

COUNTY OF SAN DIEGO BOARD OF SUPERVISORS  
REGULAR MEETING AGENDA

**TUESDAY, DECEMBER 9, 2025, 9:00 AM AND WEDNESDAY, DECEMBER 10, 2025, 9:00 AM**  
COUNTY ADMINISTRATION CENTER  
BOARD CHAMBER, ROOM 310  
1600 PACIFIC HIGHWAY, SAN DIEGO, CA 92101

**LAND USE LEGISLATIVE SESSION**  
**WEDNESDAY, DECEMBER 10, 2025, 9:00 AM**

Order of Business

- A. Roll Call to Reconvene from Tuesday, December 9, 2025
- B. Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Supervisor, if applicable.
- C. Closed Session Report
- D. Non-Agenda Public Communication: Individuals can address the Board on topics within its jurisdiction that are not on the agenda. According to the Board's Rules of Procedure, each person may speak at only one Non-Agenda Public Communication session per meeting. Speakers can choose to speak during either the General Legislative or Land Use Legislative Session.
- E. Consent Agenda
- F. Discussion Items

**Viewing Agenda Materials**

All documents and attachments related to agenda items are available for public viewing. You can access them online at [www.sandiegocounty.gov/cob](http://www.sandiegocounty.gov/cob), or in person at the Clerk of the Board's Office, located at 1600 Pacific Highway, Room 402, San Diego, CA 92101. The Board Meeting calendar is online at [www.sandiegocounty.gov/bos/calendar.html](http://www.sandiegocounty.gov/bos/calendar.html).

**How to Speak at a Board Meeting**

If you would like to speak at the meeting, either in person or by phone, you can sign up by visiting <https://PublicComment.SanDiegoCounty.gov>. On the form, you will be asked to enter your name and choose how you would like to participate, either by attending in person or calling in virtually. If you choose to speak by phone, please make sure to enter a valid phone number so we can identify you when you call. You will also be asked to select the agenda item or items you wish to comment on and indicate whether you are in favor, opposed, or neutral. Once you submit the form, you will receive a confirmation email. If you need the information on the website in another language, simply click the Translate button at the top of the page and select your preferred language.

You can also submit a comment in writing at [www.sandiegocounty.gov/ecomment](http://www.sandiegocounty.gov/ecomment), via email to [PublicComment@sdcounty.ca.gov](mailto:PublicComment@sdcounty.ca.gov), or by mail to 1600 Pacific Highway, Room 402, San Diego, CA 92101.

### **Board Actions and Recommendations**

The Board of Supervisors may take action on any item listed on the meeting agenda. While each agenda item includes recommendations, these are only suggestions and do not limit what the Board may ultimately decide. Individuals should not assume that the Board will follow the recommendations.

### **Accessibility Accommodations**

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### **Language Interpretation Services**

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In addition, the County can provide space in the Board Chamber's Observation Balcony for those providing or receiving interpretation, supporting the use of personal devices like phones or headsets, or help connect you to outside interpretation services for other languages. Please contact the Clerk of the Board in advance so we can make the necessary arrangements. Interpretation must not interrupt the meeting, in accordance with Government Code Section 54957.95.

### **Levine Act Notice – Campaign Contribution Disclosures**

Under the Levine Act (Government Code § 84308), anyone involved in a proceeding before the Board, such as for a license, permit, or other entitlement for use, must disclose any campaign contributions over \$500 made to Board Members within the past 12 months. This includes contributions made by the parties themselves or their agents. The disclosure must include the name of the contributor and recipient, the amount, and the date of the contribution. Disclosures can be made orally during the meeting or in writing on the request-to-speak form.

## **Board of Supervisors' Agenda Items**

### **CONSENT AGENDA**

All agenda items listed under this section are considered to be routine and will be acted upon with one motion. There will be no separate discussion of these items unless a member of the Board of Supervisors or the Chief Administrative Officer so requests, in which event, the item will be considered separately in its normal sequence.

