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 City College Facilities 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 City College (City College or campus) Facilities Master Plan (FMP 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 City College FMP"** 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 FMP area refers collectively to all improvement areas across the approximately 44-acre City College campus located in the downtown community planning area of the City of San Diego, San Diego County, California. The City College campus currently consists of 40 buildings totaling approximately 1,344,512 gross square feet (GSF) with North Campus and South Campus separated by Park Boulevard and Russ Boulevard. San Diego High School is nestled between these two areas to the northeast. North Campus is bounded by Interstate (I-) 5 on the north, Russ Boulevard on the south, Park Boulevard on the east, and State Route (SR) 163 on the west. South Campus is bounded by Russ Boulevard on the north, C Street and Broadway on the south, I-5 on the east, and Park Boulevard and 15th Street on the west. 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 City College is a public, two-year community college administered by the District and offering 250 majors and certificate programs across its five schools. The FMP for City College describes physical improvements required to achieve the strategic goals of the campus's Educational Plan and to accommodate anticipated student growth. The current FMP was developed through a collaborative process with community, District, and City College stakeholders extending from February 2021 through March 2022. The designs and concepts presented in the FMP 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 FMP recommends a series of physical improvements across the City College campus. The specific improvements recommended for construction in the FMP include approximately 735,000 GSF of new construction with approximately 680 new parking spaces. The projects would generally demolish existing aging facilities on the campus and replace them with more modern facilities that accommodate existing programming. As the FMP 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 FMP include:

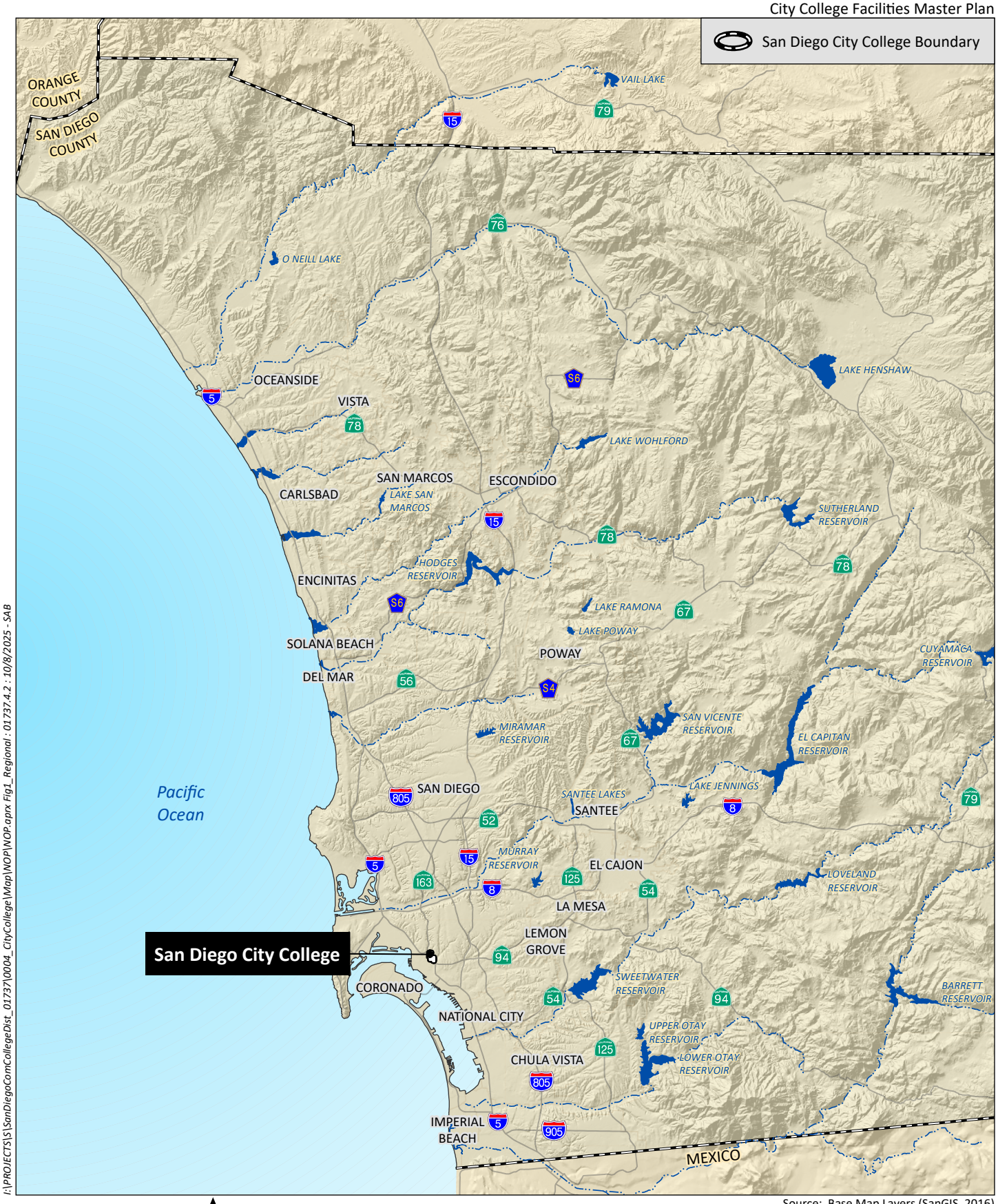
- Building A expansion (campus bookstore, dining facilities, welcome center, parental resource center, and faculty/staff spaces)
- Performing Arts Center replacement
- North Campus Athletic Fields (sand volleyball courts, softball and soccer field reconfiguration, two new support buildings)
- North Campus Athletic Complex (new building and parking structure, replace tennis courts)
- New mixed-use classroom/office building and parking structure on North Campus
- Replacement of East Village Middle College High School building
- Building R faculty office addition
- New student commons and café building attached to parking structure south of Building R
- Maintenance and Operations offices, storage, and parking
- Seeds@City classrooms and offices
- Pedestrian bridges

