

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

Adopted this Resolution on _____, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Resolution No. 2018/_____

Subject: In the Matter of Proposed Rates, Charges and Regulations Related Thereto for Space Rental and Services Provided at Buchanan Field and Byron Airport

The Board of Supervisors of Contra Costa County, California RESOLVES that:

The purpose of this resolution is to amend and supersede Ordinance No. 94/286, and amendments thereto, establishing charges, rates, fees and regulation related thereto for space rental and services provided by Contra Costa County at Buchanan Field and Byron Airport, effective January 1, 2019.

Periodic adjustment of rates and charges is appropriate in order to achieve the Contra Costa County Public Works Airports Division's goals of positioning Buchanan Field and Byron Airports to be competitive in the regional marketplace and recovering costs of operating and maintaining the airports from the rent, charges, and fees paid by tenants and users of the two airports.

Fees for Aircraft Tie-Down and Transient Parking:

Airport	Location	Aircraft Wingspan	Monthly Rate	Daily Rate	Added Information
Buchanan Field:	Gravel Area	40 ft. or less	\$ 35.00		
	Northwest Ramp	40 ft. or less	\$ 45.00		
	Southwest Ramp	40 ft. or less	\$ 45.00		
	East Ramp Rows B through K	40 ft. or less	\$ 55.00		
	East Ramp Row A	40 ft. or less	\$ 85.00		
	Itinerant Parking – Transient Ramp or Any Other Approved Location	Under 50 ft.		\$ 5.00	Fee may be waived is validated by an Airport business *
	Itinerant Parking – Transient Ramp or Any Other Approved Location	50 ft. or larger		\$ 25.00	Fee may be waived is validated by an Airport business *
	Transient Daily Small Hangar Rental		\$ 65.00		
	Transient Daily Medium & Large Hangar Rental		\$ 110.00		
Byron:	Ramp	40 ft. or less	\$ 35.00		
	Between Hangars	40 ft. or less	\$ 45.00		
	Itinerant Overnight Parking – Transient Ramp or Any Other Approved Location	Under 50 ft.		\$ 5.00	Fee may be waived is validated by an Airport business *
	Itinerant Overnight Parking – Transient Ramp or Any Other Approved Location	50 ft. or larger		\$ 25.00	Fee may be waived is validated by an Airport business *
	Transient Overnight Hangar Rental		\$ 50.00		

*Airport business must be enrolled in the Airports' Overnight Parking Fee Waiver Program

Monthly Hangar Rent for Aircraft Storage:

Airport	Location	Monthly Rent	Rent Adjustment Schedule
Buchanan Field:	Land for Small to Medium Portable Hangar	\$ 115.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Land for Large Portable Hangar	\$ 130.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Shade Hangar – South Facing	\$ 140.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Shade Hangar – North Facing	\$ 165.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	T-Hangar – South Facing	\$ 350.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	T-Hangar – Modernized South Facing	\$ 370.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	T-Hangar – North Facing	\$ 370.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	T-Hangar – Modernized North Facing	\$ 390.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Medium Hangar – South Facing	\$ 470.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Median Hangar – Modernized South Facing	\$ 490.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Medium Hangar – North Facing	\$ 490.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Median Hangar – Modernized North Facing	\$ 510.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Large Hangar – South Facing	\$ 600.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Large Hangar – Modernized South Facing	\$ 620.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Large Hangar – North Facing	\$ 620.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Large Hangar – Modernized North Facing	\$ 640.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Executive Hangar – South Facing	\$ 470.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Executive Hangar – Modernized South Facing	\$ 490.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Executive Hangar – North Facing	\$ 490.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Executive Hangar – Modernized North Facing	\$ 510.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Storage/Half Hangar Units	\$ 185.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
Byron:	T-Hangars	\$ 260.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Portable Hangar – Ground Rent	\$ 96.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Large Portable Hangar – Ground Rent	\$ 120.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)
	Storage/Half Hangar Units	\$ 140.00	Every Three Years by 3-Year Average CPI Change (rounded to nearest whole dollar)

Miscellaneous Tenant Discount Incentives:

Prepay 12 months in advance and receive a 3% reduction in rent for the 12 month period (maximum benefit of \$1,000 per year).

