Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2026040147

Project Title: San Diego Miramar College Aviation Instructional Center at Montgomery-Gibbs Executive Airport Project

Lead Agency: San Diego Community College District | Contact Person: Joel Peterson, PhD

Mailing Address: 3375 Camino del Rio South, Suite 310 | Phone: 619-388-6546

City: San Diego | Zip: 92108 | County: San Diego

Project Location: County: San Diego | City/Nearest Community: San Diego

Cross Streets: Kearny Villa Road | Zip Code: 92123

Longitude/Latitude (degrees, minutes and seconds): 32 ° 48 ′ 45.4 ″ N / 117 ° 8 ′ 57.7 ″ W Total Acres: 1.04

Assessor's Parcel No.: 421-291-11 | Section: | Twp.: 16S | Range: 3W | Base: SBBM

Within 2 Miles: State Hwy #: SR-163, I-805 | Waterways: Tecolote Creek

Airports: Montgomery-Gibbs Executive Airport | Railways: | Schools: Mesa College, Ross Elementary, Angier Elementary, othe

Document Type:

CEQA: ☐ NOP ☑ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☐ Mit Neg Dec Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☑ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☑ Educational: 18,000 SF Aviation Instructional Center
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☑ Aesthetic/Visual ☑ Agricultural Land ☑ Air Quality ☑ Archeological/Historical ☑ Biological Resources ☐ Coastal Zone ☑ Drainage/Absorption ☑ Economic/Jobs
☐ Fiscal ☑ Flood Plain/Flooding ☑ Forest Land/Fire Hazard ☑ Geologic/Seismic ☑ Minerals ☑ Noise ☑ Population/Housing Balance ☑ Public Services/Facilities
☑ Recreation/Parks ☑ Schools/Universities ☑ Septic Systems ☑ Sewer Capacity ☑ Soil Erosion/Compaction/Grading ☑ Solid Waste ☑ Toxic/Hazardous ☑ Traffic/Circulation
☑ Vegetation ☑ Water Quality ☑ Water Supply/Groundwater ☑ Wetland/Riparian ☑ Growth Inducement ☑ Land Use ☑ Cumulative Effects ☑ Other: Energy, GHG, Wildfire

Present Land Use/Zoning/General Plan Designation:

Institutional/unzoned

Project Description: *(please use a separate page if necessary)*

The project would demolish the existing 6,300 SF Miramar Hangar and construct an expanded and modernized instructional facility, also referred to as the Miramar College AIC. The upgraded instructional facility would support the programs offered within the Aviation Operations Program at Miramar College. The proposed Miramar College AIC would be approximately 18,000 SF and would be located in the same general location as the existing hangar in the northwestern portion of the project site. To accommodate this upgraded instructional facility and the needs of the Aviation Operations Program, the project would additionally involve the expansion of the existing 0.42-acre lease area to 1.06 acres. The new Miramar College AIC would be two stories with a maximum height of 32 feet. Level 1 would include a lobby, a maintenance/hangar bay, two classrooms, offices, a custodial room, restrooms, and utility and storage rooms. In addition, trash enclosures, an air compressor, and a hazardous waste collection area would be located along the northern perimeter of level 1. Level 2 would include one classroom, four pilot debrief rooms, air traffic control tower and en route training facilities, a conference room, break room, and restrooms. The proposed project would be designed to achieve the level of Certified/ Coast Live Oak (Sustainable Performance) and would include high-efficiency low-flow plumbing fixtures and water-conserving appliances. The project would additionally include repaving of the existing open-air storage area and engine testing pad on the eastern portion of the project site and a parking area on the southern portion of the site. The project would include the construction of connections to existing City-owned utility lines located in Kearny Villa Road and the installation of a new sewer lateral. The project would involve coordination with SDG&E for new underground electric power lines. The project would include the installation of a storm drain which would connect to a modular wetland system and underground vault. Refer to the Draft EIR for a complete project description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
S	Caltrans District # 11	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	X	Regional WQCB # 9
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 5	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
S	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 11-05-2026 Ending Date 12-21-2026

Lead Agency (Complete if applicable):

Consulting Firm: HELIX Environmental Planning
Address: 7578 El Cajon Blvd
City/State/Zip: La Mesa, CA 91942
Contact: Yara Fisher
Phone: 619-462-1515

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: _____

Signature of Lead Agency Representative: _____ **Date:** 11-02-2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.