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

Notice of Availability of a Draft Program Environmental Impact Report for the San Diego College of Continuing Education Facilities Master Plan Project

Date: October 27, 2026

Subject: Notice of Availability 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 College of Continuing Education Facilities Master Plan Project (State Clearinghouse No. 2025120521)

NOTICE IS HEREBY GIVEN that the San Diego Community College District (District) has prepared a Draft Program Environmental Impact Report (PEIR) for the San Diego College of Continuing Education Master Plan Project (FMP or Project). The Draft PEIR was prepared in accordance with the California Environmental Quality Act (CEQA) and is now available for public review and comment. The 45-day public review period mandated by CEQA will extend from October 27, 2026, to December 10, 2026.

Document Availability: A copy of this Notice of Availability (NOA), the Draft PEIR, and the associated technical appendices are available for review online under the heading "Environmental Notices" at: http://www.sdccd.edu/departments/operations/construction/index.aspx. In addition to the digital copy of the Draft PEIR, physical copies of the Draft PEIR are available for review during the public comment period during standard hours of operation at the following locations:

- District Planning, Design, and Construction Office: 1450 Frazee Road, Suite 500, San Diego, CA 92108
- Education Cultural Complex: 4343 Ocean View Boulevard, San Diego, CA 92113
- Continuing Education Mesa: 7350 Armstrong Place, San Diego, CA 92111
- Continuing Education Miramar: 10440 Black Mountain Road, San Diego, CA 92126
- West City Campus: 3249 Fordham Street, San Diego, CA 92110
- Mid-City Campus: 3792 Fairmount Avenue, San Diego, CA 92105
- North City Campus: 8355 Aero Drive, San Diego, CA 92123
- Harbor View Campus: 1901 Main Street, San Diego, CA 92113

WRITTEN COMMENTS: Written comments on the Draft PEIR must be emailed to SDCCDMeasureHH@sdccd.edu no later than **5:00 p.m. on December 10, 2026,** with "**Draft PEIR**

Comments for San Diego College of Continuing Education FMP" in the subject line. The District requests that comments be provided electronically; however, if a hard copy submittal is necessary, written comments may be mailed to: San Diego Community College District, Attn: San Diego College of Continuing Education FMP, 1450 Frazee Road, Suite 500, San Diego, California 92108. Mailed comments must be postmarked by the end of the public review period. In accordance with CEQA Guidelines Section 15204, comments should focus on the adequacy of the environmental analysis, mitigation measures, and alternatives presented in the Draft PEIR.

PROJECT LOCATION: The project area, or FMP area, refers to all improvement areas collectively across the following seven existing campuses, plus a new offsite campus expansion site: Educational Cultural Complex (ECC), Continuing Education Mesa (MES), CE Miramar (MIR), West City (WCC), Harbor View Campus (HVC), Mid-City (MCC), Mid-City Expansion (MCC Expansion), and North City Campus (NCC). Individual improvement areas on each campus are referred to as project sites. All seven existing campuses and the new MCC expansion site are in the City of San Diego, San Diego County. Figure 1, Continuing Education Project Sites, shows the location of all eight sites. The campuses are described as follows:

- **ECC.** 4343 Ocean View Boulevard, San Diego, California 92113 (Assessor's Parcel Number [APN] 5475502000 and 5475611400). The ECC project site (27 acres) is in the Southeastern San Diego community planning area (CPA).
- **CE MES.** 7350 Armstrong Place, San Diego, California 92111 (APN 4270202300). The CE MES project site (2 acres) is in the Clairemont Mesa CPA. The MES project site is bounded by Mesa College Circle to the west, Armstrong Street to the east, Armstrong Place to the south, and Mesa College buildings to the north.
- **CE MIR.** 10440 Black Mountain Road, San Diego, California 92126 (APN 3181200300). The CE MIR project site (1.66 acres) is in the Mira Mesa CPA. The campus is bounded by South Campus Drive to the east and the rest of the campus to the north, south, and west.
- **WCC.** 3249 Fordham Street, San Diego, California 92110. The WCC project site (3.6 acres) is in the Midway-Pacific Highway CPA. The campus is bounded by Kenyon Street to the southwest and Fordham Street to the southeast.
- **MCC.** 3792 Fairmount Avenue, San Diego, California 92105. The MCC project site (0.73 acre) is in the Mid-City: City Heights CPA. The campus is bounded by Wightman Street to the north, a driveway and City of San Diego Police Department to the south, Fairmont Avenue to the east, and a shared parking lot and 43rd Street to the west.
- **MCC Expansion.** 5322 El Cajon Boulevard, San Diego, California 92105. The MCC Expansion site (0.69 acre) is in the Mid-City: City Heights CPA. The site is bounded by Marcellena Road to the east, El Cajon Boulevard to the south, residential uses to the north, and a parking lot and auto repair shop to the west.
- **NCC.** 8355 Aero Drive, San Diego, California 92123. The NCC project site (0.07 acre) is in the Kearny Mesa CPA. The campus is bounded by Aero Drive to the north, a fire lane to the east, Aero Place to the south, and residential land uses to the west.
- **HVC.** 1901 Main Street, San Diego, California 92113. The HVC project site (0.86 acre) is in the Barrio Logan CPA. The campus is bounded by Main Street to the north, Chicano Park Boulevard to the west, and both East Harbor Island and the San Diego Metropolitan Transit System UC San Diego Blue Line to the south.

PROJECT DESCRIPTION: The FMP is an important part of the District's planning resources, with a specific focus on future decisions related to campus architecture and physical spaces. It provides a physical planning framework to guide decision-making regarding campus architecture and site

development, and it identifies development opportunities as opportunity sites and performance improvements across its seven campuses: ECC, CE MES, CE MIR, WCC, MCC, NCC, and HVC. Note that of the seven existing campuses, MCC, NCC, and HVC do not involve any major exterior structural demolition of existing buildings or ground disturbances. The MCC Expansion site was mentioned in the FMP only as an off-site expansion option without a specific site identified. However, the District has now selected a site for this option that is being analyzed as part of the FMP as a project level. All campuses would include a combination of performance improvements and pilot projects that would require low capital investment, including a creative content center (workshop-type space), gender-neutral restrooms, lactation rooms, HyFlex classrooms, portable battery borrowing stations, enhanced bike lockers, improved signage, shared offices, outdoor leisure seating, hallway enhancements, an outdoor classroom with power and Wi-Fi, and mobile printing stations. Table 1, Proposed Improvements Summary, outlines planned improvements for each campus per the FMP.

Table 1. Proposed Improvements Summary

Campus	Proposed Improvements
ECC 4343 Ocean View Boulevard San Diego, California 92113	• Building expansion to accommodate existing programs not exceeding 10,000 sf. • North campus entry enhancement (theater expansion [approximately 50 additional seats], interior, parking, and landscaping), including 3,000 sf of additional space for theater back-of-house areas. • Automotive expansion – Northwest building to be demolished, and a replacement building to be constructed to accommodate the existing program. • Child Development relocation. • Potential surface parking enhancement/reconfiguration. • Relocation of ceramics studio to the auto shop building. • Building Trades Training Center (Welding) expansion (approximately 7,000 sf) and improvements. • Community room/multipurpose room and conference room reconfiguration where the ceramics studio currently exists. • Relocation of offices to the child development suite. • Relocation of facilities and grounds to a newly constructed building at the northeastern corner of the property.
CE MES 7350 Armstrong Place San Diego, California 92111	• New courtyard creation – Loss of parking stalls. • New approximately 40,000 gross sf building (campus expansion) (0.7 acre). • New parking structure for approximately 150 parking stalls. • New classroom addition (481 sf). • Enclosure and temperature control of existing, naturally ventilated corridors and stairs. • Main entry expansion (approximately 3,000 sf) and enhancement, including college branding and wayfinding.
CE MIR 10440 Black Mountain Road San Diego, California 92126	• Replacement of the existing building (approximately 26,580 sf) with a two-story building (approximately 49,000 sf). • Playground shade (canopy or large shade trees). • Exterior student lounge.
WCC 3249 Fordham Street San Diego, California 92110	• New building expansion (approximately 16,500 sf). • New parking structure to replace lost parking spaces from the building and parking structure construction. The current campus provides 208 stalls. • Front garden expansion (4,600 sf). • Various interior improvements.

