



SUMMARY REPORT

Agenda Date: 4/20/2021

To: Board of Supervisors

Department or Agency Name(s): Transportation and Public Works - Airport Division

Staff Name and Phone Number: Johannes J. Hoevertsz 707-565-2231

Vote Requirement: 4/5th

Supervisorial District(s): Countywide

Title:

Airport Real Property Acquisition - 7011 Windsor Road, Windsor, CA - Notice of Intent

Recommended Action:

Authorize the Chair to Adopt two Resolutions.

First Resolution:

- A) Declaring Sonoma County's intention to purchase real property in the Airport area located at 7011 Windsor Road, Windsor, CA;
- B) Setting May 25, 2021 for approval of the purchase agreement;
- C) Giving direction to the Clerk to post and publish the Notice of Intent; and
- D) Authorizing the Airport Manager and County Counsel to perform any prerequisites to complete the purchase.

Second Resolution:

- E) Authorizing a budgetary adjustment to the FY 2020-2021 Final Budget for the Transportation and Public Works Department Airport Enterprise Fund in the amount of \$800,000 for this purchase.

(4/5th Vote Required)

Executive Summary:

The property located at 7011 Windsor Road consists of 0.42 acres of land with a 754 square foot single-family residence located outside of the Town of Windsor boundary. This property is located at the northern end of the Charles M. Schultz - Sonoma County Airport ("Airport"). The property owner initiated negotiations for the sale of this property to the Airport and the purchase is designated as a voluntary transaction. This acquisition long term will increase the Airport's area of runway safety zones and create an additional noise barrier for the surrounding community.

Discussion:

The property is located within the current Air Transportation Element of the Sonoma County General Plan as a future acquisition. The total acquisition cost is estimated to be \$800,000: \$665,000 for the purchase; \$90,000 for relocation, moving and closing costs; and \$45,000 for contract and administrative expenses. It is anticipated that 90.66%, or \$725,280 of the property acquisition costs will be funded through the Federal Aviation Administration's (FAA) Airport Improvement Program (AIP). Any unfunded costs will be paid from

operating revenues from the Airport Enterprise fund.

In the past, the Airport has reached out to surrounding property owners regarding the Airport's willingness to purchase their property when they are ready to sell. In accordance with these previous discussions, the property owner recently contacted the Airport to sell the subject property. The property is situated on the northern end of the Airport and is beneath the direct path of the main Airport runway. The house on the property was built in 1965 as a one bedroom one bath and later converted the existing carport to an additional bedroom to the home. The house is improved with solar and a heat pump that provides both heating and air conditioning. On the property there are several storage sheds, mature fruit trees, conscientiously landscaped areas for local wildlife and is fully fenced. The house is in good condition and the Airport proposes to temporarily make available this two bedroom, one bathroom house to Sonoma County Airport or Transportation and Public Works employees for housing on appropriate terms. The proposal keeps the unit on the housing market while ensuring the occupant is aware of the concerns associated with being close to an airport to which tenants on the open market may be opposed. An employee occupant would be more tolerant of the airport activities and able to respond to safety issues, urgent situations, or emergencies related to the airport or roads due to the proximity of the property to the Santa Rosa Road Maintenance Yard. □

Procedural Authority

Pursuant to Government Code section 50470, a local agency may acquire property by purchase, condemnation, donation, lease, or otherwise for the purposes of this article and may use any real property which it owns or acquires within or without its limits as a site for an airport.

Further, to comply with Government Code section 25350, to purchase real property, the Board of Supervisors must declare its intent to purchase the property, notice of which intent must be published in a newspaper of general circulation once per week for three successive weeks prior to consummation of the purchase (Government Code section 6063). This item is the first of two items to approve the real property purchase. The second item is scheduled for May 25, 2021.

A budgetary adjustment resolution is being requested from the Airport's fund balance to Account (34030104)-19810- Land Acquisition pursuant to Sections 29088 and 29125 of the Government Code of the State of California. This is being requested to address the needs of the homeowner to complete the transaction as quickly as possible before the next fiscal year. □

Prior Board Actions:

None

FISCAL SUMMARY

Expenditures	FY 20-21 Adopted	FY21-22 Projected	FY 22-23 Projected
Budgeted Expenses			
Additional Appropriation Requested	\$800,000		
Total Expenditures	\$800,000		
Funding Sources			

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General Fund/WA GF			
State/Federal			
Fees/Other - FAA Reimbursement and Enterprise Fund Revenue			
Use of Fund Balance	\$800,000		
Contingencies			
Total Sources	\$800,000		

Narrative Explanation of Fiscal Impacts:

The FAA has indicated the approval of a grant which will reimburse the Airport at 90.66%, or \$725,280 of the acquisition cost for this property. As is the case with AIP grants, the Airport pays for the expenses up front and is subsequently reimbursed. While this purchase is scheduled to most likely occur during FY20-21 the reimbursement would occur in FY21-22 based upon the timing of the transaction. The budgetary adjustment is necessary as this expense had not been planned for because the opportunity was not available until after the start of the FY20-21 budget year.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

Resolution, Location Map, Publication Notice, Budgetary Adjustment Resolution

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

None