<b>Agenda #</b>	<b>Subject</b>
1.	GENERAL SERVICES - ADOPT A RESOLUTION TO ACCEPT A PORTION OF AN IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC HIGHWAY (STATE ROUTE 78) IN THE RAMONA COMMUNITY PLAN AREA, AND REQUEST AUTHORITY TO QUITCLAIM THE ACCEPTED PORTION TO CALTRANS AND CEQA FINDING (VAC 2025-0015)

2. LOCAL EMERGENCY REVIEW: PROCLAMATION OF LOCAL EMERGENCY FOR U.S.-MEXICO TRANSBOUNDARY POLLUTION ENVIRONMENTAL CRISIS AND RELATED CEQA EXEMPTION
3. NOTICED PUBLIC HEARING:  
APPROVE ACQUISITION OF TWO CALTRANS PARCELS LOCATED IN THE OTAY COMMUNITY PLAN AREA FOR PUBLIC IMPROVEMENTS FOR OTAY BUSINESS PARK AND RELATED CEQA ADDENDUM
4. BORREGO VALLEY AIRPORT - FIFTH AND SIXTH AMENDMENTS TO AVIATION LEASES WITH JOHN S. WATKINS AND FIFTH AMENDMENT TO AVIATION LEASE WITH LARRY H. STRASBAUGH 1999 REVOCABLE TRUST AND FALLBROOK COMMUNITY AIRPARK - FIRST AMENDMENT TO RECREATIONAL GROUND LEASE WITH FALLBROOK SPORTS ASSOCIATION AND RELATED CEQA EXEMPTION  
(4 VOTES)

#### **DISCUSSION ITEM**

- | <b>Agenda #</b> | <b>Subject</b>   |
|-----------------|--|
| 5.              | MCCLELLAN-PALOMAR AIRPORT - APPROVE LEASE WITH UNITED AIRLINES AND RELATED CEQA FINDING<br>(4 VOTES) |

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1. **SUBJECT: GENERAL SERVICES - ADOPT A RESOLUTION TO ACCEPT A PORTION OF AN IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC HIGHWAY (STATE ROUTE 78) IN THE RAMONA COMMUNITY PLAN AREA, AND REQUEST AUTHORITY TO QUITCLAIM THE ACCEPTED PORTION TO CALTRANS AND CEQA FINDING (VAC 2025-0015) (DISTRICT: 2)**

## **OVERVIEW**

The Department of General Services (DGS) is processing a request from the California Department of Transportation (Caltrans) to accept part of a long-standing Irrevocable Offer of Dedication (IOD) for a Public Highway. This IOD was made to the County of San Diego (County) in 1985 and covers a small piece of land near the intersection of State Highway 67 and State Highway 78 in Ramona. The portion of the dedicated property that Caltrans would like the County to accept consists of 244 square feet (0.006 acres), while the remaining portion of the dedicated property consists of 2,784 square feet (0.064 acres) (Remaining IOD). While the property was dedicated to the County, Caltrans has since built a sidewalk and an ADA pedestrian ramp on the portion of the property that Caltrans asked the County to accept and has been maintaining these facilities as a result. Caltrans is requesting that the County formally accept this 244 square feet so that the County can transfer it to the State using a quitclaim deed. This action removes the County from any implied ownership or liability for the sidewalk that Caltrans has owned and maintained.

Accepting the IOD will finalize the public's right to use the existing sidewalk and ramp along State Route 78 and formally transfer all responsibility and property rights from the County to the State.

Today's request is for the Board of Supervisors to adopt a resolution to accept a portion of the IOD (attachment C, on file with the Clerk of the Board), authorize the Director of DGS, or designee (Director), to execute all documents necessary to formally transfer the accepted portion of IOD to Caltrans. Also authorize the Director to accept the Remaining IOD, or any portion thereof, and quitclaim any accepted portion of the Remaining IOD to Caltrans, if such actions are requested by Caltrans at a later date.

## **RECOMMENDATION(S)**

### **CHIEF ADMINISTRATIVE OFFICER**

1. Find the proposed partial acceptance and quitclaim of the Irrevocable Offer of Dedication (IOD) for public highway is not subject to review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15060(c)(2) and 15060(c)(3) because the proposed actions will not have a reasonably foreseeable direct or indirect effect on the environment; and therefore, this is not a project subject to CEQA as defined in section 15378.
2. Adopt a Resolution entitled: RESOLUTION TO ACCEPT A PORTION OF AN IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC HIGHWAY (STATE ROUTE 78), IN THE RAMONA COMMUNITY PLAN AREA (VAC 2025-0015).
3. Direct the Clerk of the Board to record the adopted Resolution to Accept 2025-0015.

