



# COUNTY OF SAN DIEGO

## AGENDA ITEM

### BOARD OF SUPERVISORS

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Second District

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Third District

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Fourth District

JIM DESMOND  
Fifth District

**DATE:** May 20, 2025

**08**

**TO:** Board of Supervisors

### SUBJECT

**GENERAL SERVICES – APPROVE LICENSE AGREEMENTS WITH SAN DIEGO UNIFIED SCHOOL DISTRICT, AND NOTICES OF EXEMPTION (DISTRICT: 4)**

### OVERVIEW

On September 18, 2001 (6) and September 30, 2003 (4) the Board of Supervisors (Board) approved ground leases between the San Diego Unified School District (SDUSD) and the County of San Diego (County) and corresponding operating agreements between County and YMCA of San Diego County (YMCA) for the construction and operation of a skate park at Whittier School and a roller hockey rink at Clairemont High School. Since SDUSD was unable to lease to YMCA for less than fair market rent, which would have made both projects uneconomical, the land was ground leased to the County for nominal rent. County then subleased the land via operating agreements to YMCA for nominal rent. YMCA continues to operate and maintain the skate park and the roller hockey rink, which has been converted to a soccer arena. The ground leases and operating agreements have since expired and have been on holdover, which has allowed them to continue month-to-month as new agreements were negotiated between all parties.

Staff from the Department of General Services have negotiated new license agreements with SDUSD that will replace the expired ground leases. The license agreements will allow County to enter into new operating agreements with YMCA for the operation of the skate park and soccer arena, which the Director of General Services has administrative authority to execute. Today's request is for Board approval of the license agreements between SDUSD and County.

### RECOMMENDATION(S)

#### CHIEF ADMINISTRATIVE OFFICER

1. Find the proposed license agreement for the Whittier School skate park is exempt from the California Environmental Quality Act (CEQA) Guidelines, pursuant to CEQA Guidelines Section 15301.
2. Find the proposed license agreement for the Clairemont High School soccer arena is exempt from the California Environmental Quality Act (CEQA) Guidelines, pursuant to CEQA Guidelines Section 15301.

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3. Approve and authorize the Director, Department of General Services, to execute the proposed license agreement with the San Diego Unified School District for the Whittier School skate park.
4. Approve and authorize the Director, Department of General Services, to execute the proposed license agreement with the San Diego Unified School District for the Clairemont High School soccer arena.

### **EQUITY IMPACT STATEMENT**

It is anticipated that the proposed license agreements for the Whittier School skate park and the Clairemont High School soccer arena will have a positive impact on the community by providing recreational opportunities in a centrally located area.

### **SUSTAINABILITY IMPACT STATEMENT**

Implementing effective sustainability objectives are crucial to ensuring safe and healthy communities and contributing to the overall success of the region. The approval of these licenses is appropriate as it supports the County's Strategic Initiative of Sustainability to ensure the capability to respond to the needs of individuals, families, and the region.

### **FISCAL IMPACT**

There is no fiscal impact associated with this action to consider the Board approval of the license agreements between San Diego Unified School District (SDUSD) and County of San Diego (County). The total consideration for the licenses is the mutual benefit of establishing recreational facilities that serve the public. There will be no change in net General Fund cost and no additional staff years.

### **BUSINESS IMPACT STATEMENT**

N/A

### **ADVISORY BOARD STATEMENT**

N/A

### **BACKGROUND**

#### *Whittier School Skate Park*

On September 18, 2001 (6) the Board of Supervisors (Board) approved a ground lease between San Diego Unified School District (SDUSD) and County for the construction and operation of a skate park on property owned by SDUSD located at the Whittier School in the Clairemont community of San Diego. The Board further authorized the County to enter in an operating agreement with the YMCA of San Diego County (YMCA), pursuant to which YMCA would construct and operate the skate park on the property. The operating agreement obligated the County to contribute \$200,000 toward the construction of the skate park and the YMCA was responsible for all other construction costs. The YMCA has continued to operate this site for over 20 years, and it is a popular amenity in the community.

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The ground lease and operating agreement for the Whittier School skate park expired on February 27, 2021, and staff from DGS have been working with SDUSD and YMCA to renew the agreements. SDUSD's Board approved the license agreement between SDUSD and County on February 25, 2025 (16).

Today's request is for Board approval of the license agreement with SDUSD to replace the expired ground lease. The license agreement is for 10 years and allows the County to enter into a new operating agreement with YMCA. YMCA is currently responsible for all maintenance and operations costs of the skate park and will continue to be responsible for these costs under the new operating agreement.

*Clairemont High School Soccer Arena*

On September 30, 2003 (4) the Board approved a ground lease between County and SDUSD for the construction and operation of a roller hockey rink on a property owned by SDUSD located at Clairemont High School. The Board further authorized County to enter into an operating agreement with YMCA, pursuant to which YMCA would construct and operate the roller hockey rink. County contributed \$75,000 toward construction of the roller hockey rink and YMCA was responsible for all other construction costs. The YMCA has continued to operate this site, which has since been converted to a soccer arena.

The ground lease and operating agreement for the Clairemont High School soccer arena expired on January 4, 2024, and staff from DGS have been working with SDUSD and YMCA to renew the agreements. SDUSD's Board approved the license agreement between SDUSD and County on February 25, 2025 (16).

Today's request is for Board approval of the license agreement with SDUSD to replace the expired ground lease. The license agreement is for 10 years and allows the County to enter into a new operating agreement with YMCA. YMCA is currently responsible for all maintenance and operations costs of the soccer arena and will continue to be responsible for these costs under the new operating agreement.

**ENVIRONMENTAL STATEMENT**

*Whittier School Skate Park*

The proposed license agreement with SDUSD is exempt from review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines because it involves the license of an existing skate park involving negligible or no expansion of the existing use. See Attachment A for Notice of Exemption.

*Clairemont High School Soccer Arena*

The proposed license agreement with SDUSD is exempt from review pursuant to Section 15301 of the CEQA Guidelines because it involves the license of an existing soccer arena involving negligible or no expansion of the existing use. See Attachment B for Notice of Exemption.

**LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN**

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Today's proposed action to approve license agreements for Whittier School Skate Park and Clairemont High School Soccer Arena supports the Community Initiative in the County's 2025-2030 Strategic Plan by providing recreational opportunities to the community.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ebony N. Shelton', written in a cursive style.

EBONY N. SHELTON  
Chief Administrative Officer

**ATTACHMENT(S)**

Attachment A: Notice of Exemption Whittier School Skate Park

Attachment B: Notice of Exemption Clairemont High School Soccer Arena