2017.50 EPOCH (US FEET) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CSRM STATIONS:

**OBSERVED CSRM STATIONS**

STATION	LATITUDE (N)	LONGITUDE (W)	ELEPP HT	DESCRIPTION
CS81	34° 10' 06.246853"	119° 02' 30.390052"	234.83	CS81_SCON_CS1000
OVLS	34° 19' 38.489328"	119° 00' 30.068782"	229.20	OVLS_SCON_CS1000
VN00	34° 18' 32.745849"	119° 34' 15.586478"	85.27	VN00_SCON_CS1000

NOTE: THE HORIZONTAL COORDINATES FOR THE CSRM STATIONS SHOWN HEREON EXCEED FEDERAL GEODETIC DATA COMMITTEE (FGDC) 3MM NETWORK ACCURACY AT THE 95% CONFIDENCE LEVEL.

AS USED IN TABLES ABOVE AND BELOW, ELEVATION REFERS TO THE CALIFORNIA ORTHOMETRIC HEIGHT (CO-88) OF THE POINT WHILE THE MAPPING ANGLE AND COMBINATION FACTOR WERE CALCULATED AND ELLIP HEIGHT REFERS TO THE VERTICAL VALUE OF THE CALIFORNIA GEODETIC COORDINATE OR EQUIVALENT ELLIPSOID HEIGHT USED TO CALCULATE THE COMBINED GRID FACTOR.

**ADJUSTED POSITION, MAPPING ANGLE AND COMBINED GRID FACTOR**

STATION	LATITUDE (N)	LONGITUDE (W)	ELEVATION	ELLIP HT	CONVERGENCE	COMBINED GRID FACTOR
1215	34° 12' 08.271997"	119° 11' 32.765007"	40.44	-72.02	-0°40'47"	0.99997122

MEASURED DISTANCES SHOWN HEREON ARE GRID DISTANCES IN REFERENCE TO CGCS ZONE 5, U.S. SURVEY FOOT. TO APPROXIMATE GROUND DISTANCES, UNLESS GRID DISTANCES BY THE COMBINATION FACTOR PROVIDED ABOVE.

ALL DISTANCES AND BEARINGS SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.

POINT #	DESCRIPTION
1212	FOUND CORNER, LEAD, TACK, & BRASS TAG "LS 6902" PER RL, FLUSH ATOP CONCRETE CURB RETURN
1213	FOUND CORNER, QIN-SPRKE & ALUMINUM TAG "LS 6902" PER RL, FLUSH IN ASPHALT PARKING LOT
1214	FOUND CORNER, LEAD, TACK, & BRASS TAG "LS 6902" PER RL, FLUSH IN CONCRETE PAVED DRIVEWAY
1215	FOUND CORNER, 1" IRON PIPE & BRASS TAG "LS 6902" PER RL IN SOIL, SUB J"
2004	FOUND W&G TAIL & IRL FLUSH IN ASPHALT ROADWAY, NO REFERENCE, ACCEPTED AS INTERSECTION.
292	FOUND BRASS DISK (NAD83 228) PER RS, FLUSH ATOP CONCRETE CURB
1202, 1204	FOUND LEAD, TACK AND TAG "CITY OF OXNARD" PER RS & RS, FLUSH ATOP CONCRETE CURB
1203	FOUND BRASS DISK STAMPED "CITY OF OXNARD" PER RS, FLUSH ATOP CONCRETE CURB
1207	FOUND LEAD AND TACK PER RL, FLUSH ATOP CONCRETE CURB
1208	FOUND TAIL AND TAG "CITY OF OXNARD" PER RL ATOP ASPHALT BERM
2001	FOUND CHISELED "1" ATOP CONCRETE CURB PER RS
2002, 2003	FOUND LEAD AND TACK PER RS ATOP CONCRETE MEDIAN
2005	FOUND LEAD AND TACK PER RS, FLUSH ATOP CONCRETE CURB
2006	FOUND CHISELED "1" ATOP CONCRETE CURB PER RS
1024	SET 1/0" OFFSET FROM TRUE CORNER, LEAD, TACK & VENTURA COUNTY BRASS TAG IN SIDEWALK
5001, 5003	SET CORNER: 1/2" REBAR & VENTURA COUNTY PLASTIC CAP, FLUSH IN SOIL
5004	SET CORNER (BEGIN CURVE): 1/2" REBAR & VENTURA COUNTY PLASTIC CAP, FLUSH IN SOIL
5005	SET CORNER (END CURVE): LEAD, TACK AND VENTURA COUNTY TAG
5010, 5011	SET CORNER (ANGLE POINT): 1/2" REBAR & VENTURA COUNTY PLASTIC CAP, FLUSH IN SOIL
5012	SET CORNER: LEAD, TACK & VENTURA COUNTY BRASS TAG ATOP CONCRETE WALL FOOTING

