



Council Agenda Report

From: Mark Scandalis, Airport Manager

Subject: Airport Land Use – Aerotech Center Way

CEQA Determination: The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Date: XXX, 2026

Facts

1. The City of Paso Robles acquired the Municipal Airport in 1973 and has operated the facility for its intended aviation purposes in compliance with regulations.
2. The Airport provides a range of ancillary benefits and services to the City and surrounding community. One such benefit includes providing access across underutilized Airport property to adjacent lands within City limits that would otherwise be landlocked or accessible only via County-operated roadways, over which the City of Paso Robles has no jurisdiction.
3. Aerotech Center Way, located on the far east side of the Airport, is one such example. The roadway spans both Airport and non-Airport property. The off-Airport portion is currently improved and functions as a public roadway maintained by the City's General Fund. The on-Airport segment remains unimproved; however, as development in this area continues, improvements will be necessary to enhance circulation and connectivity within the City.
(Attachment 1)
4. Federal Aviation Administration (FAA) regulations require the Airport to receive fair and reasonable compensation for land uses and agreements entered into by the City. The FAA also allows the City to evaluate Airport land uses, provided they do not interfere with operations and provide a benefit to the Airport, the City, and the public.
5. On October 14, 2025, and March 11, 2026, City staff met with the FAA San Francisco Airports District Office to discuss Aerotech Center Way and the appropriate approach for incorporating the on-Airport segment as the final connection for the full-length roadway. The FAA advised that if the roadway is to be used for public circulation, the following conditions must be met: Airport security must be maintained; the Airport must retain access rights and the ability to accommodate current and future aeronautical and access connections; does not create an exclusive right; and all costs and responsibilities associated with roadway construction, maintenance, and required security improvements must not be the responsibility of the Airport Enterprise Fund or FAA Grant programs that support Airports. Additionally, the use of Airport property for roadway purposes must not result in the Airport subsidizing non-aeronautical use and must provide fair and reasonable compensation to the Airport consistent with applicable FAA grant assurances and policies.
6. At present, the roadway does not conflict with Airport operations. Its continued development is expected to benefit both the Airport and the City, and the City intends to operate and maintain the roadway in perpetuity.

Options

1. For the City Council to approve Resolution 26 – XXX approving the long-term use and designation of Aerotech Center Way as a public circulation route operated and maintained by the City of Paso Robles General Fund; or
2. Provide alternative direction to staff.

Analysis and Conclusions

Aerotech Center Way is a critical public circulation route designated by the City Council on February 2nd, 2019 (*Attachment 2*). The roadway includes segments located both on Airport property and off-Airport property but is entirely within the City limits.

At present, the off-Airport portion of the roadway has been completed and is actively used for public access. The City's General Fund includes plans to complete the remaining on-Airport segment. Upon completion, the roadway will provide substantial benefit to the City and its residents by improving connectivity and enabling development in this area that is compatible with Airport operations.

Completion of Aerotech Center Way will benefit both the Airport and the general public by establishing an additional circulation route and improving access within the northeastern portion of the Airport and City.

Pursuant to the Airport Lease Policy and the Federal Aviation Administration's Compliance Handbook (Order 5190.6B), the Airport is required to receive fair and reasonable compensation for the use of Airport property. The City finds that funding the construction, ongoing maintenance, and associated improvements of the roadway and security fencing upgrades through the General Fund constitutes fair and reasonable compensation to the Airport Fund for the use of Airport land.

Fiscal Impact

There is no fiscal impact to the Airport Enterprise Fund associated with the use of this portion of Airport property for a public roadway. On a broader level, the overall fiscal impact is expected to be net positive to the Airport Enterprise Fund, as the responsibility for constructing and maintaining these improvements is transferred to the City's General Fund.

CEQA

The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378 because it involves administrative and fiscal activities of the City that will not result in a direct or reasonably foreseeable indirect physical change in the environment.

Recommendation (Option 1)

Accept and approve Resolution 26-XXX approving the long-term use and designation of Aerotech Center Way as a public circulation route operated and maintained by the City of Paso Robles General Fund.

