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Program Environmental Impact Report

San Diego Miramar College Master Plan Project

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Acronyms and Abbreviations

2024 General Plan or Blueprint SD	2024 City of San Diego General Plan
µg/m^3	micrograms per cubic meter
°C	degrees Celsius
°F	degrees Fahrenheit
ACM	asbestos-containing materials
ADA	Americans with Disabilities Act
ADT	average daily traffic
AF	acre-feet
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
BMP	best management practice
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CALGreen	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
Campo	Campo Band of Diegueño Mission Indians
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CGS	California Geological Survey
CH_4	methane
CHP	Chemical Hygiene Plan
CHRIS	California Historic Resources Inventory System
City	City of San Diego
CNEL	community noise equivalent level
CNRA	California Natural Resources Agency
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
County	San Diego County

County DEHQ	San Diego County Department of Environmental Health and Quality
CRHR	California Register of Historical Resources
CSU	California State University
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibel
District	San Diego Community College District
DOD	U.S. Department of Defense
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EO	Executive Order
ESA	Environmental Site Assessment
EUI	energy use intensity
EV	electric vehicle
FEMA	Federal Emergency Management Agency
FESA	federal Endangered Species Act
FTA	Federal Transit Administration
FUDS	Formerly Used Defense Site
GHG	greenhouse gas
GIS	geographic information system
gsf	gross square feet
GWP	global warming potential
HFC	hydrofluorocarbon
HVAC	heating, ventilation, and air conditioning
I-	Interstate
IBC	International Building Code
in/sec	inches per second
Jamul	Jamul Indian Village
KPI	key performance indicator
kW	kilowatt
LBP	lead-based paint
LCI	Governor's Office of Land Use and Climate Innovation
LEED	Leadership in Energy and Environmental Design
LEED-NC	Leadership in Energy and Environmental Design in New Construction and Major Renovations
LEV	low-emissions vehicle
LID	low-impact development
LLG	Linscott, Law & Greenspan, Engineers
LOS	level of service
Master Plan or project	San Diego Miramar College Master Plan Project
Master Plan	Miramar College Facilities Path to 2035
MBTA	Migratory Bird Treaty Act

MCAS	Marine Corps Air Station
MD	munitions debris
MEC	munitions and explosives of concern
mg/m^3	milligram per cubic meter
MHPA	Multi-Habitat Planning Area
Miramar College, campus, or project site	San Diego Miramar College
MLD	most likely descendant
MMT	million metric tons
mph	miles per hour
MRP	Munitions Response Plan
MS4	municipal separate storm sewer system
MSCP	Multiple Species Conservation Program
MT	metric tons
MTS	Metropolitan Transit System
NAAQS	National Ambient Air Quality Standards
NAGPRA	Native American Graves Protection and Repatriation Act
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Planning
NO	nitric oxide
NO_2	nitrogen dioxide
NOP	Notice of Preparation
NO_x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NSLU	noise-sensitive land use
O_3	ozone
OITC	Outdoor-Indoor Sound Transmission Class
OPR	Office of Planning and Research
PCE	perchloroethylene
PEIR	Program Environmental Impact Report
PFC	perfluorocarbon
PLWTP	Point Loma Water Treatment Plant
PM	particulate matter
PM_{10}	particulate matter less than 10 microns in diameter
$PM_{2.5}$	particulate matter less than 2.5 microns in diameter
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
RAQS	Regional Air Quality Strategy
RCRA	Resource Conservation and Recovery Act
RMS	root mean square
ROW	right-of-way
RPS	Renewables Portfolio Standards
RTP	Regional Transportation Plan

RWQCB	Regional Water Quality Control Board
SAF	State Alternative Fuels
SANDAG	San Diego Association of Governments
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SCIC	South Coastal Information Center
SDAB	San Diego Air Basin
SDAPCD	San Diego County Air Pollution Control District
SDFD	City of San Diego Fire-Rescue Department
SDG&E	San Diego Gas & Electric
SDMC	City of San Diego Municipal Code
SDRHR	San Diego Register of Historic Resources
SF_6	sulfur hexafluoride
SIP	State Implementation Plan
SO_2	sulfur dioxide
SPCC	Spill Prevention Control and Countermeasure
SR-	State Route
STC	Sound Transmission Class
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
TCR	Tribal Cultural Resource
TIS	Transportation Impact Study
TPA	Transit Priority Area
TWLTL	two-way left-turn lane
Unified Program	Unified Hazardous Waste and Hazardous Materials Management Regulatory Program
USACE	U.S. Army Corps of Engineers
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank
UXO	unexploded ordnance
VdB	vibration decibel
VHFHSZ	Very High Fire Hazard Severity Zone
Viejas	Viejas Band of Kumeyaay Indians
VMT	vehicle miles traveled
VOC	volatile organic compound
WQTR	Water Quality Technical Report
ZEV	zero-emissions vehicle

Executive Summary

This chapter is an executive summary of the Program Environmental Impact Report (PEIR) for the proposed San Diego Miramar College Master Plan Project (Master Plan or project) prepared in compliance with the California Environmental Quality Act (CEQA). This chapter highlights the major areas of importance in the environmental analysis for the project as required by CEQA Guidelines, Section 15123, and provides a brief description of the project, project objectives, project impacts and mitigation measures, alternatives to the project, and areas of controversy/issues raised by the public known to the San Diego Community College District (District).

Overview

The Master Plan proposes a series of physical improvements across San Diego Miramar College (project site, Miramar College, or campus) that would accommodate anticipated enrollment increases and assist the District in meeting its educational and programming for Miramar College.

The District serves as the lead agency for this PEIR. The District is governed by the District Board of Trustees, who has the principal responsibility for approving campus planning documents and contracts for construction of new campus development. In compliance with CEQA, the purpose of this PEIR is to provide the District Board of Trustees and the public with information concerning the potential environmental impacts associated with implementation of future projects identified in the Master Plan. This PEIR assesses impacts that would result from Master Plan implementation, presents mitigation measures that would avoid or reduce impacts deemed to be significant, and provides analysis of alternatives that would reduce or avoid significant environmental impacts. The PEIR provides an opportunity to consider both the programmatic effects of the Master Plan's long-term projects and the project-specific analysis needed for the District and responsible agencies to consider in issuing permits and approvals required for campus projects in the near-term. Once certified, this PEIR will serve as the programmatic environmental document for the campus, enabling future projects to tier from the analysis in accordance with the subsequent review standards of CEQA.

Project Background

Miramar College Facilities Path to 2035 Overview

The Miramar College Facilities Path to 2035 (Master Plan), dated April 18, 2022, details the 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.

Measure HH Funding

On November 5, 2024, San Diego voters passed the $3.5 billion Measure HH Bond Program (Measure HH) to provide funding to upgrade, repair, and renovate classrooms and facilities at the Miramar, San Diego City, Mesa, and San Diego Continuing Education Colleges. 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. Two of these projects would be constructed at Miramar Collage. Future bond sales authorized by Measure HH would fund additional improvements described in the Master Plan and the master plans for the other District campuses.

Campus Population Growth

For the purpose of this PEIR, a 1.5 percent annual growth rate has been selected to ensure that the environmental analysis accounts for reasonably foreseeable changes in on-campus enrollment over the next 20 years. This growth rate reflects the potential for attracting and accommodating a larger student body through implementation of planned improvements to campus facilities, academic offerings, and student services, while also providing a conservative approach for environmental analysis and ensuring that the PEIR addresses potential impacts associated with continued on-campus enrollment growth. Applying a conservative growth rate of 1.5 percent growth in the on-campus population per year, 8,217 on-campus students are anticipated to attend Miramar College in 2045, an increase of 2,116 on-campus students compared to baseline (fall 2025) conditions.

Employee growth is anticipated to maintain the current student-to-staff ratio, which reflects established operational standards for delivering academic programs and student services at Miramar College. Approximately 2,230 employees would be required in 2045. This represents an increase of 574 employees compared to baseline conditions.

Project Summary

Project Location

The 114-acre campus is at 10440 Black Mountain Road, in the central portion of the City of San Diego, California, in the Mira Mesa neighborhood. The project site is on Assessor's Parcel Numbers 3181200300 and 3181200400. Regional access to the project site is provided by Interstate 15, approximately 400 feet east of the 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.

Project Description

The Master Plan includes campus-wide improvements to replace aging buildings and enhance campus connectivity. Improvements would consist of the demolition, construction, and renovation

of existing buildings and facilities throughout the campus over a period of approximately 20 years. The project would include the demolition of multiple buildings, surface parking lots, and recreational facilities to make way for the construction of new modernized buildings, a parking structure, and upgraded recreational facilities. The project would also renovate and modernize existing buildings and re-orient existing spaces, including pedestrian pathways and on-campus roadways. The Master Plan is conceptual in nature and describes potential projects for the campus that would assist the District 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. Final project sequencing, timing, and construction phasing would depend on funding availability, operational considerations, and District priorities.

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; further details regarding these projects is available to inform a project-level analysis. No specific timing or phasing is identified for the remaining projects or campus-wide improvements. Specific long-term projects identified for development under the Master Plan include the following:

- Public Safety A-2 Building Modernization project
- Heavy Duty Diesel Technology C-1 Building project
- Welcome and Multicultural Center Building project
- Parking Structure with Athletic Facilities project
- Science and Automotive S-2 Through S-6 Building Modernization project
- Miramar College Driveway Modification project
- Athletics Building and Courts project
- Hourglass Field Modernization project
- STEM Lab and Student Health Center Building project
- North Campus Drive Street Parking project
- Vernal Pool Community Trail Extension project

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.

Near-Term Projects

English Gallery and Performing Arts Center Building

A new 115,000-gross-square-foot English Gallery and Performing Arts Center Building complex is proposed in the northwestern portion of campus. The existing eastern portion of Lot 2, consisting of

210 parking spaces, would be demolished to make way for the proposed building. The project would also include the removal of approximately 30 trees. The new two-story building complex, which would have a height of approximately 68 feet at the fly-tower (with the largest portion of the building at a height of approximately 48 feet), would host a new approximately 500-seat theater and Performing Arts Center and Visual Arts program space on the first floor, and English spaces, general classroom programs, faculty offices, and additional Performing Arts program space on the second floor. A community plaza and stormwater biofiltration basin would be in the southern portion of the building complex, with ornamental landscaping along the perimeter of the site. The Performing Arts Center would allow for a new academic program, as the existing campus does not include a designated space for performing arts. The Performing Arts Center would provide space for the Humanities programs and would serve the surrounding community by hosting events, gallery shows, and performances open to guests outside Miramar College. The placement of the building complex on the western perimeter of campus would serve as a welcoming gateway to the campus.

Early Education Center Building

The proposed Early Education Center Building would include the demolition of the existing 6,876-gross-square-foot Child Development Center F-2 Building and removal of the drive aisle and associated 16 parking spaces east of the existing building. The project would also include the relocation of existing underground utilities and removal of approximately 10 trees. The proposed one-story Early Education Center Building would be approximately 18,500 gross square feet with a maximum height of approximately 20 feet. The building would include administrative uses, adult learning classrooms, and early education classrooms for infants, toddlers, and pre-school children. A secure outdoor play yard and open space would be on the western portion of the site. A new drop-off area would be constructed south of the proposed building.

Project Objectives

In accordance with Section 15124(b) of the CEQA Guidelines, the District has identified the following objectives for the project:

1. Provide the facilities and infrastructure needed to accommodate projected enrollment through 2045.
2. Reinvigorate the campus entry experience and create a strong sense of arrival for students and the broader community through the westward expansion of buildings.
3. Revitalize the campus core by improving north–south connections, reducing vehicular traffic, adding pedestrian pathways, and enhancing multipurpose open spaces.
4. Provide adequate, adaptable academic space to meet evolving program needs.
5. Create a hierarchy of open spaces and use landscape to unify the campus.
6. Reinforce the existing land use by strategically placing new infill projects.

7. Minimize the loss of instructional space and interruptions to campus activities during construction.
8. Incorporate sustainability features in future campus development and programming to align with state climate targets and the California Community Colleges Chancellor's Office directives.

Summary of Environmental Impacts and Mitigation Measures

This PEIR examines the potential environmental effects of the Master Plan, including long-term and near-term projects, considering information related to existing site conditions, analyses of the types and magnitude of individual and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts. In accordance with Appendix G of the CEQA Guidelines, the potential environmental effects of the project were analyzed for the following environmental issue areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Noise
- Transportation
- Tribal Cultural Resources

Impacts related to Agriculture and Forestry Resources, Energy, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire were determined to not present a potentially significant environmental impact and are discussed further in Chapter 4, Effects Found Not to be Significant.

Table ES-1, Summary of Environmental Impacts and Mitigation Measures, provides a summary of the environmental impacts that could result from implementation of the Master Plan at the program level and project level and feasible mitigation measures that could reduce or avoid environmental impacts. For each impact, Table ES-1 identifies the level of significance of the impact before implementation of the mitigation measures, applicable mitigation measures, and the level of significance of the impact after implementation of the mitigation measures.

The project description and full discussion of impacts and mitigation measures can be found in Chapter 2, Project Description, and Chapter 3, Environmental Analysis, of this PEIR.

Alternatives to the Project

The following alternatives are analyzed in detail in Chapter 6, Project Alternatives, of this PEIR. The objective of the alternatives analysis is to consider a reasonable range of potentially feasible alternatives to foster informed decision-making and public participation in the environmental review process. The alternatives considered to the project are summarized below, followed by a discussion of the environmentally superior alternative.

Alternative 1: No Project – Near-Term Projects Only Alternative

CEQA Guidelines, Section 15126.6(e), requires evaluation of a "No Project" Alternative to consider what would be reasonably expected to occur if the project were not approved. A No Project Alternative that results in no new campus development is not reasonably foreseeable, in part due to funding obligations for the bonds that have already been sold or are authorized to be sold under Measure HH. Therefore, under this alternative, only the near-term projects would be implemented: the English Gallery and Performing Arts Center Building and the Early Education Center Building projects. As bond sales authorized by Measure HH have occurred, the District is obligated to use those funds for projects or purposes listed in the Measure HH ballot measure and/or subsequent bond sale. Without additional funding beyond the bond sales authorized by Measure HH, the long-term projects identified in the approved Master Plan would not be constructed.

With this alternative, campus operations would continue as they do under baseline conditions. No new buildings or other improvements planned in the Master Plan and requiring discretionary approval by the District other than the near-term projects would be constructed. However, minor and ongoing maintenance of existing facilities and infrastructure that do not require District discretion or environmental review could continue. Such projects could involve replacement of broken equipment or features, repainting, or movement of campus functions between existing spaces.

As student growth is anticipated to continue as a result of increases in the regional population and demand for community college courses rather than in connection with upgraded facilities or new programming, the growth in student enrollment considered part of the project in this PEIR could continue; however, some of this growth may instead be accommodated through online enrollment. The ability for students to enroll in on-campus courses could be limited by the use of only existing facilities, which would remain generally in their existing conditions, and the near-term project facilities.

Alternative 2: Historic Resource Avoidance Alternative

None of the structures or facilities proposed for demolition or modernization under the Master Plan currently meet the 50-year age threshold to be considered historic, however, several buildings would meet the age threshold to potentially be considered historic over the next 20-year planning horizon of the Master Plan (refer to Section 3.4, Cultural Resources). The Historic Resource Avoidance Alternative would not include alterations to the potentially future historical resources on campus identified as having the potential to be affected by long-term campus projects. The potential future

historical resources include the Public Safety A-2 Building, Heavy Duty Diesel Technology C-1 Building, English I Building, and the eastern half of Hourglass Field. Therefore, projects under this alternative would not include the Public Safety A-2 Building Modernization project, Heavy Duty Diesel Technology C-1 Building project, Welcome and Multicultural Center Building project, and Athletics Building and Courts project. The remaining improvements total approximately 153,500 gross square feet (gsf) of new construction and 6,876 gsf of demolition, resulting in a net increase of 146,624 gsf of campus building space. Under this alternative, the total parking spaces created and on-campus student enrollment growth could remain the same as proposed with the project.

Alternative 3: Biological and Cultural Resources Avoidance Alternative

To avoid impacts on natural resources, this alternative would avoid construction within 100 feet of previously undeveloped land containing sensitive vegetation communities, which consists of the existing 12-acre vernal pool preserve in the northwestern portion of campus. Avoidance within this area would also avoid areas with archaeological resource sensitivity due to the undeveloped nature of the vernal pool preserve. Compared with the Master Plan, this alternative would exclude the Vernal Pool Community Trail Extension project. Under this alternative, the total gsf of campus buildings and on-campus student enrollment growth is assumed to remain the same as proposed with the project.

Comparative Alternative Analysis and the Environmentally Superior Alternative

An Environmental Impact Report (EIR) is required to identify the environmentally superior alternative, the alternative having the potential for the fewest environmental impacts, from among the range of reasonable alternatives that are evaluated. Table ES-2, Comparison of Potentially Significant Impacts for Alternatives to the Project, provides a comparative summary of the project and alternatives with the purpose of highlighting whether each alternative would result in a similar, greater, or lesser impact than the project.

Based on a comparison of the overall environmental impacts for the described alternatives, the No Project – Near-Term Projects Only Alternative is identified as the environmentally superior alternative. This alternative would eliminate the project's significant and unavoidable impact associated with historic resources. Additionally, two thresholds that were previously determined to require mitigation under the project, would no longer require mitigation under this alternative (archaeological resources and excessive groundborne vibration). Finally, the severity of the impacts that were determined to be less than significant with mitigation under this alternative would be reduced compared to the impacts of the project due to the overall reduction in construction and development. Out of the eight stated objectives, the No Project – Near-Term Projects Only Alternative would not be able to fulfill three objectives and would partially fulfill five objectives.

Since the No Project Alternative is selected as the environmentally superior alternative, the PEIR shall also identify an environmentally superior alternative among the other alternatives in accordance with CEQA Guidelines, Section 15126.6(e)(2). Of the remaining alternatives, the environmentally

superior alternative would be the Historic Resource Avoidance Alternative. Significant and unavoidable impacts associated with historic resources would be avoided (unlike the project and unlike the Biological and Cultural Resources Avoidance Alternative), and remaining impacts that were determined to be less than significant with mitigation under this alternative would be similar or reduced compared to the impacts of the project. Out of the eight stated objectives, this alternative would be able to fulfill six objectives and partially fulfill two objectives.

Potential Areas of Controversy and Issues to Be Resolved

CEQA Guidelines, Section 15123, requires that an executive summary of an EIR include areas of controversy known to the lead agency, including issues raised by other public agencies and/or the public. A Notice of Preparation (NOP) was circulated to solicit agency and public comments on the scope and content of the environmental analysis with a comment period from December 12, 2025, through January 12, 2026. Comments received during the NOP public scoping period were considered during preparation of this PEIR. Comments addressed topics including Cultural Resources, Tribal Cultural Resources, and Hazards and Hazardous Materials. The NOP and comments received during the NOP review period are in Appendix A to this PEIR.

An EIR is an informational document intended to inform the public agency decision-makers and the public of the significant effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The issues to be resolved by the decision-makers for the project include the choice among alternatives and whether or how to mitigate the significant effects. Table ES-1 identifies potential environmental effects of the proposed Master Plan at the program-level and project-level and feasible mitigation measures that could reduce or avoid the identified environmental impacts. The Alternatives to the Project section, above, describes potential alternatives to the project that avoid or reduce environmental impacts associated with implementation of the project.

The District Board of Trustees must decide how to reduce the project's significant and unavoidable environmental impacts to the maximum extent feasible while achieving project objectives through the adoption of mitigation measures and/or alternatives to the project identified in this PEIR. In approving the project or an alternative, the District Board of Trustees is required to certify the Final PEIR, determine whether and how to mitigate significant impacts, and adopt associated Findings and a Statement of Overriding Considerations pursuant to CEQA Guidelines, Section 15091, for the significant and unavoidable Cultural Resources (historical resources) impact identified in the PEIR. In addition, the District Board of Trustees must determine if the potentially significant impacts associated with Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources have been mitigated below a level of significance. Lastly, the decision-makers must determine whether the project alternatives would substantially reduce significant effects while still meeting key objectives of the project.