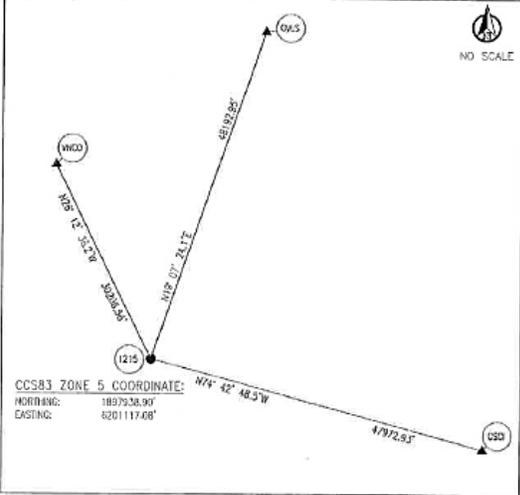
**MONUMENT LEGEND**

- ▲ CSRM CSRM STATION
- FOUND SURVEY MONUMENT AS NOTED (CHECK I, MONUMENT TABLE)
- SET MONUMENT AS NOTED (SHEET I, MONUMENT TABLE)

**LEGEND & REFERENCES**

- ☉ - CENTERLINE
- CGS - CALIFORNIA COORDINATE SYSTEM
- CSRM - CALIFORNIA SPATIAL REFERENCE CENTER
- CSRN - CALIFORNIA SPATIAL REFERENCE NETWORK
- CF - CALCULATED FROM
- M - MEASURED
- NAD83 - NORTH AMERICAN DATUM 1983
- OR - OFFICIAL RECORDS
- SINF - SEARCHED FOR, NOT FOUND
- VNPD - VENTURA COUNTY PERMANENT IDENTIFIER
- R - RECORD REFERENCE
- R1 - 55 PM 4 (PARCEL MAP NO. 94-5-25)
- R2 - 98-018299 OFFICIAL RECORDS
- R3 - 20110513-00074164 OFFICIAL RECORDS
- R4 - CITY OF OXNARD RES; BOOK LL-51, PAGE 242
- R5 - CITY OF OXNARD RES; BOOK LL-51, PAGE 243
- R6 - CITY OF OXNARD RES; BOOK LL-43, PAGE 45
- R7 - VENTURA COUNTY FIELD BOOK (VCFB) 2010-1009

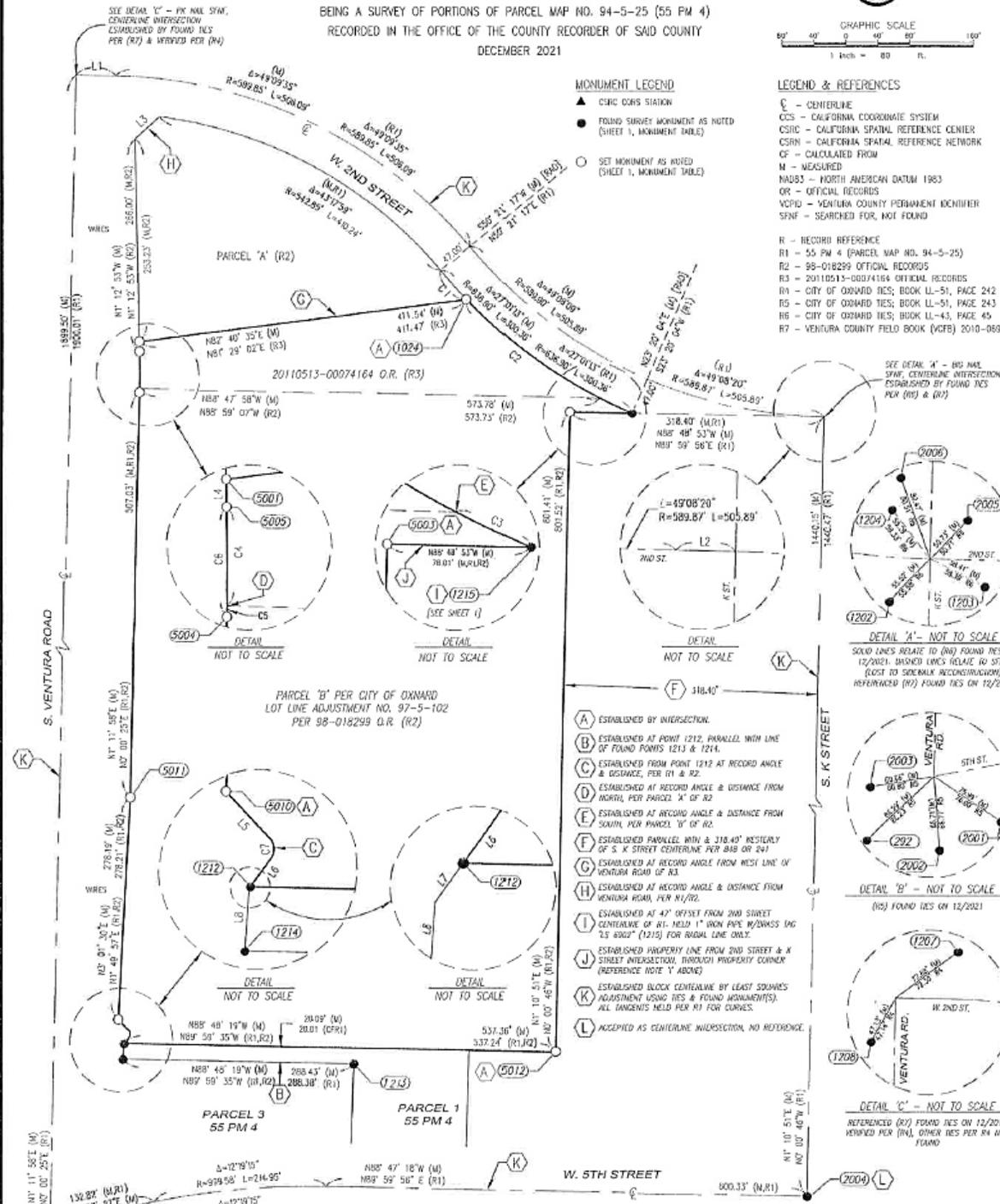
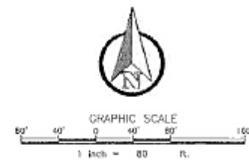
**TIES TO OBSERVED CSRM STATIONS**



