



# COUNTY OF SONOMA

575 ADMINISTRATION  
DRIVE, ROOM 102A  
SANTA ROSA, CA 95403

## SUMMARY REPORT

---

**Agenda Date:** 4/28/2026

---

**To:** Board of Supervisors

**Department or Agency Name(s):** Sonoma County Public Infrastructure

**Staff Name and Phone Number:** Johannes J. Hoevertsz, 707-565-2550

**Vote Requirement:** 4/5th

**Supervisorial District(s):** Countywide

**Title:**

Charles M. Schulz - Sonoma County Airport Agreement for Lease of Real Property

**Recommended Action:**

Approve and authorize Director of Public Infrastructure to execute a lease agreement with the State of California, Department of Forestry and Fire Protection for a term of 35 years.

**Executive Summary:**

Approval of this item will authorize a new thirty-five (35) year ground lease with the California Department of Forestry and Fire Protection (Cal Fire) at the Charles M. Schulz-Sonoma County Airport. Cal Fire's existing lease expires April 30, 2026, and the proposed agreement will ensure the continued operation of its critical aviation firefighting base at the Airport.

The proposed long-term lease provides stability for Cal Fire's ongoing emergency response operations while ensuring the Airport receives market-based compensation for use of Airport property.

**Discussion:**

The California Department of Forestry and Fire Protection (Cal Fire) has operated an aviation firefighting base at the Charles M. Schulz-Sonoma County Airport since 1990. The existing ground lease expires on April 30, 2026. Approval of a new lease will ensure continuity of Cal Fire's aerial firefighting and emergency response operations serving Sonoma County and the surrounding region.

The lease encompasses approximately 3.13 acres (136,299 square feet) on Northern Apron B and includes approximately 7,915 square feet of existing improvements consisting of hangar, office, and support facilities. Year one rent was established based on an independent third-party appraisal to determine fair market value for the leased premises and associated improvements.

Under the current lease, the arrangement is structured as a ground lease, with the improvements reverting to the Airport upon expiration. In negotiating the new lease, Cal Fire elected to lease both the underlying land and the existing improvements rather than purchase the improvements and lease the ground separately. This structure maintains long-term Airport ownership of the improvements while allowing Cal Fire continued operational use of the facility.

The proposed lease will commence on May 1, 2026, with first-year rent of \$147,558, or \$12,296.50 per month derived from an independent third-party appraisal to establish fair market value. Rent will increase annually pursuant to the lease terms. Cal Fire will be responsible for all maintenance, utilities, and operational costs associated with the premises during the term of the lease.

**Strategic Plan:**

This item directly supports the County’s Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

**Pillar:** Organizational Excellence

**Goal:** Goal 1: Strengthen operational effectiveness, fiscal reliability, and accountability

**Objective:** Objective 1: Align the Board of Supervisor’s strategic priorities, policy, and operational goals with funding and resources.

**Racial Equity:**

**Was this item identified as an opportunity to apply the Racial Equity Toolkit?**

No

**Prior Board Actions:**

None

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY25-26 Adopted</b>	<b>FY26-27 Projected</b>	<b>FY27-28 Projected</b>
Budgeted Expenses	\$10,000	\$12,000	\$12,000
Additional Appropriation Requested			
<b>Total Expenditures</b>	<b>\$10,000</b>	<b>\$12,000</b>	<b>\$12,000</b>
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other	\$24,593	\$148,296	\$152,745
Use of Fund Balance			
General Fund Contingencies			
<b>Total Sources</b>	<b>\$24,593</b>	<b>\$148,296</b>	<b>\$152,745</b>

**Narrative Explanation of Fiscal Impacts:**

This agreement is a revenue generating lease with no directly related expenses other than required

---

**Agenda Date:** 4/28/2026

---

maintenance, estimated at \$10,000 for the current fiscal year. The reset to current market pricing represented by this lease will increase airport revenues by \$128,115 per year in the first year (12 calendar months). Revenue appropriations and project maintenance expenses for this lease will be included in the Airport Operations (41301-34030101) annual Recommended Budgets. The fair market pricing is required by the Federal Aviation Administration's Policy Regarding Airport Rates and Charges (49 U.S.C., 47129). As a point of clarification, the first 10 months of a fiscal year will be based on 10 months at the old rate and two months on the new rate as the change occurs May 1 of each year per the attached agreement. For fiscal year 26-27 there will be 10 months at \$12,996.50 and 2 months at \$12,665.40 (second year rate) for a total of \$148,296

**Narrative Explanation of Staffing Impacts (If Required):**

None

**Attachments:**

Cal Fire 5.1.26 Lease

**Related Items "On File" with the Clerk of the Board:**

None