Table 1. Proposed Improvements Summary

Campus	Proposed Improvements
MCC 3792 Fairmount Avenue San Diego, California 92105	• Various interior improvements (entry and lobby enhancement, office area reconfiguration, classroom upgrades, ADA upgrades).
MCC Expansion 5322 El Cajon Boulevard San Diego, California 92105	• The FMP includes a campus expansion option involving the acquisition of a property. The District has selected a 0.69□acre site at 5322 El Cajon Boulevard, approximately 1.3 miles northeast of the existing MCC. Development of this expansion site would involve demolishing the existing approximately 3,500 sf commercial building and constructing and operating a multi-story building with approximately 53,000 gross sf and associated underground parking structure totaling approximately 57,000 gross sf.
NCC 8355 Aero Drive San Diego, California 92123	• Courtyard and student lounge enhancement/other interior modifications. • Parking garage rooftop enhancement/walking path creation. • Coordination with the City of San Diego to enhance the pathway from the bus stops to the building entrance.
HVC 1901 Main Street San Diego, California 92113	• Various interior and minor exterior improvements (lobby enhancement, courtyard enhancement, rooftop enhancement, lounge enhancement, office area reconfiguration).

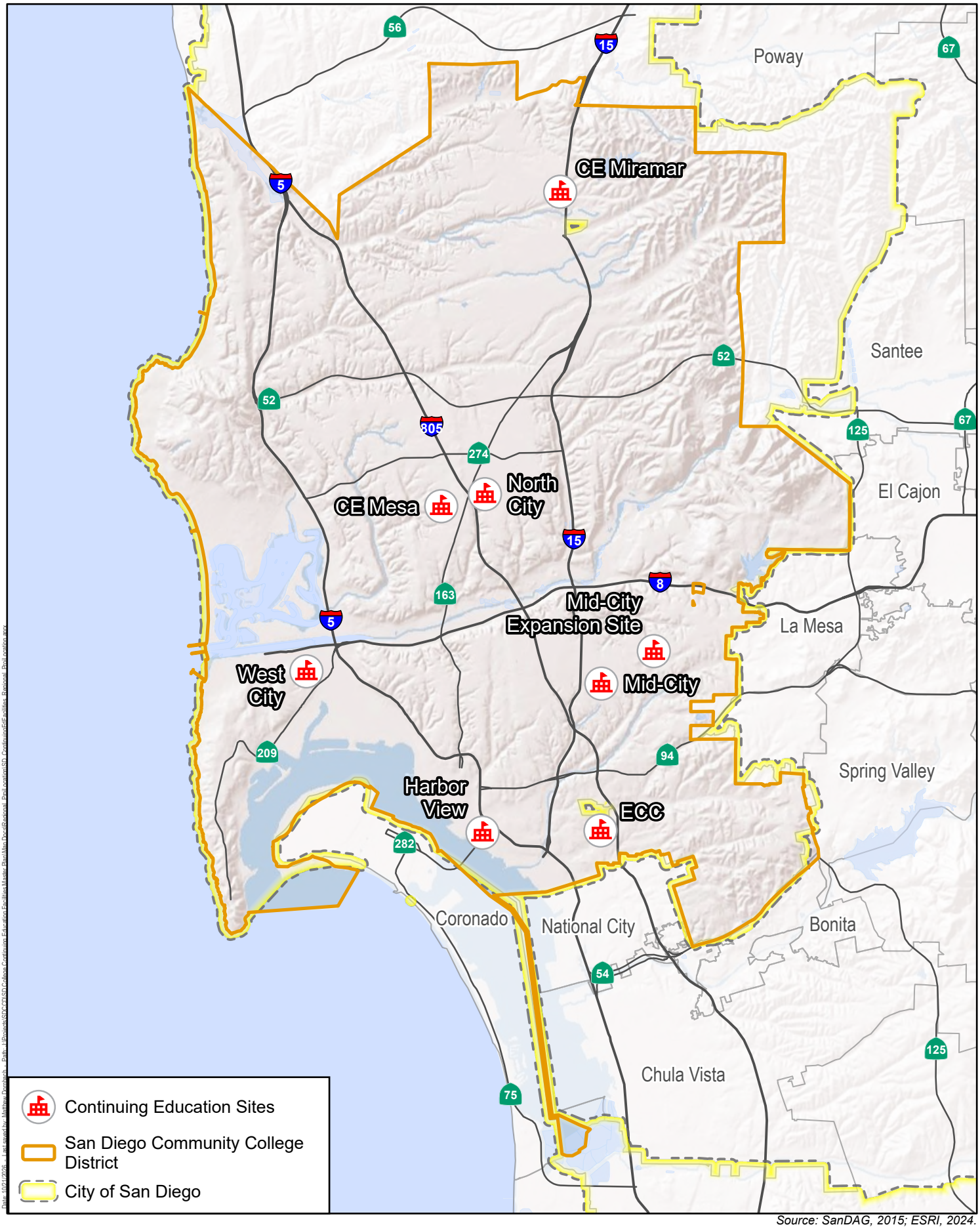
Notes: ADA = Americans with Disabilities Act; FMP = Facilities Master Plan; sf = square feet

