

Resolution No. _____

**County of Sonoma
Santa Rosa, CA 95403**

Date: _____

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA
ESTABLISHING RATES AND CHARGES FOR THE USE OF LAND AND FACILITIES AT
THE CHARLES M. SCHULZ-SONOMA COUNTY AIRPORT EFFECTIVE JULY 1, 2008**

WHEREAS, Section 3-16 of the Sonoma County Code provides that rates and charges for use of land and facilities of the Charles M. Schulz-Sonoma County Airport shall be those established from time to time by resolution of this Board of Supervisors; and

WHEREAS, by Resolution No. 07-0567, dated June 19, 2007, this Board established rates and charges for use of land and facilities at Charles M. Schulz-Sonoma County Airport; and

WHEREAS, on April 17, 2008, the Aviation Commission held a public meeting during which the proposed new rates and charges schedule was discussed and public input was considered.

NOW, THEREFORE, BE IT RESOLVED that the Board finds the California Environmental Quality Act does not apply to the establishment of fees pursuant to this resolution as such fees are for the purpose of meeting operating expenses (15273, CCR, 21080 PRC).

BE IT FURTHER RESOLVED by the Board of Supervisors of the County of Sonoma that effective July 1, 2008, the rates and charges at Charles M. Schulz-Sonoma County Airport shall be levied in the following amounts:

I. COVERED AIRCRAFT STORAGE

The Board of Supervisors hereby accepts and adopts year five of a five-year hangar rate parity adjustment and increase schedule as follows:

Hangar rate parity adjustments between 0 and 10% shall be applied in year one of the schedule; adjustments between 11 and 30% shall be applied evenly in year one and two of the schedule; adjustments over 30% shall be applied evenly in years one, two and three of the schedule; year four of the schedule shall have no increase; and year five shall have a 4% increase. This schedule is subject to Board of Supervisors confirmation for each year as required for the Airport fee resolution adoption pursuant to Section 3-16 of the Sonoma County Code.

Hangar Parity Implementation Schedule

Category	Hangar Number	Implementation Schedule				
		Jul-04	Jul-05	Jul-06	Jul-07	Jul-08
A	1-11	\$126	\$134	\$134	\$134	\$139
A	12-25	\$131	\$142	\$156	\$156	\$162
A	18-19	\$138	\$158	\$173	\$173	\$180
B	26-53	\$169	\$191	\$191	\$191	\$198
Old Shade	1-21	\$114	\$128	\$128	\$128	\$133
New Shade	22-39	\$160	\$160	\$160	\$160	\$166
Ex. Shade	1-3	\$360	\$360	\$360	\$360	\$375
Butler		\$ 90	\$ 90	\$ 90	\$ 90	\$ 94
Bldg. 303		\$247	\$293	\$340	\$340	\$354
Port-a-Ports	Pvt. Part	\$62	\$62	\$62	\$62	\$64
Nob Hill Area						
C	106-152	\$293	\$293	\$293	\$293	\$304
D	62-93	\$350	\$380	\$380	\$380	\$395
E	205-209, 212-215	\$375	\$375	\$375	\$375	\$390
E	223-226, 229-231					
E	210 & 216	\$479	\$516	\$516	\$516	\$536
E	228 & 232	\$487	\$487	\$487	\$487	\$506
E	211, 222, 227	\$435	\$435	\$435	\$435	\$452
G	54-61, 94-101	\$696	\$696	\$696	\$696	\$723
Ex. Hgr	18-21	\$1,935	\$1,935	\$1,935	\$1,935	\$2,012
Ex. Hgr	22-26	\$1,500	\$1,500	\$1,500	\$1,500	\$1,560
Ex. Hgr	200-204	\$1,141	\$1,210	\$1,210	\$1,210	\$1,258
Ex. Hgr	217-221	\$1,210	\$1,210	\$1,210	\$1,210	\$1,258
Ex. Hgr	Sheriff	\$1,598	\$1,800	\$1,800	\$1,800	\$1,872
Gun Club						
Middle Row	Pvt. Port	\$62	\$62	\$62	\$62	\$64
North/South						
Row	Pvt. Port	\$68	\$75	\$81	\$81	\$84
Space -						
Vandenbos	Pvt. Port	\$109	\$161	\$217	\$217	\$225
Space - Vance	Pvt. Port	\$70	\$69	\$69	\$69	\$72
Space -						
Craven	Pvt. Port	\$70	\$62	\$62	\$62	\$64
New - Box	Pvt. Port	\$153	\$153	\$153	\$153	\$159
New - Box	Pvt. Port	\$230	\$230	\$230	\$230	\$239
New - T	Pvt. Port	\$88	\$88	\$88	\$88	\$91
Port-a-Port	217-227, 234-242	\$145	\$157	\$157	\$157	\$163

STOREROOMS**MONTHLY RATE**

Small Storeroom	\$85.00
Large Storeroom	\$155.00
Mini Hangar Type Storeroom	\$185.00

COMMERCIAL USE HANGARS

Commercial operations in hangars, including subletting of privately-owned hangars, are subject to prior approval by the County and compliance with the Airport Minimum Standards for that type of commercial activity and lease provisions.