4. If the Board adopts the resolution, approve and authorize the Director of the Department of General Services, or designee, to execute a quitclaim deed, which will formally transfer any and all property rights the County may have in the portion of the accepted IOD to Caltrans.
5. Approve and authorize the Director of the Department of the Department of General Services, or designee, upon request from Caltrans, to accept any remaining portion of the IOD and transfer any and all property rights to Caltrans via a quitclaim deed.

#### **EQUITY IMPACT STATEMENT**

The resolution to accept a portion of an Irrevocable Offer of Dedication (IOD) needed for public highway improvements will provide an overall public benefit by promoting access to safe reliable and inclusive transportation infrastructure. Sidewalks are essential facilities that connect residents to schools, workplaces and transit services. Acceptance of this IOD is in the public's interest because it will formalize the public's use of the existing pedestrian walk and ramp along this portion of State Highway 78, and formalize the transfer of property rights from County to the State.

#### **SUSTAINABILITY IMPACT STATEMENT**

Today's proposed actions contribute to many of the County of San Diego's Sustainability Goals: to provide just and equitable access to safe transit; to transition to a green and circular economy; and to protect health and wellbeing of residents.

#### **FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2025-26 Operational Plan in the Department of General Services. If approved, this request will result in estimated costs of \$3,500 to process the irrevocable offer of dedication acceptance and quitclaim. There will be no change in net General Fund costs and no additional staff years.

#### **BUSINESS IMPACT STATEMENT**

N/A

2. **SUBJECT: LOCAL EMERGENCY REVIEW: PROCLAMATION OF LOCAL EMERGENCY FOR U.S.-MEXICO TRANSBOUNDARY POLLUTION ENVIRONMENTAL CRISIS AND RELATED CEQA EXEMPTION (DISTRICTS: ALL)**

#### **OVERVIEW**

On June 27, 2023 (16), the County of San Diego (County) Board of Supervisors (Board), issued a Proclamation of Local Emergency (Proclamation) as a result of the continued conditions for detrimental impacts to the environment, economy, and property within San Diego county, caused by persistent impacts from cross-border sewage pollution and sewage impacted ocean waters. The Proclamation was issued pursuant to the San Diego County Code of Regulatory Ordinances sections 31.101 et seq. and California Government Code section 8630. The Proclamation further asked the Governor to proclaim a State of Emergency in San Diego County. Government Code section 8630(c) requires local governing bodies to review the need for continuing the local emergency at least once every 60 days until the local emergency is terminated.

On July 19, 2023 (4), September 13, 2023 (3), November 8, 2023 (2), December 6, 2023 (2), January 24, 2024 (1), March 13, 2024 (3), May 1, 2024 (4), June 26, 2024 (4), July 17, 2024 (6), September 11, 2024(3), October 22, 2024 (9), December 11, 2024 (1), January 29, 2025 (2), March 12, 2025 (2), May 07, 2025 (2), June 25, 2025 (4), July 22, 2025 (4), September 10 (1), and November 5,2025 (2) the Board found that there is a continuing need for the local emergency. This is a request to find that a review of the local emergency has been conducted and that the local emergency will remain in effect.

## **RECOMMENDATION(S)**

### **CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proclamation of local emergency is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060(c)(2) and (3), 15061(b)(3), and 15378(b)(4)&(5) because the action is an administrative action intended to facilitate state and federal funding, does not commit the County to a specific project, and will not have a reasonably foreseeable direct or indirect effect on the environment.
2. Find that there is a need to continue the local emergency and that the local emergency shall continue subject to review requirements until terminated pursuant to Government Code section 8630(d).

### **EQUITY IMPACT STATEMENT**

The communities closest to the San Diego International Border, including the communities of Imperial Beach, San Ysidro, Otay Mesa, and Tijuana River Valley are identified by SB 535 (2012) and CalEnviroScreen 4.0 as being Environmental Justice communities having high pollution burdens for impaired water bodies, elevated PM2.5, elevated linguistic isolation, and poverty rates. By supporting the local emergency proclamation, the County of San Diego remains committed to working with local, state, federal, and Mexican authorities to improve conditions for these communities. Local Environmental Justice communities who have decades of suffering from various pollution sources, have been advocating and working to raise their concerns to the various agencies, and have engaged to elevate the need for data collection to document environmental injustices.