CEQA BACKGROUND: A Notice of Preparation for the PEIR was issued on December 15, 2025. In accordance with Section 15168 of the CEQA Guidelines, the Draft PEIR evaluates and discloses reasonably foreseeable environmental impacts associated with approval and implementation of the FMP. The PEIR provides an opportunity to consider both the programmatic effects of the FMP and the project-specific information needed for the District and responsible agencies to consider in issuing permits or approvals required for campus projects. Analysis is provided at the project level for the near-term projects and at a program level for the remaining improvements.

ENVIRONMENTAL EFFECTS: Based on the environmental analysis presented in the Draft PEIR, mitigation measures would reduce the following environmental effects below a level of significance: biological resources (special-status species); cultural resources (human remains); geology and soils (paleontological resources); hazards and hazardous materials (accidental releases); noise (exceedance of noise standards and groundborne vibration); and tribal cultural resources. All project impacts were determined not to be significant based on the analysis presented in the Draft PEIR. No significant and unavoidable impacts have been identified.

HAZARDOUS MATERIALS STATEMENT: A review of hazardous materials databases maintained pursuant to Government Code Section 65962.5 (Cortese List) determined that none of the eight project sites (ECC, CE MES, CE MIR, MCC, MCC Expansion, WCC, NCC, and HVC) are listed as hazardous materials sites subject to active investigation, remediation, or monitoring, or otherwise identified on the Cortese List. Although the CE MIR project site is located within the former Linda Vista Valley Auxiliary Field, a formerly used defense site, neither the larger Miramar College campus nor the immediately surrounding area is identified on the Cortese List.

PUBLIC HEARING: The District Board of Trustees will consider certification of the PEIR, including written comments received on the Draft PEIR, during a future public hearing. The hearing will be separately noticed via the District's website and standard noticing practices.



Source: SanDAG, 2015; ESRI, 2024.

Harris & Associates

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Figure 1

Continuing Education Project Sites

San Diego College of Continuing Education Facilities Master Plan