Table ES-1. Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Section 3.1, Aesthetics			
Threshold 1: Scenic Vistas	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 2: State Scenic Highways	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 3: Scenic Quality	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 4: Light and Glare	**Program-Level** Potentially Significant **Project-Level** Potentially Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** AES-1: Exterior Lighting AES-2: Glare Reduction **Project-Level** AES-1: Exterior Lighting AES-2: Glare Reduction **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable

Table ES-1. Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Section 3.2, Air Quality			
Threshold 1: Consistency with Applicable Air Quality Plan	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 2: Cumulative Increase in Criteria Pollutant Emissions	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 3: Sensitive Receptors	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 4: Odors	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable

Table ES-1. Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Section 3.3, Biological Resources			
Threshold 1: Candidate, Sensitive, or Special-Status Species	**Program-Level** Potentially Significant **Project-Level** Potentially Significant **Cumulative** Cumulatively Considerable	**Program-Level** BIO-1: Focused Sensitive Plant Species Surveys BIO-2: Mitigation for Impacts on Sensitive Vegetation Communities BIO-3: Habitat Restoration for Temporary Impacts BIO-4: Biological Monitor BIO-5: Vernal Pool Delineation, Buffer Establishment, and Avoidance During Final Design and Construction BIO-6: Sensitive Wildlife Avoidance BIO-7: Nesting Birds BIO-8: Trash Control BIO-9: Invasive Weed Control BIO-10: Dust Control **Project-Level** BIO-4: Biological Monitor BIO-5: Vernal Pool Delineation, Buffer Establishment, and Avoidance During Final Design and Construction BIO-6: Sensitive Wildlife Avoidance BIO-7: Nesting Birds BIO-8: Trash Control BIO-9: Invasive Weed Control BIO-10: Dust Control **Cumulative** BIO-1 through BIO-12	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable

Table ES-1. Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Threshold 2: Riparian Habitat and Other Sensitive Natural Communities	**Program-Level** Potentially Significant **Project-Level** Potentially Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** BIO-2: Mitigation for Impacts on Sensitive Vegetation Communities BIO-3: Habitat Restoration for Temporary Impacts BIO-4: Biological Monitor BIO-5; Vernal Pool Delineation, Buffer Establishment, and Avoidance During Final Design and Construction BIO-9: Invasive Weed Control BIO-10: Dust Control **Project-Level** BIO-10: Dust Control **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 3: Wetlands	**Program-Level** Potentially Significant **Project-Level** Potentially Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** BIO-2: Mitigation for Impacts on Sensitive Vegetation Communities BIO-4: Biological Monitor BIO-5: Vernal Pool Delineation, Buffer Establishment, and Avoidance During Final Design and Construction BIO-10: Dust Control BIO-11: Aquatic Resources Delineation BIO-12: Mitigation for Jurisdictional Aquatic Resources **Project-Level** BIO-10: Dust Control **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable

Table ES-1. Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Threshold 4: Native Resident or Migratory Fish or Wildlife Species	**Program-Level** Potentially Significant **Project-Level** Less than Significant **Cumulative** Cumulatively Considerable	**Program-Level** BIO-7: Nesting Birds **Project-Level** None **Cumulative** BIO-7: Nesting Birds	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 5: Conflict with Local Policies or Ordinances	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 6: Conflict with Habitat Conservation Plan	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable

Table ES-1. Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Section 3.4, Cultural Resources			
Threshold 1: Historical Resources	**Program-Level** Potentially Significant **Project-Level** Less than Significant **Cumulative** Cumulatively considerable	**Program-Level** CUL-1: Historic Properties Project Impacts Analysis CUL-2: Historic American Buildings Survey or Historic American Landscapes Survey Documentation CUL-3: Interpretation/Commemoration **Project-Level** None **Cumulative** CUL-1: Historic Properties Project Impacts Analysis CUL-2: Historic American Buildings Survey or Historic American Landscapes Survey Documentation CUL-3: Interpretation/Commemoration	**Program-Level** Significant and Unavoidable **Project-Level** Less than Significant **Cumulative** Significant and Unavoidable
Threshold 2: Archaeological Resources	**Program-Level** Potentially Significant **Project-Level** Less than Significant **Cumulative** Cumulatively considerable	**Program-Level** CUL-4: Cultural Resources Monitoring Program **Project-Level** None **Cumulative** CUL-4: Cultural Resources Monitoring Program	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable

Table ES-1. Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Threshold 3: Human Remains	**Program-Level** Potentially Significant **Project-Level** Potentially Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** CUL-5: Procedure for Inadvertent Discovery of Human Remains **Project-Level** CUL-5: Procedure for Inadvertent Discovery of Human Remains **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Section 3.5, Geology and Soils			
Threshold 1: Exposure to Seismic-Related Hazards	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 2: Soil Erosion or Topsoil Loss	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 3: Geologic Stability	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable

Table ES-1. Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Threshold 4: Expansive Soils	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 5: Septic Tanks or Alternative Wastewater Disposal Systems	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 6: Paleontological Resources	**Program-Level** Potentially Significant **Project-Level** Potentially Significant **Cumulative** Cumulatively considerable	**Program-Level** GEO-1: Initial Project Review GEO-2: Construction Monitoring GEO-3: Treatment of Fossil Discoveries GEO-4: Unanticipated Fossil Discoveries **Project-Level** GEO-1: Initial Project Review GEO-2: Construction Monitoring GEO-3: Treatment of Fossil Discoveries GEO-4: Unanticipated Fossil Discoveries **Cumulative** GEO-1: Initial Project Review GEO-2: Construction Monitoring GEO-3: Treatment of Fossil Discoveries GEO-4: Unanticipated Fossil Discoveries	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable

Table ES-1. Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Section 3.6, Greenhouse Gas Emissions			
Threshold 1: Generation of Greenhouse Gas Emissions	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 2: Conflict with Applicable Plan	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Section 3.7, Hazards and Hazardous Materials			
Threshold 1: Transportation, Use, and Disposal of Hazardous Materials	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 2: Accidental Releases	**Program-Level** Potentially Significant **Project-Level** Potentially Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** HAZ-1: Prepare a Munitions Response Plan **Project-Level** HAZ-1: Prepare a Munitions Response Plan **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable

Table ES-1. Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Threshold 3: Hazards to Schools	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 4: Hazardous Materials Sites	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 5: Hazards from Nearby Airports	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 6: Emergency Response or Evacuation Plans	**Program-Level** Potentially Significant **Project-Level** Potentially Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** TRA-1: On-Campus Construction Traffic Management Plan **Project-Level** TRA-1: On-Campus Construction Traffic Management Plan **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable

Table ES-1. Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Threshold 7: Wildland Fire	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Section 3.8, Noise			
Threshold 1: Exceedance of Noise Standards	**Program-Level** Potentially Significant **Project-Level** Potentially Significant **Cumulative** Cumulatively Considerable	**Program-Level** NOI-1: Construction Noise Screening NOI-2: Stationary Noise Source Assessment **Project-Level** NOI-1: Construction Noise Screening **Cumulative** NOI-1: Construction Noise Screening NOI-2: Stationary Noise Source Assessment	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 2: Excessive Groundborne Vibration or Noise	**Program-Level** Potentially Significant **Project-Level** Less than Significant **Cumulative** Cumulatively Considerable	**Program-Level** NOI-3: Construction Vibration Screening **Project-Level** None **Cumulative** NOI-3: Construction Vibration Screening	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 3: Aircraft Noise	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable

Table ES-1. Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Section 3.9, Transportation			
Threshold 1: Circulation System Performance	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 2: Induction of Substantial Vehicle Miles Traveled	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 3: Hazardous Design Features	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** None **Project-Level** None **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable
Threshold 4: Inadequate Emergency Access	**Program-Level** Potentially Significant **Project-Level** Potentially Significant **Cumulative** Not Cumulatively Considerable	**Program-Level** TRA-1: On-Campus Construction Traffic Management Plan **Project-Level** TRA-1: On-Campus Construction Traffic Management Plan **Cumulative** None	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable

Table ES-1. Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Section 3.10, Tribal Cultural Resources			
Threshold 1: Tribal Cultural Resources	**Program-Level** Potentially Significant **Project-Level** Potentially Significant **Cumulative** Cumulatively Considerable	**Program-Level** CUL-4: Cultural Resources Monitoring Program CUL-5: Procedure for Inadvertent Discovery of Human Remains **Project-Level** CUL-5: Procedure for Inadvertent Discovery of Human Remains **Cumulative** CUL-4: Cultural Resources Monitoring Program CUL-5: Procedure for Inadvertent Discovery of Human Remains	**Program-Level** Less than Significant **Project-Level** Less than Significant **Cumulative** Not Cumulatively Considerable

Table ES-2. Comparison of Potentially Significant Impacts for Alternatives to the Project

Impact	Project	Alternatives		
		Alternative 1: No Project – Near-Term Projects Only	Alternative 2: Historic Resource Avoidance Alternative	Alternative 3: Biological and Cultural Resources Avoidance Alternative
Section 3.1, Aesthetics				
Threshold 4: Light and Glare	LTSM	LTSM <	LTSM <	LTSM =
Section 3.3, Biological Resources				
Threshold 1: Candidate, Sensitive, or Special-Status Species	LTSM	LTSM <	LTSM =	LTSM <
Threshold 2: Riparian Habitat and Other Sensitive Natural Communities	LTSM	LTSM <	LTSM =	LTSM <
Threshold 3: Wetlands	LTSM	LTSM <	LTSM =	LTSM <
Threshold 4: Native Resident or Migratory Fish or Wildlife Species	LTSM	LTSM <	LTSM =	LTS <
Section 3.4, Cultural Resources				
Threshold 1: Historical Resources	SU	LTS <	LTS <	SU =
Threshold 2: Archaeological Resources	LTSM	LTS <	LTSM =	LTS <
Threshold 3: Human Remains	LTSM	LTSM <	LTSM =	LTSM =
Section 3.5, Geology and Soils				
Threshold 6: Paleontological Resources	LTSM	LTSM <	LTSM <	LTSM =
Section 3.7, Hazards and Hazardous Materials				
Threshold 2: Accidental Releases	LTSM	LTSM <	LTSM <	LTSM =
Threshold 6: Emergency Response or Evacuation Plans	LTSM	LTSM <	LTSM <	LTSM =
Section 3.8, Noise				
Threshold 1: Exceedance of Noise Standards	LTSM	LTSM <	LTSM =	LTSM =
Threshold 2: Excessive Groundborne Vibration or Noise	LTSM	LTS <	LTSM =	LTSM =
Section 3.9, Transportation				
Threshold 4: Inadequate Emergency Access	LTSM	LTSM <	LTSM <	LTSM =
Section 3.10, Tribal Cultural Resources				
Threshold 1: Tribal Cultural Resources	LTSM	LTSM <	LTSM =	LTSM =

Notes: LTS = Less than Significant Impact; LTSM= Less than Significant With Mitigation, NI = No Impact; PS = Potentially Significant Impact; SU = Significant and Unavoidable, < = reduced impact relative to the project, = = same/similar impacts relative to the project

Chapter 1 Introduction

The San Diego Community College District (District) has prepared this Program Environmental Impact Report (PEIR) to inform the public, local community, organizations, and other interested public agencies about potential environmental impacts resulting from implementation of the proposed San Diego Miramar College Master Plan Project (Master Plan or project). This PEIR was prepared in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.), CEQA Guidelines (CEQA Guidelines, Section 15000 et seq.), and the District's procedures for implementing CEQA.

The project proposes a series of physical improvements across the campus that would accommodate anticipated enrollment increases and assist the District in meeting its educational and programming goals for San Diego Miramar College (Miramar College, campus, or project site). Refer to Chapter 2, Project Description, for further discussion of the project site and specific project components.

The District serves as the lead agency for the PEIR. The District is governed by the District Board of Trustees, who has the principal responsibility for approving campus planning documents and contracts for construction of new campus development. The purpose, scope, and organization of the PEIR are described in the following sections, along with an overview of the environmental review process and information on responsible and trustee agencies.

1.1 Purpose of the PEIR

In compliance with CEQA, the purpose of this PEIR is to provide the District Board of Trustees and the public with information concerning the potential environmental impacts associated with implementation of future projects identified in the Master Plan. This PEIR assesses impacts that would result from project implementation, presents mitigation measures that would avoid or reduce impacts deemed to be significant, and provides analysis of alternatives that would reduce or avoid significant environmental impacts. 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. Once certified, this PEIR would serve as the programmatic environmental document for the campus, enabling future projects to tier from the analysis in accordance with the subsequent review standards of CEQA.

As a public higher education provider, the District is subject to California Public Resources Code, Section 21080.09, which specifies how CEQA applies to long range development plans and approval of campus projects. According to California Public Resources Code, Section 21080.09:

- A "long range development plan" is defined as a physical development and land use plan to meet the academic and institutional objectives for a particular campus or medical center of public higher education.

- The selection of a location for a particular campus and the approval of a long range development plan are subject to CEQA and require the preparation of an Environmental Impact Report (EIR). Environmental effects relating to changes in enrollment levels shall be considered in the EIR, although enrollment or changes in enrollment by themselves do not constitute a project under CEQA.
- Approval of a project on a campus is subject to CEQA but may be addressed in a tiered environmental analysis based on a long range development plan EIR.

Preparation of this PEIR satisfies the requirements of California Public Resources Code, Section 21080.09, for the District to consider the environmental impact of academic and enrollment plans in addition to providing the environmental analysis required by CEQA for physical construction projects anticipated to occur on campus. The lead agency (i.e., the District) is required to consider the information in this PEIR, along with other relevant information, in making its decisions on approval of projects implemented under the Master Plan.

1.2 Scope and Intended Use of the PEIR

The project is a planning framework and land use plan that would guide the physical development of the campus. While it identifies potential projects to be undertaken on campus, it is not an implementation plan and its adoption does not constitute a commitment to specific project designs, construction schedules, or funding priorities. Rather, the Master Plan describes potential projects for the campus that would assist Miramar College in meeting its educational and programming goals. Except those projects specifically analyzed at the project level in this PEIR as described below, each development proposal undertaken as part of implementing the Master Plan must be approved individually at the appropriate level in the District and the approval must comply with CEQA. Therefore, this is a PEIR, as defined in CEQA Guidelines, Section 15168, that evaluates the effects of implementing the Master Plan at a program level.

As provided in CEQA Guidelines, Section 15168(a), a PEIR may be prepared for a series of actions that can be characterized as one large project and are related geographically, as logical parts in a chain of contemplated actions, in connection with the issuance of plans that govern the conduct of a continuing program, or as activities carried out under the same authority with similar environmental effects. The advantages of a PEIR are described in CEQA Guidelines, Section 15168(b), and include the ability to provide a more exhaustive consideration of project effects, alternatives, and cumulative effects than might be possible in a project-specific EIR; to avoid duplication of basic policy considerations; and to provide the lead agency with the ability to consider broad program-wide policies and mitigation measures.

Two projects included in the Master Plan have identified funding from Measure HH and are in the early stages of the design process. Therefore, this PEIR considers these two near-term projects as specific development proposals, providing project-level analysis in addition to the evaluation of

the Master Plan at the program level. It is intended that the near-term projects would implement applicable mitigation measures identified within the project-level analysis while the program-level analysis and identified mitigation framework would be used for future projects that require future review for consistency with this PEIR. Those future projects considered at the program level may require additional or supplemental environmental review and analysis prior to approval and implementation in accordance with California Public Resources Code, Section 21166, and CEQA Guidelines, Sections 15162 through 15164 and 15168.

1.3 Lead, Responsible, and Trustee Agencies

In accordance with CEQA Guidelines, Sections 15050 through 15053 and 15367, the District is the designated lead agency, which is defined as the "public agency which has the principal responsibility for carrying out or approving a project." The lead agency is also responsible for determining the scope of the environmental analysis, preparing the PEIR, and responding to comments received on the Draft PEIR. Before making a decision to approve a project, the lead agency is required to certify that the PEIR has been completed in compliance with CEQA, the decision-making body has reviewed and considered the information in the PEIR, and the PEIR reflects the independent judgment of the lead agency.

Under CEQA, state and local agencies other than the lead agency that have discretionary authority over a project, or aspects of a project, are considered responsible agencies. Federal agencies are not responsible agencies under CEQA. A trustee agency is a state agency that has jurisdiction by law over natural resources that are held in trust for the people of the State of California and would be affected by a project. The analysis and findings in this PEIR reflect the independent judgment of the District as the lead agency for the project; however, responsible and trustee agencies may use this PEIR to fulfill their environmental review obligations under CEQA when issuing permits or other approvals for the project.

No other public agency has discretionary authority over the Master Plan; however, some future projects implemented under the Master Plan may require discretionary approval from other public agencies. Other state and local public agencies that may have discretionary authority over future projects could include the California Department of General Services Division of State Architect, City of San Diego (City), U.S. Army Corps of Engineers, San Diego Gas & Electric, County of San Diego, California Department of Fish and Wildlife, California Department of Transportation, San Diego County Air Pollution Control District, San Diego County Regional Airport Authority, and San Diego Regional Water Quality Control Board.

1.4 PEIR Review Process

1.4.1 Notice of Preparation

In accordance with CEQA Guidelines, Section 15082, a Notice of Preparation was circulated for public and public agency review from December 12, 2025, through January 12, 2026 (included as Appendix A). The purpose of the Notice of Preparation is to provide notification that an EIR for the project is being prepared and to solicit guidance on the scope and content of the document.

Comments from the public and public agencies in response to the Notice of Preparation are provided in Appendix A. The District received four comment letters during the 30-day Notice of Preparation comment period, including from the Native American Heritage Commission, County of San Diego Department of Environmental Health and Quality (County DEHQ) Hazard Materials Division, the County DEHQ Vector Control Program, and San Diego County Archaeological Society. The comment letter from the Native American Heritage Commission provided general information regarding the CEQA process, Assembly Bill 52, and Senate Bill 18, as well as Native American Heritage Commission recommendations regarding cultural resource assessments. The comment letter from the County DEHQ Hazard Materials Division provided general information regarding regulatory requirements on the handling of hazardous materials and waste, aboveground petroleum storage, underground storage tanks, and contaminated soils. The comment letter from the County DEHQ Vector Control Program requests that the project address potential impacts from possible mosquito breeding sources. The comment letter from the San Diego County Archaeological Society noted the inclusion of cultural resources to be addressed in the PEIR and asked to be included in the remaining environmental review noticing process. Comments received during the scoping process have been taken into consideration during the preparation of this PEIR. Specific information related to the topics raised in these comments is provided in Sections 3.4, Cultural Resources; 3.7, Hazards and Hazardous Materials; and 3.10, Tribal Cultural Resources.

1.4.2 Public Review of the Draft PEIR

Pursuant to CEQA Guidelines, Section 15105, the Draft PEIR is being circulated for public review and comment for a period of 45 days. The Notice of Availability for the Draft PEIR has been distributed in accordance with CEQA Guidelines, Section 15087. Interested agencies and members of the public can submit comments on the Draft PEIR's accuracy and completeness to the lead agency.

Electronic comments are preferred and can be sent via email to SDCCDMeasureHH@sdccd.edu with the project name 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

The Draft PEIR and related technical studies are available for review during the public review period 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.

1.4.3 Final PEIR and Certification

Following the public review period, the District, as the lead agency, will provide responses to comments received on the Draft PEIR raising significant environmental issues per CEQA Guidelines, Section 15088. Detailed responses to the comments received during public review will be provided in the Final PEIR along with a Mitigation Monitoring and Reporting Program. Findings of Fact and a Statement of Overriding Considering for impacts identified in the Draft PEIR as significant and unmitigable will also be prepared as part of the PEIR finalization process.

The culmination of the environmental review process will be a public hearing on the proposed Master Plan and its Final PEIR. The Final PEIR will need to be certified by the District Board of Trustees as having been prepared in compliance with CEQA prior to making decisions related to projects included in the Master Plan. As the Master Plan and individual projects are approved, the District Board of Trustees will also adopt all feasible mitigation measures identified in the PEIR and apply them as conditions of project approval.

A lead agency must file a Notice of Determination with the County Clerk and State Clearinghouse within 5 working days after approval of a project for which an EIR is prepared (California Public Resources Code, Section 21152). The Notice of Determination must be posted for 30 days and retained by the lead agency for 12 months. Posting of the Notice of Determination starts a 30-day statute of limitations on CEQA legal challenges (California Public Resources Code, Section 21167[c]).

1.5 Organization of the PEIR

This PEIR contains the information required to be included in an EIR by CEQA Guidelines, Sections 15122 through 15131. In summary, the content and format of this PEIR are as follows:

Executive Summary. Summarizes the project, environmental impacts that would result from implementation of the project, proposed mitigation measures that would avoid or reduce impacts, and the level of significance of impacts both before and after mitigation.

Chapter 1, Introduction. Provides an introduction and overview of this PEIR process and describes the intended use and scope of this PEIR and the review process.

Chapter 2, Project Description. Provides a detailed description of the project, including its location; background information; project objectives; anticipated growth; anticipated construction activities; and a description of future implementation actions.

Chapter 3, Environmental Analysis. Contains the analysis of project effects to each environmental issue area, including a description of the existing setting, an overview of applicable regulations, the thresholds of significance, environmental impact analysis, and proposed mitigation measures, where applicable. The impact analysis in each environmental issue section is provided at the program-level for the Master Plan, at the project level for the near-term projects, and for cumulative development.

Chapter 4, Effects Found Not to be Significant. Provides a discussion of the potential environmental effects found not to be significant during initial scoping for the PEIR and briefly describes why those impacts would not be significant and, therefore, do not require a detailed evaluation in this PEIR. This section fulfills the requirements of CEQA Guidelines, Section 15128.

Chapter 5, Other CEQA Considerations. Provides discussion of additional topics required by CEQA Guidelines, Section 15126, including significant and unavoidable impacts, significant and irreversible effects, and growth-inducing effects.

Chapter 6, Alternatives. Describes and compares the proposed alternatives to the project that could reduce or avoid its significant environmental effects in accordance with CEQA Guidelines, Section 15126.6.

Chapter 7, List of Preparers and Agencies Consulted. Lists the lead agency and consultants who provided technical assistance and the agencies consulted in the preparation and review of this PEIR.

Chapter 8, References. Provides a list of references used in preparation of the analysis presented in this PEIR.

Appendices. Includes various documents and data that support the analysis presented in this PEIR.

Chapter 2 Project Description

The purpose of this chapter is to describe the proposed San Diego Miramar College Master Plan Project (Master Plan or project) for the public, reviewing agencies, and decision-makers. According to Section 15124 of the California Environmental Quality Act (CEQA) Guidelines, a complete project description must contain the following information:

- The precise location and boundaries of the project, as shown on a detailed project site map and a regional map;
- A statement of the objectives sought by the project;
- A description of the project's technical, economic, and environmental characteristics; and
- A statement of the intended uses of the Environmental Impact Report (EIR), including discretionary actions.

This chapter also includes a list of agencies expected to use this Program EIR (PEIR) in their decision-making and a list of permits and other approvals required to implement the project.

2.1 Project Background

The San Diego Community College District (District) is a community college district serving the City of San Diego (City) in central San Diego County (County). The District includes three credit colleges (San Diego City College, Mesa College, and San Diego Miramar College [project site, Miramar College, or campus]) and the state's only free-standing noncredit college (San Diego College of Continuing Education). The District is the third largest public community college district in California, serving approximately 90,000 students annually across these colleges.

Miramar College is a public community college administered by the District. Miramar College offers associate degrees, certificates of completion, and the first 2 years of bachelor's degrees.

2.1.1 Miramar College Facilities Path to 2035 Overview

The Miramar College Facilities Path to 2035 (Master Plan), dated April 18, 2022, 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.

2.1.2 Measure HH Funding

On November 5, 2024, San Diego voters passed the $3.5 billion Measure HH Bond Program (Measure HH) to provide funding to upgrade, repair, and renovate classrooms and facilities at Miramar, San Diego City, Mesa, and Continuing Education Colleges. 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. Two of these projects would be constructed at Miramar Collage as near-term projects. Future bond sales authorized by Measure HH would fund additional improvements described in the Master Plan and the master plans for the other District campuses.