### **SUSTAINABILITY IMPACT STATEMENT**

This action letter aligns with the County of San Diego's (County) Sustainability Goals: protect health and wellbeing and the environment. The proposed action contributes to the County's Sustainability Goal No. 6 to protect the environment and promote our natural resources, diverse habitats, and cultivate a natural environment for residents, visitors, and future generations to enjoy.

### **FISCAL IMPACT**

There is no fiscal impact associated with this request to continue the emergency. There will be no change in net General Fund costs and no additional staff years.

### **BUSINESS IMPACT STATEMENT**

Increased beach water closures resulting from sewage impacts have a direct effect for the surrounding community due to decreased tourism, patronage of local businesses, and opportunities for youth recreation and camps. By continuing a local emergency, the County of

San Diego will be able to engage businesses and non-profit service providers that have been impacted by the restricted access to local beaches and oceans with the goal of assisting in identifying ways to connect them to any state or federal relief programs.

**3. SUBJECT: NOTICED PUBLIC HEARING:  
APPROVE ACQUISITION OF TWO CALTRANS PARCELS LOCATED  
IN THE OTAY COMMUNITY PLAN AREA FOR PUBLIC  
IMPROVEMENTS FOR OTAY BUSINESS PARK AND RELATED  
CEQA ADDENDUM (DISTRICT: 1)**

**OVERVIEW**

On June 25, 2025 (3), the Board of Supervisors (Board) directed the Clerk of the Board to give the required public notice and set a hearing for October 22, 2025, to consider the County's purchase of two California Department of Transportation (Caltrans) parcels (collectively, Property), totaling approximately 0.82 acres. On October 22, 2025, the Board set a new hearing for December 10, 2025, due to the delay in receiving the necessary appraisal from Caltrans and directed the Clerk of the Board to give the notice of the December 10, 2025, hearing as required by law. On October 14, 2025, Caltrans provided the County with its appraisal, which determined that the market value of the Property is \$356,000.

The County's acquisition of the Caltrans parcels is necessary to allow for completion of Siempre Viva Road improvements, which are required for the Otay Business Park project. The Otay Business Park (Final Map No. 16562) is an approved subdivision of 121.9 acres into eleven (11) lots, including nine (9) commercial/industrial lots, one (1) public street lot, and one (1) sewer pump station. The Final Map was approved by the Director of Planning & Development Services on April 4, 2023. The County's purchase enables the developer to construct the required road improvements on what is currently Caltrans-owned land. All Property acquisition and improvement costs will be fully paid by the developer. The purchase of the Property will be executed via an escrow between the County of San Diego, Department of General Services and Caltrans, with the cost of the acquisition and associated purchase fees deposited into escrow by the private developer. Without the acquisition, the required road improvements cannot be completed, potentially increasing traffic congestion in the area.

Today's request is for the Board to authorize the Director, Department of General Services to purchase the Property from Caltrans for the appraised value of \$356,000 and to adopt a resolution declaring that the Property will be used for public purposes for 15 years.

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proposed acquisition of Caltrans' property known as DD 30305-01-01 and DD 30306-01-02 would not result in changes to the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously certified Final Supplemental Environmental Impact Report (FSEIR) dated November 4, 2011, as well as the Addendum dated April 4, 2025, for the PDS2023-ER-93-19-006ZZZH, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the SEIR was



certified as explained in the Environmental Review Update Checklist dated October 22, 2025 (Attachment D).

2. Authorize the Director, Department of General Services, or designee, to execute all documents, including the purchase and sale agreement and all escrow related documents necessary to complete the purchase of Caltrans parcels DD 30305-01-01 and DD 30306-01-02 totaling approximately 0.82 acres for the appraised value of \$356,000.
3. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO DECLARING THAT THE LAND IDENTIFIED IN DIRECTOR'S DEEDS 30306-01-02 AND 30305-01-01 WILL BE USED FOR PUBLIC PURPOSES FOR FIFTEEN (15) YEARS.

#### **EQUITY IMPACT STATEMENT**

Planning & Development Services ensures that public improvements are constructed as part of new developments, such as roads and stormwater drainage systems. PDS ensures the completion of the public improvements through agreements and financial security, which helps ensure communities are safe.

