



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

April 2, 2026

Subject: Notice of Preparation 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 Instruction Center at Montgomery-Gibbs Executive Airport

NOTICE IS HEREBY GIVEN that the San Diego Community College District (District) will prepare an Environmental Impact Report (EIR) for the San Diego Miramar College Aviation Instruction Center (AIC) at Montgomery-Gibbs Executive Airport Project (project). The purpose of this notice is to (1) serve as a Notice of Preparation (NOP) of the PEIR pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082; and (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the project.

NOTICE OF PREPARATION: The District, as the lead agency under CEQA, is soliciting public and agency input on the scope and content of the EIR to be prepared for the project. The District requests that responsible and trustee agencies respond in a manner consistent with CEQA Guidelines Section 15082(b). Pursuant to California Public Resources Code Section 21080.4, responsible and trustee agencies must submit any comments in response to this notice no later than 30 days after receipt. The public review period will start on April 2, 2026 and will close on May 4, 2026, at 5:00 p.m. A copy of the NOP can be viewed electronically on the District's website under the heading "Environmental Notices" at: <https://www.sdccd.edu/departments/operations/construction/index.aspx>, as well as at the District Planning, Design, and Construction office at 1450 Frazee Road, Suite 500, San Diego, California 92108.

WRITTEN COMMENTS: We ask that any person wishing to comment on the NOP provide written comments by the end of the public review period at **May 4, 2026**. Electronic comments are preferred and can be sent via email to SDCCDMeasureHH@sdccd.edu with "**NOP Comments for Miramar College AIC**" in the subject line. Comments may also be submitted by mail to the following address, provided they are postmarked no later than the close of the public review period:

Joel Peterson, PhD
Vice Chancellor, Executive Operations Officer
San Diego Community College District
3375 Camino Del Rio South, Suite 310
San Diego, CA 92108

PROJECT LOCATION: The project is proposed on a 1.06-acre site located at 3873 Kearny Villa Road, City of San Diego (City), San Diego County, California. The project site is located on the western edge of the Montgomery-Gibbs Executive Airport (MYF) and is within the southwest quadrant of the airfield on the City's Airport Layout Plan Update for MYF.

Land uses surrounding the project site include State Route (SR) 163, the San Diego Police Department Air Support Unit building, the Spiders Aircraft Services Inc. building, and undeveloped areas associated with MYF to the north, a hotel and recreational space to the south, San Diego Fire-Rescue Department Station 28 to the southwest, Kearny Villa Road and SR 163 to the west, and MYF runways, taxiways, and associated structures to the east.

The project site is located on City owned property which has been leased to the District as part of a long-term ground lease. The project site contains the approximately 6,300 square foot (SF) single-story Miramar Hangar and gravel parking lot with a maximum of 40 spaces within an existing 0.42-acre lease area. The site is currently used by the District for aviation-related instruction through their Miramar College campus and hosts approximately 13 class sessions per week, each containing approximately 15 to 35 students and one to two faculty members.

Figure 1, *Regional Location*, shows the location of the project site within San Diego County. Figure 2, *Aerial Photograph*, shows the extent of the project site.

PROPOSED PROJECT: The project proposes the demolition of the existing 6,300 SF Miramar Hangar and the construction of a new approximately 18,000 SF Miramar College AIC hangar and supporting facilities, expanding the existing 0.42-acre lease area to 1.06 acres.

