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

December 5, 2025

Subject: Notice of Preparation of a Draft Program 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 Mesa College Comprehensive Master Plan

NOTICE IS HEREBY GIVEN that the San Diego Community College District (District) will prepare a Program Environmental Impact Report (PEIR) for the San Diego Mesa College (Mesa College or campus) Comprehensive Master Plan (CMP or 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 PEIR 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 PEIR 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 Friday, December 5, 2025, and will close on Monday, January 5, 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 **5:00 p.m., Monday January 5, 2026**. Electronic comments are preferred and can be sent via email to **SDCCDMeasureHH@sdccd.edu** with **"NOP Comments for Mesa College CMP"** 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:

San Diego Community College District
1450 Frazee Road, Suite 500
San Diego, California 92108

PROJECT LOCATION: The project area or CMP area refers collectively to all improvement areas across the approximately 106-acre Mesa College campus located in the Clairemont Mesa community planning area of the City of San Diego, San Diego County, California. The campus currently consists of approximately 50 permanent buildings totaling approximately 1.3 million gross square feet. It is generally surrounded by a mix of single-family and multi-family residential uses and on two sides by the Tecolote Canyon nature preserve. The campus has two entry points: the main entry on the east, accessible via Mesa College Drive, and the secondary entry on the west, at the intersection of Marlesta Drive and Chasewood Way. Figure 1, *Regional Location*, shows the location of the campus within San Diego County. Figure 2, *Campus Boundary*, provides an aerial photograph of the campus and shows its boundaries.

PROJECT BACKGROUND: San Diego Mesa College is a comprehensive community college administered by the District, offering more than 195 associate degree and certificate programs across its seven schools. The CMP is the combined educational and facilities master plan for Mesa College developed with input from various campus and community groups. Based on its guiding goals and principles as well as anticipated student growth, the CMP describes a series of site improvement and facility projects for the campus. The designs and concepts presented in the CMP are conceptual and intended to serve as a framework for the future detailed design of campus improvements as funding becomes available. On November 5, 2024, San Diego voters approved Measure HH, authorizing the District to issue $3.5 billion in bonds for District facility upgrades. Based on the campus facility needs and potential improvements described in the master plan for each District campus, certain projects have been prioritized to move forward with initial funding from Measure HH bond sales.

PROPOSED PROJECT: Based on current campus challenges and anticipated growth, the CMP recommends a series of physical improvements across the Mesa College campus. The projects described below include approximately 625,000 gross square feet of new campus building space. The projects would generally demolish existing aging facilities on the campus and replace them with more modern facilities that accommodate existing programming. As the CMP is conceptual in nature, the exact architectural programming and design of each project would be developed during project implementation in coordination with user groups. Specific projects identified for development under the CMP include:

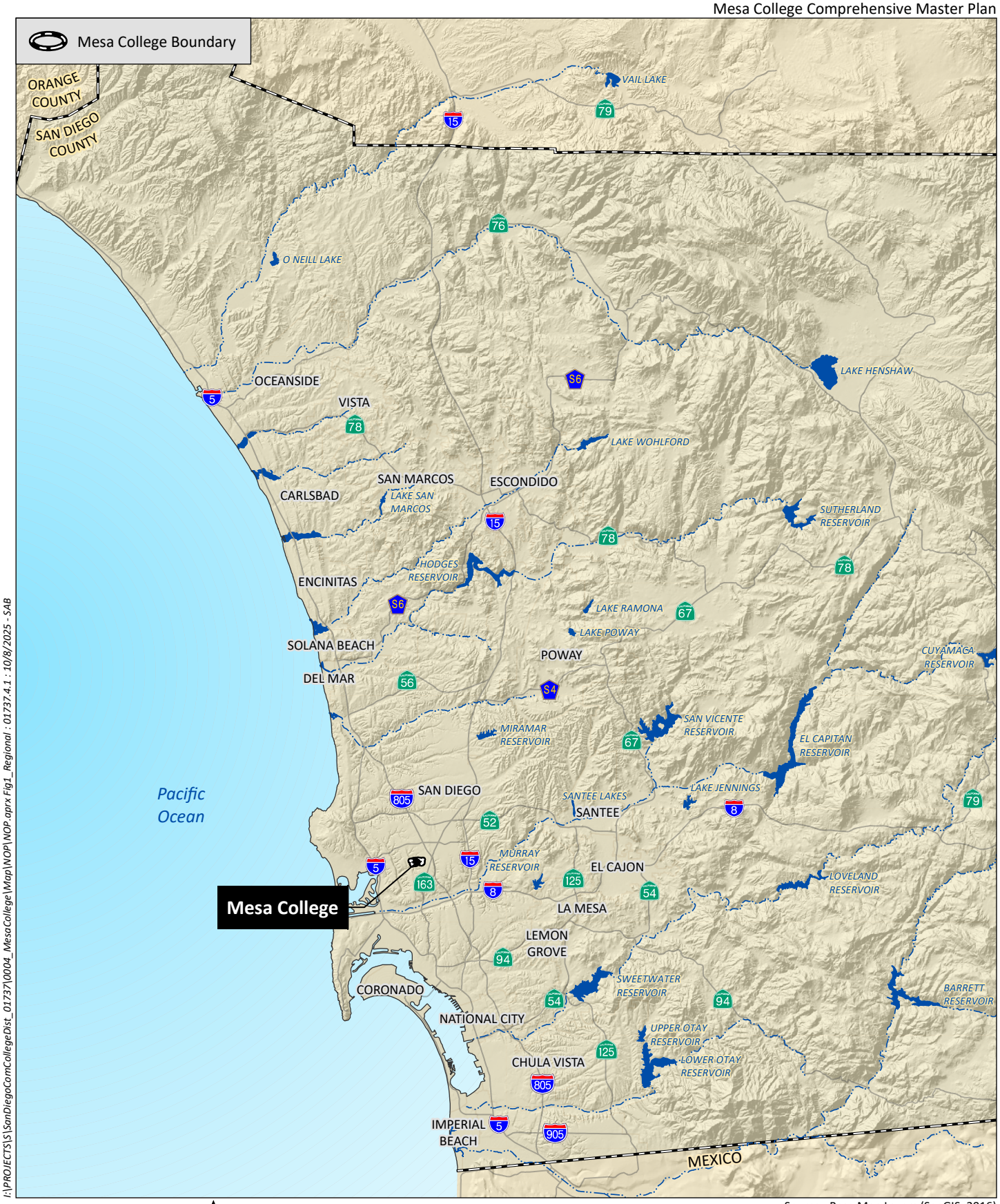
- Athletics Complex (replace and reconfigure instructional spaces, gym, pool complex, volleyball courts, softball field, baseball field, javelin and hammer throw areas, field house, and practice fields)
- Performing Arts and Administration Center and Parking Structure
- English/English Language Acquisition (ELAC)/Student Resource Center replacement building
- Conference Center
- On-Campus Housing
- High School relocation
- Facilities Services relocation to dedicated area with loading and storage space
- New Welcome Center near eastern entrance
- Child Development Center relocation and expansion
- New Community Clinic
- West Entrance reconfiguration (Genesee Avenue and Marlesta Drive)

Campus-wide improvements related to utility infrastructure and circulation are also part of the CMP and could be implemented in coordination with the projects listed above or undertaken as campus-wide efforts. Interior renovations and minor construction could also occur throughout existing campus buildings. The Athletics Complex and Performing Arts and Administration Center and Parking Structure projects are anticipated to be designed and constructed in the near term. No specific timing or phasing is identified for the remaining projects or campus-wide improvements.

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 PEIR. CEQA Guidelines Section 15168 states that a PEIR may be prepared on a series of actions that can be characterized as one large project and are related either (1) geographically; (2) as logical parts in the chain of contemplated actions; (3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or (4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways. The PEIR provides an opportunity to consider together the impacts of campuswide development under the CMP and will be prepared in accordance with the requirements of the CEQA Statutes and Guidelines, as amended. Pursuant to CEQA Guidelines Section 15146, the degree of specificity in the PEIR will correspond to the degree of specificity involved in the CMP and known project designs. The PEIR will focus on the environmental effects that can be expected to occur from implementation of the CMP, including defined near-term projects, but will not be as detailed regarding the long-term development or construction projects that may follow. However, the PEIR is intended to streamline environmental review for future projects, including updates to the CMP that may be necessary to ensure consistency with the scope and purpose of the CMP.

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 and Mineral Resources. The District will focus the PEIR 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, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

The Draft PEIR 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 PEIR 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.



Source: Base Map Layers (SanGIS, 2016)

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HELIX Environmental Planning

Regional Location

Figure 1

0 700 Feet

Source: Aerial (Maxar 2025)

HELIX Environmental Planning

Campus Boundary

Figure 2