San Diego Community College District
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Operations, Enterprise Services, and Facilities
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619-388-6546

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

Date: October 30, 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 Miramar College Master Plan Project (State Clearinghouse No. 2025120515)

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 Miramar College Master Plan Project (Master Plan 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 30, 2026 to December 14, 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
- San Diego Miramar College Library: 10440 Black Mountain Road, L Building, San Diego, CA 92126

WRITTEN COMMENTS: Written comments on the Draft PEIR must be emailed to SDCCDMeasureHH@sdccd.edu no later than **5:00 p.m. on December 14, 2026** with "**Draft PEIR Comments for Miramar College Master Plan**" 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: Miramar College Master Plan, 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 AND DESCRIPTION: The 114-acre Miramar College campus (project site) is at 10440 Black Mountain Road, within the central portion of the city of San Diego, California, in the Mira Mesa neighborhood. The project site is located on Assessor's Parcel Numbers 3181200300 and 3181200400.

The project consists of demolition, construction, and renovation of existing campus buildings and facilities on the 114-acre campus. The projects would generally demolish existing aging facilities on the campus and replace them with more modern facilities. The Master Plan is conceptual in nature and describes potential projects for the campus that would assist Miramar College in meeting its educational and programming goals. Specific project designs, building footprints, architectural details, circulation and parking improvements, infrastructure alignments, and operational characteristics are expected to be refined during future planning and design phases. Specific projects identified for development under the Master Plan include:

- English Gallery and Performing Arts Center Building
- Early Education Center Building
- Public Safety A-2 Building Modernization
- Heavy Duty Diesel Technology C-1 Building
- Welcome and Multicultural Center Building
- Parking Structure with Athletic Facilities
- Science and Automotive S-2 through S-6 Building Modernization
- 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, continued maintenance, and other minor construction could also occur throughout existing campus buildings. The English Gallery and Performing Arts Center Building and Early Education Center Building 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.

CEQA BACKGROUND: A Notice of Preparation for the PEIR was issued on December 12, 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 Master Plan. The PEIR provides an opportunity to consider both the programmatic effects of the Master Plan 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: aesthetics (light and glare); biological resources (special-status species, sensitive natural communities, wetlands, and migratory wildlife species); cultural resources (archaeological resources and human remains); geology and soils (paleontological resources); hazards and hazardous materials (accidental releases and emergency response); noise (exceedance of noise standards and groundborne vibration);

transportation (emergency access); and tribal cultural resources. The impact on cultural resources (historic resources) would remain significant with implementation of feasible mitigation measures. All other impacts were determined not to be significant based on the analysis presented in the Draft PEIR.

HAZARDOUS MATERIALS STATEMENT: Based on a review of databases containing sites listed under Government Code Section 65962.5 (Cortese List) for the presence of hazardous materials, the campus does not contain sites identified as actively under evaluation, remediation, or verification monitoring or otherwise meeting Cortese List requirements. While the Linda Vista Valley Auxiliary Field is identified as a formerly used defense site, the auxiliary field, Miramar College, and the surrounding immediate area is not 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.