2.1.3 Campus Population Growth

The Master Plan establishes planning assumptions for future campus development based on projected enrollment and staffing needs. While the Master Plan identifies a total student population of 27,067 students (on campus and off campus) in 2019, the District identifies maximum on-campus enrollment of up to 25,000 students based on enrollment projections first established in 2005. However, current enrollment and historical growth rates from 1973 through 2023 (approximately 1.4 percent per year on average; District 2024) do not demonstrate that reaching enrollment of 25,000 on-campus students is reasonably foreseeable in the next 20 years. This is particularly true as the addition of more online and hybrid course offerings in recent years has decreased the number of students who enroll in on-site courses. As of fall 2025, 6,101 students were enrolled in on-site courses at Miramar College. An additional 11,057 students were enrolled in either off-site programs (i.e., high school courses receiving District credits) or online courses. Students participating in off-site and online courses register online; some students may visit the campus one to two times per semester, typically prior to on-campus courses starting and outside peak on-campus hours. As these students do not regularly attend the physical Miramar College campus, use campus facilities, or generate daily trips to campus, their presence does not contribute to campus-wide operational impacts. Under CEQA, only activities that result in a direct physical change or a reasonably foreseeable indirect physical change in the environment must be analyzed. Thus, the environmental analysis in this PEIR focuses on the on-campus student population.

Although historical enrollment growth on campus has averaged approximately 1.4 percent per year, this rate may not fully reflect future conditions. For this PEIR, a 1.5 percent annual growth rate has been selected to ensure that the environmental analysis accounts for reasonably foreseeable changes in enrollment and campus development over the next 20 years. This growth rate reflects the potential for attracting and accommodating a larger student body through implementation of planned improvements to campus facilities, academic offerings, and student services, while also providing a conservative approach for environmental analysis and ensuring that the PEIR addresses potential impacts under a higher-demand scenario. Applying a conservative growth rate of 1.5 percent growth in the on-campus population per year, 8,217 on-campus students are anticipated to attend Miramar College in 2045, an increase of 2,116 on-campus students compared to baseline (fall 2025) conditions.

Employee growth is anticipated to maintain the current student-to-staff ratio, which reflects established operational standards for delivering academic programs and student services at Miramar College. There were 1,656 total Miramar College employees in July 2025 (District 2025).

Assuming a proportional number of employees is required to serve the future student population, approximately 2,230 employees would be required in 2045. This represents an increase of 574 employees compared to baseline conditions.

2.2 Project Location and Setting

The 114-acre Miramar College campus is at 10440 Black Mountain Road, in the central portion of the City of San Diego, California, in the Mira Mesa neighborhood (Figure 2-1, Regional Location). The project site is on Assessor's Parcel Numbers 3181200300 and 3181200400. Regional access to the project site is provided by Interstate 15, approximately 400 feet east of the 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 2-2, Campus Boundary).

2.2.1 Existing Land Uses

The campus is currently occupied by various academic and job training buildings, athletic and recreational facilities, open space, and internal campus roads and parking lots (Figure 2-3, Existing Campus). Campus buildings are on the eastern portion of the project site, with academic buildings in the northeastern portion and job training buildings (i.e., police academy and aviation building) in the southeastern portion. The academic buildings surround Compass Point, a circular courtyard, creating a campus core. The northwestern portion of the project site is reserved as a 12-acre vernal pool preserve with unpaved interpretive trails. Various athletic and recreational facilities are in the southwestern portion of the campus, including Hourglass Field (baseball/softball fields), an aquatic center, tennis courts, a gymnasium, sand volleyball courts, and a community park. Parking lots are scattered throughout the campus: Surface parking lots (Lot 1 and Lot 2) are on the western side of the campus, a surface parking lot is in the northeastern portion of the campus (Lot 3), a parking garage (PS-3) is in the northeastern portion of the campus along North Campus Drive, a parking garage (PS-4) is in the southeastern portion of campus along South Campus Drive, and a surface parking lot is east of Hourglass Field (Lot A).

Internal campus streets include Miramar College Driveway, North Campus Drive, and South Campus Drive. A transit station that serves multiple bus lines is in the northeastern portion of the project site and accessible via Hillery Drive.

2.2.2 Surrounding Land Uses

The campus is surrounded by a mix of residential, commercial, and educational uses: Multi-family residential and commercial uses are to the north; educational/institutional facilities (Walker Elementary School and Wangenheim Middle School) are to the west; multi-family residential uses are to the south; and multi-family residential uses are to the east, with the Interstate 15 corridor and Scripps Ranch High School farther east.

2.3 Project Objectives

In accordance with CEQA Guidelines, Section 15124(b), the District, as the lead agency, identified the following objectives for the project:

1. Provide the facilities and infrastructure needed to accommodate projected enrollment through 2045.
2. Reinvigorate the campus entry experience and create a strong sense of arrival for students and the broader community through the westward expansion of buildings.
3. Revitalize the campus core by improving north–south connections, reducing vehicular traffic, adding pedestrian pathways, and enhancing multipurpose open spaces.
4. Provide adequate, adaptable academic space to meet evolving program needs.
5. Create a hierarchy of open spaces and use landscape to unify the campus.
6. Reinforce the existing land use by strategically placing new infill projects.
7. Minimize the loss of instructional space and interruptions to campus activities during construction.
8. Incorporate sustainability features in future campus development and programming to align with state climate targets and the California Community Colleges Chancellor's Office directives.

2.4 Project Components

The Master Plan is a planning framework and conceptual land use plan that guides campus development. It identifies potential projects to support the District's educational and programming goals but does not commit the District to specific project designs, construction schedules, or funding priorities. Specific project designs, building footprints, architectural details, circulation and parking improvements, infrastructure alignments, and operational characteristics would be refined during future planning and design phases, along with final programming, departmental assignments, and internal space allocations.

Based on the concepts presented in the Master Plan, the following sections describe potential campus-wide improvements, near-term projects, and long-term projects. Adjustments to the specific details of the projects described below are anticipated to occur throughout future planning and design phases of individual development projects. These projects would remain within the scope of the project covered by the PEIR provided such refinements remain within the general development envelope and land use assumptions evaluated in this PEIR. References to the "program-level" components and associated analyses refer to the Master Plan as a whole, including campus-wide improvements, near-term and long-term projects, and potential on-campus enrollment growth. References to the "project-level" components and analyses refer to the two near-term projects described in Section 2.4.3 below.

2.4.1 Master Plan Overview

The project consists of the demolition, construction, and renovation of existing campus buildings and facilities on the 114-acre campus. The project would involve the demolition of approximately 49,398 square feet of existing buildings, construction of approximately 253,500 square feet of new buildings, and renovation of approximately 141,210 square feet of existing buildings. The project would also provide various outdoor space enhancements, athletic field improvements, and pedestrian and roadway renovations. It is assumed that as facilities are constructed and modernized, more students would be attracted to on-campus programs. Based on historical growth across District campuses, it is assumed the campus would experience a 1.5 percent growth of on-campus students per year. Table 2-1, Project Components Summary, describes the project components proposed in the near-term and long-term over the life of the project. Figure 2-4, Master Plan Project Locations, shows an overview of proposed locations for these improvements (note the project component numbers in Table 2-1 correspond to the project component numbers on Figure 2-4, this numbering is informational and does not reflect construction order or priority of projects).

While recommendations are described individually in the following sections, the intention of the Master Plan is to develop a campus that works holistically and seamlessly to achieve campus goals. The exact architectural programming and design of each project would be developed during project implementation in coordination with user groups. Section 2.4.3, Near-Term Projects, describes projects from the Master Plan that are anticipated to be constructed in the near-term, as they have identified funding and are in the design process. No specific timing or phasing is identified for the remaining campus-wide improvements and long-term projects described in Sections 2.4.2, Campus-Wide Improvements, and 2.4.4, Long-Term Projects, respectively. These improvements would be designed and implemented as funding is available and program needs are reprioritized.

Table 2-1. Project Components Summary

Project Component[1]	Demolition (gsf, parking spaces, or acreage)[2]	New Construction (gsf or parking spaces)
Near-Term Projects (2027–2030)		
1. English Gallery and Performing Arts Center Building	Eastern portion of Lot 2 (210 parking spaces)	115,000 gsf
2. Early Education Center Building	Child Development Center F-2 Building (6,876 gsf, the drive aisle east of the building, and 16 parking spaces)	18,500 gsf
Long-Term Projects (2032–2045)		
3. Public Safety A-2 Building Modernization	—	—
4. Heavy Duty Diesel Technology C-1 Building	Heavy Duty Diesel Technology C-1 Building (16,581 gsf)	30,000 gsf
5. Welcome and Multicultural Center Building	English I Building (25,941 gsf)	45,000 gsf
6. Parking Structure with Athletic Facilities	Lot A (91 parking spaces) and tennis courts (1.35 acres)	300 parking spaces

Table 2-1. Project Components Summary

Project Component[1]	Demolition (gsf, parking spaces, or acreage)[2]	New Construction (gsf or parking spaces)
7. Science and Automotive S-2 through S-6 Buildings Modernization	—	—
8. Miramar College Driveway Modification	—	—
9. Athletics Building and Courts	Basketball court and eastern portion of Hourglass Field (1.30 acres)	25,000 gsf
10. Hourglass Field Modernization	—	—
11. STEM Lab and Student Health Center Building	Lot 3 (89 parking spaces)	20,000 gsf
12. North Campus Drive Street Parking	—	20 parking spaces
13. Vernal Pool Community Trail Extension	—	—

Notes: gsf = gross square feet

[1] The project component numbers in this table correspond to the location numbers on Figure 2-4. The numbers are informational and do not reflect construction order or priority of projects.

[2] The total amount of square footage of a building. This includes the spaces in the outside faces of the exterior walls (e.g., common areas, maintenance and operation areas, balconies, walkways, corridors, and any other parts of a building that are accessible).

2.4.2 Campus-Wide Improvements

The Master Plan identifies campus-wide projects that would improve circulation and utilities across campus consistent with the vision of the Master Plan. These improvements would be incorporated into specific projects or as holistic campus improvement programs.

Related to utilities, campus-wide infrastructure improvements may include replacement, relocation, or upgrade of existing utility, drainage, circulation, accessibility, safety, and technology systems to support future campus development, primarily with construction of new facilities. As part of the campus goal to become more sustainable, ongoing improvements would occur for water demand efficiency, waste management, power generation, telecommunication infrastructure, and outdoor lighting.

Pedestrian improvements across campus may include establishing a hierarchy for pedestrian circulation, including promenades and connecters using material palettes that are distinct from other circulation spaces. This may include additional pedestrian pole lights, benches, consistent hardscape materials, and uniform landscaping and tree species. New campus signage, art, and wayfinding signage would also be incorporated across the campus. In addition to the specific parking improvements described below, campus parking improvements may also include new or adjusted surface parking facilities intended to support campus operations and evolving transportation needs. Final parking counts and configurations, or re-configurations necessitated by development projects, would be determined during future project design and implementation.

Interior renovations to accommodate programming adjustments, enhance technology, upgrade mechanical systems, or improve building accessibility could occur throughout existing campus

buildings. Minor construction would also occur to repurpose existing exterior areas for outdoor classrooms, study areas, or leisure seating.

2.4.3 Near-Term Projects

2.4.3.1 English Gallery and Performing Arts Center Building

A new 115,000-gross-square-foot (gsf) English Gallery and Performing Arts Center Building complex is proposed in the northwest portion of campus, as shown on Figure 2-5, English Gallery and Performing Arts Center Concept Plan. The existing eastern portion of Lot 2, consisting of 210 parking spaces, would be demolished to make way for the proposed building. The project would also include the removal of approximately 30 trees. The new two-story building complex, which would have a height of approximately 68 feet at the fly-tower (with the largest portion of the building at a height of approximately 48 feet), would host a new approximately 500-seat theater and Performing Arts Center and Visual Arts program space on the first floor, and English spaces, general classroom programs, faculty offices, and additional Performing Arts program space on the second floor. A community plaza and stormwater biofiltration basin would be in the southern portion of the building complex, with ornamental landscaping along the perimeter of the site. The Performing Arts Center would allow for a new academic program, as the existing campus does not include a designated space for performing arts. The Performing Arts Center would provide space for the Humanities programs and would serve the surrounding community by hosting events, gallery shows, and performances open to guests outside Miramar College. The placement of the building complex on the western perimeter of campus would serve as a welcoming gateway to the campus.

2.4.3.2 Early Education Center Building

The proposed Early Education Center Building would include the demolition of the existing 6,876 gsf Child Development Center F-2 Building and removal of the drive aisle and associated 16 parking spaces east of the existing building. The project would also include the relocation of existing underground utilities and removal of approximately 10 trees. The proposed one-story Early Education Center Building, as shown on Figure 2-6, Early Education Center Concept Plan, would be approximately 18,500 gsf with a maximum height of approximately 20 feet. The building would include administrative uses, adult learning classrooms, and early education classrooms for infants, toddlers, and pre-school children. A secure outdoor play yard and open space would be on the western portion of the site. A new drop-off area would be constructed south of the proposed building.

Construction of an east–west fire access lane south of the existing parking garage (PS-4), roundabout, and north–south connection road (connecting North Campus Drive and South Campus Drive) would be constructed before the Early Education Center Building. The north–south connection road was analyzed and approved as part of the 2005 Miramar College Facilities Master Plan and associated Mitigated Negative Declaration (State Clearinghouse No. 2005101028).

Construction of the east–west fire access lane and roundabout are considered ministerial actions not requiring District Board of Trustees approval. Therefore, these safety and circulation improvements are not analyzed further in this PEIR.

2.4.4 Long-Term Projects

2.4.4.1 Public Safety A-2 Building Modernization

Due to the aging condition of the Public Safety A-2 Building, the project would include modernization and renovation of the existing building, totaling approximately 32,210 gsf. Building renovations would include new energy-efficient lighting; ceilings; paint; flooring; casework; stairwells; heating, ventilation, and air conditioning systems, and required accessibility and structural upgrades.

2.4.4.2 Heavy Duty Diesel Technology C-1 Building

A new 30,000-gsf Heavy Duty Diesel Technology C-1 Building is proposed to replace the existing 16,581-gsf Heavy Duty Diesel Technology C-1 Building on the east side of campus. While the Heavy Duty Diesel Technology C-1 Building is a building that currently exists on campus, it is an aging building that no longer serves the needs of the program or advancing technology.

2.4.4.3 Welcome and Multicultural Center Building

A new 45,000 gsf Welcome and Multicultural Center Building is proposed to replace the existing 25,941 gsf English I Building in the center of campus. While a Welcome Center is a building that currently exists on campus and would be relocated to a more centralized proposed space, a Multicultural Center is not currently provided on campus and would provide students and visitors a welcoming and inclusive environment near the main western entrance of campus.

2.4.4.4 Parking Structure with Athletic Facilities

A new 300-space parking structure is proposed to the east of Hourglass Field. To provide space for the proposed parking structure, the existing Lot A (91 parking spaces) and tennis courts (1.35 acres) would be demolished. Due to the proposed parking structure's proximity to the existing Athletics buildings and Hourglass Field, it would include a synthetic grass athletic field and tennis courts on the roof of the structure to add usable square footage to the existing Athletics program. The proposed parking structure would serve as a connector piece, linking together the change in topography between the northern and southern ends of the structure.

2.4.4.5 Science and Automotive S-2 Through S-6 Building Modernization

Due to the aging condition of Science and Automotive S-2 through S-6 Buildings, the project would include modernization and renovation of the five existing Science and Automotive Buildings, totaling approximately 109,000 gsf. Building renovations would include new

energy-efficient lighting; ceilings; paint; flooring; casework; stairwells; heating, ventilation, and air conditioning systems, and required accessibility and structural upgrades.

2.4.4.6 Miramar College Driveway Modification

Miramar College Driveway is a main access point onto campus. Currently, the road stretches from Black Mountain Road on the western boundary of campus and proceeds in a southeastern direction through the center of campus to the existing parking garage (PS-4) on the eastern boundary of campus. The project would include the addition of a traffic circle on Miramar College Driveway at the existing intersection between Lot 1 and Lot 2, and the closing of Miramar College Driveway east of this proposed traffic circle. With the proposed traffic circle, cars would be routed either north to Lot 2 and the proposed English Gallery and Performing Arts Center Building or south to Lot 1. While the eastern portion of Miramar College Driveway would be closed to the public, it would remain as a controlled vehicle accessway, used as a fire lane and for maintenance access. By closing the eastern portion of Miramar College Driveway, pedestrian connections would be strengthened between the northern and southern ends of campus. This controlled vehicle access through campus would allow for a pedestrian-friendly, walkable campus.

2.4.4.7 Athletics Building and Courts

A new 25,000 gsf Athletics Building is proposed on the southern portion of campus. The existing basketball court and approximately 1.30 acres of the eastern portion of Hourglass Field (south of the existing gym) would be demolished for this project. The proposed Athletics Building would include a gym, locker rooms, classrooms, and training rooms and provide flexible spaces to meet the evolving needs of the Athletics program. A new outdoor basketball court and pickleball court would be constructed to support the proposed Athletics Building.

2.4.4.8 Hourglass Field Modernization

Modernization improvements are proposed for Hourglass Field in the southwestern portion of campus. Improvements would include natural turf replacement and leveling of the turf to eliminate current trip hazards due to the existing conditions of the field. Improvements would also include upgrading the current field lighting with more energy-efficient lighting. It is anticipated that no changes would occur related to the use or hours of operation of the fields compared to existing conditions.

2.4.4.9 STEM Lab and Student Health Center Building

A new 20,000 gsf STEM Lab and Student Health Center Building is proposed in the northern portion of campus. The existing Lot 3, consisting of 89 parking spaces, would be demolished for this project. The proposed STEM Lab and Student Health Center Building would contain mathematics, biological, exercise, and physical sciences labs that would be near the existing Science S-5 and S-6 Buildings, allowing for a direct connection between the science functions on

campus. The proposed building would also include a Student Health Center that would include physical health and mental health services for the campus community.

2.4.4.10 North Campus Drive Street Parking

North Campus Drive is on the eastern boundary of campus and connects to Hillery Drive, north of campus. Improvements to North Campus Drive would include the widening of the existing two-lane street to include approximately 20 additional parking spaces along the eastern side of the road.

2.4.4.11 Vernal Pool Community Trail Extension

The northwestern portion of campus includes a 12-acre gated vernal pool preserve with interpretive trails. The existing trails consist of boardwalks and decomposed granite pathways with informational signage throughout. Improvements in this area would include an extension to the existing trail with elevated walks and additional viewing platforms.

2.4.5 Development Characteristics

Pursuant to California Government Code, Section 53094, City of San Diego zoning is not applicable to community college projects that enhance the District's ability to provide classroom education. As such, the Master Plan provides the applicable land use guidance for development on the Miramar College campus.

The District Design Guideline and Standards Manual provides District policy for design professionals and construction teams during the planning and design phases of renovation and construction projects in the District. It outlines design approach, space allocation, physical environment, materials, and system requirements. California Building Code building design and construction requirements apply to development in the District and are referenced throughout the District Design Guideline and Standards Manual. Proposed variations to the District Guideline and Standards Manual are required to be submitted in writing to the District architect for review and written approval prior to depicting such variations in design documents.

2.4.6 Sustainability Features

The District Design Guideline and Standards Manual provides District sustainability levels that are designed to recognize, measure, and promote sustainable practices across District campuses and facilities. All District projects, including new construction, major renovations, and modernization efforts, are required to incorporate the principles outlined in the sustainability levels and meet applicable local, state, and District-adopted sustainability policies. The District Design Guideline and Standards Manual provides a tiered rating system that encourages environmentally responsible design, construction, and operations, across the following categories: integrated project design, climate resilience, energy and carbon performance, water conservation and management, materials and waste, indoor environmental quality and wellness, community

engagement and learning, and innovation. Based on the points accumulated in each of these categories, projects and buildings earn a District sustainability rating.

In addition to the rating system for individual projects, some District-adopted sustainability standards apply to campus-wide development. These include requirements for each campus to facilitate and maintain an ongoing waste recycling program, use renewable woods, use low-emitting carpet cushion materials and backing certified by the Carpet and Rug Institute's Green Label Plus Program, and incorporate the District Facilities Services program of green cleaning materials and techniques.

2.5 Master Plan Implementation

The Master Plan is a plan to guide campus development; however, it is not an implementation plan. Development projects would be brought forward individually to implement the Master Plan over time, and although the Master Plan and environmental analysis make informed estimations on the size and timing of potential future projects, these details may shift over time due to changes in resources and campus priorities. Each future specific development proposal is expected to be approved by the District Board of Trustees and/or by the California Community Colleges Chancellor's Office as appropriate. The review of campus development proposals would be informed by a process that involves input from staff, faculty and students, as well as the local community when appropriate, and evaluation relative to the Master Plan and associated environmental analysis.

2.6 Lead Agency

In accordance with CEQA Guidelines, Sections 15050 and 15367, the District is the lead agency, which is defined as the "public agency, which has the principal responsibility for carrying out or approving a project."