II. NON-COVERED AIRCRAFT STORAGE BY WING SPAN

Tiedown Tail to Tail	MONTHLY RATE	NIGHTLY RATE
Less than 42'	\$44.00	\$7.00
Tiedown Taxi Through		
Less than 60'	\$124.00	\$20.00
Over 60' but less than 90'	\$150.00	\$25.00
90' and over	\$182.00	\$50.00

A \$3.00 service fee will be assessed for transient tags if not paid at the Airport and County staff has to mail collection requests to operator.

III. LANDING FEES

Hot Air Balloon Land/Launch/Escort: Recovery escort \$47.50 per hour, with a one-hour minimum charge, plus any other necessary documentable expense associated with a response, or Balloonists may execute and comply with operator permit and pay a \$200.00 per calendar year operating permit fee and have the escort fees waived per the terms of the permit.

Revenue producing commercial flights:

<u>Maximum Gross Weight (lbs.)¹</u>	<u>Amount Per Landing</u>
Less than 12,500 lbs.	\$0.63/1,000 lbs.
12,500 lbs. to 95,000 lbs.	\$0.88/1,000 lbs.
Over 95,000 lbs.	\$1.40/1,000 lbs.

Landing Fees (continued)

Non-Commercial flights (excluding aircraft based at the Charles M. Schulz - Sonoma County Airport):

<u>Maximum Gross Weight (lbs.)¹</u>	<u>Amount Per Landing</u>
12,500 lbs. to 95,000 lbs.	\$0.88/1,000 lbs.
Over 95,000 lbs.	\$1.40/1,000 lbs.

¹ Per FAA Advisory Circular Aircraft Data AC 150/5325-5B as amended.

Fire Suppression Flights:

<u>Aircraft Type²</u>	<u>Amount Per Landing</u>
OV-10 and C337	\$ 20.00
S2A/T	\$ 40.00
P2 and P3	\$150.00
SP2H	\$150.00
DC-4	\$150.00

² These aircraft types represent the majority of aircraft flown by Cal Fire. If the aircraft operated by Cal Fire is not shown above, then the Revenue Producing Commercial landing fees shall apply.

A \$3.00 service fee will be assessed for landing fee tags if not paid at the Airport and County staff has to mail collection requests to operator.

IV. VEHICLE PARKING FEES

Long Term \$8.00 per day (24-hr. period)
\$56.00 per week

Short Term (first two hours free) \$1.00 per ½ hour (max. of \$11.00 for 24-hr. period)

The Airport Manager is authorized to negotiate rates with the operator of the restaurant for validating parking for their customers when using the short-term parking lot.

Assigned Parking (on Airport) \$55.00 per month

Discount Pass for daily commuters (long-term lot) \$85.00 per month

Employee Pass no charge

Parking Penalties PAA Schedule¹

¹ Contract of agreement with the Treasurer/Tax Collector, Parking Administration & Adjudication (PAA) established by Resolution No. 93-1309 to administer the responsibilities of AB 408 Notice of Parking Violations.

V. TERMINAL BUILDING USE

In addition to signing a license agreement or lease, each user of the Airport terminal building lobby, office and storage areas, except car rental tenants, will pay as a minimum the following rates (these rates include utilities except phone):

- A. Lobby and Offices \$1.40/sq. ft. per month
- B. Security Screening Building (New Building) \$313.00 per airline operator per month full service

VI. 2280-2292 Airport Boulevard – Industrial Park Building Use

In addition to signing a lease agreement, each user of the 2280-2292 Airport Boulevard building will pay current market rents which currently are as follows:

- A. Office Space \$1.19/sq. ft. per month
 - B. Warehouse Space \$0.65/sq. ft. per month
- Plus any buildout/tenant improvement related costs.

(These rates include payment of possessory interest taxes, property insurance and exterior building maintenance. Tenant is responsible for utilities, janitorial, interior building maintenance and any other taxes that may be levied.)

Tenants seeking a lease agreement for this building will not be subject to the non-refundable application fees as outlined in section XI. Non-Refundable Applications Fees. If the proposed tenant is an aviation related tenant, they will be subject to the application fees for the operating permit as required to access the Airport grounds.

In addition, for any agreement that is subject to CEQA, the applicant shall reimburse the Airport its costs for processing the environmental documents.

Finally, County Counsel is hereby directed to work with Department of Transportation and Public Works Right of Way Section to create a standard lease agreement for use by the Airport.

VII. FUEL FLOWAGE FEES

Ten cents for each gallon of turbine fuel, aviation gasoline or auto fuel dispensed on the Airport.

VIII. SECURITY CHARGES (non-refundable)

- A. Lock and Key \$35.00 per set
- B. Gate Access Devices \$15.00 each
- C. Remote Opener \$50.00 each

There will be a \$10 per occurrence reactivation fee for tenants who have their gate access devices deactivated for failure to respond when contacted for the annual audit concerning their gate access devices, failure to pay rent, or for any other reason that caused the Airport to deactivate tenant gate access device.

