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

San Diego Community College District
Notice of Preparation of a Draft Program Environmental Impact Report for the San Diego Miramar College Master Plan Project

Date: December 12, 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 Miramar College Master Plan Project

NOTICE IS HEREBY GIVEN that the San Diego Community College District (District) will prepare a Program Environmental Impact Report (PEIR) for the San Diego Miramar College Master Plan 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 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 December 12, 2025, and will close on January 12, 2025. A copy of the NOP can be viewed electronically on the District's website at: https://www.sdccd.edu/departments/operations/construction/index.aspx, as well as at the District Planning, Design, and Construction office, 1450 Frazee, 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., January 12, 2025**. Electronic comments are preferred and can be sent via email to: SDCCDMeasureHH@sdccd.edu with "**NOP Comments for Miramar College Master Plan**" 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, Suite 500
San Diego, California 92108

PROJECT LOCATION: The 120-acre Miramar College campus (project site) is located at 10440 Black Mountain Road, within the central portion of the city of San Diego, California, in the neighborhood of Mira Mesa (Figure 1, Regional Location). The project site is located on Assessor's Parcel Numbers 3181200300 and 3181200400. Regional access to the project site is provided by Interstate 15, located approximately 400 feet east of campus. Local access to the project site is provided by Black Mountain Road to the west, Hillery Drive to the north, Gold Coast Drive to the south, and North Campus Drive and South Campus Drive to the east (Figure 2, Project Location).

PROJECT BACKGROUND: The District is undertaking a comprehensive improvement and building program to make upgrades and repairs to existing buildings and construct new facilities to improve the safety and educational experience of students, faculty, and staff at several campuses in accordance with Measure HH. In 2024, voters passed the $3.5 billion Measure HH Bond Program to provide funding to upgrade, repair, and renovate classrooms and facilities at Miramar, San Diego City, Mesa, and Continuing Education Colleges.

The Miramar College Facilities Path to 2035 (Master Plan) was finalized on April 18, 2022, through an engaged planning process that included significant participation from Miramar College students, faculty, staff, and community members from the surrounding area. The Master Plan details proposed campus-wide improvements at Miramar College to replace aging buildings and enhance campus connectivity. The designs and concepts presented in the Master Plan are conceptual and intended to serve as a framework for the future detailed design of campus improvements as funding becomes available.

PROPOSED PROJECT: The project consists of demolition, construction, and renovation of existing campus buildings and facilities on the 120-acre campus. The projects would generally demolish existing aging facilities on the campus and replace them with more modern facilities that accommodate existing programming. As the Master Plan 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 Master Plan include:

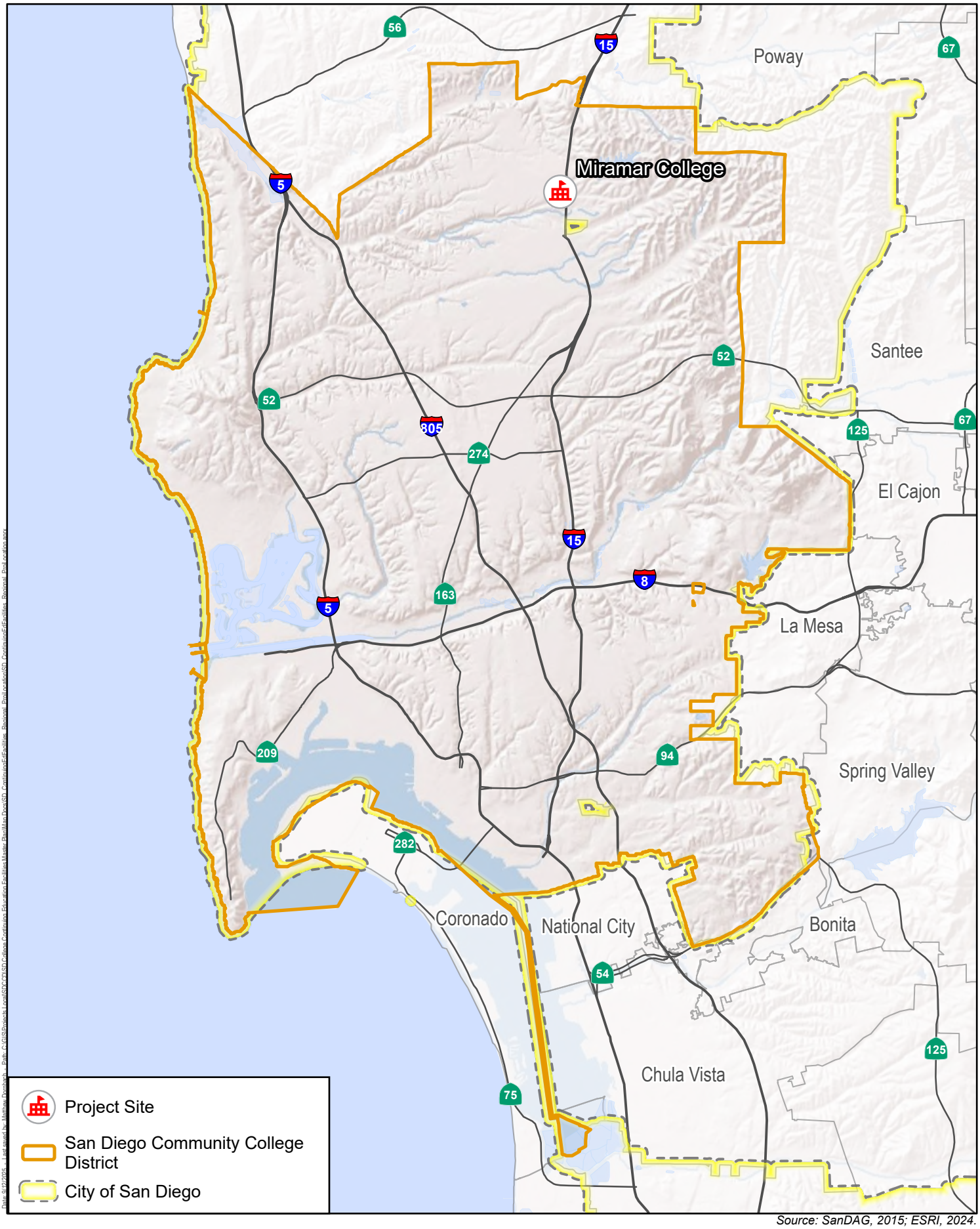
- English, Gallery and Performing Arts Center Building
- Early Education Center Building
- South Campus Drive and North Campus Drive Connection
- Welcome and Multicultural Center Building
- Parking Structure with Athletic Facilities
- Science and Automotive S-3 through S-6 Building Modernizations
- Miramar College Driveway Modification
- Athletics Building and Courts
- Hourglass Field Modernization
- STEM Lab and Student Health Center Building
- North Campus Drive Street Parking
- Vernal Pool Community Trail Extension

Campus-wide improvements related to utility infrastructure and circulation are also part of the Master Plan 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 English, Gallery and Performing Arts Center Building, Early Education Center Building, and South Campus Drive and North Campus Drive Connection 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 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 Master Plan and known project designs. The PEIR will focus on the environmental effects that can be expected to occur from implementation of the Master Plan, 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 can serve to streamline environmental review for future projects, including updates to the Master Plan that may be necessary to ensure consistency with the scope and purpose of the Master Plan.

The District's preliminary review anticipates that the project would not result in potentially significant impacts as it relates to Aesthetics, Agriculture and Forestry Resources, Energy, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire impact areas. The District will focus on potentially significant effects of the project in the PEIR 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: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Noise, Transportation, and Tribal Cultural Resources.

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: SanDAG, 2015; ESRI, 2024.

Harris & Associates

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Figure 1

Regional Location

San Diego Miramar College Master Plan



Date: 9/12/2025 - Last saved by Matthew.Dontleach - Path: C:\GIS\Projects Local\SDCCD\Miramar\Map Docs\Miramar_BRTR\Miramar_BRTR.aprx

Source: Maxar Imagery, 2023.

Harris & Associates

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Feet

Figure 2

Project Location

San Diego Miramar College Master Plan