



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 8/12/2025

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

Supervisory District(s): Countywide

Title:

Supplemental Rate Adoption- Public Infrastructure FY25-26 Fees for Airport Land and Facility Use

Recommended Action:

Adopt a Resolution establishing additional supplemental rates and charges for the use of land and facilities at the Charles M. Schulz - Sonoma County Airport effective September 1, 2025.

Executive Summary:

The Airport imposes charges for use of Airport land and facilities, including covered and non-covered aircraft storage, terminal building use, aircraft landing, vehicle parking, fuel flowage, autocross track, security badges, special events, applications to conduct business on the Airport, and penalties. Staff annually evaluates Airport rates and charges for accuracy, overhead costs, and fair market value. The Airport is proposing a 4.7% - 5.4% increase in aircraft storage and storerooms for maintenance costs and fair market rental values to help offset increase costs of operations. The proposed new charges and rate increases recommended today were all approved by the Aviation Commission on March 20, 2025. These proposed adjustments are estimated to increase FY 25/26 Airport revenues by \$80,597 in total.

Discussion:

Airport rates and charges establish a price structure for general and commercial aviation users of certain services, as well as the rental or use of Airport-controlled property and amenities. The rates and charges schedule also serves as the pricing metric for certain agreements pursuant to which users may contract with the Airport for the use of real property or other amenities. The proposed rate increases for the upcoming fiscal year will provide revenue to support the increased costs associated with operations, regulatory compliance, and future Airport improvements. The increases will be imposed equally on all users for particular uses.

These adjustments, which will modify the rates set forth as effective on July 1, 2025 in the Board's March 25, 2025 resolution, are requested to be approved at this time rather than waiting for next year's consolidated hearing to maintain a moderate level of annual adjustment more in line with the consumer price index and get the Airport closer to the fair market rental value. They were inadvertently left out of the initial Consolidated Fee Item materials on March 25, 2025 but were part of all discussions that have occurred during the Aviation Commission public meeting as well as any and all notices sent out to the tenants. They were also planned for

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as part of the Airport Budget request. The Airport Storage and Storeroom fees currently do not cover all the costs associated with the hangars.

This fiscal year, the Airport is recommending updates to certain Aircraft Storage and Storerooms as part of this supplemental request and has already been granted approval for certain other rate increases during the Consolidated Fee Hearings for items such as Landing Fees, Terminal Digital Advertising, Ground Lease Rates, Commercial Vehicle Operator Fees, Staff Labor Fees, Non-Refundable Application Fees, and Badging Fees, and Badging Remedies Fees as listed. The information for the Aircraft Storage and Storerooms was not available by the deadlines for the consolidated hearing but this item remains to be addressed:

Aircraft Storage and Storerooms: The Airport is proposing a 4.7% - 5.4% increase in aircraft storage and storerooms based upon the age, size and demand of different groups of hangars. This proposed rate increase will help recover maintenance costs and fair market rental values while remaining competitive with neighboring airports offering similar service levels.

Strategic Plan:

N/A

Racial Equity:

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

No

Prior Board Actions:

3/25/2025 FY25-26 Consolidated Fee Hearing Airport Item#40

3/26/2024 FY24-25 Consolidated Fee Hearing Airport Item# 47

FISCAL SUMMARY

Expenditures	FY25-26 Adopted	FY26-27 Projected	FY27-28 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	\$80,597		
Use of Fund Balance			
General Fund Contingencies			
Total Sources	\$80,597		

Narrative Explanation of Fiscal Impacts:

The Airport is projecting an additional \$80,597 total in revenue based on all requested new or increased/decreased rates and charges during FY2025-26.

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

Resolution-Airport Rates and Charges

Final Fee Summary Supplemental

Master Fee Schedule of Airport Rates and Charges Fiscal Year 2025-26

Related Items “On File” with the Clerk of the Board:

Public Notice