



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 19, 2025

NOTICE OF AVAILABILITY

DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

CITY PLANNING DEPARTMENT

PUBLIC NOTICE: The City of San Diego (City), as Lead Agency, has prepared a draft Environmental Impact Report for the following proposed project and is inviting your comments regarding the adequacy of the document. The draft Environmental Impact Report and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) web-site at <http://www.sandiego.gov/ceqa/draft>. Project documents have been placed on the City's Airports webpage at <https://www.sandiego.gov/airports/planning>.

HOW TO SUBMIT COMMENTS: Comments on this draft Program Environmental Impact Report must be received by close of business on April 7, 2025 to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Brown Field Municipal Airport Master Plan PEIR). The City requests that all comments be provided electronically via email at: PlanningCEQA@sandiego.gov. However, if a hard copy submittal is necessary, it may be submitted to **Greg Johansen, Environmental Planner, City of San Diego Planning Department, 202 C. Street, 5th floor M.S. 413 San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: Brown Field Municipal Airport Master Plan Program EIR
- Project No. N/A
- SCH No. 2019029037
- Community Plan Area: Otay Mesa
- Council District: 8

PROJECT DESCRIPTION: The City of San Diego owns and operates the Brown Field Municipal Airport (SDM) as a General Aviation (GA) airport located within the Otay Mesa community north of Otay Mesa Road, east of Heritage Road, south of Pogo Row, and west of La Media Road. Airport planning occurs at the national, state, regional, and local level; and in 2017, the City began developing an Airport Master Plan (Project) to determine the extent, type, and schedule of development needed. An Airport Master Plan presents the community and airport's vision for a 20-year strategic development plan based on the forecast of activity. It is used as a decision-making tool and is intended to complement other local and regional plans. The Airport Master Plan consists of a report documenting existing conditions of the airport, a forecast of activity, facility requirements (the airport's needs based on the forecast and compliance with Federal Aviation Administration (FAA) Design Standards for airports), development and evaluation of alternatives to meet those needs, and a funding plan for that development. The Airport Master Plan also includes an Airport Layout Plan (ALP) which graphically depicts all planned development at the airport within the 20-year planning period as determined in the Airport Master Plan. This drawing requires approval by the FAA, which makes the airport eligible to receive federal funding for airport improvements and maintenance under the FAA's Airport Improvement Program.

The Project would involve both landside and airside components. Much of Brown Field has been leased by the City to the proposed developers of the Metropolitan Airpark Project (MAP), a project which was reviewed previously in a separate EIR (SCH No. 2010071054) and is not part of the scope of this PEIR. The size of the existing terminal building (12,600 SF) is adequate to serve the projected needs of the Airport. However, due to the age of the building, there are a number of configurations and other environmental issues for the existing building. Based on City input and the understanding of the current conditions of the terminal building, the preferred alternative in the AMP proposed the replacement of the terminal building with a larger (approximately 14,000 SF) terminal building in the same location, and the original ATCT would be relocated. However, the terminal building, including the original ATCT, have been evaluated for their historic potential as described in Section 5.5 of the PEIR. The study concluded that the integrity of the Auxiliary Naval Air Station Brown Field Historic District and the terminal building (Building 2002) as a contributor to the District are intact and all resources remain eligible for listing in the SDRHR, the CRHR, and the NRHP. As a result, instead of demolishing the terminal building and moving the ATCT, the currently proposed project is to be a rehabilitation of the existing building, as defined by the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties, for use and forecasted demand. All proposed rehabilitation work for the terminal building will need to comply with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. Note that the proposed new Customs facility has received a CEQA exemption and is not part of this Project. The Proposed Airport Plan shows the construction of up to 107 new hangars (111,000 sf); however, the hangars would not be developed by the City until there is sufficient demand, and net demand may be affected by how fast MAP is developed. A location for a new wash rack has been identified at the western end of the airfield, near the proposed western hangar location. Similarly, a location for a new fuel tank has been identified near the terminal building, as well as approximately 83 new automobile parking space vehicle parking spaces adjacent to the western hangar site.

Airside improvements proposed at Brown Field include a new runup pad (which is currently lacking for the smaller runway), and would reconfigure several taxiways to bring them into compliance with current FAA design standards.

APPLICANT: City of San Diego, Airports Division

RECOMMENDED FINDING: The draft Program Environmental Impact Report determined the proposed project would result in potentially significant environmental effects in the following areas: Biological resources, Greenhouse Gas Emissions, Human Health, Public Safety, and Hazardous Materials Historical (Archaeology) and Tribal Cultural Resources, Land Use.

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice, the draft Environmental Impact Report, and/or supporting documents in alternative format, call the City Planning Department at (619) 235-5200 OR (800) 735-2929 (TEXT TELEPHONE).

For environmental review information, contact Greg Johansen at (619) 446-5372. For information regarding public meetings/hearings on this project, contact the Airport Program Manager, David Reed, at 858-573-1414. This notice was published in the SAN DIEGO DAILY JOURNAL and distributed on **February 19, 2025**.

Rebecca Malone, AICP
Program Manager
Planning Department