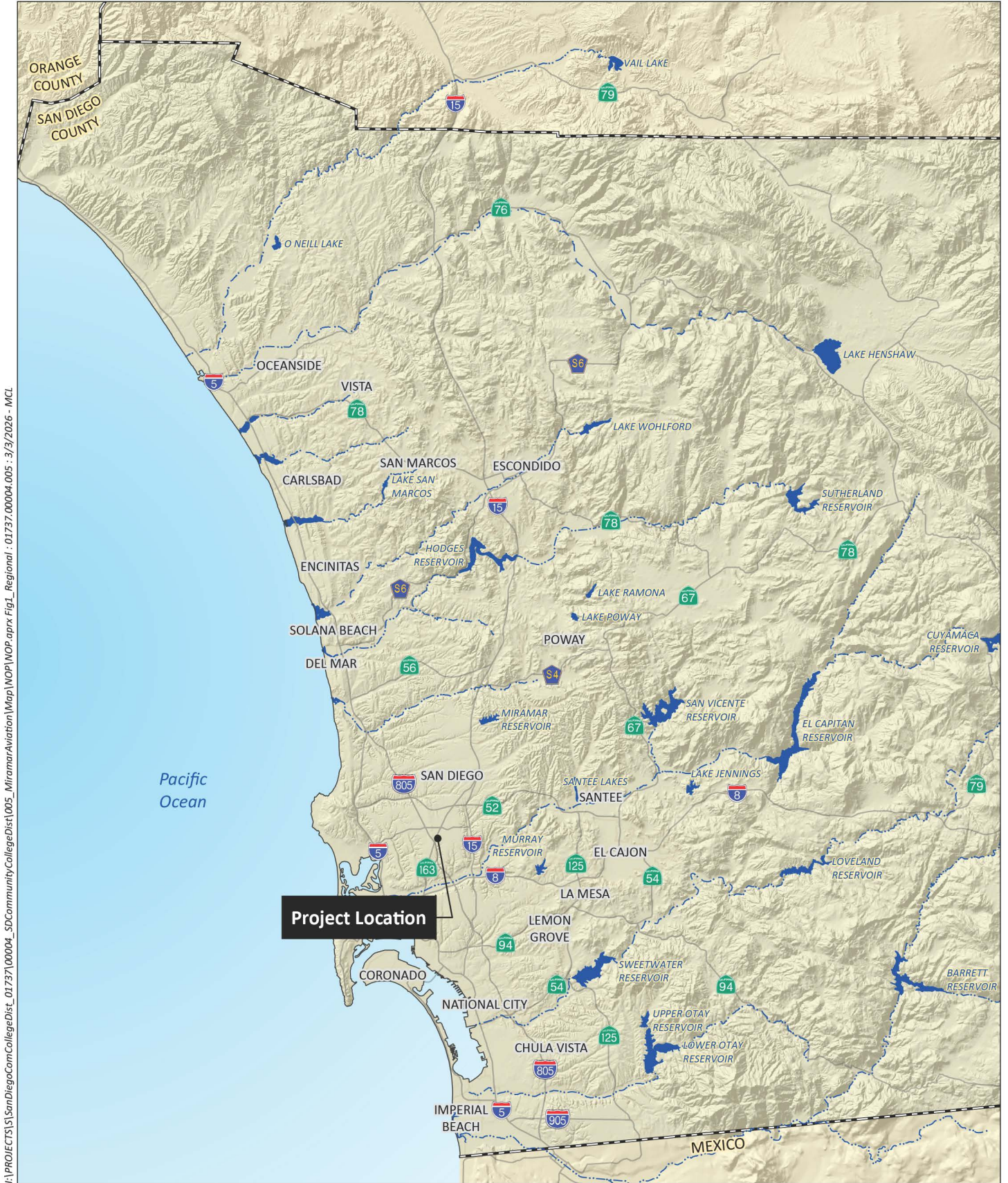
The project would provide an upgraded instructional facility for aviation maintenance technology and related Federal Aviation Administration (FAA)-certified programs to serve Miramar College students and regional workforce needs. The new Miramar College AIC would be two stories. Level 1 would include a lobby, a maintenance/hangar bay, two classrooms, offices, a custodial room, hazardous materials storage, restrooms, and utility and storage rooms. 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 expanded instructional facility would allow for an additional 15 class sessions per week to occur, each containing approximately 23 students. The project would additionally include an open-air storage area, student parking, and engine testing pad.

Access would be provided by the existing MYF Gate 4 east of Kearny Villa Road. The proposed Aviation Instructional Center hangar would be designed to achieve Leadership in Energy and Environmental Design (LEED) Silver equivalence consistent with District sustainability standards.

Construction is anticipated to begin in August 2027 and be completed in September 2028, with District courses resuming in the new facility in the Fall 2028 semester. During construction of the project, the District would continue aviation instruction at a temporary location that is yet to be determined.

POTENTIAL ENVIRONMENTAL EFFECTS: In compliance with CEQA Guidelines Sections 15060(d) and 15082, the District will not be preparing an initial study and will begin work directly on the Draft EIR. The District's preliminary review indicates that the project would not result in potentially significant impacts to the environmental effects of: Agriculture and Forestry Resources, Mineral Resources, Population and Housing, and Wildfire. The District will focus the EIR on potentially significant effects of the project while briefly explaining the reasons that other effects will not be potentially significant. The District anticipates that the project could result in potentially significant impacts for the following impact areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

The Draft EIR will address the short- and long-term direct, indirect, and cumulative effects of the project on the environment. Where feasible, mitigation measures will be proposed for impacts that are determined to be potentially significant. In addition, in accordance with CEQA Guidelines Section 15126, the EIR will describe a range of reasonable alternatives to the project that would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.



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Source: Base Map Layers (SanGIS, 2016)





Source: Aerial (SanGIS, 2023)

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 Project Site

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