#### **SUSTAINABILITY IMPACT STATEMENT**

Planning & Development Services is committed to promoting sustainable community growth by ensuring that essential public infrastructure, such as roads and stormwater drainage systems, are appropriately constructed in new developments. These improvements are essential for creating safe, resilient, and environmentally responsible developments. This purchase ensures that developments in the unincorporated communities are supported by sufficient and sustainable infrastructure.

#### **FISCAL IMPACT**

There is no fiscal impact associated with today's action. If approved, acquisition costs, including the purchase price of the property, and staff costs to complete the transaction, will be paid by the developer. There will be no change in net General Fund costs and no additional staff years.

#### **BUSINESS IMPACT STATEMENT**

N/A

4. **SUBJECT: BORREGO VALLEY AIRPORT - FIFTH AND SIXTH AMENDMENTS TO AVIATION LEASES WITH JOHN S. WATKINS AND FIFTH AMENDMENT TO AVIATION LEASE WITH LARRY H. STRASBAUGH 1999 REVOCABLE TRUST AND FALLBROOK COMMUNITY AIRPARK - FIRST AMENDMENT TO RECREATIONAL GROUND LEASE WITH FALLBROOK SPORTS ASSOCIATION AND RELATED CEQA EXEMPTION (DISTRICT: 5)**

#### **OVERVIEW**

The County of San Diego (County) operates both Borrego Valley, a general aviation airport located in Borrego Springs, and Fallbrook Community Airpark (Airpark), a general aviation airport two miles south of downtown Fallbrook. These airports are part of the seven-airport

system owned by the County and operated by the Department of Public Works (DPW) using funding from the Airport's self-sustaining maintenance and operations fund, known as the Airport Enterprise Fund (AEF), at no cost to the General Fund. These airports serve the Borrego Springs and North San Diego County communities, respectively, by providing facilities for general and non-aviation uses. Varying by airport, uses include search and rescue, fire emergency services, parks management, and law enforcement for various government agencies, as well as agriculture and recreation uses, including the operation and maintenance of ball fields and tennis courts.

The proposed actions today include the approval to amend four total leases. Three of these four leases are at Borrego Valley Airport: two aviation leases with John S. Watkins (Watkins) and an aviation lease with Larry H. Strasbaugh 1999 Revocable Trust (Strasbaugh). The fourth lease being amended is a recreational ground lease with the Fallbrook Sports Association (FSA) at Fallbrook Community Airpark. The amendments are as follows:

Watkins - County Lease #75727R (Borrego Valley Airport, aviation lease)

1. A 0.69-acre, 35-year aviation ground lease that was approved by the Board of Supervisors (Board) on January 7, 2004 (6) for aircraft storage. This lease terminates on January 6, 2039. The last amendment to this lease in 2024 added the Working Families Ordinance (WFO) provision to bring the lease into compliance with the ordinance adopted in 2022 and extended the lease's term by five years. The County and John Watkins have negotiated a lease amendment that will increase the rent from \$364.48 to \$376.07 per month starting on September 1, 2025. In addition to adjusting the monthly base rent, the new amendment will also change the frequency of the rent renegotiation period from five to 10-year increments, with the next rent renegotiation due in 2035. This is being done to align this lease with current County practices and increase leasing efficiency.

Watkins - County Lease # 503253 (Borrego Valley Airport, aviation lease)

2. A 0.33-acre, 35-year aviation lease that commenced on September 16, 2010 and was approved by the Board on September 15, 2010 (9). This lease terminates on September 15, 2045. The last amendment to this lease in 2024 added the Working Families Ordinance (WFO) provision to bring the lease into compliance with the ordinance adopted in 2022 and extended the lease's term by five years. The County and John Watkins have negotiated a lease amendment that will increase the rent from \$173.28 to \$178.79 per month starting on September 1, 2025. In addition to adjusting the monthly base rent, the new amendment will also change the frequency of the rent renegotiation period from five to 10-year increments, with the next rent renegotiation due in 2035. This is being done to align this lease with current County practices and increase leasing efficiency.

Strasbaugh - County Lease # 503252 (Borrego Valley Airport, aviation lease)

3. A 0.85-acre, 35-year aviation ground lease that commenced on September 16, 2010 and was approved by the Board on September 15, 2010 (9). This lease terminates on September 15, 2045. The last amendment to this lease in 2024 added the Working Families Ordinance (WFO) provision to bring the lease into compliance with the ordinance adopted in 2022 and extended the lease's term by five years. The County and Larry Strasbaugh have negotiated a lease amendment that will increase the rent from

\$448.13 to \$462.38 per month starting on September 1, 2025. In addition to adjusting the monthly base rent, the new amendment will also change the frequency of the rent renegotiation period from five to 10-year increments, with the next rent renegotiation due in 2035. This is being done to align this lease with current County practices and increase leasing efficiency.