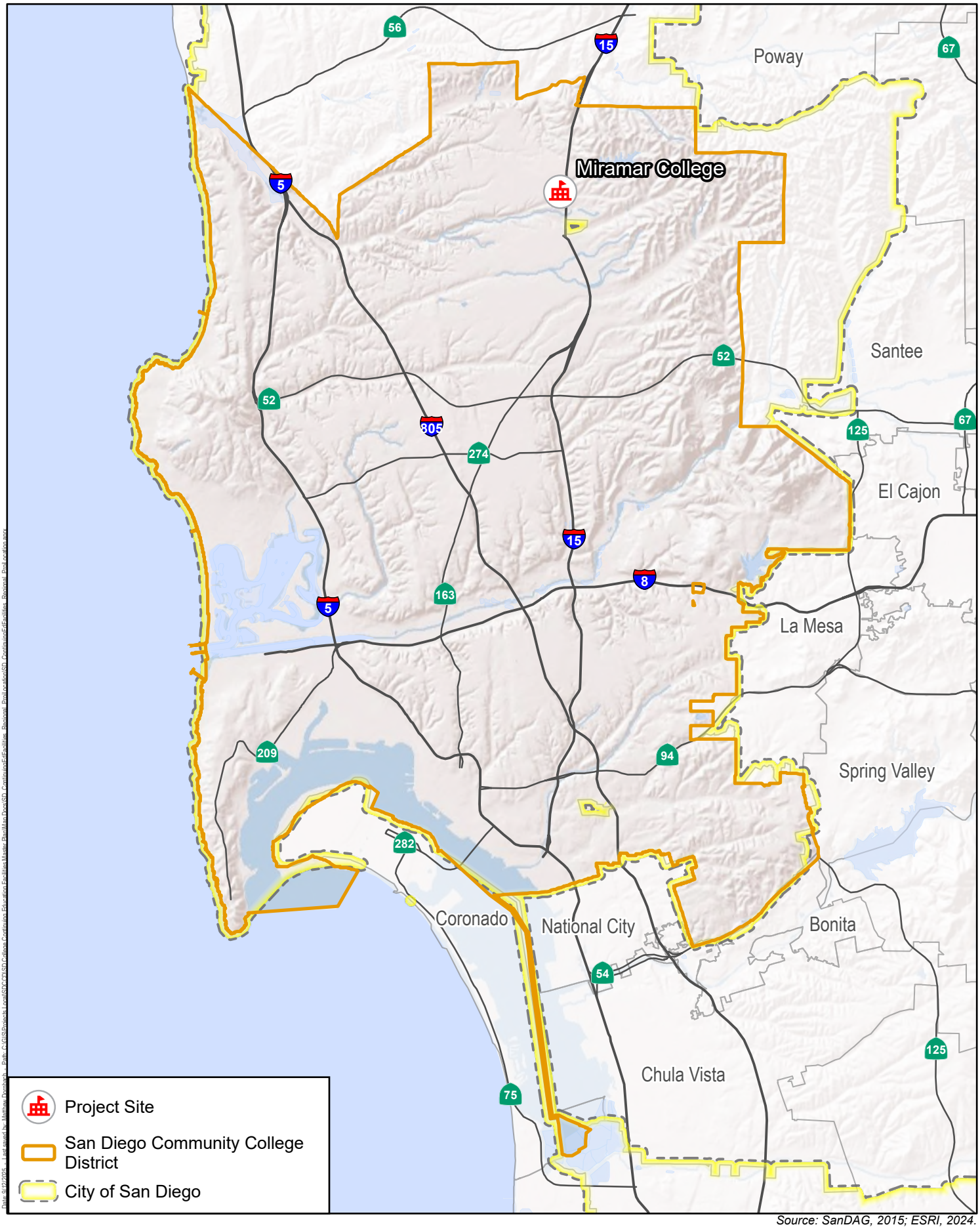
2.7 Intended Use of the PEIR

This PEIR is intended to provide information to the District Board of Trustees, public agencies, stakeholders and organizations, and the public regarding the anticipated environmental impacts of the project. Under the provisions of CEQA, the purpose of an EIR is to "identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided" (California Public Resources Code, Section 21001.1[a]). The information in this PEIR will be considered by the District Board of Trustees in conjunction with their evaluation and approval of the project. The following actions and approvals are required from the District Board of Trustees in association with the project:

- Certification of the Final PEIR and Mitigation Monitoring and Reporting Plan

Actions and approvals that may be required from other agencies for the project include the following:

- California Department of General Services, Division of State Architect – General Construction Permit
- City of San Diego – Right-of-way improvements
- City of San Diego Fire-Rescue Department
- San Diego Regional Water Quality Control Board – National Pollutant Discharge Elimination System and Stormwater Pollution Prevention Plans
- U.S. Army Corps of Engineers and Regional Water Quality Control Board – Clean Water Act, Sections 401 and 404
- San Diego Gas & Electric
- Telecommunications
- County of San Diego, Department of Environmental Health and Quality
- California Department of Fish and Wildlife
- San Diego Air Pollution Control District
- San Diego County Regional Airport Authority



Source: SanDAG, 2015; ESRI, 2024.

Harris & Associates

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Figure 2-1

Regional Location

San Diego Miramar College Master Plan

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Source: Vantor Imagery, 2025.

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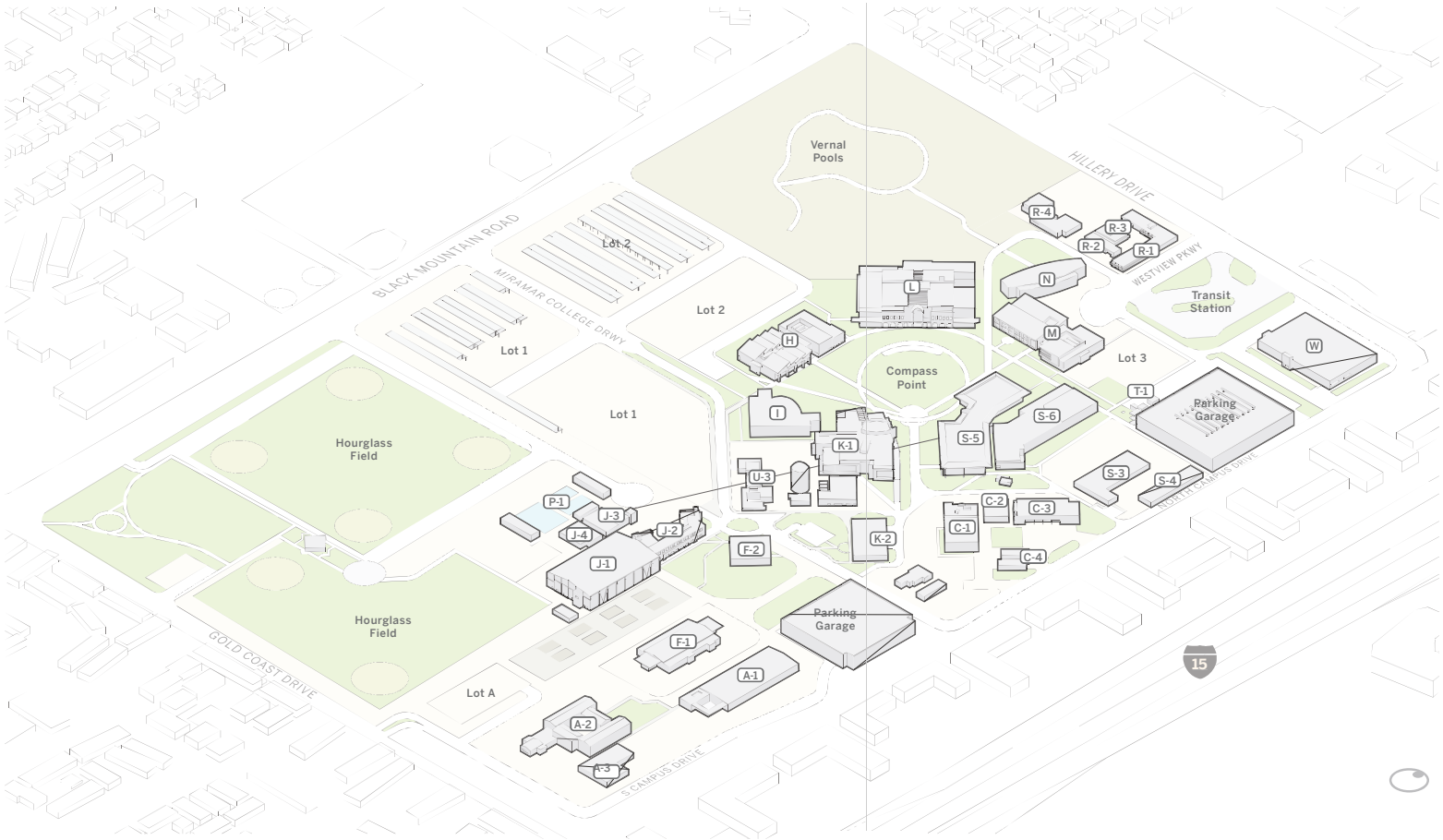
Figure 2-2

Campus Boundary

San Diego Miramar College Master Plan

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LEGEND	
A-1	Continuing Education (not in scope)
A-2	Police Academy
A-3	Police Academy
C	Diesel Technology
C-3	Heavy-Duty Advanced Transportation
F-1	Aviation Building
F-2	Child Development Center
H	Arts & Humanities
I	English Building
J-1	Hourglass Fieldhouse
J-2	Fitness Center
K-1	Student Services
K-2	Student Resource & Welcome Center
L	Library Learning Resource Center
M	Business & Math
N	Administration
P-1	Aquatic Center
R	Fire Technology & EMT
S-3 & S-4	Advanced Transportation Technology
S-5	Science
S-6	Science
T-1	Campus Police
U-3	Facilities
W	Distribution & Computing

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Source: Steinberg Hart, 2022.

Harris & Associates

Figure 2-3

Existing Campus

San Diego Miramar College Master Plan

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Campus Boundary

Near-Term Projects

1. English Gallery and Performing Arts Center Building
2. Early Education Center Building

Long-Term Projects

3. Public Safety A-2 Building Modernization
4. Heavy Duty Diesel Technology C-1 Building
5. Welcome and Multicultural Center Building
6. Parking Structure with Athletic Facilities
7. Science and Automotive S-2 through S-6 Buildings Modernization
8. Miramar College Driveway Modification
9. Athletics Building and Courts
10. Hourglass Field Modernization
11. STEM Lab and Student Health Center Building
12. North Campus Drive Street Parking
13. Vernal Pool Community Trail Extension

**Project numbering is informational and does not reflect construction order or priority of projects.*

Source: Vantor Imagery, 2025.

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Figure 2-4

Master Plan Project Locations

San Diego Miramar College Master Plan

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Source: Kitchell, BNBuilders, and the Miller Hull Partnership, 2026.

Harris & Associates

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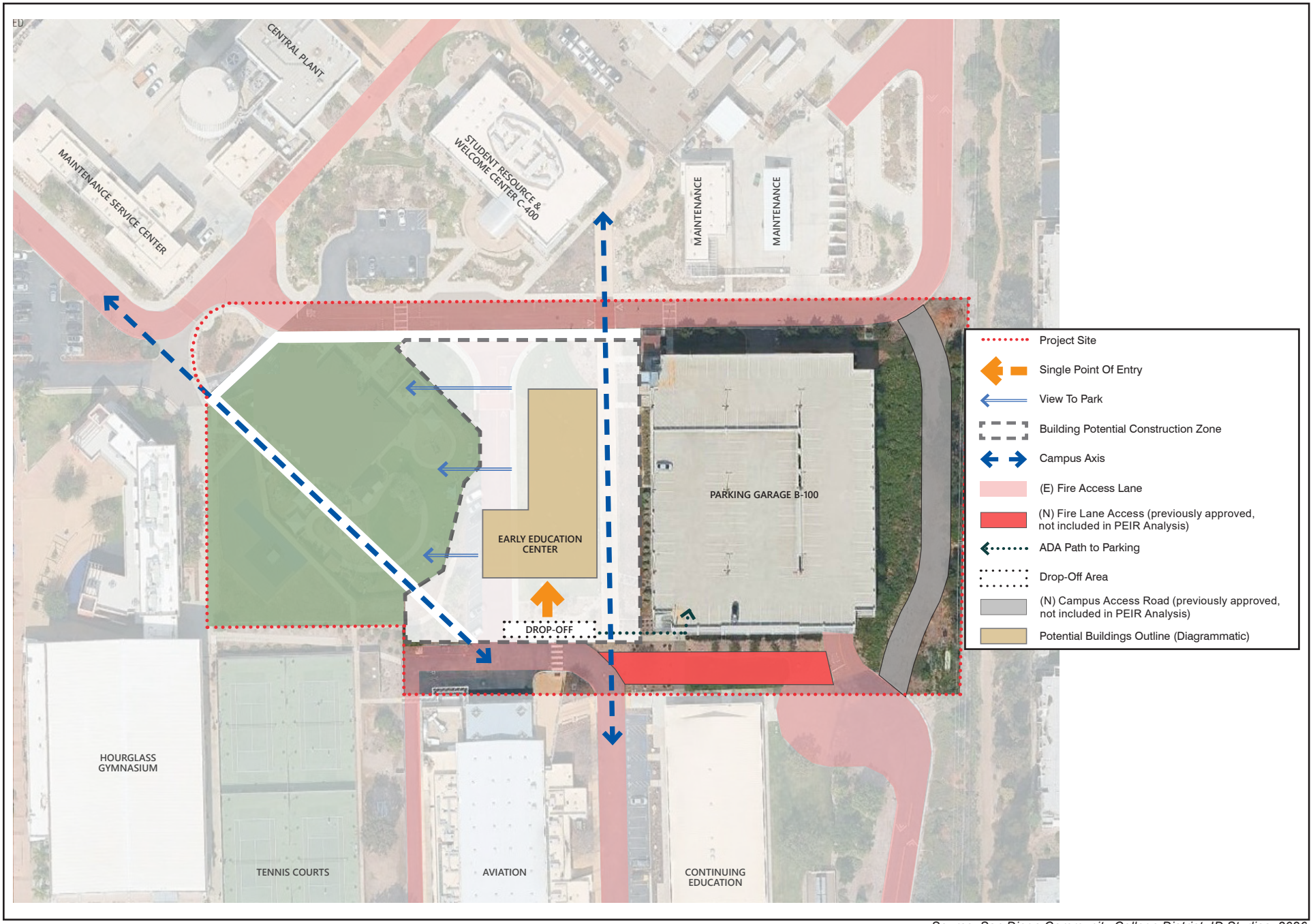
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Figure 2-5

English Gallery and Performing Arts Center Concept Plan

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Source: San Diego Community College District, ID Studios, 2026.

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Figure 2-6

Early Education Center Concept Plan

San Diego Miramar College Master Plan

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Chapter 3 Environmental Analysis

Sections 3.1 through 3.10 in this chapter discuss the potential environmental effects from implementation of the proposed San Diego Miramar College Master Plan Project (Master Plan or project), including the current environmental setting, regulatory setting, method of analysis, thresholds of significance, impacts (including cumulative), and mitigation measures.

Scope of the Environmental Impacts Analysis

Sections 3.1 through 3.10 evaluate the environmental issues identified during the scoping process as having the potential for significant impacts requiring further evaluation. In accordance with Appendix G of the California Environmental Quality Act (CEQA) Guidelines, the potential environmental effects from the project are analyzed for the following issue areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Noise
- Transportation
- Tribal Cultural Resources

The issue areas excluded from Chapter 3, Environmental Analysis, include Agriculture and Forestry Resources, Energy, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire, as these issue areas were found to not be significant and not require mitigation measures. These issue areas are discussed in Chapter 4, Effects Found Not to be Significant.

Level of Analysis

As noted in Chapter 2, Project Description, different levels of detail exist for the various facilities and improvements that would occur on campus under the Master Plan. In general, there is more information available regarding the two near-term projects and less detail and certainty with respect to the long-term and campus-wide projects that may occur through buildout of the Master Plan over the next approximately 20 years. As a result, this Program Environmental Impact Report (PEIR) assesses potential environmental impacts at different levels depending on the available information.

For each issue area, potential impacts first are analyzed on a program-level basis for the Master Plan as a whole, including anticipated on-campus population growth where relevant. This program-level analysis takes a broader perspective based on the anticipated locations and types of the proposed campus facilities and related improvements. Potential impacts are also analyzed on a project-level basis for the near-term projects for which there is sufficient information known about the proposed construction and operational activities. This analysis is more detailed and focused as it is intended to fully assess potential environmental impacts associated with the near-term projects.

In accordance with CEQA, the near-term projects for which a project-level analysis has been completed in this PEIR would be subject to approval and implementation following certification of this PEIR. In contrast, those long-term projects or campus-wide improvements for which only a program-level analysis has been completed may require additional or supplemental environmental review and analysis prior to approval and implementation in accordance with California Public Resources Code, Section 21166, and CEQA Guidelines, Sections 15162 through 15164 and 15168.

Format of the Environmental Impact Analysis

The following sections compose each of the 10 issue area sections in Sections 3.1 through 3.10 of this PEIR.

Environmental Setting

This section describes the current environmental setting of each issue area. According to Section 15125 of the CEQA Guidelines, an Environmental Impact Report (EIR) must include a description of the existing physical environmental conditions in the project vicinity to provide the "baseline conditions" against which project-related impacts are compared. Normally, the baseline conditions are the physical conditions that exist when the Notice of Preparation is published. The Notice of Preparation for the project was published on December 12, 2025, and the baseline conditions in this PEIR are generally taken from this time period.

Regulatory Setting

This section provides a summary of regulations, plans, policies, and laws that are relevant to each issue area at the federal, state, regional, San Diego Community College District (District), and local (non-regulatory) levels. It is important to note that a community college district is afforded unique discretion when developing educational facilities. When developing a facility that furthers its educational objectives, a community college district may take action (a two-thirds vote) pursuant to California Government Code, Section 53094, to exempt a proposed project from the zoning ordinances of the jurisdiction in which the project is located. Therefore, the majority of District projects are not subject to local City of San Diego (City) land use or development regulations. Where such local regulations are discussed in this section, their relevance to the issue area or thresholds of significance is also described. In general, such regulations may be used for background information or analysis in the absence of similar District-specific regulations; however, their use as guidance in establishing thresholds of significance for this CEQA analysis does not change the applicability of such regulations to future District actions.

Method of Analysis

This section provides a description of the method used to analyze the potential impacts of the project on the evaluated issue areas.

Thresholds of Significance

This section identifies the criteria used to determine whether potential environmental effects are significant. The thresholds of significance used in this analysis were primarily based on Appendix G of the CEQA Guidelines. The District has not adopted agency-specific CEQA Guidelines or associated thresholds of significance. In some cases, standards were developed specifically for this analysis or were taken from other agencies or entities. Some standards of significance are quantitative, while others are qualitative. Where additional regulations, standards of other agencies, or other guidance are used to determine the level of significance of impacts, these factors are described below the listed thresholds of significance from CEQA Guidelines Appendix G.

Project Impacts and Mitigation

As previously described, the impact analysis in this PEIR is provided at the program level for the overall Master Plan and at the project level for select near-term projects. Refer to the previous Level of Analysis section for further explanation of the program-level and project-level analyses. A separate discussion of the specific near-term projects is provided in this section where the determination of significance or applicability of mitigation varies between the program-level analysis and project-level analysis or between the different near-term projects. Where the impact of the near-term projects does not differ from that of the program-level components or between the different near-term projects, the discussion may be combined or summarized collectively under the following headings.

Impact Analysis. The analysis of environmental impacts considers both the construction and operational phases associated with implementation of the project. As required by Section 15126.2(a) of the CEQA Guidelines, direct, indirect, long-term, short-term, on-site, and/or off-site impacts are addressed, as appropriate, for the issue area being analyzed. This EIR uses the following terms to describe the level of significance of impacts identified during the course of the environmental analysis:

- **No Impact:** "No impact" refers to implementation of the proposed project having no impact on environmental conditions.
- **Less than Significant:** "Less than significant" refers to two conditions:
  - Impacts resulting from implementation of the project that are not likely to exceed the defined standards of significance.
  - Potentially significant impacts before implementation of mitigation measures. If implementation of the specified mitigation measures would reduce the

potentially significant impact to a level that does not exceed the defined standards of significance, the impact is considered less than significant.

- **Potentially Significant:** "Potentially significant" refers to impacts resulting from implementation of the project that may exceed defined standards of significance before mitigation is considered.
- **Significant and Unavoidable:** "Significant and unavoidable" refers to impacts resulting from implementation of the project that cannot be eliminated or reduced to below the defined standards of significance or a less than significant level through implementation of feasible mitigation measures.

A "significant effect" is defined by Section 15382 of the CEQA Guidelines as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment . . . [but] may be considered in determining whether the physical change is significant."

Significance of Impact. This section identifies the level of significance of project impacts before mitigation measures are implemented.

Mitigation Measures. Section 15126.4 of the CEQA Guidelines requires an EIR to "describe feasible measures which could minimize significant adverse impacts." The CEQA Guidelines define "feasibility" as capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, social, technological, legal, or other considerations. The Mitigation Measures section discusses mitigation measures that could reduce the severity of impacts identified in the Impact Analysis section.

Significance After Mitigation. This section identifies the level of significance of project impacts after mitigation measures are implemented.

Cumulative Impacts

CEQA requires that EIRs discuss cumulative impacts in addition to project impacts. In accordance with CEQA, the discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. Further, the discussion should be guided by the standards of practicality and reasonableness (CEQA Guidelines, Section 15130[b]). According to Section 15355 of the CEQA Guidelines, "cumulative impacts" are defined as follows:

> Two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Section 15130(a) of the CEQA Guidelines further states that a "cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts."

In addition, Section 15130(a) of the CEQA Guidelines requires that EIRs discuss the cumulative impacts of a project when the project's incremental effect is cumulatively considerable. As further clarified by Section 15065 of the CEQA Guidelines, "cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. Therefore, the discussion of cumulative impacts in an EIR evaluates whether the impacts of the project would be significant when considered in combination with past, present, and future reasonably foreseeable projects, and whether the project would make a cumulatively considerable contribution to those impacts. The CEQA Guidelines indicate that, where a lead agency is examining a project with an incremental effect that is not cumulatively considerable, it need not consider the effect significant but shall briefly describe the basis for its conclusion. The CEQA Guidelines allow for a project's contribution to be rendered less than cumulatively considerable with implementation of mitigation.

The geographic scope of the cumulative impact analysis varies depending on the specific issue area being analyzed. The geographic scope defines the geographic area in which projects may contribute to a specific cumulative impact. Therefore, past, present, and reasonably foreseeable future projects in the defined geographic area for a given cumulative issue must be considered.

CEQA Guidelines, Section 15130(b), presents the following two possible approaches for considering past, present, and reasonably foreseeable future projects and indicates that either could be used:

1. A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency
2. A summary of projections contained in an adopted local, regional, or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect

Based on the long-term nature of the proposed Master Plan projects, this PEIR primarily uses the projections method for cumulative analysis. In some instances, there may be individual reasonably

foreseeable projects with characteristics unique to the environmental issue being analyzed that deserve specific consideration; however, specific locations and components of projects that could be implemented in the region throughout the next 20 years are largely unknown. Therefore, the projections method is considered relevant for identifying potential development over this time period that could contribute to cumulative impacts when combined with the proposed campus projects.