Attachments

1. Map of Aerotech Center Way and proposed improvements.
2. City General Plan Circulation Diagram
3. Resolution 26-XXX

Attachment #1

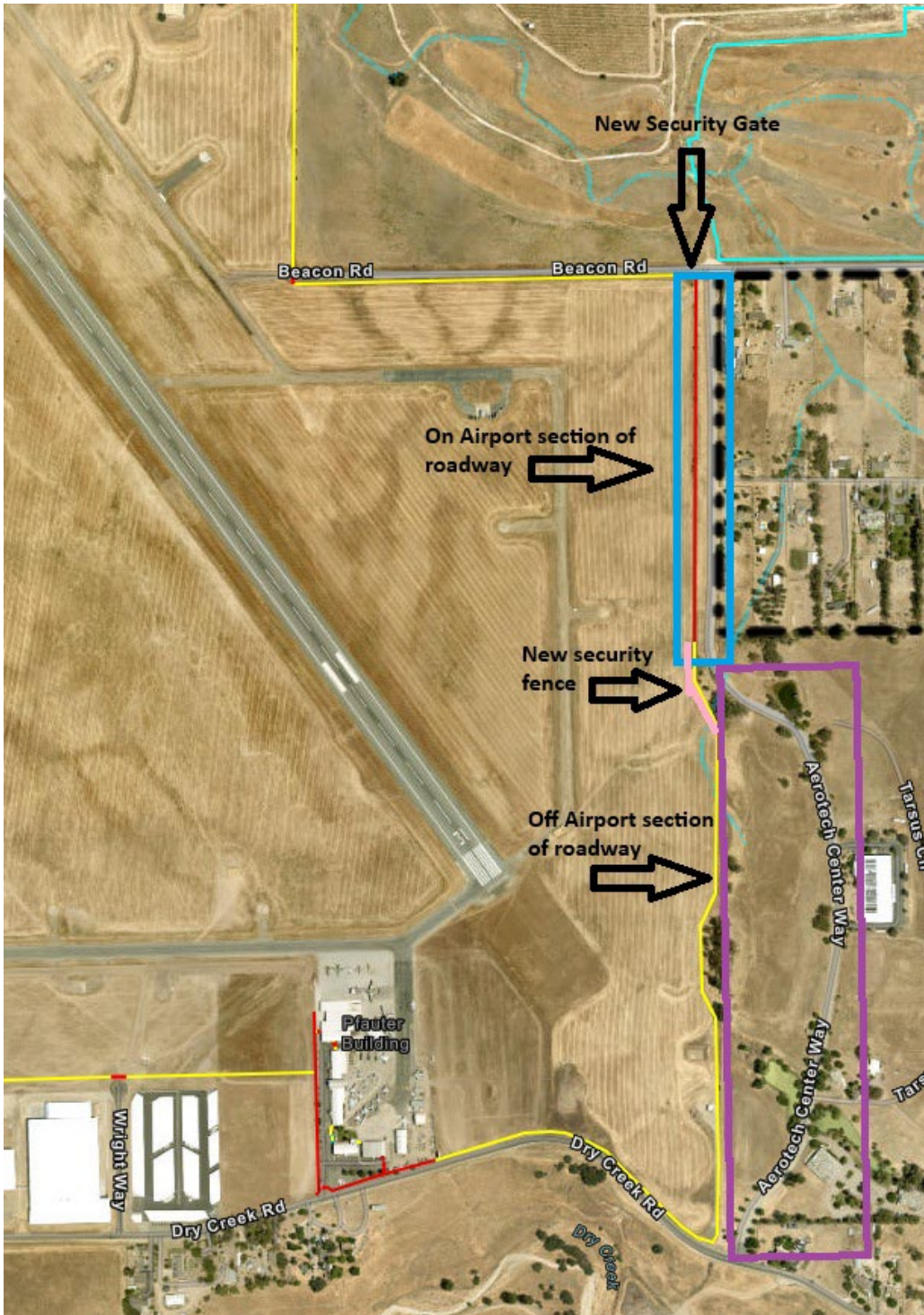
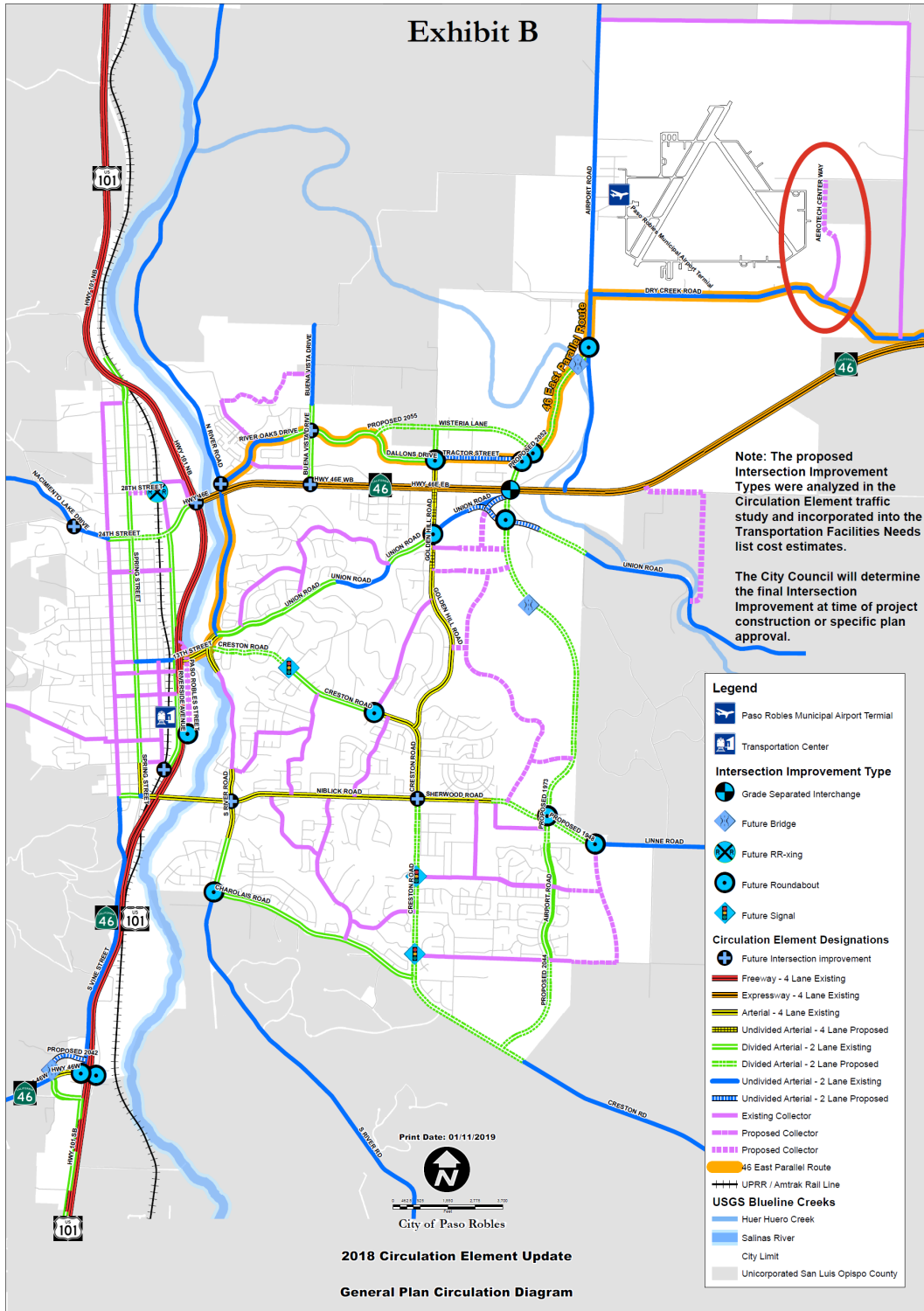


