



COUNTY of VENTURA

Department of Airports

555 Airport Way, Suite B

Camarillo, CA 93010

Phone: (805) 388-4372

Fax: (805) 388-4366

www.ventura.org/airports

July 26, 2022

County of Ventura
Board of Supervisors
800 S. Victoria Avenue
Ventura, CA 93009

Subject: Approval of, and Authorization for the Director of Airports or Designee to Sign, the Sixth Amendment to Lease with Fresh Concepts, Inc. at 325 Durley Ave, Camarillo, California; Supervisorial District No. 3

Recommendation:

Approve, and authorize the Director of Airports or his designee to sign, the attached Sixth Amendment to Lease with Fresh Concepts, Inc.

Fiscal/Mandates Impact:

Due to the fact the tenant pays percentage rent which exceeds the minimum rent there will be no change to the projected income from this tenant for FY 22/23. Change in remaining options to renew from three 5-year options to four 5-year options.

Discussion:

Fresh Concepts, Inc. (Waypoint Café) has been a tenant at the Camarillo Airport since 2008, operating under an original lease from 1993 with McCarthy's Food Shops which was assigned to Fresh Concepts. Since 2008 the lease was amended three times. The tenant now wishes to further amend to the lease to 1) provide one additional option to extend the lease, 2) vacate a portion of the Viewport "runway" which was used during Covid for additional seating, 3) require additional capital investment by the tenant, and 4) modify the percentage rental structure from the existing lease requirements.

The County Executive Office, the Auditor-Controller's Office, and County Counsel have reviewed this item, and the Aviation Advisory Commission and the Camarillo Airport Authority recommend its approval.

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



KEITH FREITAS, A.A.E., C.A.E.
Director of Airports

Attachments:

Exhibit 1 – Sixth Amendment to Lease agreement with Fresh Concepts, Inc.