Past and present projects are considered part of the baseline when evaluating project impacts. The District is in the process of analyzing master plan frameworks for each of its four campuses and would implement the proposed projects in addition to continuing to construct previously approved campus facilities. Similar to the Master Plan, the master plans for Mesa College and San Diego City College anticipate the replacement and expansion of existing facilities within their current campus boundaries and the accommodation of increasing on-campus enrollment at a rate of 1.5 percent per year. Modernization and expansion of existing San Diego College of Continuing Education facilities would occur on its seven existing campuses (including on the Miramar College campus, Building A-1) while a new property at 5322 El Cajon Boulevard would serve as an additional eighth campus for the San Diego College of Continuing Education.

Regarding off-campus development, consideration of projects that could be implemented under adopted land use plans, such as the 2024 City of San Diego General Plan (2024 General Plan or Blueprint SD), is considered sufficient to account for cumulative impacts from future reasonably foreseeable projects. Therefore, the projections method is the primary approach taken in the following sections, especially where the geographic scope of cumulative analysis is regional or citywide.

The appropriate geographic scope for cumulative impact analysis varies depending on the specific issue area being analyzed. The geographic scope defines the study area in which projects may contribute to a specific cumulative impact. For some issue areas, the cumulative study area may address regional or area-wide conditions, while for other issue areas, the potential for cumulative impacts is limited to localized effects. In most cases, the potential for cumulative impacts is confined to the project site and its immediate surroundings (e.g., Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources). Potential cumulative impacts that have the potential for impacts beyond the project site boundaries (e.g., Transportation, Air Quality, Greenhouse Gas Emissions) have been addressed by using the growth projections adopted by the City. Refer to Sections 3.1 through 3.10 for a discussion of the cumulative impacts associated with development and growth in the City and region for each environmental resource topic.

3.1 Aesthetics

This section evaluates the potential for impacts on aesthetics resulting from construction and operation of long-term and near-term projects implemented under the San Diego Miramar College Master Plan Project (Master Plan or project).

3.1.1 Environmental Setting

The following sections describe the environmental setting for the project as it relates to aesthetics.

3.1.1.1 Campus Visual Character

Landform

San Diego Miramar College (project site, Miramar College, or campus) is a largely level and easily accessible landscape, with gentle sloped gradients down to the south and east. Moderately sloping, south-facing hillsides are present in the southern portion of campus (Appendix E). Elevation across the main portion of campus generally range between approximately 495 and 530 feet above mean sea level. The southern and eastern edges of the campus slope down to the surrounding land uses, while the northern and western edges of campus are level with the surrounding land uses. The northwestern portion of the campus is reserved as a 12-acre vernal pool preserve with unpaved interpretive trails. Compass Point, the central open space on campus, gently slopes northwest, creating a recessed gathering space with stepped seating that faces the bowl of the lawn.

Vegetation

The campus occurs in a developed urban environment with minimal vegetation outside landscaped areas. The campus is fully graded and developed except for a designated 12-acre vernal pool preserve on the northwestern portion of the campus. This preserve has been subject to restoration activities, and no other undeveloped or vacant areas are present on the campus. As discussed further in Section 3.3, Biological Resources, one land cover type, urban/developed land, was identified on the campus, and four vegetation communities, Diegan coastal sage scrub – coastal form (including disturbed), non-native grassland, non-native riparian, and vernal pool, were identified (all within the vernal pool preserve). Beyond the vernal pool preserve, urban/developed land on the project site supports limited vegetation, consisting primarily of ornamental plantings, landscaped areas, and scattered shade trees.

Development

Existing development on the campus includes approximately 39 buildings containing approximately 1.1 million gross square feet and 430,000 assignable square feet. The campus consists of multi-story academic and administrative buildings; student facilities; associated site infrastructure, including parking lots and paved access ways; the Miramar College Transit Station;

and landscaped pedestrian plazas. Campus buildings are focused on the eastern portion of the campus, with academic buildings in the northeastern portion and job training buildings (i.e., police academy and aviation building) in the southeastern portion. The academic buildings surround Compass Point, a circular courtyard, creating a campus core. Various athletic and recreational facilities are in the southwestern portion of the campus (refer to Figure 2-3, Existing Campus).

3.1.1.2 Visual Character of Adjacent Land Uses

The campus is in the 2022 Mira Mesa Community Plan area, an urbanized community predominantly developed with residential, mixed-use, office/research and development, light industrial uses, and to a lesser extent, other types of land uses, such as retail commercial and educational (City of San Diego 2022).

The campus is surrounded by a mix of residential, commercial, and educational uses: multi-family residential and commercial uses are to the north; educational/institutional facilities (Walker Elementary School and Wangenheim Middle School) are to the west; multi-family residential uses are to the south; and multi-family residential uses are to the east, with the Interstate 15 corridor and Scripps Ranch High School farther east.

3.1.1.3 Visual Resources

The 2022 Mira Mesa Community Plan does not identify prominent view corridors and the community plan area does not contain any designated scenic vistas or notable visual landmarks. Although the community plan area sits atop a mesa, it does not contain designated scenic vistas. The 2022 Mira Mesa Community Plan identifies scenic overlooks designated from public viewpoints, such as street rights-of way (City of San Diego 2022). No designated scenic overlooks are on the campus. The nearest scenic overlook to the campus is close to the Black Mountain Road and Carroll Centre Road intersection approximately 0.5 mile south of the campus. However, distant views from this overlook face northeast toward Miramar Reservoir and do not face north to the campus. Therefore, the campus is not visible from the nearest scenic overlook due to intervening development, topography, and distance.

3.1.1.4 State Scenic Highways

A highway is designated scenic by the California Department of Transportation depending on how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes on a traveler's enjoyment of the view (Caltrans 2018). No officially designated or eligible state scenic highways are on or adjacent to the project site. The closest officially designated scenic highway is a portion of State Route 52, approximately 4.8 miles southeast of the campus. The closest eligible state scenic highways are Interstate 5 and State Route 52, approximately 5 miles west and 4.5 miles south, respectively, of the campus. Due to the distance

of these segments from the campus and intervening structures and vegetation, the campus is not in the viewshed of the designated state scenic highway or of the eligible state scenic highways.

3.1.1.5 Light and Glare

Lighting effects are generally associated with the use of artificial light during the evening and nighttime hours. There are two primary sources of light:

- Light emanating from building interiors passing through windows
- Light emanating from exterior sources (i.e., street lighting, building illumination, security lighting, parking lot lighting, and landscape lighting)

Light introduction can be a nuisance to adjacent residential areas, diminish the view of the clear night sky, and if uncontrolled, cause disturbances. Land uses such as residences and hotels are considered light-sensitive because occupants have expectations of privacy during evening hours and may be subject to disturbance by bright light sources. Light spill is typically defined as the presence of unwanted light on properties adjacent to the property being illuminated. With respect to lighting, the degree of illumination may vary widely depending on the amount of light generated, height of the light source, presence of barriers or obstructions, type of light source, and weather conditions.

Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light by highly polished surfaces such as window glass or reflective materials and, to a lesser degree, from broad expanses of light-colored surfaces. Perceived glare is the unwanted and potentially objectionable sensation observed by a person as they look directly into the light source of a luminaire. Daytime glare generation is common in urban areas and is typically associated with buildings with exterior facades largely or entirely composed of highly reflective glass. Glare can also be produced during evening and nighttime hours by the reflection of artificial light sources such as automobile headlights. Glare-sensitive land uses include residences, hotels, transportation corridors, and aircraft landing corridors.

The campus is surrounded by a mix of residential, commercial, and educational uses. The campus generates existing nighttime light from parking lots, streetlights, pedestrian walkway lights, vehicle lights along internal roadways, building lights (interior and exterior security lighting), and athletic field and court lights. Surrounding land uses also generate light from streetlights and school parking lots, vehicle lights, and building lights (interior and exterior security lighting). Campus building as well as surrounding development are not substantial sources of glare as structures are primarily finished with stucco or similar non-reflective materials. Existing sources of glare on the campus include building materials such as glass or steel, which are used in limited quantities on existing buildings. Glass is used in relatively small areas for windows or natural light and is not a substantial source of glare under existing conditions.

3.1.2 Regulatory Setting

This section describes the federal, state, regional, San Diego Community College District (District), and local regulatory framework adopted to address aesthetics.

3.1.2.1 Federal

There are no regional policies related to aesthetics that apply to the project.

3.1.2.2 State

California Scenic Highway Program

Caltrans manages the California Scenic Highway Program, which was created in 1963 by the California Legislature to preserve and protect scenic highway corridors from changes that would diminish the aesthetic value of lands adjacent to highways. The program includes a list of highways that are eligible for designation as scenic highways or that have been designated as such. The designation of a highway as scenic is based on how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes on the travelers' enjoyment of the view. State laws governing the California Scenic Highway Program are found in California Streets and Highways Code, Sections 260 through 263.

3.1.2.3 Regional

There are no regional policies related to aesthetics that apply to the project.

3.1.2.4 District

2025 District Design Guidelines & Standards Manual

The District Design Guidelines & Standards Manual was prepared for use by design professionals and construction teams during the planning and design phases of renovation and construction projects for the District. It outlines the design approach, space allocation, physical environment, materials, and system requirements and provides technical standards that the design and construction teams are expected to meet or exceed. The general criteria and standards provided in this manual apply to all campuses within the District, and specific requirements related to each campus are provided in individual campus guidelines and during the design process. Requirements related to aesthetics are outlined below (District 2025).

Sustainability & Climate Strategy

Section 1.3, Sustainability & Climate Strategy, of the District Design Guidelines & Standards Manual includes the Climate Action Plan, Sustainability Plan, Green Policies, and District Sustainability Levels.

Sustainability Plan

Development of the District's Sustainability Plan included workshops in which feedback provided by students, faculty, and staff was used to identify key themes to guide the development of the goals for the Sustainability Plan. Each goal includes a key performance indicator (KPI). These goals have been incorporated into the District's Green Growth Program, shall be considered on future facility improvement projects, and include the following related to aesthetics:

- **Health and Wellbeing Goal 1.** Design spaces that reduce stress, maintain emotional well-being, and promote recovery (e.g., social services, biophilic design, wellness spaces).
  - **KPI:** Access to views, fresh air, natural light/materials, plants, flexibility, places to grow things, meditate, reset, affirming.

General Specifications

Section 2.2 of the District Design Guidelines & Standards Manual includes general specifications and product and material data for the construction of District projects. These are expected to be incorporated into the design of future District projects; however, design professionals may work with the District to include modifications to the general specifications via special conditions to meet specific site conditions and/or program needs.

The General Specifications section includes specifications for the design and construction of buildings and structures on District properties that relate to maintaining aesthetic value and minimizing glare. This includes specifications for window shade devices that must provide solar control, glare reduction, and energy efficiency while maintaining visibility and natural daylighting; designing classrooms to minimize glare on whiteboards; and using glare-resistant projection screens.

This section also requires contractors for District projects to prepare mock-ups, which are physical assemblies of construction elements designed to establish quality standards for site work, interior finishes, and exterior finishes. They serve as full-scale representations to verify material selection, assess workmanship, and ensure compliance with design intent prior to full-scale installation. Mock-ups are required for the following construction elements:

- **Site Work:** Concrete finishes, paving, hardscapes.
- **Interior Finishes:** Paint, wall finishes, flooring.
- **Exterior Finishes:** Masonry, stucco, cladding, glazing systems.

3.1.2.5 Local (Non-Regulatory)

The District is not subject to municipal land use planning documents or development regulations in the City of San Diego (City) Zoning Ordinance. However, as the Miramar College campus is adjacent to surrounding communities within the City, this analysis considers the aesthetics discussion contained in the 2024 City of San Diego General Plan (2024 General Plan or Blueprint

SD) and the 2022 Mira Mesa Community Plan, as well as the policies in the City's Land Development Code, for informational purposes and community context.

2024 City of San Diego General Plan

The 2024 General Plan includes a Citywide urban design strategy, goals, and policies regarding the physical features that define the character of a neighborhood or community. These goals complement the goals for pedestrian-oriented and walkable villages articulated in the City of Villages strategy upon which the 2024 General Plan is based (City of San Diego 2024).

Urban Design Element

The Urban Design Element of the 2024 General Plan establishes a set of design principles on which its policies are based and on which future public and private development physical design decisions can be based. Policies within this element generally direct future development to place growth into transit-oriented, mixed-use, and commercial areas; preserve and protect natural landforms and features; design streets to improve walkability, bicycling, and transit integration; and use sustainable building methods (City of San Diego 2024).

Conservation Element

The Conservation Element guides the sustainable management of the City's natural resources, with sections on open space and landform preservation, wetlands, and the urban forest. Policies call for the conservation of landforms, canyon lands, and open spaces that define the City's urban form, serve as core biological areas and wildlife linkages, or are wetland habitats. Policies related to wetlands require a watershed planning approach that preserves and enhances wetlands, and policies related to urban forestry call for the planting of large canopy shade trees where appropriate and with consideration of habitat and water conservation goals, as well as the retention of significant and mature trees (City of San Diego 2024).

City of San Diego Land Development Code

The City's Land Development Code is a portion of the San Diego Municipal Code that contains numerous provisions to guide the design of development throughout the City. Through zoning and development standards, such as specified maximum building heights, maximum lot coverage, minimum and maximum floor-area-ratios, and yard setbacks, the Land Development Code provides restrictions on land development and design that affect visual quality and provide for consistent visual character among specific land use designations.

The Land Development Code also contains development restrictions and guidelines to protect and enhance Environmentally Sensitive Lands. Steep hillsides are defined as those with natural gradients equal to or more than 25 percent with a minimum elevation differential of 50 feet, or a natural gradient of 200 percent with a minimum elevation differential of 10 feet. San Diego

Municipal Code, Section 142.0101 et seq., contains grading regulations to address (among other things) landform preservation and requires that all grading be designed and performed in conformance with applicable City Council policies and the standards established in the Land Development Manual (City of San Diego 2026).

2022 City of San Diego Mira Mesa Community Plan

The 2022 Mira Mesa Community Plan establishes the vision and strategy to guide the future growth and development within the community of Mira Mesa in the City, consistent with the City's 2024 General Plan. The community plan is organized into eight elements. The Urban Design Element provides the goals and policies for the urban design of Mira Mesa, inclusive of the community's built-form and the public realm. Its goals and policies further refine the 2024 General Plan, promote economic revitalization, address climate change, and improve the quality of life in San Diego (City of San Diego 2022):

- **Policy 7.4: Building entries.** Demarcate building entries from the public realm through the use of architectural treatments, landscape, and/or pavement design.
- **Policy 7.5: Lighting.** Provide appropriately scaled street lighting to increase pedestrian and traffic safety. Street lighting placement, distribution, size, style, and illumination should be adapted to street types and use a consistent style along the length of a block or at a district level to create a unifying scheme.
- **Policy 7.19: Building facades.** Design building frontages with articulated façade elements that include and clearly demarcate windows and doors, such as storefronts, porches, patios, stoops, balconies, arcades, colonnades, galleries, awnings, and/or canopies.
- **Policy 7.20: Blank facades.** Avoid long stretches of uninterrupted blank facades. Articulation of building facades may include punched windows, enhanced primary entrances, or the use of multiple facade finishes.
- **Policy 7.21: Active ground floors.** Design active ground floor uses with transparency in facades, doors, and windows.
- **Policy 7.22: Massing.** Design building heights, masses, and volumes that complement in scale and proportion to adjacent buildings.
- **Policy 7.23: Materials and styles.** Utilize durable architectural treatments on all publicly visible areas of buildings. Building materials, finishes, colors, and architectural styles should be compatible with the surrounding character of existing buildings and neighborhood.

3.1.3 Method of Analysis

The analysis in this section is based on a review of aerial maps and existing landforms, development, visual character, scenic vistas, and lighting and glare conditions on the campus. The

impact analysis assesses the impacts related to aesthetics and determines whether the project would trigger a threshold listed below. Mitigation measures are provided where applicable.

3.1.4 Thresholds of Significance

According to Appendix G of the California Environmental Quality Act (CEQA) Guidelines, the project would have a significant impact on aesthetics except as provided in California Public Resources Code, Section 21099, if it would:

- **Threshold 1:** Have a substantial adverse effect on a scenic vista.
- **Threshold 2:** Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- **Threshold 3:** In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings. (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality.
- **Threshold 4:** Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

3.1.5 Project Impacts and Mitigation

The following sections address various potential impacts relating to aesthetics that could result from implementation of the project.

3.1.5.1 Threshold 1: Scenic Vistas

Threshold 1: Would the project have a substantial adverse effect on a scenic vista?

Impact Analysis

Vistas provide visual access or panoramic views to a large geographic area. The field of view from a vista location can be wide and extend into the distance. Panoramic views are usually associated with vantage points looking out over a section of urban or natural area that provides a geographic orientation not commonly available. Examples of panoramic views include an urban skyline, valley, mountain range, ocean, or other water bodies.

The District is not subject to municipal land use planning documents or development regulations in the City's Zoning Ordinance. However, because the campus is adjacent to surrounding communities in the City, this analysis considers scenic vistas identified in the 2022 Mira Mesa Community Plan for informational purposes and community context. As detailed in Section 3.1.1.3, the 2022 Mira Mesa Community Plan does not identify any scenic vistas or view corridors

in the community plan area and does not identify any scenic overlooks on campus or looking toward where campus is visible.

Program Level

Proposed long-term projects implemented under the Master Plan would occur within the existing developed campus footprint and would primarily replace or modernize existing facilities without expanding into visually sensitive areas (as there are no designated scenic vistas within the vicinity of campus). Although some new or renovated buildings may alter on-campus views, the structures that would be constructed in accordance with the Master Plan would not be of a height that is greater than the existing development on campus. As such, new development on the campus would not obstruct views from land uses in the surrounding area. Therefore, implementation of the Master Plan would not have a substantial adverse effect on a scenic vista. Impacts would be less than significant.

Project Level

The near-term projects proposed under the Master Plan would be implemented within the boundaries of the existing, developed Miramar College. As detailed previously, no designated scenic vistas are within the vicinity of the campus. The Master Plan near-term projects consist of the demolition and construction of existing campus buildings without expanding into natural open space or visually sensitive areas. A new English Gallery and Performing Arts Center Building is proposed in the northwestern portion of campus. The existing eastern portion of Lot 2, consisting of 210 parking spaces, would be demolished to make way for the proposed building. The new building would have a height of approximately 68 feet at the fly-tower, with the largest portion of the building at a height of approximately 48 feet. Although the new building would be in an area where a building currently does not exist, the height would be similar to existing, nearby buildings (including the existing Library Learning Resource Center L Building at 54 feet in height, Arts & Humanities H Building at 43 feet in height, and water tower at 66 feet in height). The proposed Early Education Center Building would include the demolition of the existing Child Development Center F-2 Building. The proposed Early Education Center Building would have maximum height of approximately 20 feet, which is similar to the building it would replace. Therefore, the near-term projects would not obstruct currently available views from land uses in the surrounding area. Implementation of the near-term projects would not have a substantial adverse effect on a scenic vista.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would result in a less than significant impact related to scenic vistas.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.1.5.2 Threshold 2: State Scenic Highways

Threshold 2: Would the project substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

Impact Analysis

Program Level and Project Level

As detailed in Section 3.1.1.4, no officially designated or eligible state scenic highways are on or adjacent to the project site. The closest official designated scenic highway is a portion of State Route 52, approximately 4.8 miles southeast of the campus. The closest eligible state scenic highways are Interstate 5 and State Route 52, approximately 5 miles west and 4.5 miles south, respectively, of the project site. Therefore, due to intervening development and distance, development proposed under the Master Plan would not be visible from either the nearest designated scenic highway or eligible scenic highways. While some trees would be removed or replaced as part of projects implemented under the Master Plan, these changes would occur in an already developed environment and would not affect resources visible from a state scenic highway. The Master Plan campus improvements would not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. No impact would occur.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would not result in an impact related to state scenic highways.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. No impact would occur.

3.1.5.3 Threshold 3: Scenic Quality

Threshold 3: Would the project, in nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality.

Impact Analysis

Program Level and Project Level

The campus is in a developed area that meets the criteria of an "urbanized area" as defined in California Public Resources Code, Section 21071, which defines the term "urbanized area" for CEQA to mean an incorporated city that has a population of at least 100,000 persons or has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons. According to data from the U.S. Census Bureau, the population of the City was 1,404,452 people in 2024 (U.S. Census Bureau 2024). Thus, under CEQA, the campus would be considered within an urbanized area as defined by California Public Resources Code, Section 21071, with an applicable threshold for evaluation of visual character and quality impacts based on consistency with applicable zoning and other regulations governing scenic quality. The City's zoning and land use regulations related to scenic quality would not apply to District development on campus; however, this analysis still considers the scenic quality of the campus surroundings, as the District aims to provide development that is compatible with surrounding land uses.

The City's zoning and land use regulations related to scenic quality would not apply to District-owned properties such as Miramar College. Instead, the District relies on the comprehensive design standards and sustainability frameworks within the District Design Guidelines & Standards Manual to guide development on the campus, which includes but is not limited to guidelines for building materials, color palettes, and specifications for lighting fixtures. During the design phase of projects implemented under the Master Plan, the contractor would be required to submit project mock-ups for approval by the District Architect, which include the specific project's design intent, colors, textures, and craftsmanship. As such, future campus development projects would be constructed with high aesthetic quality and would be designed to be cohesive with surrounding campus development.

Further, implementation of the projects under the Master Plan would not require mass grading or the substantial alteration of the existing landform. Master Plan projects would continue to implement landscaping similar to existing conditions in accordance with the District's Landscaping Standards, and development would generally be limited to the existing development footprint, thereby retaining similar visual character to existing conditions. While the long-term Vernal Pool Community Trail Extension project would be in an open space area, the project would

consist of elevated walks and additional viewing platforms, consistent with existing features, retaining similar visual character to existing conditions.

