NOTICE OF EXEMPTION

TO: ☒ Office of Planning and Research
State Clearinghouse
CEQAsubmit.opr.ca.gov

☒ County Assessor/Recorder/Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Suite 260, MS A-33
San Diego, CA 92101

FROM: County of San Diego, Department of Public Works
Environmental Services Unit
Attn: Annisa Busch
5510 Overland Avenue, Suite 410, MS O-332
San Diego, CA 92123

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name:	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)
Project Location:	Multiple locations: Borrego Valley Airport and Fallbrook Community Airpark, in the unincorporated communities of Borrego and Fallbrook, respectively.
Project Applicant:	County of San Diego, Department of Public Works, Airports Division 1960 Joe Crosson Drive, MS S-119, El Cajon, CA 92020
Project Description:	The proposed actions consist of the approval of four lease amendments: two lease amendments with John S. Watkins (Watkins) at Borrego Valley Airport, one lease with Larry H. Strasbaugh (Strasbaugh) at Borrego Valley Airport, and one lease with the Fallbrook Sports Associate (FSA) at Fallbrook Community Airpark. The Watkins and Strasbaugh lease amendments will increase monthly rent, and change the frequency of rent negotiations to 10-year increments, with rent negotiations due in 2035. The FSA amendment will increase monthly rent and incorporate the Working Families Ordinance provision.
Agency Approving Project:	County of San Diego
County Contact Person:	Jamie Abbott, Director of Airports — Telephone: (619) 956-4800
Date Form Completed:	December 10, 2025

This is to advise that the County of San Diego Board of Supervisors (County decision-making body) has approved the above-described project on December 10, 2025 (04) and found the project to be exempt from CEQA under the following criteria:

Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)

☒ **Categorical Exemption**: Sec. G 15301 - Existing Facilities
☐ **Declared Emergency:** Sec. C 21080(b)(3); Sec. G 15269(a)
☐ **Emergency Project:** Sec. C 21080(b)(4); Sec. G 15269(b)(c)
☐ **General**: Sec. C.
☐ **Ministerial**: Sec. C 21080(b)(1); G 15268
☐ **Preliminary Review**: Sec. G
☐ **Statutory Exemption**: Sec. G

Statement of reasons why project is exempt: Section 15301, of the California Environmental Quality Act (CEQA) Guidelines exempts from CEQA review actions related to the "operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use." The key consideration in applying this exemption is whether the proposed action involves any expansion of the existing use. The proposed actions, approval of amendments to current aviation leases with John Watkins and Larry Strasbaugh and recreational ground lease with Fallbrook Sports Association, involve negligible or no change in use or operations from what currently exists, and is therefore, categorically exempt from CEQA review under Section 15301 of the CEQA Guidelines.

The following is to be completed only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: Jeff Kashak Telephone: (858) 288-5740

Name (Print): Jeff Kashak Title: Environmental Planning Manager

This Notice of Exemption has been signed and filed by the County of San Diego.
This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than nine months. Reference: CEQA Guidelines Section 15062.