



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE**CASH RECEIPT**

DFW 753.5a (Rev. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

37-01/22/2026-0050

STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF SAN DIEGO CITY PLANNING DEPARTMENT

LEAD AGENCY EMAIL**DATE**

01/22/2026

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

37-2026-0050

PROJECT TITLE

FIFTY (50)-YEAR PERCENTAGE LEASE WITH ALPS HOSPITALITY INC.

PROJECT APPLICANT NAMEDEPARTMENT OF REAL ESTATE AND AIRPORT
MANAGEMENT**PROJECT APPLICANT EMAIL****PHONE NUMBER**

858-573-1426

PROJECT APPLICANT ADDRESS

3750 JOHN J. MONTGOMERY DRIVE, MS 14

CITY

SAN DIEGO

STATE

CA

ZIP CODE

92123

PROJECT APPLICANT (Check appropriate box)☐ Local Public Agency☐ School District☐ Other Special District☐ State Agency☒ Private Entity**CHECK APPLICABLE FEES:**☐ Environmental Impact Report (EIR)

\$4,227.50

\$

0.00

☐ Mitigated/Negative Declaration (MND)/(ND)

\$3,043.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

0.00

☒ Exempt from fee☒ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

0.00

PAYMENT METHOD☐ Cash☐ Credit☒ Check☐ Other**TOTAL RECEIVED**

\$

50.00

SIGNATUREX *Steve Sangthai***AGENCY OF FILING PRINTED NAME AND TITLE**

San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #: CHECK NO, 0002098336



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jan 22, 2026 08:48 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000053
State Recelpt # 37012220260050

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

FIFTY (50) - YEAR PERCENTAGE LEASE WITH ALPS HOSPITALITY, INC.

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☒ Notice of Exemption (NOE)
- ☐ Other (Please fill in type)

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON** January 22, 2026
Posted January 22, 2026 **Removed** _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

NOTICE OF EXEMPTION

TO: X Recorder County Clerk
P.O. Box 1750, MS-A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

FROM: City of San Diego
City Planning Department
202 C, street MS 413
San Diego, CA 92101

 Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT TITLE: Fifty (50)-year Percentage Lease with Alps Hospitality, Inc.

PROJECT LOCATION-SPECIFIC: Montgomery-Gibbs Executive Airport, 8110 Aero Drive, San Diego, CA 92123, within Council District 7.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Approval of a fifty (50)-year percentage lease with Alps Hospitality, Inc., including improvements to the hotel, and consent to a thirty-four (34)-year sublease with 8110 Aero Solar, LLC, for the installation and operation of a solar panel system. The City of San Diego owns a 19.27-acre parcel of land on which currently exists a Four Points by Sheraton Hotel, located within the Montgomery-Gibbs Executive Airport property, at 8110 Aero Drive, San Diego, CA 92123. The City currently leases this site to Alps Hospitality, Inc., a California corporation, as ground lessee. The current lease has 27 years remaining and terminates on April 30, 2052. The new lease extends the lease term to 50 years in consideration for Alps Hospitality's commitment to make a substantial investment in the hotel. As a part of this 50-year percentage lease, Alps Hospitality is proposing improvements to the existing hotel, including renovating interior spaces (including hotel rooms), upgrading landscaping, painting structures, refurbishing the golf course, installing solar panels in the parking lot and on the roof of the hotel, and undertaking other maintenance and replacement work, according to a General Development Plan. The sublease with 8110 Aero Solar, LLC, would cover the installation and operation of solar panels on approximately two acres of land and on the hotel rooftop.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Department of Real Estate and Airport Management; Contact: Thurman Hodges, Supervising Property Agent, Real Estate Assets - Airports Division; 3750 John J. Montgomery Drive, MS 14, San Diego, CA 92123; ((858) 573-1426 / thodges@sandiego.gov

EXEMPT STATUS:

- ☐ MINISTERIAL
- ☐ DECLARED EMERGENCY
- ☐ EMERGENCY PROJECT
- ☒ CATEGORICAL EXEMPTION: CEQA Guidelines Section 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), 15304 (Minor Alterations to Land), and 15311 (Accessory Structures).
- ☒ STATUTORY EXEMPTION: CEQA Section 21080.35
- ☐ COMMON SENSE EXEMPTION

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined the project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities), which allows for 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; 15302 (Replacement or Reconstruction), which consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; 15304 (Minor Alterations to Land), which consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes; and 15311 (Accessory Structures), which consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. The exceptions to the exemptions as listed in CEQA Guidelines Section 15300.2 would not apply in that no cumulative impacts were identified, no significant effects on the environment were identified, the project is not adjacent to a scenic highway, no historical resources would be affected by the action, and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Furthermore, the installation of solar panels in the parking lot and on the roof of the Hotel is statutorily exempt from CEQA pursuant to CEQA Section 21080.35, which exempts the installation of a solar energy system. Including all associated equipment, on the roof of an existing building or at an existing parking lot. For the purposes of this section, "associated equipment" consists of parts and materials that enable the generation and use of solar electricity or solar heated water, including any monitoring and control, safety, conversion, and emergency responder equipment necessary to connect to the customer's electrical service or plumbing and any equipment, as well as any equipment necessary to connect the energy generated to the electrical grid, whether that connection is onsite or on an adjacent parcel of the building and separated only by an improved right-of-way. R-316569

CONTACT PERSON: Greg Johansen, Senior Planner
City of San Diego City Planning Department
9485 Aero Drive, MS 413
San Diego, CA 92123

TELEPHONE: (619) 446-5372

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
(X) YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.


Greg Johansen, Senior Planner
City Planning Department

01/21/2026
DATE
Filed by: 
Signature

Title

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



San Diego County



Transaction #: 8848195
Receipt #: 2026025978

JORDAN Z. MARKS

Assessor/Recorder/County Clerk

1600 Pacific Highway Suite 260

P. O. Box 121750, San Diego, CA 92112-1750

Tel. (619) 237-0502 Fax (619) 557-4155

www.sdarcc.gov

Cashier Date: 01/22/2026

Cashier Location: SD

Print Date: 01/22/2026 8:49 am

Payment Summary

Total Fees:	\$50.00
Total Payments:	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT #0002098336 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE

FILE #: 2026-000053 Date: 01/22/2026 8:48AM Pages: 3

State Receipt # 37-01/22/2026-0050

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00