The campus is in a developed portion of the Mira Mesa community and is surrounded by established residential neighborhoods, commercial development, and major transportation corridors. Existing public views of the site are defined by a mix of mid-rise academic buildings, parking structures, and other institutional facilities that establish an urban visual character. The projects implemented under the Master Plan would include modernization, replacement, and infill development within the existing campus, which would result in visual changes. However, the height, scale, and visual quality of the projects would generally remain consistent with the height, scale, and visual quality of the existing campus built environment. Master Plan projects would comply with the aesthetic requirements for on-campus structures outlined in the District Design Guidelines & Standards Manual and would be designed to complement existing campus buildings in exterior finishes. Therefore, implementation of the Master Plan projects would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be less than significant.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.1.5.4 Threshold 4: Light and Glare

Threshold 4: Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Impact Analysis

Program Level and Project Level

The two major causes of light pollution are spill light and glare. Spill light is caused by misdirected light that illuminates areas outside the area intended to be lit. Glare occurs when a bright object is against (or reflects off) a dark background or shiny surface. As detailed in Section 3.1.1.5, the campus generates existing nighttime light from parking lots, streetlights, pedestrian walkway lights, vehicle lights along internal roadways, building lights (interior and exterior security lighting), and athletic field and court lights. Surrounding land uses also generate light from streetlights and school parking lots,

vehicle lights, and building lights (interior and exterior security lighting). Existing sources of glare on the campus include building materials such as glass or steel, which are used in limited quantities on existing buildings, especially along roadways, such that they are not substantial sources of glare.

During implementation of the Master Plan, nighttime construction could occasionally be required in specific circumstances, such as to accommodate concrete pours during lower temperature hours or to reduce temporary conflicts with traffic or operation of nearby uses. Although nighttime construction would require additional sources of lighting to be present, nighttime construction work would be limited to a few nights of work for those activities needing to occur during nighttime hours for an individual project. As this introduction of lighting during nighttime construction would be temporary and short-term, construction of projects implemented under the Master Plan would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Future development under the Master Plan would continue the installation and use of the types of lighting sources that occur on campus under existing conditions, including interior and exterior security lighting at new and renovated buildings, new parking and roadway streetlights, new pedestrian walkway lights, and new athletic field and court lights. Master Plan projects, including long-term and near-term projects, would be designed and constructed in accordance with the requirements outlined in the District Design Guidelines & Standards Manual, which includes specifications for lighting fixtures and requires a review of classroom lighting to minimize glare. These specifications, as well as goals in the Sustainability Levels framework to maximize daylight penetration, focus on providing a well-lit interior building environment without excessive glare. All projects proposed under the Master Plan would be reviewed by the District Architect during the design phase, which would include a review of the project's lighting components and project materials for consistency with the District Design Guidelines & Standards Manual. However, even with implementation of these District design policies, there is the potential for sources of light and glare generated by the future campus projects implemented under the Master Plan to result in light spillover or create new sources of glare that affect adjacent properties or roadways.

Specifically, the Parking Structure with Athletic Facilities project would construct a parking structure with synthetic grass athletic field and tennis courts on the roof of the structure. While the project is adjacent to an area of campus near existing recreational uses and field lighting, as a new source of lighting, there is potential to result in light spillover to adjacent residential properties without proper shielding. The parking component of this project could also introduce a new source of glare from vehicle headlights in the multi-level parking structure where parking occurs only in a surface lot under existing conditions. Additionally, modernization improvements for the Hourglass Field Modernization project would include upgrades to the current field lighting with more energy-efficient lighting. While it is anticipated that no changes would occur related to the use or hours of operation of the fields compared to existing conditions, a potential impact could occur due to the new athletic lighting being located adjacent to residential properties. Without

proper shielding, such lighting could result in spillover that adversely affects adjacent residential properties. Building materials for the new long-term and near-term proposed buildings also could create new sources of glare. Even with implementation of District design policies, there is the potential for sources of light and glare generated by the long-term and near-term projects to result in adverse light and glare effects on adjacent land uses. Therefore, impacts would be potentially significant, and implementation of mitigation measures would be required.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Project- and program-level impacts would be significant.

Mitigation Measures

Program Level and Project Level

The following mitigation measures apply to long-term and near-term projects.

AES-1: **Exterior Lighting**. Prior to project approval, architectural plans, including detailed lighting plans and fixture specifications, shall be submitted for review and approval by the District Architect. The lighting plans must demonstrate the following to the satisfaction of the District Architect:

- Outdoor lighting fixtures shall be directed or shielded such that light does not fall onto surrounding properties or create glare hazards within public rights-of-way.
- All outdoor lighting shall be turned off between 11:00 p.m. and 6:00 a.m. except:
  - Outdoor lighting used for security purposes or to illuminate walkways, roadways, and parking lots; and
  - Outdoor lighting used to illuminate recreational activities and equipped with automatic timing devices, used while recreational events are in progress, and shielded to minimize light pollution.

AES-2: **Glare Reduction.** Prior to project approval, a project mock-up and materials board shall be submitted for review and approval by the District Architect. The primary building materials shall minimize glare and include non-reflective, matte, or low-reflectivity coatings for building facades and solar panels. Windows or other glass treatments shall be glazed, insulated, or otherwise treated to minimize sunlight reflection to off-site properties and public rights-of way. Repetitive bands of reflective windows shall be avoided. Projects that include development or alteration of parking areas shall be designed to shield direct glare from vehicle headlights from residential or other light-sensitive uses through the physical project design or through shielding mechanisms such as landscaping or physical barriers.

Level of Significance After Mitigation

Implementation of Mitigation Measures AES-1 and AES-2 would reduce impacts related to the creation of light or glare to a less than significant level.

3.1.6 Cumulative Impacts

The following sections address various potential cumulative impacts related to aesthetics that could result from implementation of the project.

3.1.6.1 Scenic Vistas

The geographic scope for the cumulative analysis of adverse effects on scenic vistas consists of the campus and surrounding Mira Mesa Community Plan area. While no designated scenic vistas are within the vicinity of the campus, buildout of the community could result in obstructions and significant impacts on designated scenic overlooks. However, as discussed in Section 3.1.5.1, the Master Plan, including the long-term and near-term projects, would not have a significant impact related to scenic overlooks as development would not obstruct views from land uses in the surrounding area. Future development would occur within the boundaries of the Miramar College campus, would not substantially increase building height beyond that of existing buildings on the campus, and individual projects would be required to comply with the aesthetic guidelines adopted by the District. Therefore, the project would not have a cumulatively considerable contribution to the significant cumulative impact on scenic vistas.

3.1.6.2 State Scenic Highways

The geographic context for the analysis of cumulative impacts regarding scenic resources within a state scenic highway consists of the campus and buildout of the surrounding Mira Mesa Community Plan area. A significant cumulative impact would occur if the cumulative projects would cause combined view blockage of scenic resources within a state scenic highway. There are no officially designated or eligible state scenic highways located near or adjacent to the project site, or within the Mira Mesa Community Plan area. The closest official designated scenic highway is a portion of State Route 52, approximately 4.8 miles southeast of the campus. However, similar to the Master Plan, cumulative projects would not be near or visible from a state scenic highway due to intervening development and distance. As such, development of the Master Plan, in conjunction with other cumulative projects, would not result in a significant cumulative impact on scenic resources within a state scenic highway.

3.1.6.3 Scenic Quality

The scenic quality of the surrounding communities is currently regulated by the City's 2024 General Plan and 2022 Mira Mesa Community Plan, along with their implementing development regulations. Although cumulative development projects would be required to comply with local policies related

to scenic quality, deviations could be permitted by the City. Therefore, cumulative development in the Mira Mesa Community Plan area could result in significant cumulative impacts on scenic quality. However, the Master Plan, including long-term and near-term projects, would be constructed with high aesthetic quality per District regulations and would be designed to be cohesive with surrounding campus development. The projects proposed under the Master Plan would occur within the boundaries of the Miramar College campus and individual projects would be required to comply with the aesthetic guidelines adopted by the District. Therefore, the contribution of the Master Plan to cumulative scenic quality impacts would not be cumulatively considerable.

3.1.6.4 Light and Glare

The geographic context for the analysis of cumulative impacts regarding light and glare include the campus and surrounding Mira Mesa Community Plan area. Cumulative impacts related to light and glare could occur if future projects proposed would add individual light sources or reflective surfaces that together combine to adversely affect daytime or nighttime views. Development projects in the City adjacent to the Miramar College campus would be required to comply with San Diego Municipal Code policies related to the reduction of light and glare, especially related to light shielding for neighboring properties. As such, through regulatory and policy compliance, development proposed in the Mira Mesa Community Plan area would not create substantial light or glare. Projects implemented under the Master Plan would result in less than significant impacts related to light and glare with implementation of Mitigation Measures AES-1 and AES-2. Therefore, cumulative impacts related to light and glare would be less than significant.

3.2 Air Quality

This section evaluates the potential for impacts on air quality resulting from construction and operation of long-term and near-term projects implemented under the San Diego Miramar College Master Plan Project (Master Plan or project).

3.2.1 Environmental Setting

The following sections describe the environmental setting for the project as it relates to air quality.

3.2.1.1 Climate

Regional climate and local meteorological conditions influence ambient air quality. San Diego Miramar College (project site, Miramar College, or campus) is in the San Diego Air Basin (SDAB). The Pacific high-pressure system drives the prevailing winds in the SDAB. The winds tend to blow onshore in the daytime and offshore at night, resulting in an inversion layer over the coastal areas. In the fall months, the SDAB is often impacted by Santa Ana winds. These winds are the result of a high-pressure system over the Nevada-Utah region that overcomes the western wind pattern and forces hot, dry winds from the east to the Pacific Ocean (SDAPCD 2025). Meteorological data on the campus and in the surrounding area are gathered at the Poway Valley station, approximately 6 miles northeast of the campus (WRCC 2026). On campus and in the surrounding area, the normal daily maximum temperature is 86 degrees Fahrenheit (°F) in August, and the normal daily minimum temperature is 39°F in December. The normal precipitation for the area is approximately 13 inches annually, occurring primarily from November through March.

The high-pressure cell creates subsidence inversions, also known as temperature inversions, which occur during the warmer months as descending air associated with the Pacific high-pressure cell encounters cool marine air. The boundary between the two layers of air creates a temperature inversion that traps pollutants. In addition, the region experiences daytime onshore flow and nighttime offshore flow, which leads to emissions being blown out to sea at night and returning to land the following day. Under certain conditions, this atmospheric oscillation results in the offshore transportation of air and pollutants from the Los Angeles region to San Diego County (County), which typically results in higher ozone (O_3) concentrations being measured in the County (County of San Diego 2007).

3.2.1.2 Air Pollutants and Effects

Historically, air quality laws and regulations have divided air pollutants into two broad categories: criteria air pollutants and toxic air contaminants (TACs). Criteria air pollutants are a group of common air pollutants regulated by the federal and state governments by means of ambient standards based on criteria regarding health and environmental effects of pollution (USEPA 2026a). TACs are pollutants with the potential to cause significant adverse health effects. Unlike the air quality

standards for criterial pollutants to protect health and the environment, in California, the California Air Resources Board (CARB) identifies exposure thresholds for TACs that indicate levels below which no significant adverse health effects are anticipated from exposure to the identified substance. However, no thresholds are specified for TACs found to have no safe exposure level or where insufficient data are available to identify an exposure threshold (CARB 2026a).

Criteria Air Pollutants

The criteria air pollutants pertinent to the analysis in this report are carbon monoxide (CO), nitrogen oxides (NO_x), O_3, particulate matter (PM), and sulfur dioxide (SO_2). The following describes the health effects for each of these criteria air pollutants. Emissions from lead typically result from industrial processes such as ore and metals processing and leaded aviation gasoline (USEPA 2025a). These sources are not proposed as part of the project; therefore, lead emissions are not included in this analysis.

Carbon Monoxide (CO). CO is a colorless, odorless, poisonous gas produced by combustion processes, primarily mobile sources. When CO gets into the body, it combines with chemicals in the blood and prevents blood from providing oxygen to cells, tissues, and organs. Because the body requires oxygen for energy, high-level exposure to CO can cause serious health effects, including death (USEPA 2025b).

Nitrogen Oxides (NO_x). NOx is a general term pertaining to compounds including nitric oxide (NO), nitrogen dioxide (NO_2), and other oxides of nitrogen. NO_x is produced from burning fuels, including gasoline, diesel, and coal. NO_x reacts with volatile organic compounds (VOCs) to form ground-level O_3 (smog). NO_x is linked to several adverse respiratory systems effects (USEPA 2025c).

Ozone (O_3). Ground-level O_3 is not emitted directly into the air but is formed by chemical reactions of "precursor" pollutants (NO_x and VOCs) in the presence of sunlight. Major emission sources include NO_x and VOC emissions from industrial facilities and electric utilities, motor vehicle exhaust, gasoline vapors, and chemical solvents. O_3 can trigger various health problems, particularly for sensitive receptors, including children, older adults, and people of all ages who have lung diseases, such as asthma (USEPA 2026b).

Particulate Matter (PM_{10} and $PM_{2.5}$). PM includes dust, metals, organic compounds, and other tiny particles of solid materials that are released into and move around in the air. Particulates are produced by many sources, including the burning of diesel fuels by trucks and buses, industrial processes, and fires. Particulate pollution can cause nose and throat irritation and heart and lung problems. PM is measured in microns, which are one millionth of a meter in length (or one thousandth of a millimeter). PM_{10} is small (i.e., respirable) PM measuring no more than 10 microns in diameter, while $PM_{2.5}$ is fine PM measuring no more than 2.5 microns in diameter (CARB 2026b).

Sulfur Dioxide (SO_2). SO_2 is formed primarily by the combustion of sulfur-containing fossil fuels, especially at power plants and industrial facilities. SO_2 is linked to several adverse effects on the respiratory system (USEPA 2026c).

Toxic Air Contaminants

The two primary emissions of concern regarding health effects for land development projects are CO and diesel PM (DPM). The health effects of CO are described previously. DPM is a mixture of many exhaust particles and gases that are produced when an engine burns diesel fuel. Compounds found in diesel exhaust are carcinogenic. Some short-term (acute) effects of diesel exhaust exposure include eye, nose, throat, and lung irritation and headaches and dizziness. Long-term exposure is linked to increased risk of cardiovascular, cardiopulmonary, and respiratory disease and lung cancer (OSHA 2013).

3.2.1.3 Existing Ambient Air Quality

The closest air quality monitoring station to the campus is the San Diego-Kearny Villa Road station, approximately 5 miles south of the campus. This station monitors ambient O_3, NO_2, and $PM_{2.5}$ concentrations. Table 3.2-1 presents a summary of the highest pollutant concentrations monitored during the 3 most recent years (2022 through 2024) for which the San Diego County Air Pollution Control District (SDAPCD) has reported data for these stations. As shown in Table 3.2-1, the 1-hour O_3 concentration exceeded the state standard in 2022 and 2024, and no violations occurred in 2023. The 8-hour O_3 concentration exceeded both the state and federal standards in 2022, 2023, and 2024. The federal 24-hour $PM_{2.5}$ standard and state NO_2 standard were not exceeded in 2022, 2023, or 2024.

CO data statistics are not available from CARB for any monitoring site in the SDAB after 2012, and no data is available for SO_2 after 2013. PM_{10} data statistics are not available for the SDAB after 2019. The U.S. Environmental Protection Agency (USEPA) also operates monitoring stations in SDAB but does not have more recent data available for these pollutants (USEPA 2026d). However, the SDAPCD publishes an annual air quality monitoring report that summarizes air quality monitoring in the SDAB in accordance with USEPA requirements. With one exception for CO during the firestorms of October 2003, the SDAB has not violated the state or federal standards for CO or SO_2 in the last 20 years. The SDAB has experienced 1–3 days above the national PM_{10} standard in several of the last 20 years, including 2022 and 2023. No days above the standards were recorded in 2024 (SDACPD 2025).

Table 3.2-1. Air Quality Monitoring Data

Pollutant	Monitoring Station	2022	2023	2024
O_3				
Maximum 1-hour concentration (ppm)	San Diego-Kearny Villa Road	0.095	0.091	0.112
Days above 1-hour state standard (>0.09 ppm)		1	0	2
Maximum 8-hour concentration (ppm)		0.083	0.080	0.081
Days above 8-hour state/federal standard (>0.07 ppm)		2	3	3
$PM_{2.5}$				
Peak 24-hour concentration ($\mu g/m^3$)	San Diego-Kearny Villa Road	13.9	24.5	21.1
Days above federal standard (>35 $\mu g/m^3$)		0	0	0
NO_2				
Peak 1-hour concentration (ppm)	San Diego-Kearny Villa Road	0.0512	0.0384	0.0421
Days above state 1-hour standard (0.18 ppm)		0	0	0

Source: CARB 2026c.

Notes: $\mu g/m^3$ = micrograms per cubic meter; NO_2 = nitrogen dioxide; O_3 = ozone; $PM_{2.5}$ = fine particulate matter; ppm = parts per million

3.2.1.4 Existing Sensitive Receptors

Sensitive receptors typically include schools (preschool–12th grade), hospitals, resident care facilities, daycare centers, or other facilities that may house individuals with health conditions who would be adversely affected by changes in air quality. Sensitive receptors surrounding the campus include residences north, east, and south of the campus and Walker Elementary School and Wangenheim Middle School west of the campus. On campus, the existing Child Development Center F-2 Building is considered a sensitive receptor.

3.2.2 Regulatory Setting

This section describes the federal, state, regional, District, and local regulatory framework adopted to address air quality.

3.2.2.1 Federal

Clean Air Act

The Clean Air Act (CAA) of 1970 (U.S. Code, Title 42, Section 7401 et seq.) is the comprehensive federal law that regulates air emissions from stationary and mobile sources. The CAA authorizes the USEPA to establish the National Ambient Air Quality Standards (NAAQS) to protect public health and public welfare and to regulate emissions of hazardous air pollutants. Current NAAQS are listed in Table 3.2-2. The primary standards listed in Table 3.2-2 have been set at levels intended to protect public health.

Table 3.2-2. National and California Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards[a]	National Standards[b]	
		Concentration[c]	Primary[c, d]	Secondary[c, e]
Ozone (O_3)[f]	1-Hour	0.09 ppm (180 µg/m^3)	—	Same as Primary Standards
	8-Hour	0.070 ppm (137 µg/m^3)	0.070 ppm (137 µg/m^3)	
Respirable Particulate Matter (PM_{10})[g]	24-Hour	50 µg/m^3	150 µg/m^3	Same as Primary Standards
	Annual Arithmetic Mean	20 µg/m^3	—	
Fine Particulate Matter ($PM_{2.5}$)[g]	24-Hour	—	35 µg/m^3	Same as Primary Standards
	Annual Arithmetic Mean	12 µg/m^3	9 µg/m^3	15 µg/m^3
Carbon Monoxide (CO)	8-Hour	9 ppm (10 mg/m^3)	9 ppm (10 mg/m^3)	None
	1-Hour	20 ppm (23 mg/m^3)	35 ppm (40 mg/m^3)	
Nitrogen Dioxide (NO_2)[h]	Annual Arithmetic Mean	0.030 ppm (57 µg/m^3)	0.053 ppm (100 µg/m^3)	Same as Primary Standard
	1-Hour	0.18 ppm (470 mg/m^3)	100 ppb (188 µg/m^3)	
Sulfur Dioxide (SO_2)[i]	Annual Arithmetic Mean	—	0.030 ppm (for certain areas)	—
	24-Hour	0.04 ppm (105 µg/m^3)	0.14 ppm (for certain areas)	—
	3-Hour	—	—	0.5 ppm (1,300 µg/m^3)
	1-Hour	0.25 ppm (655 µg/m^3)	75 ppb (196 µg/m^3)	—
Lead[j, k]	30-Day Average	1.5 µg/m^3	—	—
	Calendar Quarter	—	1.5 µg/m^3 (for certain areas)	Same as Primary Standard
	Rolling 3-Month Average[7]	—	0.15 µg/m^3	
Visibility-Reducing Particles[l]	8-Hour	Refer to Table Note l.	No National Standards	
Sulfates	24-Hour	25 µg/m^3	No National Standards	
Hydrogen Sulfide	1-Hour	0.03 ppm (42 µg/m^3)	No National Standards	
Vinyl Chloride[j]	24-Hour	0.01 ppm (26 µg/m^3)	No National Standards	

Source: CARB 2024.

Notes: µg/m^3 = micrograms per cubic meter; mg/m^3 = milligram per cubic meter; ppb = parts per billion; ppm = parts per million

[a] California standards for O_3, CO, SO_2 (1-hour and 24-hour), NO_2, PM_{10}, $PM_{2.5}$, and visibility-reducing particles are values that are not to be exceeded. The standards for sulfates, lead, hydrogen sulfide, and vinyl chloride standards are not to be equaled or exceeded. The California Ambient Air Quality Standards (CAAQS) are listed in the Table of Standards in California Code of Regulations, Title 17, Section 70200.

[b] National standards (other than O_3, PM, and those based on annual averages) are not to be exceeded more than once per year. The O_3 standard is attained when the fourth highest 8-hour concentration measured at each site in 1 year, averaged over 3 years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m^3 is equal to or less than 1. For $PM_{2.5}$, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over 3 years, are equal to or less than the standard. Contact the USEPA for further clarification and current national policies.

[c] Concentration expressed first in units in which it was promulgated. Equivalent units given in parenthesis are based on a reference temperature of 25 degrees Celsius (°C) and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

[d] National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

[e] National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

[f] On October 1, 2015, the national 8-hour O_3 primary and secondary standards were lowered from 0.075 to 0.070 ppm.

[g] On February 7, 2024, the national annual $PM_{2.5}$ primary standard was lowered from 12 µg/m^3 to 9 µg/m^3. The existing national 24-hour $PM_{2.5}$ standards (primary and secondary) were retained at 35 µg/m^3, as was the annual secondary standard of 15 µg/m^3. The existing 24-hour PM_{10} standards (primary and secondary) of 150 µg/m^3 were retained as well. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.

[h] To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of ppb. California standards are in units of ppm. To directly compare the national 1-hour standard to the California standards, the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.

[i] On June 2, 2010, a new 1-hour SO_2 standard was established, and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until 1 year after an area is designated for the 2010 standard, except that in areas designated non-attainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

Note that the 1-hour national standard is in units of ppb. California standards are in units of ppm. To directly compare the 1-hour national standard to the California standard, the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.

[j] CARB had identified lead and vinyl chloride as TACs with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

[k] The national standard for lead was revised on October 15, 2008, to a rolling 3-month average. The 1978 lead standard (1.5 µg/m^3 as a quarterly average) remains in effect until 1 year after an area is designated for the 2008 standard, except that in areas designated non-attainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

[l] In 1989, CARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are “extinction of 0.23 per kilometer” and “extinction of 0.07 per kilometer” for the statewide and Lake Tahoe Air Basin standards, respectively.