IX. LATE PENALTY

Monthly rates and monthly charges shall be due and payable on the first day of each month for that month. A late fee shall be levied in the amount of ten percent (10%) of the amount due for any amount not received in the office of the Sonoma County Airport, 2290 Airport Boulevard, Santa Rosa, CA 95403 by the fifth day of the month due.

X. NON-REFUNDABLE APPLICATION FEES

The following fees are to cover a portion of the administrative costs to process certain types of agreements and to ensure the applicants have the means and desire to enter into the agreement. Application fees shall also apply to proposed assignments of such agreements where the County is being asked to consent to the assignment, and to any amendments of such agreements.

Aircraft Storage Waiting List	First Month's Rent
Lease Concession Agreement (year to year)	\$1,000
Operating or License Agreement (3 year max.) ³	\$2,500
FBO Building or Ground Lease Application Fee (3 yrs. +)	\$5,000

In addition, for any agreement that is subject to CEQA, the applicant shall reimburse the Airport its costs for processing the environmental documents.

³ excluding Hot Air Balloon operators.

XI. TAXES AND ASSESSMENTS

It shall be conclusively presumed that any aircraft stored at the Sonoma County Airport pursuant to a tie-down agreement, lease, sublease, operating agreement, or other written arrangement with the County are "habitually situated" therein as that term is defined at Revenue and Taxation Code 5362.

XII. SPECIAL EVENT CHARGES (using Airport Facility)

Administrative Fee for Permit Processing and Use of Facilities and Grounds	\$1,000 per day ⁴
Anticipated Actual Airport Employee Expenses	\$47.50 per hour ⁵
Anticipated Actual Airport Employees Overtime Expenses	\$72.50 per hour ⁵

⁴ may include percentage of gross receipts depending on type of event

⁵ includes vehicle and one employee regardless of classification of employee involved

Anticipated Actual Airport Employee Expenses will be estimates, based on discussions between Airport management and event organizers, in advance of the event. The event organizer shall approve unanticipated additional expenses when possible. Any actual, unforeseen and unavoidable actual expenses above the initial estimate incurred by the Airport shall be due and payable by event organizer within 30 days of billing and may result in denial of future event permits if not paid in a timely manner. It is not anticipated that unforeseen costs above the original estimate will develop very often. Also, event organizers should not expect any level of effort by the Airport above that indicated in the estimate.

Both of these charges will be paid in advance of the event. After completion of the event, actual Airport expenses will be calculated. If the actual expenses are less than the anticipated expenses by \$100 or more, a refund will be rebated to the Special Event organizer. Additional unexpected actual expenses will be billed and due/payable by the event organizer within 30 days of billing.

The Airport Facilities Manager is hereby authorized to waive these fees for small events sponsored by non-profit organizations where there is no gate entrance fees charged.

XIII. Security Badges

Background/Finger Print Check	\$70.00
SIDA Badge - 1st issuance	\$25.00
SIDA Badge Replacement (due to expiration)	\$15.00
SIDA Badge Replacement (due to card failure, 45-day warranty period)	\$15.00
SIDA Badge Replacement (due to card loss -first time)	\$40.00
SIDA Badge Replacement (due to card loss 2 or more times)	\$60.00
Company ID Badge (non-SIDA) (minimum 10 per company)	\$15.00

The Airport Manager is authorized to modify the security badge fees during the fiscal year if needed to reflect changes in background check fees from the government and changes in supply costs related to printing. In addition, the Airport Manager is authorized to change or charge fees as necessary to recoup fees resulting from changes in FAA or TSA regulations requiring payment from the Airport.

XIV. Drivers Training

Due to Federal Aviation Administration requirements, the Airport is required to provide drivers training annually to any operator who accesses the Airport Movement Area. To comply with this requirement the Airport provides one class per month free of charge to vehicle operators. Should the vehicle operators need special dates for their training, or need to be retrained during the calendar year, the operator shall pay the hourly employee rate as outlined in this resolution. These rates are set at \$47.50 per hour and \$72.50 per hour for training needed after business hours.

BE IT FURTHER RESOLVED that landing fees and fuel flowage fees as set forth above are due and payable within twenty (20) days of the last day of the month in which the charges were accrued. Unless otherwise negotiated by contract, a late fee shall be levied in the amount of ten percent (10%) of the amount due for any amount not received in the office of the Sonoma County Airport, 2290 Airport Boulevard, Santa Rosa, CA 95403 by the 25th day of the month due.

BE IT FURTHER RESOLVED that all other buildings and grounds rental shall be by negotiation.

BE IT FURTHER RESOLVED that the Airport Facility Manager is hereby authorized to enter into month-to-month leases, licenses or operating permits for buildings and premises listed in this resolution.

BE IT FURTHER RESOLVED that the rates and charges herein established are to remain in full effect until further order of the Board of Supervisors.

SUPERVISORS:

Kerns _____ Smith _____ Kelley _____ Reilly _____ Brown _____

Ayes _____ Noes _____ Abstain _____ Absent _____

SO ORDERED.