Refer a pilot and they rent a tie-down or hangar and receive a one-time \$50 rent credit for your hangar or \$15 rent credit for your tie-down after 6 months of tenancy by the referred person (referred person must obtain tenancy during the rent credit month).

Refer a business that enters into a lease agreement with the County and after 6 months of their operation you will receive an equivalent of 2% of what the County receives from the business each month for the following 6 months (maximum benefit of \$1,000 for 6 months; business must maintain tenancy during the rent

Frequent tenant discount; rent more than 1 hangar or tie-down and receive a 5% discount on rent for each additional hangar or tie-down space (discount applied to lowest priced rent and there is a maximum benefit of \$1,500 per year)

Get a pilot's license through a business located on Buchanan Field or Byron Airport and get a one-time \$50 rent credit for your hangar or \$15 rent credit for your tie-down after 2 months of tenancy.

Miscellaneous Fees Applicable to Both Airports:

Hangar

Swap Fee: \$100 per Tenant

Hangar Upgrade/Move Fee

\$100 Plus Tenant Pays the Rent for Both Locations Until Tenant Is Fully Out of the Pre-Existing Location

Hangar Agreement Modification/Change Fee:

\$100 Per Occurrence

Insurance Certificate Late Fee:

\$25 Late Fee – For Certificates Provided up to 30 Days after Existing Certificate has Lapsed

\$50 Late Fee – For Certificates Provided up to 60 Days after Existing Certificate has Lapsed

\$75 Late Fee – For Certificates Provided up to 90 Days after Existing Certificate has Lapsed

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

Gate Access Control Cards:

Deposit \$ 30.00

Replacement of Lost or Damaged \$ 30.00

\$ 15.00

Flight Instructor Registration:

Annually \$ 25.00

Aircraft Mechanic Registration:

Annually \$ 25.00

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.

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)

Airport Movement Area Authorization/ID Badge:

Issuance No Cost

Replacement Badge Per Each Occurrence \$ 30.00

Driver/Fueler Training:

First Training Class No Cost

Each Subsequent Training Class \$ 300.00

Replacement Badge \$ 30.00

Airport Sweeper, Fire Hydrant Clean Out, or Other Assistance Fee:

\$115 per hour for each airport personnel; fee to be increased annually on July 1 by the average CPI change for the preceding period and rounded to nearest whole dollar.

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

\$120 per hour or partial hour for each airport personnel; fee to be increased annually on July 1 by the average CPI change for the preceding period and rounded to nearest whole dollar.

Property (such as putting spray paint on the airfield pavement):

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

Aircraft Improperly Parked & Obstructs Operations or Compromises Safety Fee:

Relocation fee \$ 100.00 Per Hour or Partial Hour

Miscellaneous Fees Applicable to Both Airports (Continued):

Aircraft Obstruction Runway and/or Taxiway:
The First Two (2) Hours are Free but \$500 for Each Thirty Minutes or Portions Thereof Following the First Hour

Lessor Processing and Transaction Fee for Tenants Requests to Amend Lease, Assign the Lease, or other Action in connection with Tenant’s Agreement that requires Lessor’s Staff Time and
Resources (other than Airports Division Staff Time) to Review, Investigate, Process, Record, and/or Undertake Any Action.
\$2,500 Per Occurrence Unless Otherwise Specified in the Agreement

New Development Fee:
\$10,000
Development
Deposit

- \$5,000 is non-refundable if the project does not proceed and/or fails to progress within 6 months of the Board of Supervisors authorization to negotiate lease or agreement terms
- \$10,000 is non-refundable if the project is terminated and/or fails to progress within 6 to 12 months of the Board of Supervisors authorization to negotiate lease or other agreement terms.
- If Project proceeds, the deposit is applied to the cost of lease or agreement development (Note: Airports staff time is not applied) if project proceeds; interested party is responsible for any cost above deposit and any excess funds will be returned to the interested party or applied to their account after successful completion of agreement.

Filming
Fees:

Rent and deal terms to be negotiated individually depending on the location, duration, access requirements, and Airport staff needs

Special Event Fees:
Rent and deal terms to be negotiated individually depending on the location, duration, access requirements, and Airport staff needs

Leases and License Agreements:
Rent and deal terms to be negotiated individually