The USEPA has classified air basins (or portions thereof) as being in “attainment,” “non-attainment,” or “unclassified” for each criteria air pollutant based on whether the NAAQS have been achieved. Non-attainment areas are air basins that do not meet one or more of the California Ambient Air Quality Standards (CAAQS) and are subject to additional restrictions as required by the USEPA. If an area is designated unclassified, it is because inadequate air quality data was available as a basis for a non-attainment or attainment designation. The USEPA classifies the SDAB as in attainment for the federal CO, NO_2, lead, PM_{10}, $PM_{2.5}$, and SO_2 standards. It is unclassifiable for PM_{10} with respect to federal air quality standards. The SDAB is classified as non-attainment for the federal O_3 standard (SDAPCD 2026). Table 3.2-3 lists the attainment status of the SDAB for criteria air pollutants.

Table 3.2-3. San Diego Air Basin Attainment Status

Pollutant	California Standards	National Standards
Ozone (O_3) (1-Hour)	**Non-attainment**	No national standard
Ozone (O_3) (8-Hour)	**Non-attainment**	**Non-attainment**
Respirable Particulate Matter (PM_{10})	**Non-attainment**	Unclassified[a]
Fine Particulate Matter ($PM_{2.5}$)	**Non-attainment**	Attainment
Carbon Monoxide (CO)	Attainment	Attainment/unclassifiable
Nitrogen Dioxide (NO_2)	Attainment	Attainment/unclassifiable
Lead	Attainment	Attainment/unclassifiable
Sulfur Dioxide (SO_2)	Attainment	Attainment

Source: SDAPCD 2026.

Notes:

[a] Unclassified; indicates data is not sufficient for determining attainment or non-attainment.

The CAA requires states to develop a plan to attain and maintain the NAAQS in all areas of the country and a specific plan to attain the standards for each area designated non-attainment for an NAAQS. These plans, known as State Implementation Plans (SIPs), are developed by state and local air quality management agencies and submitted to the USEPA for approval. The SIP includes strategies and control measures to attain the NAAQS by deadlines established by the CAA. The SIP is periodically modified to reflect the latest emissions inventories, plans, and rules and regulations of air basins as reported by the agencies with jurisdiction over them.

3.2.2.2 State

2005 Air Quality and Land Use Handbook: A Community Health Perspective

CARB developed the 2005 Air Quality and Land Use Handbook: A Community Health Perspective to provide guidance on land use compatibility with sources of TACs. These sources include freeways and high-traffic roads, commercial distribution centers, rail yards, refineries, dry cleaners, gasoline stations, and industrial facilities. The handbook is not a law or adopted policy but offers advisory recommendations for the siting of sensitive receptors near uses associated with TACs. The handbook indicates that land use agencies must balance other considerations, including housing and transportation needs, economic development priorities, and other quality-of-life issues (CARB 2005).

California Ambient Air Quality Standards

CARB, a part of the California Environmental Protection Agency, is responsible for the coordination and administration of air pollution control programs in California. The federal CAA allows states to adopt ambient air quality standards and other regulations if they are at least as stringent as federal standards. CAAQS that are equal to or stricter than the federal standards for six criteria air pollutants. The CAAQS are listed in the Table of Standards in California Code of Regulations, Title 17, Section 70200, and provided in Table 3.2-2. Similar to the NAAQS, areas have been designated as attainment, non-attainment, or unclassified with respect to the CAAQS. As shown in Table 3.2-3, the SDAB is in non-attainment with the CAAQS for O_3, PM_{10}, and $PM_{2.5}$. The SDAB is designated as an attainment area for the state CO, NO_2, lead, and SO_2.

Toxic Air Contaminant Regulations

California regulates TACs primarily through the Tanner Air Toxics Act (Assembly Bill 1807) and the Air Toxics Hot Spots Information and Assessment Act of 1987 (Assembly Bill 2588, Hot Spots Act). The act sets forth a formal procedure for CARB to designate substances as TACs. This includes research, public participation, and scientific peer review before CARB designates a substance as a TAC. To date, CARB has designated nearly 200 compounds as TACs. Most estimated health risks from TACs can be attributed to a relatively small number of compounds, the most important being PM from diesel-fueled engines (i.e., DPM).

3.2.2.3 Regional

The SDAPCD has jurisdiction over air quality programs in the City. State and local government projects, as well as projects proposed by the private sector, are subject to the SDAPCD requirements if the sources are regulated by the SDAPCD.

2022 California Air Resources Board Regional Air Quality Strategy

CARB requires air districts to attempt, achieve, and maintain the state ambient air quality standards by the earliest practicable date. To this end, districts are required to develop plans for attaining the CAAQS. A regional air quality strategy (RAQS) was initially adopted by the SDAPCD in 1992 and has generally been updated on a triennial basis in accordance with state requirements. The SDAPCD most recently adopted the 2022 Revision of the RAQS for San Diego County (SDAPCD 2022a). The RAQS was developed pursuant to California CAA requirements and identifies feasible emission control measures to provide progress toward attaining the state O_3 standard in the County. The pollutants addressed are VOCs and NO_x, which are precursors to the photochemical formation of O_3 (the primary component of smog). Reductions in greenhouse gases and PM are indirectly addressed. The RAQS control measures focus on emission sources under the SDAPCD's authority, specifically stationary emission sources (such as power plants and manufacturing and industrial facilities) and some area-wide sources (such as water heaters, architectural coatings, and consumer products). However, the emissions inventories and projections in the RAQS reflect the impact of all emission sources and control measures, including those under the jurisdiction of CARB (on-road and off-road motor vehicles) and the USEPA (aircraft, ships, and trains). Thus, while legal authority to control various pollution sources is divided among agencies, the SDAPCD is responsible for reflecting federal, state, and local measures in a single plan to achieve state O_3 standards in the County.

2005 San Diego County Air Pollution Control District Measures to Reduce Particulate Matter in the County of San Diego

Neither the RAQS nor the SIP address emissions of PM in the SDAB. The SDAPCD prepared the Measures to Reduce Particulate Matter in San Diego County in December 2005. The report identifies existing federal, state, and local measures to control particulates in the SDAB and outlines potential measures for PM control that the SDAPCD may further evaluate for future rule adoption. The report does not outline a plan for ambient air quality standards compliance that the project would need to implement or demonstrate compliance with. As such, the report is not discussed further in this analysis (SDAPCD 2005).

San Diego County Air Pollution Control District Rules

The SDAPCD is also responsible for establishing and enforcing local air quality rules and regulations that address the requirements of federal and state air quality laws. Development projects in the SDAB may be subject to the following SDAPCD rules (as well as others):

- **Rule 51, Nuisance:** Prohibits emissions that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or that endanger the comfort, repose, health, or safety of any such persons or the public; or that cause injury or damage to business or property.
- **Rule 52, Particulate Matter:** Establishes limits to the discharge of any PM from non-stationary sources.
- **Rule 54, Dust and Fumes:** Establishes limits to the amount of dust or fume discharged into the atmosphere in any 1 hour.
- **Rule 55, Fugitive Dust Control:** Sets restrictions on visible fugitive dust from construction and demolition projects.
- **Rule 67, Architectural Coatings:** Establishes limits to the VOC content for coatings applied in the SDAPCD.

In addition, Rule 1200 applies to any new, relocated, or modified emission unit that may increase emissions of one or more TAC. Rule 1210 implements the public notification and risk reduction requirements of the state Air Toxics "Hot Spots" Information and Assessment Act and requires facilities to reduce risks to acceptable levels within 5 years.

3.2.2.4 District

2025 District Design Guidelines & Standards Manual

Sustainability & Climate Strategy

Section 1.3, Sustainability & Climate Strategy, of the District Design Guidelines & Standards Manual includes the Climate Action Plan, Sustainability Plan, Green Policies, and Sustainability Levels. Development of the District's Sustainability Plan included workshops in which feedback provided by students, faculty, and staff was used to identify key themes to guide the development of the goals for the Sustainability Plan. These goals, which each have respective key performance indicators, have been incorporated into the District's Green Growth program and shall be considered on future facility improvement projects and include the following related to air quality (District 2025).

Materials Impact Goal 2. Provide healthy environment that does not abuse material resources and improves health. **Key Performance Indicator:** Maintain optimal carbon dioxide (CO_2) and VOC levels. Use materials that are low-carbon, recycled, or responsibly sourced (District 2025).

Design Guides & Standards

Section 2.1, Design Guides & Standards, of the District Design Guidelines & Standards Manual outlines general procedures and standards for new construction and building modifications on District campuses. This section specifies that interior finishes on all renovations or new construction on District properties much use composite wood products which meet CARB Phase 2 requirements, and that all adhesives, sealants, paints, and coatings must meet or exceed South Coast Air Quality Management District (SCAQMD) Rule 1113 VOC content limits. The SCAQMD Rule 1113 limits for building envelope coating (50 grams per liter) and traffic coatings (100 grams per liter) are equal the SDAPCD Rule 67.0.1 requirements for general flat and non-flat coatings and traffic marking coatings) (District 2025).

General Specifications

Section 2.2, General Specifications, of the District Design Guidelines & Standards Manual includes general specifications and product and material data for the construction of District projects. These are expected to be incorporated into the design of future District projects; however, design professionals may work with the District to include modifications to the general specifications via special conditions to meet specific site conditions and/or program needs. Related to air quality, the District standard is for all new equipment to be all-electric and not use natural gas for functions that can instead be served by electric equipment, such as building and water heating. Natural gas may be used in select instances where electric alternatives are not available or would not serve the intended purpose, subject to prior approval by District Architect (District 2025).

3.2.2.5 Local (Non-Regulatory)

While the District is not subject to local zoning regulations or land use planning documents, the campus is adjacent to properties within the City's jurisdiction, which would be subject to the San Diego Municipal Code (SDMC).

San Diego Municipal Code

The SDMC addresses the release of air contaminants in Section 142.0710 (Air Contaminant Regulations), which states:

> Air contaminants including smoke, charred paper, dust, soot, grime, carbon, noxious acids, toxic fumes, gases, odors, and PM, or any emissions that endanger human health, cause damage to vegetation or property, or cause soiling, shall not be permitted to emanate beyond the boundaries of the premises upon which the use emitting the contaminants is.

3.2.3 Method of Analysis

Construction and operation emissions of criteria air pollutants were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.43. Detailed modeling inputs and output are provided in Appendix B.

Estimated construction schedules are available for the two near-term projects: English Gallery and Performing Arts Center Building and the Early Education Center Building. Project-specific construction emissions are calculated for each of the near-term projects based on the provided construction schedules and demolition required for each project. The remainder of development under the long-term projects conservatively assumes the CalEEMod default schedule and working days for the total level of development. Construction would likely be phased over 12 years, such that haul trips for demolition would be spread over additional days, reducing maximum daily emissions from truck trips. Additionally, construction in later years would likely use equipment meeting higher off-road equipment fleet standards, reducing maximum daily emissions compared to the CalEEMod assumptions.

Operational emissions assume total development under near- and long-term projects, consistent with the total vehicle trips calculated for Section 3.9, Transportation. Area sources are calculated using CalEEMod default assumptions for the type of building proposed, rather than the CalEEMod Education – University default land use category because this land uses only allows for development intensity to be estimated by student or staff population. The proposed campus redevelopment is not directly dependent on changes to campus population, and inputs that allow for size of buildings proposed is a better representation of the changes to operational emissions that would occur as result of the proposed changes to campus development. The Heavy Duty Diesel Technology C-1 Building is modeled as a manufacturing land use, the Early Education Center Building is modeled as a daycare facility, the Athletics Building is modeled as a health center, the STEM Lab and Student Health Center is modeled as a research and development facility, and the remaining proposed buildings are modeled as general office buildings. Modeling assumes that the new buildings would not use natural gas.

To estimate the net changes in building energy use and use of consumer products, existing buildings to be demolished are also modeled using CalEEMod default assumptions for the types of buildings to be demolished. Average daily traffic of 9,449 are assumed for future buildout conditions, consistent with Section 3.9. Based on the trip rate of 1.15 average daily traffic per student and the student population of 6,101 for 2025 provided in Appendix H, existing average daily traffic is assumed to be 7,016.

3.2.4 Thresholds of Significance

According to Appendix G of the California Environmental Quality Act (CEQA) Guidelines, the project would have a significant impact on air quality if it would:

- **Threshold 1:** Conflict with or obstruct implementation of the applicable air quality plan.
- **Threshold 2:** Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard).
- **Threshold 3:** Expose sensitive receptors to substantial pollutant concentrations.
- **Threshold 4:** Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

3.2.5 Project Impacts and Mitigation

The following sections address various potential impacts relating to air quality that could result from implementation of the project.

3.2.5.1 Threshold 1: Consistency with Applicable Air Quality Plan

Threshold 1: Would the project conflict with or obstruct implementation of the applicable air quality plan?

Impact Analysis

Program Level and Project Level

The plans applicable to the project are the SDAPCD RAQS and the SIP. As described in Section 3.2.2, Regulatory Setting, the SIP and RAQS were developed in conjunction with each other by the SDAPCD to reduce regional O_3 emissions. Compliance with the RAQS is based on if an individual project would comply with the emissions projections contained in the RAQS. The CARB mobile source emission projections and San Diego Association of Governments (SANDAG) growth projections are based on population and vehicle trends and land use plans developed by the cities and the County. The emissions estimates that CARB and the SDAPCD use to plan for achieving ambient air quality standards compliance are based on the land uses projected by SANDAG. The use of construction equipment in the RAQS is estimated for the region on an annual basis, and construction-related emissions are estimated as an aggregate in the RAQS.

The project consists of the demolition, construction, and renovation of existing campus buildings and facilities to provide the facilities and infrastructure needed to accommodate projected enrollment. Under the Master Plan, the Miramar College on-campus student population and employee population would increase. However, it is anticipated that this enrollment and job growth would occur as a result of an increase in students and employees from the project region, as community colleges are generally designed to target and serve local communities. Increases in enrollment would be expected to come from the existing and projected regional population and would not draw new people to the region. As such, the project does not include any components that would induce population or employment growth in the region. As demonstrated in Section

3.2.5.2, the net increase in criteria air pollutants attributable to the project would not exceed regional criteria air pollutant emissions thresholds for project-specific impacts. Therefore, the project would not result in unplanned growth that was not accounted for in the RAQS and SIP. As such, the project would not conflict with the RAQS or SIP. Impacts would be less than significant.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would result in a less than significant impact related to conflicts with applicable Air Quality Plans.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.2.5.2 Threshold 2: Cumulative Increase in Criteria Pollutant Emissions

Threshold 2: Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard)?

Impact Analysis

Program Level

Construction activities would result in temporary increases in air pollutant emissions. These emissions would be generated as fugitive dust emissions from earth disturbance during fine site grading and exhaust emissions from operation of heavy equipment and vehicles during construction. Paving activities would emit VOCs during off-gassing.

Table 3.2-4 presents a summary of estimated worst-case maximum daily air pollutant emissions for each construction activity anticipated to be required for the long-term projects. It is anticipated that long-term projects would be phased over approximately 12 years such that individual projects would not overlap. However, a worst-case simultaneous construction is also provided in Table 3.2-4.

Table 3.2-4. Construction Daily Maximum Air Pollutant Emissions – Long-Term Projects

Construction Phase	Maximum Daily Emissions (pounds/day)					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Demolition	2	26	21	<1	11	2
Site Preparation	3	22	26	<1	21	11
Grading	1	11	17	<1	8	4
Building Construction	1	9	16	<1	1	<1
Paving	1	6	10	<1	<1	<1
Architectural Coating	30	1	2	<1	<1	<1
Simultaneous Construction[a]	60	52	52	<1	42	22
Significance Threshold[b]	**137**	**250**	**550**	**250**	**100**	**67**
Significant Impact?	*No*	*No*	*No*	*No*	*No*	*No*

Source: CalEEMod, Version 2022.1.1.43. Refer to Appendix B for model output.

Notes: CO = carbon monoxide; NO_x = nitrogen oxides; PM_{10} = respirable particulate matter; $PM_{2.5}$ = fine particulate matter; SO_x = sulfur oxides; VOC = volatile organic compound

Emission quantities are rounded to the nearest whole number. Exact values are provided in Appendix B.

[a] Assumes simultaneous worst-case activity for each pollutant for two long-term projects.

[b] SDAPCD Rule 20.3, Table 20.3-1, Air Quality Impact Analysis Trigger Levels (CO, NO_x, SO_x, PM_{10}, $PM_{2.5}$) (SDAPCD 2022b), City of San Diego 2022 (VOC).

The construction emissions estimate indicates that construction of the long-term projects would not exceed the significance thresholds for any criteria air pollutants during any phase of construction, or simultaneous construction of long-term projects. The long-term projects would result in a less than significant impact related to air pollutant emissions during construction.

Following construction, operational emissions from campus operations would include a net increase in vehicle trips and area sources. Area sources of air pollutant emissions associated with the project include fuel combustion emissions from landscape maintenance equipment, and VOC emissions from periodic repainting of interior and exterior surfaces. As previously noted, new buildings would not include natural gas use. The total estimated operational emissions from the project are provided in Table 3.2-5. Operational emissions assume total development under near- and long-term projects, consistent with the total vehicle trips calculated for Section 3.9. As shown in Table 3.2-5, neither the net increase in emissions from project buildout nor gross project buildout emissions would exceed any of the significance thresholds for maximum daily emissions. Air quality impacts associated with operation of the long-term and near-term projects would be less than significant.

Table 3.2-5. Operational Daily Maximum Air Pollutant Emissions – Long-Term and Near-Term Projects

Emission Source	Maximum Daily Emissions (pounds/day)					
	VOC	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Vehicular Sources	34	25	251	1	60	16
Area Sources	8	<1	16	<1	<1	<1
Total Project Operational Emissions	**42**	**25**	**267**	**1**	**60**	**16**
Total Existing Emissions	**30**	**22**	**212**	**1**	**45**	**12**
Project Net Change in Emissions	**12**	**3**	**55**	**0**	**15**	**4**
Significance Threshold[a]	**75**	**250**	**550**	**250**	**100**	**55**
Significant Impact?	*No*	*No*	*No*	*No*	*No*	*No*

Source: CalEEMod, Version 2022.1.1.42. Refer to Appendix B for model output.

Notes: CO = carbon monoxide; NO_x = nitrogen oxides; PM_{10} = respirable particulate matter; $PM_{2.5}$ = fine particulate matter; SO_2 = sulfur dioxide; VOC = volatile organic compound

Emission quantities are rounded to the nearest whole number. Exact values are provided in Appendix B.

[a] SDAPCD Rule 20.3, Table 20.3-1, Air Quality Impact Analysis Trigger Levels (CO, NOx, SOX, PM_{10}, $PM_{2.5}$) (SDAPCD 2022b); City of San Diego 2022 (VOC).

Regarding health effects related to criteria air pollutant emissions, the applicable significance thresholds are established for regional compliance with the state and federal ambient air quality standards, which are intended to protect public health from both acute and long-term health impacts, depending on the potential effects of the pollutant (USEPA 2025d). Because emissions of criteria air pollutants during construction of the project would be below the applicable thresholds, it would not contribute to regional acute and long-term health impacts related to non-attainment of the ambient air quality standards.

Criteria air pollutants also have the potential to result in health impacts, such as headaches or throat irritation, at the time of exposure. However, individual exposure levels and individual reactions to localized short-term exposure to pollutant emissions from project construction cannot be feasibly determined. The localized level of O_3 that receptors may be exposed to from VOC emissions cannot be determined because the formation of ozone is not directly determined by the quantity of VOC and NO_x emissions generated by a project (San Joaquin Valley APCD 2015). The amount of O_3 formed depends on heat and sunlight exposure, and once formed, O_3 is likely to be dispersed or carried away from the site by wind. Conversely, O_3 exposure surrounding the campus could have been transported to the area by wind and be attributable to another source (USEPA 2026b). Currently, there are no known methods that can feasibly ascertain the ultimate locations of O_3 formation associated with the emissions of O_3 precursors such as VOC and NO_x (San Joaquin Valley APCD 2015). However, because project emissions are anticipated to be below the significance thresholds, and those emissions would be spread out across the campus and off-site roadways, significant adverse acute health impacts as a result of project construction are not anticipated.

Project Level

English Gallery and Performing Arts Center Building

Table 3.2-6 presents a summary of estimated worst-case maximum daily air pollutant emissions for each construction activity anticipated to be required for the English Gallery and Performing Arts Center Building.

Table 3.2-6. Construction Daily Maximum Air Pollutant Emissions – English Gallery and Performing Arts Center Building

Construction Phase	Maximum Daily Emissions (pounds/day)					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Demolition	2	25	21	<1	6	2
Site Preparation	3	28	29	<1	9	5
Grading	2	14	18	<1	3	2
Building Construction	1	10	14	<1	1	<1
Paving	1	6	9	<1	<1	<1
Architectural Coating	30	1	1	<1	<1	<1
Significance Threshold[a]	**550**	**137**	**250**	**250**	**100**	**67**
Significant Impact?	*No*	*No*	*No*	*No*	*No*	*No*

Source: CalEEMod, Version 2022.1.1.43. Refer to Appendix B for model output.

Notes: CO = carbon monoxide; NO_x = nitrogen oxides; PM_{10} = respirable particulate matter; $PM_{2.5}$ = fine particulate matter; SO_x = sulfur oxides; VOC = volatile organic compound

Emission quantities are rounded to the nearest whole number. Exact values are provided in Appendix B.

[a] SDAPCD Rule 20.3, Table 20.3-1, Air Quality Impact Analysis Trigger Levels (CO, NO_x, SO_x, PM_{10}, $PM_{2.5}$) (SDAPCD 2022b); City of San Diego 2022 (VOC).

The construction emissions estimate indicates that construction of the English Gallery and Performing Arts Center Building would not exceed the significance thresholds for any criteria air pollutants during any phase of construction. This near-term project would result in a less than significant impact related to air pollutant emissions during construction.

