San Diego Community College District

City College · Mesa College · Miramar College · College of Continuing Education

Operations, Enterprise Services, and Facilities
Executive Operations Officer
District Architect
Construction Management
Real Property
619-388-6546

November 5, 2026

Subject: Notice of Availability of a Draft Environmental Impact Report

To: State Clearinghouse, Responsible and Trustee Agencies, Interested Individuals and Organizations

Lead Agency: San Diego Community College District

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

NOTICE IS HEREBY GIVEN that the San Diego Community College District (District) has prepared a Draft Environmental Impact Report (Draft EIR) for the San Diego Miramar College Aviation Instructional Center at Montgomery-Gibbs Executive Airport Project (Miramar College AIC Project or project). The Draft EIR was prepared in accordance with the California Environmental Quality Act (CEQA) and is now available for public review and comment. The 45-day public review period mandated by CEQA will extend from Thursday, November 5, 2026, to Monday, December 21, 2026.

DOCUMENT AVAILABILITY: A copy of this Notice of Availability (NOA), the Draft EIR, and the associated technical appendices are available for review online under the heading "Environmental Notices" at: https://www.sdccd.edu/departments/operations/construction/index.aspx. In addition to the digital copy of the Draft EIR, physical copies of the Draft EIR are available for review during the public comment period during standard hours of operation at the following locations:

- San Diego Community College District Office: 3375 Camino Del Rio South, Suite 310, San Diego, CA 92108
- San Diego Miramar College Library: 10440 Black Mountain Rd, San Diego, CA 92126
- Serra Mesa-Kearny Mesa Branch Library: 9005 Aero Drive, San Diego, CA 92123

WRITTEN COMMENTS: Written comments on the Draft EIR must be emailed to SDCCDMeasureHH@sdccd.edu no later than **5:00 p.m. on Monday, December 21, 2026** with "Draft EIR Comments for Miramar College AIC Project" in the subject line. The District requests that comments be provided electronically; however, if a hard copy submittal is necessary, written comments may be mailed to: San Diego Community College District, Attn: Miramar College AIC Project, 3375 Camino Del Rio South, Suite 310, San Diego, California 92108. Mailed comments must be postmarked by the end of the public review period. In accordance with CEQA Guidelines Section 15204, comments should focus on the adequacy of the environmental analysis, mitigation measures, and alternatives presented in the Draft EIR.

PROJECT LOCATION AND DESCRIPTION: The project site is located at 3873 Kearny Villa Road within the central portion of the City of San Diego (City), San Diego County, California. The proposed project site is generally located north of Aero Drive, south and east of State Route (SR) 163 and Kearny Villa Road, and west of Interstate (I-) 15 and Ruffin Road. The project is proposed on a 1.06-acre site that is currently comprised of the 6,300 square foot (SF) Miramar Hangar, surface parking, and gravel and paved areas used for aircraft and engine testing. The project site is located in the southwest quadrant of the Montgomery-Gibbs Executive Airport (MYF) which is owned and operated by the City Airports Division as a general aviation airport.

The project would involve the demolition of the existing 6,300 SF Miramar Hangar and construction of an expanded and modernized instructional facility, also referred to as the Miramar College AIC, and supporting facilities. 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.

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 utility connections in Kearny Villa Drive and on the project site. The project would involve new underground electric power lines and the installation of a storm drain along the perimeter of the proposed building and along the central portion of the parking lot which would each connect to a modular wetland system and underground vault.

CEQA BACKGROUND: A Notice of Preparation for the EIR was issued on April 2, 2026. In accordance with Section 15168 of the CEQA Guidelines, the Draft EIR evaluates and discloses reasonably foreseeable environmental impacts associated with approval and implementation of the project. The EIR provides an opportunity to consider the project-specific information needed for the District and responsible agencies to consider in issuing permits or approvals required for project implementation.

ENVIRONMENTAL EFFECTS: Based on the environmental analysis presented in the Draft EIR, mitigation measures would reduce the following environmental effects below a level of significance: biological resources (special status species); geology and soils (paleontological resources); and noise and vibration. The impact on historic resources and conflicts with an applicable land use plan or policy would remain significant with implementation of feasible mitigation measures. All other impacts were determined not to be significant based on the analysis presented in the Draft EIR.

HAZARDOUS MATERIALS STATEMENT: Based on a review of databases containing sites listed under Government Code Section 65962.5 (Cortese List) for the presence of hazardous materials, the project site does not contain sites identified as actively under evaluation, remediation, or verification monitoring or otherwise meeting Cortese List requirements.

PUBLIC HEARING: The District Board of Trustees will consider certification of the EIR, including written comments received on the Draft EIR, during a future public hearing. The hearing will be separately noticed via the District's website and standard noticing practices.