

Resolution No. 2018/524

IN THE MATTER OF APPROVING RATES AND CHARGES FOR
BUCHANAN FIELD AIRPORT AND BYRON AIRPORT

WHEREAS, there is a need to establish new rates and charges for space rental and the services provided at Buchanan Field Airport and Byron Airport in order to allow the County's airports to continue to be financially self-sustaining, as required by the United States Department of Transportation Federal Aviation Administration (FAA); and

WHEREAS, the Director of Airports has developed a schedule of rates and charges for the use of the County's airports and their facilities, taking into account the FAA Policies regarding the Airport Rates and Charges and the California State Controller's Office Division of Accounting Standards and Procedures for Counties; and

WHEREAS, FAA Policy 2.1 (Federal Register Vol. 61, No. 121, RIN 2120-AF90, Docket No. 27782) permits rates and charges to be set by resolution; and

WHEREAS, notice of hearing of the proposed rates and charges was published twice in the manner set forth in section 6062a of the Government Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Contra Costa County as follows:

1. The Board hereby establishes those rates and charges shown on Exhibit A, attached hereto and incorporated herein.
2. The Board finds the adoption of the rates and charges established by this resolution is categorically exempt from the California Environmental Quality Act pursuant to Title 14, California Code of Regulations, section 15273(a)(1) and (2).

PASSED AND ADOPTED by the Board of Supervisors at a regular meeting held on October 16, 2018.

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I. RATES FOR AIRCRAFT TIE-DOWN AND TRANSIENT PARKING

Location/Type	Aircraft Wingspan	Monthly Rate	Daily Rate
A. BUCHANAN FIELD			
Tie-Down			
Gravel Area.....	40 feet or less	\$ 35.00	
Northwest Ramp.....	40 feet or less	\$ 45.00	
Southwest Ramp.....	40 feet or less	\$ 45.00	
East Ramp Rows B through K.....	40 feet or less	\$ 55.00	
East Ramp Row A.....	40 feet or less	\$ 85.00	
Transient Parking			
Itinerant Parking – Transient Ramp*.....	Under 50 feet	\$ 5.00
Itinerant Parking – Transient Ramp*.....	50 feet or more	\$ 25.00
Transient Daily Small Hangar Rental.....			\$ 65.00
Transient Daily Medium & Large Hangar Rental.....			\$110.00
B. BYRON			
Tie-Down			
Ramp.....	Under 40 feet	\$ 35.00	
Between Hangars.....	Under 40 feet	\$ 45.00	
Transient Parking			
Itinerant Parking – At any Transient Ramp*.....	Under 50 feet	\$ 5.00
Itinerant Parking – At any Transient Ramp*.....	50 feet or more	\$ 25.00
Transient Daily Hangar Rental.....			\$ 50.00

*Fee may be waived if parking is validated by an airport business that is enrolled in the Airports' Overnight Parking Fee Waiver Program.

II. RATES FOR MONTHLY HANGAR RENT FOR AIRCRAFT STORAGE

Location/Type	Monthly Rent*
A. BUCHANAN FIELD	
Small/Medium Portable Hangar – Ground Rent.....	\$ 115.00
Large Portable Hangar – Ground Rent.....	\$ 130.00
Shade Hangar – South Facing.....	\$ 140.00
Shade Hangar – North Facing.....	\$ 165.00
T-Hangar – South Facing.....	\$ 350.00
T-Hangar – Modernized South Facing.....	\$ 370.00
T-Hangar – North Facing.....	\$ 370.00
T-Hangar – Modernized North Facing.....	\$ 390.00
Medium Hangar – South Facing.....	\$ 470.00
Median Hangar – Modernized South Facing.....	\$ 490.00
Medium Hangar – North Facing.....	\$ 490.00
Median Hangar – Modernized North Facing.....	\$ 510.00
Large Hangar – South Facing.....	\$ 600.00
Large Hangar – Modernized South Facing.....	\$ 620.00
Large Hangar – North Facing.....	\$ 620.00
Large Hangar – Modernized North Facing.....	\$ 640.00
Executive Hangar – South Facing.....	\$ 470.00
Executive Hangar – Modernized South Facing.....	\$ 490.00
Executive Hangar – North Facing.....	\$ 490.00
Executive Hangar – Modernized North Facing.....	\$ 510.00
Storage/Half Hangar Units.....	\$ 185.00
B. BYRON	
T-Hangars.....	\$ 260.00
Portable Hangar – Ground Rent.....	\$ 96.00
Large Portable Hangar – Ground Rent.....	\$ 120.00
Storage/Half Hangar Units.....	\$ 140.00

Note: Rents increase every 3 years on January 1 by an amount equal to the 3-year average CPI change (rounded to the nearest whole dollar) ending October 31st, not to exceed 6%.

