



# COUNTY OF SONOMA

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

## SUMMARY REPORT

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**Agenda Date:** 3/25/2025

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**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:**

Consolidated Fee Hearing - Public Infrastructure FY25-26 Fees for Airport Land and Facility Use

**Recommended Action:**

Adopt a Resolution establishing rates and charges for the use of land and facilities at the Charles M. Schulz - Sonoma County Airport effective July 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 proposed new charges and rate increases recommended today were all reviewed on February 20, 2025 and approved by the Aviation Commission on March 20, 2025. Proposed adjustments are estimated to increase FY 25/26 Airport revenues by \$819,834.

**Discussion:**

Airport rates and charges set the 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 both sets fees for services at the Airport and 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.

This fiscal year, the Airport is recommending updates to certain Aircraft Storage and Storerooms, certain 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 follows:

**A. Landing Fees:** The Airport is proposing a 5% increase in landing fees for State of California Fire (CalFire) Suppression Flights. This proposed fee increase will help recover maintenance costs incurred due to the impacts of Tankers on Airport pavement including runways, taxiways, and parking areas. The rate

for non-STS based commercial flights as well as non-commercial flights over 12,500 lbs. are recommended to be increased 97% from \$1.52 to \$3.00/1000 lbs. A competitive market analysis revealed that our rates were significantly below average rates charged by comparable airports while the cost of pavement maintenance has increased significantly. The increases in Landing Fees will result in additional revenue estimated at \$5,880 annually.

**B. Hot Air Balloons:** The Airport is proposing a 5% increase, from \$550 to \$580 for the annual commercial hot air balloon operating fee and an 8% increase in the non-commercial operating fees from \$106 to \$115 to assist with the offset of managing those activities for an additional revenue of \$69.

**C. Staff Escorts:** The Airport is proposing an increase the amount charged hourly for staff escorts and other related services by 13% or \$1,800 annually based upon a reassessment of average cost of salary and benefits for the positions typically involved in those duties.

**D. Vehicle Parking Rates:** The Airport is proposing a change in the air side authorized monthly permit parking rates from 4-6% depending upon the size of the vehicle. The land side parking rate from 18-38% based on the lot used and type of parking (permitted, reservation, normal). The attached survey conducted by the Airport parking management company shows that the Airport's current parking rates are below the average rates charged by comparable airports. In addition, the Airport has been experiencing a high demand on its parking facilities and regularly exceeds current capacity during high demand times. The Airport wants to incentivize the use of their reservation system to assist in pre-planning for parking and is also exploring the use of new technology to make parking at STS easier by allowing for automated processing for parking using a pass-through system. \$912,607 of additional revenue will be collected by increase.

**E. Airline Terminal Rates and Charges:** The Airport has reviewed joint use fees and is seeking to lower the daily flight charges from \$1.84 to \$1.60 and the non-daily airline flights from \$2.40 to \$2.09 a 13% reduction in each category. These fees are calculated on a per passenger basis, and with the increase in passenger traffic a decrease is warranted based upon comparing maintenance costs and attempting to identify the different needs based upon the number of passengers. In addition, the Airport is also proposing an increase in Remain Overnight (RON) fees from 6-7%. These fees are based on a size of the aircraft and the daily/monthly need of an airline.

**F. Ground Lease Rates:** The Airport proposes an increase in Ground Lease Rates on improved or unimproved parcels of land on the airfield from 0-14% per square foot based upon location on the airfield with improved parcels seeing the higher rates.

**G. Autocross Track Use Fees:** The Airport is proposing a single use increase of 5% and an annual use increase of 5.36% in line with the other parcel charges or \$405 of additional annual revenue. The autocross track is primarily used by the Sheriff's Department, other police agencies and the academy for driver training practice.

**H. Late and bank charges:** The airport is seeking to maintain its currently approved 10% late charge as well as access any passthrough bank charges. The airport is also seeking to passthrough any related bank charges related to credit card processing.

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**Strategic Plan:**

N/A

**Racial Equity:**

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

No

**Prior Board Actions:**

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

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY24-25 Adopted</b>	<b>FY25-26 Recommended</b>	<b>FY26-27 Projected</b>
Budgeted Expenses			
Additional Appropriation Requested			
<b>Total Expenditures</b>			
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other		\$819,834	
Use of Fund Balance			
General Fund Contingencies			
<b>Total Sources</b>		<b>\$819,834</b>	

**Narrative Explanation of Fiscal Impacts:**

The Airport is projecting an additional \$819,834 in revenue based on the requested new or increased/decreased fees and charges during FY2025-26.

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

None

**Attachments:**

- 2025-Resolution-Airport Rates and Charges
- Final Fee Summary FY25-26 Airport
- Rates and Fees Survey FY25-26
- SP Plus parking survey Airport Rates and Fees FY25-26
- Master Fee Schedule of Airport Rates and Charges Fiscal Year 2025-26

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

None