Fallbrook Sports Association (FSA) - County Lease # 315014 (Fallbrook Community Airpark, recreational ground lease)

4. A 13.5-acre, 20-year recreational ground lease that commenced on April 1, 2015 and was approved by the Board of Supervisors on March 18, 2015 (04). This lease terminates on March 31, 2035. The original lease with the FSA commenced in 1998. The County and FSA have negotiated a lease amendment that will increase the rent from \$2,642.16 to \$2,721.42 per month starting on April 1, 2025. In addition to adjusting the monthly base rent, the new amendment also incorporates the Working Families Ordinance (WFO) provision to bring the lease into compliance with the ordinance adopted in 2022.

This is a request to approve: (1) the Fifth and Sixth Amendments to aviation ground leases with John S. Watkins and the Fifth Amendment to the aviation ground lease with Larry H. Strasbaugh 1999 Revocable Trust at Borrego Valley Airport; and (2) the First Amendment to the Recreational Ground Lease with the Fallbrook Sports Association at the Fallbrook Community Airpark.

## **RECOMMENDATION(S)**

### **CHIEF ADMINISTRATIVE OFFICER**

1. Find, in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, that the proposed lease amendments are categorically exempt from CEQA review as they involve leasing of existing facilities, with negligible or no expansion of existing or former use.
2. Approve and authorize the Director of Airports, Department of Public Works, upon receipt, to execute the proposed Sixth Amendment to Aviation Lease with John S. Watkins. (County Lease No. 75727R) **(4 VOTES)**
3. Approve and authorize the Director of Airports, Department of Public Works, upon receipt, to execute the proposed Fifth Amendment to Aviation Lease with John S. Watkins. (County Lease No. 503253) **(4 VOTES)**
4. Approve and authorize the Director of Airports, Department of Public Works, upon receipt, to execute the proposed Fifth Amendment to Aviation Lease with Larry H. Strasbaugh 1999 Revocable Trust. (County Lease No. 503252) **(4 VOTES)**
5. Approve and authorize the Director of Airports, upon receipt, to execute three copies of each of the proposed First Amendment to the Recreational Ground Lease with Fallbrook Sports Association. (County Lease No. 315014) **(4 VOTES)**

## **EQUITY IMPACT STATEMENT**

The County of San Diego (County) owns and operates seven airports that serve as essential air transportation hubs, emergency response facilities, and regional economic engines. The County strives to deliver services in a fair and equitable manner, actively removing barriers by providing general airport information in the County's threshold languages, encouraging public participation, and creating competitive opportunities for small local businesses - those with traditionally less working capital - and business owners and managers who may be socially and economically underserved. With the County's adoption of the Working Families Ordinance (WFO) in 2022, lessees' qualifying construction projects will require lessees to pay prevailing wages, use a skilled-and-trained workforce, and provide their employees with paid sick leave.

## **SUSTAINABILITY IMPACT STATEMENT**

The proposed amendments to increase the monthly base rent to all four of the aviation ground and recreational ground leases support both economic and social sustainability. At Borrego Valley, both lessees manage hangar rentals for aircraft storage. The Fallbrook Sports Association manages and maintains Ingold Sports Park, a community asset that promotes healthy lifestyles and enriches lives by providing sports, recreational activities, and sports fields to a community with a need for more park land. The revenue from these leases will support the operation, maintenance, and improvement of the County airport system, in alignment with the County's sustainability goal of ensuring just and equitable access to services and resources that help build sustainable communities.

## **FISCAL IMPACT**

Funds for this request are included in the Fiscal Year (FY) 2025-26 Operational Plan in the Department of Public Works, Airport Enterprise Fund. If approved, this request will result in total rent revenue of \$12,134.30 in FY 2025-26 from the Borrego Valley leases and total rent revenue of \$32,901.99 in Fiscal Year 2025-26 from the Fallbrook lease. The funding source is revenue from the Borrego Valley aviation ground leases under the terms of the new amendments and from the recreational ground lease with Fallbrook Sports Association. There will be no change in net General Fund cost and no additional staff years.