III. HANGAR RENTAL RATE DISCOUNTS – APPLICABLE TO BOTH AIRPORTS

- A. A tenant who prepays 12 months in advance will receive a 3% reduction in rent for the 12-month period. There is a maximum discount of \$1,000 per year.
- B. A hangar tenant who refers a pilot who rents a tie-down or hangar will receive a one-time \$50 rent credit after 6 months of tenancy by the referred pilot. A tie-down tenant who refers a pilot who rents a tie-down or hangar will receive a one-time \$15 rent credit after 6 months of tenancy by the referred pilot. (In all cases, the referred pilot must continue to be a tenant during the rent credit month.)
- C. A tenant who refers a business that enters into a lease agreement with the County will receive, after their sixth month of operation at the airport by the referred business, an amount equal to 2% of the amount the County receives from the business each month for the subsequent 6-month period. (The maximum benefit is \$1,000 over 6 months and the business must continue to be a tenant during the rent credit period.)
- D. Frequent tenant discount: A tenant who rents more than one hangar or tie-down at a time will receive a 5% discount on rent for each additional hangar or tie-down space. (The discount applies to the lowest-priced rent and there is a maximum discount of \$1,500 per year.)
- E. A person who obtains a pilot's license through a business located on Buchanan Field or Byron Airport and then rents a hangar or tie-down from the County will receive, after the second month of tenancy, a one-time \$50 rent credit on the hangar or a \$15 rent credit on the tie-down.

IV. MISCELLANEOUS FEES APPLICABLE TO BOTH AIRPORTS

A. Fixed Fees

Hangar Waitlist Fee.....	\$ 40.00 Initial, \$30.00 Annual
Hangar Swap Fee.....	\$ 100.00 Per Tenant
Hangar Upgrade/Move Fee.....	\$ 100.00 Plus*
Hangar Agreement Modification/Change Fee.....	\$ 100.00 Per Occurrence

*In addition to the \$100 upgrade/move fee, tenant must pay the rent for both locations until tenant is fully out of the original location

1. Insurance Certificate Late Fees

Up to 30 Days after Existing Certificate has Lapsed.....	\$25.00 Late Fee
Up to 60 Days after Existing Certificate has Lapsed.....	\$50.00 Late Fee
Up to 90 Days after Existing Certificate has Lapsed.....	\$75.00 Late Fee

Note: Failure to Provide an Insurance Certificate within 90 Days after Existing Certificate has Lapsed is Default and Grounds for Termination

2. Gate Access Control Cards

Fee.....	\$ 30.00
Replacement of Lost or Damaged.....	\$ 30.00
Reactivation Fee Per Occurrence	\$ 15.00

3. Flight Instructor Registration

Annually.....	\$ 100.00
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4. Aircraft Mechanic Registration

Annually.....	\$ 100.00
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5. Landing Fees*

Under 12,500 lbs.....	\$ 10.00
12,500 lbs. and over.....	\$ 25.00

*Landing fees apply to commercial operations that are not under an agreement with the County.

6. Ground Transportation Providers

One Time Administrative Fee.....	\$ 1,000.00
Annual User Fee.....	\$ 1,200.00*

*Or \$0.50 per each trip (Note: a trip is defined as a pick up or drop off)

7. Airport Movement Area Authorization/ID Badge

Issuance.....	No Cost
Replacement Badge Per Occurrence.....	\$ 30.00

IV. MISCELLANEOUS FEES APPLICABLE TO BOTH AIRPORTS (CONTINUED)

8. Driver/Fueler Training

First Training Class.....	No Cost
Each Subsequent Training Class.....	\$ 300.00
Replacement Badge.....	\$ 30.00

B. Variable Fees

1. Airport Sweeper, Fire Hydrant Clean Out, or Other Assistance Fee

\$125.00 per hour for each airport personnel. This fee will be increased annually on July 1 for each year after July 1, 2018, according to the change in the Consumer Price Index (CPI) for the preceding one-year period ending April 30 of each year and rounded to nearest whole dollar.

2. Airport Administration Staff Services for Account Reconciliation, Insurance Certificate Assistance, Property Re-inspections and/or Other Related Actions Fee

\$125.00 per hour or partial hour for each airport personnel. This fee will be increased annually on July 1 for each year after July 1, 2018, according to the change in the Consumer Price Index (CPI) for the preceding one-year period ending April 30 of each year and rounded to nearest whole dollar.

3. Property Fees (such as putting spray on the airfield pavement)

Cost of time and materials necessary to restore property to former condition

4. Aircraft Improperly Parked & Obstructs Operations or Compromises Safety Fee

Relocation fee.....\$ 125.00 Per Hour or Portion of an Hour

5. Aircraft Obstruction Runway and/or Taxiway Fees

There is no charge for the first two (2) hours after a runway obstruction occurs. After the first two hours, there is a charge in the amount of \$500 for each thirty minutes or portion thereof.

6. Property Development

The developer is responsible for all costs associated with the development of airport property, including environmental review, design, and construction, but excluding Airport staff's time. Upon the County's acceptance of a developer's proposal, the developer is required to make a good faith deposit of \$10,000.

If within six months of the proposal's acceptance by the County, the developer fails to make meaningful progress in developing the agreed-upon development, as determined by the County's Director of Airports, one-half of the security deposit will be non-refundable.

If within twelve months of the proposal's acceptance by the County, the developer fails to make meaningful progress in developing the agreed-upon development, as determined by the County's Director of Airports, the entire security deposit will be non-refundable.

If the developer enters into a long-term lease with the County for the site of the development, the remaining portion of the good faith deposit will be applied to the cost to the Airport of putting the lease in place,

excluding the cost of Airport staff's time, but including the cost of other County staff's time. At developer's election, any remaining balance will be refunded to the developer or applied to ground rent.