Exhibit B



RESOLUTION 26-XXX

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
APPROVING AND CONFIRMING THE USE AND DESIGNATION OF AEROTECH CENTER WAY ON
AIRPORT PROPERTY AS A PUBLIC CIRCULATION ROUTE THAT WILL BE OPERATED AND MAINTAINED
BY THE CITY OF PASO ROBLES GENERAL FUND.**

WHEREAS, The City of Paso Robles continues to operate the Paso Robles Municipal Airport as a viable and effective part of City infrastructure; and

WHEREAS, governing guidelines and operations and management regulations including the City's Airport Lease Policy and Federal Aviation Administration (FAA) Compliance Manual, Order 5190.6B, require clear definition of land uses and associated agreements and the fair compensation for uses of Airport land; and

WHEREAS, the City Council has previously approved Aerotech Center Way as a public circulation route on February 2nd 2019 and has determined that the City of Paso Robles General Fund, and not the Airport Enterprise Fund, shall be responsible in perpetuity for all future construction, maintenance, and operational expenses associated with the road for the benefit of the Airport, City, and its Citizens; and

WHEREAS, consistent with adopted guidelines, the roadway, its location, and proposed use and designation occupy minimal space on the Airport and do not negatively impact future Airport development and operations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. The City Council hereby confirms the continued use and designation of Aerotech Center Way as a public circulation route.

Section 3. The City of Paso Robles General Fund, not the Airport Enterprise Fund, shall be responsible in perpetuity for all construction, operation and maintenance obligations associated with the roadway.

Section 4. As compensation to the Airport Enterprise Fund for the use of Airport property, the City General Fund shall fund any required security improvements along the roadway necessary to prevent unauthorized access to the Airport facilities, as well as all roadway improvements. Such funding shall constitute fair and reasonable compensation consistent with applicable FAA requirements.

Section 5. The City Council finds that this action is not a "project" within the meaning of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15378, because it involves administrative and fiscal activities of the City that will not result in a direct or reasonably foreseeable indirect physical change in the environment.

APPROVED this #st day of Month, 20YY, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Mayor

ATTEST:

Melissa Boyer, City Clerk

DRAFT