## **BUSINESS IMPACT STATEMENT**

Leases at County airports benefit the local business community by creating jobs, increasing economic activity, providing business opportunities, and supporting infrastructure development. Leasing Airport property attracts visitors, generates revenue, and helps small businesses grow, thereby stimulating the local economy and improving the quality of life for residents. San Diego County Airports connects individuals to jobs and links local communities to the world. Revenue from airport leases enables the Department of Public Works to operate and maintain the seven County airports safely, efficiently, and cost-effectively. Today's action of implementing rent renegotiations to aviation and recreation leases supports the economic self-sufficiency and economic viability of the County airport system.

**5. SUBJECT: MCCLELLAN-PALOMAR AIRPORT - APPROVE LEASE WITH UNITED AIRLINES AND RELATED CEQA FINDING (DISTRICTS: 3 AND 5)**

**OVERVIEW**

This item is a proposed lease with United Airlines for limited commercial aviation service at McClellan-Palomar Airport (Palomar Airport) beginning in late March 2026. Palomar Airport, owned by the County of San Diego and operated by the Department of Public Works-- (DPW)-- Airports Division (Airports), serves as a critical link in the region's transportation network and economic infrastructure. The airport is one of seven airports operated by DPW, using funding from the Airport's self-sustaining maintenance and operations fund (Airport Enterprise Fund/AEF), at no cost to the General Fund. County Airports are home to flight schools, repair and maintenance shops, aircraft storage, aircraft sales and rental services, fuel providers, and instrument and avionics shops, and function as an essential base for regional emergency first responders such as law enforcement, fire, and medical. Palomar Airport supports corporate aviation, flight training, air charter, and limited scheduled commercial service. The airport provides convenient access for businesses and residents in North County and plays a key role in regional economic development, tourism, and emergency response.

Palomar Airport has been in operation in Carlsbad since 1959 and is designated by the Federal Aviation Administration (FAA) as a Commercial Service Airport. As a certified commercial service airport, Palomar undergoes annual inspections from the FAA and State, requiring the County to meet federal requirements in operational infrastructure, aircraft rescue and firefighting, staff training, security plans, and associated documentation. The County accepts federal grant funding from the FAA Airport Improvement Program (AIP) and, as a condition of receiving funding from the FAA, the County must comply with a list of Airport Sponsor Assurances. Grant Sponsor Assurance 22 (Grant Assurance 22) prohibits the County from discriminating against any type, kind, or class of aeronautical user.

United Airlines (United) is proposing scheduled commercial air service at Palomar Airport beginning operations in late March 2026 (lease would begin March 1, 2026) with up to four departures and four arrivals per day: two flights to and from San Francisco International Airport (SFO) and two flights to and from Denver International Airport (DEN) on an Embraer 175 (EMB 175) aircraft. These destinations serve as United hubs, offering passengers from North County convenient, one-stop connections to national and international markets. All proposed flight operations are scheduled within the hours of Palomar's Voluntary Noise Abatement Program (VNAP), which provides guidance and recommendations to pilots to help minimize noise levels over residential areas and encourages aviation activity by jet aircraft between 7:00 am to 10:00 pm to support nighttime quiet hours. The County is prohibited by federal law and grant assurances from discriminating against United and is obligated to negotiate in good faith with the airline for the use of available space.

United intends to use existing County Airport terminal facilities, parking areas, and other facilities. No changes to any existing facilities have been requested by United or will be provided by the County to support the proposed operations. The County will coordinate with United, the Transportation Security Administration (TSA), and the Federal Aviation

Administration (FAA) to ensure all operational and lease terms are consistent with applicable federal requirements, federal grant assurances, and the McClellan-Palomar Airport Master Plan Update.

The proposed actions today include the approval of a new three-year lease between United and County Airports with two one-year options to extend, and a partial fee waiver for United Airlines (United) offering commercial service at Palomar Airport. As a result of the proposed lease, County Airports anticipate receiving \$1,056,322 in total fees and other revenue to the Airport Enterprise Fund (AEF) annually. Consistent with industry standards, staff recommend a partial fee waiver for United during the first year of its operations. Fee waivers are a common practice across the industry for an airport to attract new services, bringing economic and transportation benefits to the region. The total fees proposed to be waived for the first year are \$517,600, reducing year one revenue to \$538,722.

