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:	GILLESPIE FIELD – NEW AVIATION LEASE WITH SKYVISIONX, INC. AND RELATED CEQA EXEMPTION (DISTRICT: 2)
Project Location:	The project is located at Gillespie Field Airport in the City of El Cajon within San Diego County, California
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 action is the approval of a new 50-year aviation lease with SkyVisionX, Inc. (lessee). Under the new lease, the lessee will pay the County a total of $1.4M for the hangar structures already built on the property, as well as a monthly base rent through the duration of their lease. The company has also agreed to invest $9.3M in capital improvements over a five-year period, adding additional value to the leasehold and far exceeding the $2.7M minimum required capital improvements. Future capital improvements that would be subsequently proposed by the lessee and approved by the Director of Airports would be subject to the CEQA review, as applicable. This new aviation lease would commence on September 1, 2025, and terminate on August 31, 2075.
Agency Approving Project:	County of San Diego
County Contact Person:	Jamie Abbott, Director of Airports Telephone: (619) 956-4800
Date Form Completed:	August 27, 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 August 27, 2025 (#4) 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 action involves a new ground lease with SkyVisionX, Inc. (SkyVisionX) to operate and manage existing aircraft storage hangars. While SkyVisionX's proposal expresses a desire for future capital improvements, today's action only involves approval and authorization for the Director of Airports to execute an aviation lease, which governs the existing facilities. Any future improvements that are subject to the Director of Airports' approval, as identified in the lease and Request for Proposals, would be required to undergo subsequent environmental review pursuant to the California Environmental Quality Act. Therefore, today's action would only authorize the leasing of existing private structures and facilities, involving negligible or no expansion of existing use. Accordingly, the project is categorically exempt from CEQA review pursuant to Section 15301 of the State 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.