Campus-wide improvements related to utility infrastructure and circulation are also part of the FMP 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 Building A Expansion, Performing Arts Center, and North Campus Athletic Fields 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 FMP 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 FMP and known project designs. The PEIR will focus on the environmental effects that can be expected to occur from implementation of the FMP, 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 FMP that may be necessary to ensure consistency with the scope and purpose of the FMP.

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.



I:\PROJECTS\S\SanDiegoComCollegeDist_01737\0004_CityCollege\Map\NOP\NOP apx Fig1_Regional : 01737.4.2 : 10/8/2025 - SAB

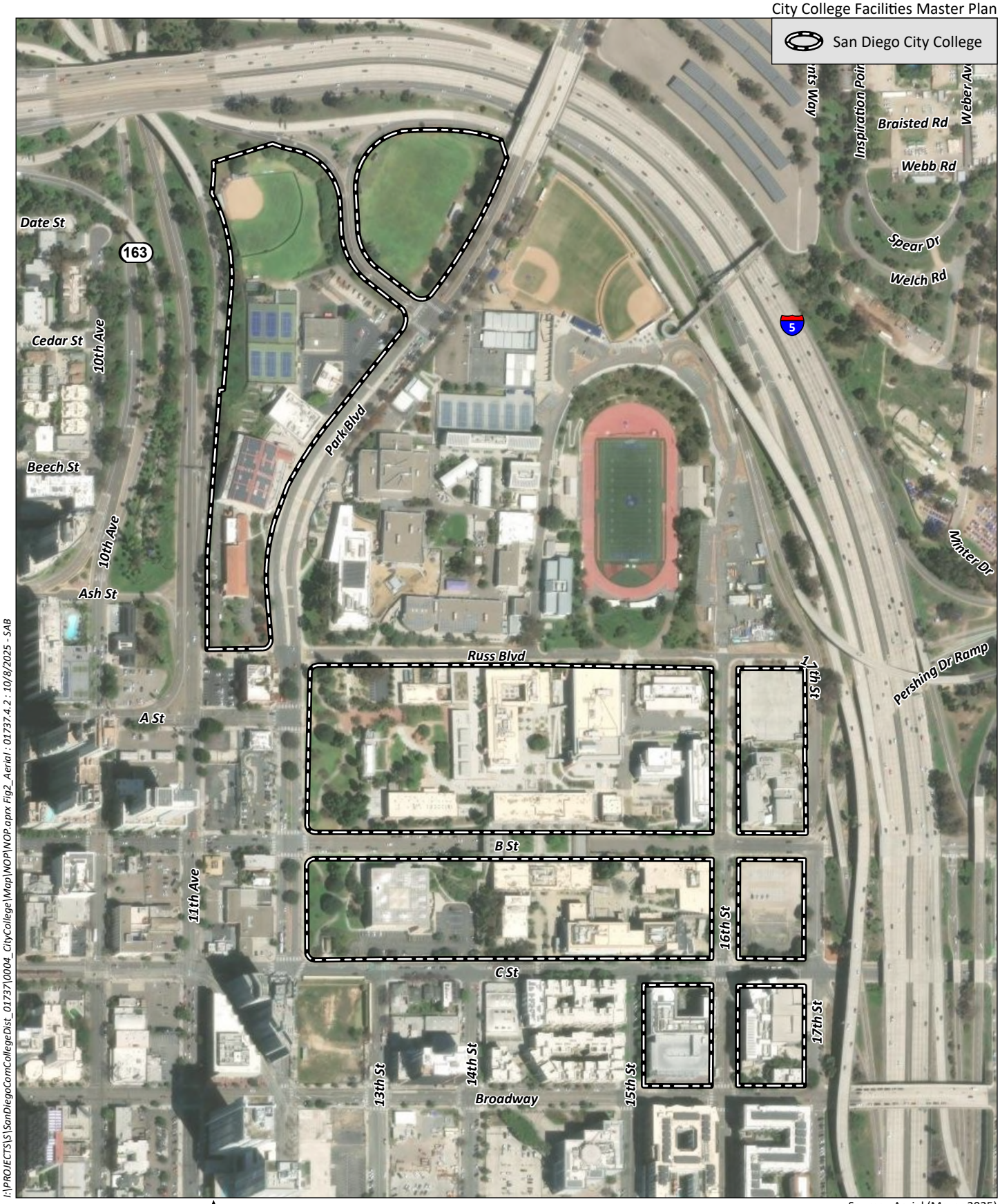
0 8 Miles

Source: Base Map Layers (SanGIS, 2016)

HELIX Environmental Planning

Regional Location

Figure 1



I:\PROJECTS\S\SanDiegoComCollegeDist_01737\0004_CityCollege\Map\NOP\NOP apx Fig2_Aerial : 01737.4.2 : 10/8/2025 - SAB

0 400 Feet

Source: Aerial (Maxar 2025)

HELIX Environmental Planning

Campus Boundary

Figure 2