2023000066787  
 Record of Survey  
 State of California  
 Department of Public Resources  
 Division of Geomatics  
 11/11/23 11:11 AM  
 Page: 2

# RECORD OF SURVEY

IN THE CITY OF OXNARD  
 COUNTY OF VENTURA, STATE OF CALIFORNIA  
 BEING A SURVEY OF PORTIONS OF PARCEL MAP NO. 94-5-25 (55 PM 4)  
 RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY  
 DECEMBER 2021



- MONUMENT LEGEND**
- ▲ CURB CORNER STATION
  - FOUND SURVEY MONUMENT AS NOTED (SHEET 1, MONUMENT TABLE)
  - SET MONUMENT AS NOTED (SHEET 1, MONUMENT TABLE)

- LEGEND & REFERENCES**
- C - CENTERLINE
  - CCS - CALIFORNIA COORDINATE SYSTEM
  - CSRC - CALIFORNIA SPATIAL REFERENCE CENTER
  - CSRN - CALIFORNIA SPATIAL REFERENCE NETWORK
  - CF - CALCULATED FROM
  - M - MEASURED
  - NA83 - NORTH AMERICAN DATUM 1983
  - OR - OFFICIAL RECORDS
  - VCFID - VENTURA COUNTY FIDUCIARY IDENTIFIER
  - SPWF - SEARCHED FOR, NOT FOUND
- R - RECORD REFERENCE**
- R1 - 55 PM 4 (PARCEL MAP NO. 94-5-25)
  - R2 - 98-018299 OFFICIAL RECORDS
  - R3 - 20110513-00074164 OFFICIAL RECORDS
  - R4 - CITY OF OXNARD IES; BOOK LL-51, PAGE 242
  - R5 - CITY OF OXNARD IES; BOOK LL-51, PAGE 243
  - R6 - CITY OF OXNARD IES; BOOK LL-43, PAGE 45
  - R7 - VENTURA COUNTY FIELD BOOK (VCFB) 2010-068

- (A) ESTABLISHED BY INTERSECTION.
- (B) ESTABLISHED AT POINT 1212, PARALLEL WITH LINE OF FOUND POINTS 1213 & 1214.
- (C) ESTABLISHED FROM POINT 1212 AT RECORD ANGLE & DISTANCE, PER R1 & R2.
- (D) ESTABLISHED AT RECORD ANGLE & DISTANCE FROM SOUTH, PER PARCEL 'A' OF R2.
- (E) ESTABLISHED AT RECORD ANGLE & DISTANCE FROM SOUTH, PER PARCEL 'B' OF R2.
- (F) ESTABLISHED PARALLEL WITH & 318.40' RESTRICTION OF S. K STREET CENTERLINE PER 849 OR 241.
- (G) ESTABLISHED AT RECORD ANGLE FROM WEST LINE OF VENTURA ROAD OF R3.
- (H) ESTABLISHED AT RECORD ANGLE & DISTANCE FROM VENTURA ROAD, PER R1/R2.
- (I) ESTABLISHED AT 47' OFFSET FROM 2ND STREET CENTERLINE OF 81" HELIX 1" BROW PAPER 1/2" FINISH ING 7.5" 600" (1215) FOR RADIAL LINE ONLY.
- (J) ESTABLISHED PROPERTY LINE FROM 2ND STREET & K STREET INTERSECTION, THROUGH PROPERTY CORNER (REFERENCE NOTE 'Y' ABOVE).
- (K) ESTABLISHED BLOCK CENTERLINE BY LEAST SQUARES ADJUSTMENT USING TIES & FOUND MONUMENTS). ALL TANGENTS HELD PER R1 FOR CURVES.
- (L) ADAPTED AS CENTERLINE INTERSECTION, NO REFERENCE.

