Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

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 Name: Joel Peterson, PhD

Email: SDCCDMeasureHH@sdccd.edu Phone Number: 619-388-6546

Project Location: San Diego *City* San Diego *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The following mitigation measures are included in the EIR to address impacts identified as significant prior to mitigation:

- BIO-1 through BIO-6: Special-Status Species Monitoring, Avoidance, and Surveys
- HIST-1: Historic American Building Survey (HABS) Documentation
- GEO-1 through GEO-3: Paleontological Monitoring Procedures
- NOI-1: Test Engine Noise Level Reduction Measures
- NOI-2: Construction Vibration Limits Near Historic Structures
- NOI-3: Classroom Building Exterior-to-Interior Noise Limits

With identified mitigation measures, impacts would be reduced below a level of significance for all resources except for the impact to Historic Resources and Conflicts with an Applicable Land Use Plans and Policies that would remain significant with all feasible mitigation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

A Notice of Preparation (NOP) was circulated to solicit agency and public comments on the scope and content of the project's environmental analysis with a comment period from April 2, 2026 through May 4, 2026. Comments responding to the NOP addressed cultural and tribal cultural resources, vector breeding minimization, hazards and hazardous materials, biological resources, greenhouse gas emissions, utilities and service systems, and potential glare impacts which were discussed in the EIR. No remaining areas of controversy are known to the Lead Agency.

Provide a list of the responsible or trustee agencies for the project.

Division of the State Architect, California State Water Resources Control Board, City of San Diego Development Services Department, City of San Diego Airports Division, Federal Aviation Administration