



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Mar 13, 2024 02:17 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-000192  
State Receipt # 37031320240182

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

THREE (3) - YEAR FLAT RATE GROUND LEASE WITH SAN DIEGO COMMUNITY  
COLLEGE DISTRICT

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** March 13, 2024  
**Posted** March 13, 2024 **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:** Three (3)-Year Flat Rate Ground Lease with San Diego Community College District

**PROJECT LOCATION-SPECIFIC:** Montgomery-Gibbs Executive Airport, 3873 Kearny Villa Road, Bldg. 120, San Diego, CA 92123, within Council District 7.

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

**DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT:** City (Landlord) owns the approximately 6,300 square foot aircraft hangar and approximately 18,289 square feet of land. On or about August 28, 1984, Landlord and Tenant entered into that certain Flat Rate Lease for the Premises, filed with the Office of the City Clerk as Document No. RR-261360. The term of the Flat Rate Lease expired on June 30, 1987, and Tenant continued to occupy the Premises as a month-to-month holdover tenant as provided in the Flat Rate Lease. On August 1, 2018, Landlord and Tenant entered into that certain Lease Agreement for the Premises for a month-to-month term for a period not to exceed three years. The proposed new Lease provides Tenant with a three-year (3-year) lease term.

The San Diego Community College leases the hangar and land for the operation of a classroom for the instruction in the repair and maintenance of aircraft, related educational facilities, and for such other related or incidental purposes. The Tenant has provided these vocational and educational services to the youth and the San Diego community at this location continuously for more than 39 years. The Tenant has developed business goodwill. Its location on the Montgomery-Gibbs Executive Airport serves to complement other aviation businesses and services at the airport. The proposed lease will allow the Tenant to continue to occupy the premises. It will also prevent the displacement and disruption of an existing business and avoid the potential of a prolonged vacancy of the aircraft hangar. The proposed lease will also provide a continued revenue stream to the Airports Enterprise Fund.

**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](mailto:thodges@sandiego.gov)

**EXEMPT STATUS:**

- MINISTERIAL
- DECLARED EMERGENCY
- EMERGENCY PROJECT
- CATEGORICAL EXEMPTION: CEQA Guidelines Section 15301 (Existing Facilities)
- STATUTORY EXEMPTION
- COMMON SENSE EXEMPTION



San Diego County



Transaction #: 7660956  
Receipt #: 2024090475

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](http://www.sdarcc.gov)

Cashier Date: 03/13/2024  
Cashier Location: SD

Print Date: 03/13/2024 2:17 pm

Payment Summary

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

<b>Payment</b>	
CHECK PAYMENT #0001991548	\$50.00
<b>Total Payments</b>	<b>\$50.00</b>
<b>Filing</b>	
CEQA - NOE	FILE #: 2024-000192 Date: 03/13/2024 2:17PM Pages: 3
	State Receipt # 37-03/13/2024-0182
Fees: Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>	<b>\$50.00</b>
<b>Grand Total - All Documents:</b>	<b>\$50.00</b>



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 37-03/13/2024-0182
STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 03/13/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0182	

PROJECT TITLE  
 THREE (3)-YEAR FLAT RATE GROUND LEASE WITH SAN DIEGO COMMUNITY COLLEGE DISTRICT

PROJECT APPLICANT NAME CITY OF SAN DIEGO DEPARTMENT OF REAL ESTATE AND AIRPORT MANAGEMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-573-1426
PROJECT APPLICANT ADDRESS 3750 JOHN J MONTGOMERY DRIVE	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:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00

- Exempt from fee
- Notice of Exemption (attach)
- CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$650.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

**PAYMENT METHOD:**

Cash     Credit     Check     Other

TOTAL RECEIVED    \$    50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, KARINA ORTIZ, Deputy
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Payment Reference #: CHECK NO. 0001991548