**DETAIL 'A' - NOT TO SCALE**  
 SOLID LINES RELATE TO (M) FOUND TIES ON 12/20/21. DASHED LINES RELATE TO SPWF (LOST TO SIDEWALK RECONSTRUCTION), REFERENCED (R2) FOUND TIES ON 12/20/21.

**DETAIL 'B' - NOT TO SCALE**  
 (M) FOUND TIES ON 12/20/21

**DETAIL 'C' - NOT TO SCALE**  
 REFERENCED (R2) FOUND TIES ON 12/20/21. VERIFIED PER (R4), OTHER TIES PER R4 NOT FOUND.

LINE#	BEARING	LENGTH
L1	N89° 40' 18"W (M) / N89° 50' 35"W (R1)	50.01' (M) / 50.00' (R1)
L2	N89° 46' 52"E (M) / N89° 50' 10"W (R1)	0.61' (M & R1)
L3	N47° 55' 25"E (M) / N46° 43' 52"E (R1)	40.84' (M & R1)
L4	N1° 12' 53"W (M) / N2° 24' 20"W (R3)	12.77' (M & R3)
L5	N42° 53' 32"W (M) / N44° 04' 49"W (R1/R2)	20.01' (M) / 20.15' (R1/R2)
L6	N35° 22' 45"E (M) / N34° 11' 28"E (R1/R2)	10.99' (M & R1/R2)
L7	N32° 22' 45"E (M) / N34° 11' 28"E (R1/R2)	0.57' (M & R1)
L8	N4° 04' 01"E (M) / N2° 54' 23"E (R1/R2)	15.64' (M) / 15.56' (R1)

(M) CURVE DATA TABLE				(R) CURVE DATA TABLE			
CURVE#	RADIUS	DELTA	LENGTH	RADIUS	DELTA	LENGTH	R#
C1	636.90'	4°18'23"	47.87'				
C2	626.90'	18°41'34"	207.79'	636.87'	18°41'44"	207.81'	R3
C3	618.90'	4°01'18"	44.70'	636.87'	4°01'18"	44.70'	R2
C4	1218.00'	2°10'51"	46.37'	1218.00'	2°10'52"	46.37'	R2/R3
C5	1218.00'	0°15'58"	4.95'	1218.00'	0°15'59"	4.95'	R2
C6	1218.00'	2°24'51"	51.32'	1218.00'	2°24'51"	51.32'	R1
C7	5.00'	78°16'17"	6.83'	5.00'	78°16'17"	6.83'	R1/R2

SEE DETAIL 'B' - PK NAIL SPWF, CENTERLINE INTERSECTION ESTABLISHED BY FOUND TIES PER (R5)

## ATTACHMENT 4

### APPLICATION CHECKLIST

(Must be completed and returned with application)

Use the following checklist to ensure that your application is complete. **The Proposal package must not exceed 20 pages, including exhibits/attachments.**

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

#### Application Checklist

##### Cover letter

- Cover letter, submitting application signed by the firm's Principal.

##### Submission Requirements

- Completed Subsection A. Developer Information
  - Identification – Name of developer, type of entity and development team members.
  - Experience – Complete description of developers' and key team members' recent aviation/commercial development experience and references.
  - Financial Data – Information indicating total estimated project cost and evidence of sufficient financial resources to undertake the project, including bank or other financing references where appropriate.
  - Track record – Developer references for projects of similar design and complexity (including size, cost and year developed)
- Completed Subsection B. Development Proposal
  - Site Concept Plan – Depicting facilities, estimated structure heights, accessways, etc.
  - Proposed Facilities/Services – Detailed building and user information, type of use, estimated income and benefits, business plan, and consistency with all applicable building and zoning and FAA limitations on occupancy, use and height, Community engagement and outreach. Identify which project elements help address the County's Sustainability Goals.
  - Pro Forma – Development pro forma for predevelopment, construction, income and expenses, cost, and proposed financing.
  - Desired Terms of Lease – Description of desired lease terms.
  - Development Schedule – Phasing plan (if applicable) and anticipated development timeline.
  - Performance Deposit – Performance Guaranty cashier's check for \$15,000 made payable to COUNTY OF VENTURA