This is a request for the Board of Supervisors to authorize the Director of Airports to execute a three-year lease agreement with two one-year options to extend and partially waive fees for year one in compliance with FAA regulations. The lease will generate revenue for the AEF to support maintaining the airport's self-sustaining financial structure and advance the County's strategic goals of improving regional transportation connectivity, supporting economic vitality, and maintaining responsible environmental stewardship. United's service will provide new travel options for residents, visitors, and businesses in northern San Diego County while adhering to the County's high standards for operational safety, environmental compliance, and public transparency.

**RECOMMENDATION(S)**  
**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the Final Program Environmental Impact Report (PEIR) for the McClellan-Palomar Airport Master Plan Update, certified by the Board of Supervisors on December 8, 2021 (06), State Clearinghouse #2016021105 on file with the Department of Public Works, was completed in compliance with the California Environmental Quality Act (CEQA) and state CEQA Guidelines, that the decision-making body has reviewed and considered the information contained therein and the Findings there dated November 24, 2025 (Attachment B) before approving the lease agreement with United Airlines, that the PEIR reflects the independent judgment and analysis of the Board of Supervisors; and

Find that there are no substantial changes in the project or in the circumstances under which it is undertaken which involve significant new environmental impacts that were not considered in the previously certified PEIR, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since said PEIR was prepared in accordance with CEQA Guidelines Section 15168.

2. Authorize the County entering into a three-year lease with two- one-year options to extend with United Airlines, in compliance with FAA regulations, and authorize the Director of Airports to execute, upon receipt, three copies of the lease. **(4 VOTES)**

3. Authorize the Director, Airports, to waive approximately \$517,600 of partial fees and charges the County Airports is anticipated to receive from United Airlines in the first year of operations.

### **EQUITY IMPACT STATEMENT**

The County of San Diego (County) owns and operates seven airports that serve as essential air transportation hubs, emergency response facilities, and regional economic engines. The County strives to deliver services in a fair and equitable manner, actively removing barriers by providing general airport information in the County's threshold languages, encouraging public participation, and creating competitive opportunities for small businesses including those with traditionally less working capital and business owners and managers who may be socially and economically underserved.

### **SUSTAINABILITY IMPACT STATEMENT**

The base monthly rent from this lease helps to support economic sustainability by providing services for the region. The revenue that County Airports will receive from commercial aviation services and continues to receive from other charter and general aviation activities will help operate, maintain, and improve the County Airport System consistent with the County sustainability goal of providing just and equitable access to County services and resources in support of sustainable communities.

### **FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2025-26 Operational Plan in the Airport Enterprise Fund. If approved, today's recommendation will authorize a lease agreement with United Airlines and County Airports. The County Airports anticipates receiving total annual fees and other revenue from United Airlines in the first year of operations in the amount of \$1,056,322. County Airports recommends a partial fee waiver for the first year of operations beginning on March 1, 2026. Fee waivers are a common practice across the industry for an airport to incentivize new services. The total fees proposed to be waived for the first year is \$517,600, reducing the year one total revenue to \$538,722. For the current fiscal year, this will result in lease revenue of \$134,681, including fee waiver, for the period of March through June 2026. The remaining \$404,041 of first year revenue will be received in Fiscal Year 2026-27. Beginning in the second year of United Airlines operations, County Airports total revenue anticipated is approximately \$1,056,322. The funding source is revenue from the commercial aviation lease with United Airlines. There will be no change in net General Fund costs and no additional staff years. Revenue derived from this lease supports the Airport Enterprise Fund allowing the Department of Public Works to operate all airports safely, efficiently, and cost-effectively without the use of General Fund dollars.

### **BUSINESS IMPACT STATEMENT**

Leases at airports benefit the local business community by creating jobs, increasing economic activity, providing business opportunities, and supporting infrastructure development. Commercial airline services attract visitors, generate revenue, support regional economic growth, and improve the quality of life for residents. San Diego County Airports connect individuals to jobs and links local communities to the world. Revenue derived from airport leases allows the Department of Public Works to operate and maintain the seven County airports safely, efficiently, and cost-effectively without the use of general fund dollars. Today's action authorizes the Director of Airports to execute a lease agreement with United Airlines supporting the self-sufficiency and economic viability of the County airport system.

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