As described previously for the long-term projects and demonstrated in Table 3.2-5, buildout of the campus, including the English Gallery and Performing Arts Center Building, would not exceed the significance thresholds for maximum daily emissions. Air quality impacts associated with operation would be less than significant. Additionally, because project emissions are anticipated to be below the significance thresholds, and those emissions would be spread out across the campus and off-site roadways, significant adverse acute health impacts as a result of project implementation are not anticipated.

Early Education Center Building

Table 3.2-7 presents a summary of estimated worst-case maximum daily air pollutant emissions for each construction activity anticipated to be required for the Early Education Center Building.

Table 3.2-7. Construction Daily Maximum Air Pollutant Emissions – Early Education Center Building

Construction Phase	Maximum Daily Emissions (pounds/day)					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Demolition	<1	5	6	<1	1	<1
Site Preparation	<1	3	6	<1	<1	<1
Grading	1	9	10	<1	3	1
Building Construction	1	5	7	<1	<1	<1
Paving	1	4	6	<1	<1	<1
Architectural Coating	17	1	1	<1	<1	<1
Significance Threshold[a]	**550**	**137**	**250**	**250**	**100**	**67**
Significant Impact?	*No*	*No*	*No*	*No*	*No*	*No*

Source: CalEEMod, Version 2022.1.1.43. Refer to Appendix B for model output.

Notes: CO = carbon monoxide; NO_x = nitrogen oxides; PM_{10} = respirable particulate matter; $PM_{2.5}$ = fine particulate matter; SO_x = sulfur oxides; VOC = volatile organic compound

Emission quantities are rounded to the nearest whole number. Exact values are provided in Appendix B.

[a] SDAPCD Rule 20.3, Table 20.3-1, Air Quality Impact Analysis Trigger Levels (CO, NOx, SOX, PM_{10}, $PM_{2.5}$) (SDAPCD 2022b); City of San Diego 2022 (VOC).

The construction emissions estimate indicates that construction of the Early Education Center Building would not exceed the significance thresholds for any criteria air pollutants during any phase of construction. This near-term project would result in a less than significant impact related to air pollutant emissions during construction.

As described previously for the long-term projects and demonstrated in Table 3.2-5, buildout of the campus, including the Early Education Center Building, would not exceed any of the significance thresholds for maximum daily emissions. Air quality impacts associated with operation would be less than significant. Additionally, because project emissions are anticipated to be below the significance thresholds, and those emissions would be spread out across the campus and off-site roadways, significant adverse acute health impacts as a result of project implementation are not anticipated.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would result in a less than significant impact related to a cumulatively considerable net increase of any criteria air pollutants.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.2.5.3 Threshold 3: Sensitive Receptors

Threshold 3: Would the project expose sensitive receptors to substantial pollutant concentrations?

Impact Analysis

Program Level and Project Level

As detailed in Section 3.2.1.4, sensitive receptors typically include schools (preschool–12th grade), residences, hospitals, resident care facilities, daycare centers, or other facilities that may house individuals with health conditions that would be adversely affected by changes in air quality. Sensitive receptors surrounding the campus include residences north, east, and south of the campus and Walker Elementary School and Wangenheim Middle School west of the campus. On campus, the existing Child Development Center F-2 Building is considered a sensitive receptor. The following analysis addresses the potential for sensitive receptors to be exposed to CO hotspots or TACs during construction and operation of the project.

Carbon Monoxide Hotspots

Areas with high vehicle density, such as congested intersections and parking garages, have the potential to create high concentrations of CO, known as CO hotspots. An air quality impact is considered significant if CO emissions create a hotspot where either the California 1-hour standard of 20 parts per million (ppm) or the federal and California eight-hour standard of 9.0 ppm is exceeded. This typically occurs at severely congested intersections (Level of Service [LOS] E or worse) (Caltrans 2010), where peak hour volumes exceed 44,000 vehicles per hour (BAAD 2022). As discussed in Section 3.9, the Miramar College campus is in an urbanized area connected to a network of heavily traveled local roadways between the Interstate (I-) 805 and I-15 corridors.

The Local Mobility Analysis prepared for the project (Appendix I) used project-level trip generation analysis and distribution to evaluate the intersections within the project vicinity that would carry the majority of project traffic. The Local Mobility Analysis (Appendix I) concluded that intersections would operate at LOS E at buildout of the project. Three intersections would operate as LOS E with or without project implementation:

- Black Mountain Road/Mira Mesa Boulevard (AM and PM peak hour)
- Mira Mesa Boulevard/Westview Parkway (AM and PM peak hour)
- Black Mountain Road/Gold Coast Drive (PM peak hour)

The project would result in an up to 2.1-second additional delay at these intersections but would not cause any intersection to operate at an LOS F. The highest hourly traffic volume for these intersections would occur at the intersection of Mira Mesa Boulevard/Westview Parkway intersection during the PM peak hour. The peak hourly volume for this intersection is 7,122 vehicles per hour. The project would not increase delay at a deficient intersection with a peak hour

volume of more than 44,000 vehicles. Therefore, the project would not have the potential to result in a CO hotspot. This impact would be less than significant.

Toxic Air Contaminants

Construction

DPM is the primary TAC of concern for typical land use projects (City of San Diego 2022). DPM emissions would result from operation of diesel-powered construction equipment and haul tucks. As shown in Table 3.2-4, Table 3.2-5, and Table 3.2-7, implementation of the project would not result in PM emissions above the screening level threshold during construction, including PM emissions from both exhaust and fugitive dust. DPM is considered to have long-term health effects, and construction would be intermittent over the campus buildout timeline, and DPM emissions would also vary by construction phase. As shown in Table 3.2-4, Table 3.2-6, and Table 3.2-7, PM emissions are minimal after demolition and earthwork activities. In addition, concentrations of mobile-source DPM emissions disperse rapidly and are typically reduced by 70 percent at approximately 500 feet (CARB 2005). Campus construction would occur at varying locations through the implementation period, such that individual receptors would not be exposed to DPM emissions from all near-term and long-term projects. As such, emissions would not result in a significant long-term health risk to surrounding receptors.

Operation

Based on CARB siting recommendations in the 2005 Air Quality and Land Use Handbook: A Community Health Perspective, a detailed Health Risk Assessment should be conducted for proposed sensitive receptors within 1,000 feet of a warehouse distribution center, 300 feet of a large gas station, 50 feet of a typical gas dispensing facilities, or 300 feet of a dry-cleaning facility that uses perchloroethylene (i.e., PCE), among other siting recommendations (CARB 2005). Additionally, CARB recommends that a Health Risk Assessment be prepared for any sensitive receptors proposed within 500 feet of a highway.

The project proposes redevelopment of campus facilities such that operational activities would be similar to existing conditions. The project does not propose any new sensitive receptors (as the proposed Early Education Center Building would replace the existing Child Development Center F-2 Building) and does not propose new land uses that would require a Health Risk Assessment for existing nearby sensitive receptors. The new Early Education Center would continue to be outside the 500 foot screening distance for highways. The Heavy Duty Diesel Technology C-1 Building would continue to handle materials containing TACs and use of equipment would potentially result in TAC emissions; however, the replacement building would not result in an increase in use compared to use that would occur without project implementation. Therefore, impacts on sensitive receptors would be less than significant.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would result in a less than significant impact related to exposure of sensitive receptors to substantial pollutant concentrations.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.2.5.4 Threshold 4: Odors

Threshold 4: Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Impact Analysis

Program Level and Project Level

Construction associated with the project could result in minor amounts of odor compounds associated with diesel-heavy equipment exhaust. However, diesel equipment would not be operating together at one time, and construction near existing receptors would be temporary. Receptors would generally be limited to pedestrians on their way to other areas on campus and would be exposed to odors only briefly. Additionally, SO_x is the only criteria air pollutant with a strong, pungent odor (ATSDR 2015). As shown under Threshold 2, maximum construction emissions of SO_x from any long-term or near-term project would be less than 1 pound per day, well below the threshold of 250 pounds per day. Therefore, impacts associated with odors during construction would not result in nuisance odors that would result in a significant impact.

CARB's 2005 Air Quality and Land Use Handbook: A Community Health Perspective (CARB 2005) includes a list of the most common sources of odor complaints received by local air districts. Typical sources of odor complaints include facilities such as sewage treatment plants, landfills, recycling facilities, petroleum refineries, and livestock operations. The project proposes to replace existing educational facilities with upgraded facilities on the campus. The proposed uses do not typically result in sources of nuisance odors associated with operation. The Heavy Duty Diesel Technology C-1 Building would continue to handle materials that could result in intermittent odors; however, the replacement building would not result in an increase in use compared to use that would occur without project implementation. Therefore, odors would not be considered objectionable, and operational odor impacts would be less than significant.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would result in a less than significant impact related to emissions, such as those leading to odors, adversely affecting a substantial number of people.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.2.6 Cumulative Impacts

The following sections address various potential cumulative impacts relating to air quality that could result from implementation of the project.

3.2.6.1 Consistency with Applicable Air Quality Plan

The geographic scope for consistency with applicable Air Quality Plans is the SDAB, as pollutant emissions can travel substantial distances and are not confined by jurisdictional boundaries. The RAQS and SIP are intended to address cumulative impacts in the SDAB based on future growth predicted by SANDAG. Cumulative development is generally not expected to conflict with the SDAPCD air quality management plans and the SIP because the majority would propose development that is consistent with the applicable growth projections. Some cumulative projects could propose general plan amendments or land use or zoning changes that result in development that is not accounted for in the growth assumptions that inform the SDAB Air Quality Plans, resulting in a significant cumulative impact. However, as described previously, implementation of the project would be consistent with the emissions projections in the RAQS and SIP, and would not generate emissions that are unaccounted for in regional planning documents. As such, the contribution of the Master Plan, including both long-term and near-term projects, to the potentially significant cumulative impact would not be cumulatively considerable.

3.2.6.2 Cumulative Increase in Criteria Pollutant Emissions

The geographic scope for the cumulative increase in criteria air pollutant emissions is the SDAB. An existing significant cumulative impact exists in the SDAB related to PM_{10}, $PM_{2.5}$, and O_3 precursors (NO_x and VOC). The SDAPCD Rule 20.3 Air Quality Impact Analysis Trigger Levels are designed to identify those projects that would result in significant levels of air pollution and to assist the region in attaining the applicable state and federal ambient air quality standards (SDAPCD 2022b). As such, the thresholds used in Table 3.2-5 through Table 3.2-7 are cumulative in nature. Projects that would not exceed the standards of significance would not contribute a

considerable amount of criteria air pollutant emissions to the region's emissions profile and would not impede attainment and maintenance of ambient air quality standards. However, if the region is in non-attainment status for a particular criteria air pollutant and a project's individual emissions exceed the threshold levels, its incremental contribution could be considered cumulatively considerable (County of San Diego 2007). A project that is consistent with the SDAPCD thresholds is considered to result in less than cumulatively considerable emissions. As demonstrated previously, construction of the Master Plan, including long-term and near-term projects, would not exceed the significance thresholds. The project would result in a less than cumulatively considerable impact.

3.2.6.3 Sensitive Receptors

The geographic scope for potential impacts on sensitive receptors are localized, and a cumulative impact could occur if concurrent construction or operations would generate substantial pollutants that would combine to affect neighboring land uses within the immediate vicinity. Cumulative growth on the project site would have the potential to increase congestion and potentially result in CO hotspots. The discussion of CO hotspots in Section 3.2.5.3 includes traffic volumes at study area intersections in combination with cumulative trips. As discussed in this section, total traffic volumes at congested intersections would not result in traffic volumes that exceed screening criteria. Therefore, the cumulative impact related to CO hotspots would be less than significant.

Cumulative development would also have the potential to result in a significant cumulative impact associated with sensitive receptors if, in combination, they would expose sensitive receptors to a substantial concentration of TACs that would significantly increase cancer risk. The area surrounding the project is currently developed with a mix of residential, commercial, educational, and open space uses and sources of TACs, such as heavy industrial use, are not anticipated to be introduced in the area under the City of San Diego's (City's) General Plan (2024 General Plan or Blueprint SD). As described previously, the project would not result in a new source of TACs. Therefore, the project's contribution would not be cumulatively considerable.

3.2.6.4 Odors

Impacts relative to objectionable odors are limited to the area immediately surrounding the odor source and are not cumulative in nature because the air emissions that cause odors disperse beyond the sources of the odor. As the emissions disperse, the odor becomes decreasingly detectable. The area surrounding the project is currently developed with a mix of residential, commercial, educational, and open space uses and new odor generating uses are not anticipated to be introduced in the area under the 2024 General Plan. Cumulative projects in the City would be required to comply with SDMC Section 142.0710, Air Contaminant Regulations, that prohibit nuisance odors. Implementation of the project would not generate a new source of objectionable odors. Therefore, the project's contribution would not be cumulatively considerable. Impacts would be less than significant.

3.3 Biological Resources

This section evaluates the potential for impacts on biological resources resulting from construction and operation of near-term and long-term projects implemented under the San Diego Miramar College Master Plan Project (Master Plan or project). This section relies on the information and analysis in the Biological Resources Survey Letter Report prepared by Harris & Associates (2026) provided in Appendix C to the Program Environmental Impact Report (PEIR).

3.3.1 Environmental Setting

The following sections describe the environmental setting for the project as it relates to biological resources. The biological study area described in the Biological Resources Survey Letter Report (Appendix C) and throughout this section includes a total of approximately 135.65 acres, including the 114-acre San Diego Miramar College (project site, Miramar College, or campus) and a surrounding 100-foot buffer. Harris biologists conducted a biological reconnaissance survey of the campus on April 25, 2025, the results of which are described below.

3.3.1.1 Vegetation Communities and Land Cover Type

The 114-acre campus is in the developed urban environment of southwestern San Diego and is surrounded by institutional, commercial, and residential land uses. The campus consists of multi-story academic and administrative buildings; student facilities; associated site infrastructure, including parking lots and paved access ways; and landscaped pedestrian plazas. The campus is fully graded and developed except a designated 12-acre vernal pool preserve on the northwestern portion of the campus. This preserve has been subject to restoration activities, and no other undeveloped or vacant areas are present on the campus.

Four vegetation communities and one land cover type were identified on the campus and in the survey area:

- Vegetation communities
  - Diegan coastal sage scrub – coastal form (including distrubed)
  - Non-native grassland
  - Non-native riparian
  - Vernal pool
- Land cover type
  - Urban/developed land

The California Department of Fish and Wildlife (CDFW) considers Diegan coastal sage scrub, non-native riparian, and vernal pools sensitive natural communities and riparian habitat. Table 3.3-1, Vegetation Communities and Land Cover Types on the Campus and in the Survey Area, presents

the acreages of vegetation communities and land cover types. Figure 3.3-1, Vegetation Communities and Land Cover, presents the vegetation community and land cover type boundaries:

- Vegetation communities:
  - **Diegan coastal sage scrub – coastal form (including distrubed):** Diegan coastal sage scrub – coastal form occurs completely on the project site and comprises approximately 5.30 acres in the vernal pool preserve. This vegetation community is characterized by low-growing, drought-deciduous shrubs, including California sagebrush (*Artemisia californica*), broom baccharis (*Baccharis sarothroides*), black sage (*Salvia mellifera*), and white sage (*Salvia apiana*).
  - **Non-native grassland:** Non-native grassland occurs completely on the project site and comprises approximately 4.26 acres in the vernal pool preserve. This vegetation community is dominated by non-native annual grasses such as wild oat (*Avena fatua*), bromes (*Bromus* spp.), and rye grass (*Festuca perennis*), interspersed with ruderal forbs including longbeak filaree (*Erodium botrys*) and mustards (*Brassica* spp.).
  - **Non-native riparian:** Non-native riparian occurs completely on the project site and comprises approximately 0.14 acre that is confined to a disturbed drainage corridor in the vernal pool preserve. This community is dominated by non-native grasses in the understory and contains sparse native and non-native riparian trees, including Goodding's black willow (*Salix gooddingii*) and hairy tamarix (*Tamarix ramosissima*).
  - **Vernal pool:** Vernal pools ioccur completely on the project site and comprise approximately 1 acre that is confined to the vernal pool preserve. Vernal pools on the project site support both native and non-native grasses and forbs. Dwarf woolly-marbles (*Psilocarphus brevissimus* var. *brevissimus*), a vernal pool indicator species, was observed in vernal pools during the 2025 biological reconnaissance survey.
- Land cover type:
  - **Urban/developed land:** Urban/developed land represents areas that have been constructed on or otherwise physically altered to the extent that native vegetation communities are not supported. Urban/developed land in the survey area comprises approximately 124.92 acres, primarily on the project site, which is almost entirely developed with academic buildings, parking lots, internal roadways, and associated pedestrian infrastructure. Urban/developed land on the project site support limited vegetation, consisting primarily of ornamental plantings, landscaped areas, and scattered shade trees. Native vegetation is generally absent, and common ornamental species observed include tree of heaven (*Ailanthus altissima*), Chinese elm (*Ulmus parvifolia*), and various non-native shrubs and turf grasses.

Table 3.3-1. Vegetation Communities and Land Cover Types on the Campus and in the Survey Area

Vegetation Community and Land Cover Type	Project Site (acres)[1]	Survey Area (acres)[1]
Upland		
Diegan Coastal Sage Scrub – Coastal Form (including Disturbed) (32510)	5.30	5.30
Non-Native Grassland (42200)	4.26	4.26
Subtotal	*9.56*	*9.56*
Wetland		
Non-Native Riparian (65000)	0.14	0.14
Vernal Pool (44000)	1	1
Subtotal	*1.14*	*1.14*
Disturbed/Developed		
Urban/Developed Land (12000)	103.51	124.95
Subtotal	*103.51*	*124.95*
Total	**114.21**	**135.65**

Sources: City of San Diego 2018; Oberbauer et al. 2008.

Notes:

[1] Acreages rounded up to one-hundredth.

3.3.1.2 Sensitive Plant Species

Sensitive species are those recognized by federal, state, or local agencies as being potentially vulnerable to impacts because of rarity, local or regional reductions in population numbers, isolation/restricted genetic flow, or other factors. Sensitive plants include those listed as threatened or endangered, proposed for listing, or candidates for listing under federal Endangered Species Act (FESA) by the U.S. Fish and Wildlife Service (USFWS) (USFWS 2026) and California Endangered Species Act (CESA) by the CDFW (CDFW 2026a); those considered species of special concern by the CDFW (CDFW 2026b); and those species included in the California Rare Plant Rank inventory maintained by the California Native Plant Society. Sensitive wildlife species include those listed as threatened or endangered, proposed for listing, or candidates for listing under the FESA by the USFWS (USFWS 2026) and CESA by the CDFW (CDFW 2026a); and those considered species of special concern by the CDFW (CDFW 2026b).

No sensitive plant species were observed in the survey area during the biological reconnaissance survey, and no sensitive plant species were determined to have high potential to occur in the survey area. Fifteen plant species were determined to have a moderate potential to occur in the survey area. A summary of sensitive plant species with moderate, low, and not expected potential to occur on the campus is provided in the Biological Resources Survey Letter Report (Appendix C).

The restored and managed vernal pool systems in the vernal pool preserve may incorporate native and special-status plant species through active restoration, enhancement, or management actions independent of natural colonization. Accordingly, while the analysis presented evaluates the

potential for natural occurrence of sensitive plant species based on existing habitat conditions, regional distribution, and site context, it does not assess the potential for intentional introduction or future establishment of sensitive plant species associated with ongoing or future restoration and management activities in the vernal pool preserve.

3.3.1.3 Sensitive Wildlife Species

No sensitive wildlife species were observed during the biological reconnaissance survey. San Diego fairy shrimp (*Branchinecta sandiegonensis*) was determined to have high potential to occur on campus, and western spadefoot (*Spea hammondii*) was determined to have a moderate potential to occur on campus, both in the vernal pool preserve area. A summary of sensitive wildlife species with high, moderate, low, and not expected potential to occur on the campus is provided in the Biological Resources Survey Letter Report (Appendix C).

San Diego fairy shrimp is a federally endangered, CDFW species of special concern. San Diego fairy shrimp is a small, primitive freshwater crustacean with an ephemeral life cycle, existing for short periods of time in vernal pools or vernal pool-like habitats. Approximately 1 acre of vernal pools occur across 14 pools in the northwestern portion of the campus. These vernal pools provide potential habitat that could support San Diego fairy shrimp. Protocol wet season listed branchiopod surveys were not conducted as part of the 2025 biological reconnaissance survey. As a result, San Diego fairy shrimp is considered to have high potential to occur in the vernal pool preserve. Designated critical habitat for San Diego fairy shrimp does not occur in the survey area, and the closest critical habitat for this species occurs approximately 0.96 mile south of the survey area. San Diego fairy shrimp has been documented historically in the vernal pool preserve area in the northwestern portion of the project site (CDFW 2026c, 2026d; SanGIS 2026). The vernal pool preserve area provides potential foraging and refugia habitat for this species. San Diego fairy shrimp was not observed during the biological reconnaissance survey.

3.3.1.4 Nesting Birds

The survey area and immediate surrounding area provide nesting habitat for passerines and raptors, which are protected under the California Fish and Game Code and Migratory Bird Treaty Act (MBTA). The survey area contains large numbers of ornamental tree species, as well as native scrub vegetation in the vernal pool preserve, which are suitable for nesting birds. No nests were observed during the 2025 biological reconnaissance survey.

The survey area and immediate surrounding area contain a multitude of cavities, shrubs, trees, and other vegetation and structures that provide suitable nesting habitat for breeding birds. Therefore, there is high potential for the project site to be used by multiple bird species for nesting and raising young.

3.3.1.5 Wildlife Corridors and Linkages

Wildlife corridors provide routes for local movement and regional linkages, often following linear topographic features, riparian areas, or undeveloped open space. These corridors can function as continuous habitats or as "stepping stone" areas, providing rest and foraging opportunities for migratory species, particularly birds. Local movement routes allow for daily access to resources such as cover, water, and foraging habitat, while regional linkages support larger-scale seasonal or migratory movements and long-term genetic exchange between populations. Habitat connectivity is generally influenced by topography, habitat quality, and intensity of surrounding land uses.

The survey area is in a highly urbanized setting and is mostly developed with institutional infrastructure, roadways, and landscaping. As such, the campus does not function as a regional wildlife corridor or movement linkage or provide continuous habitat connections to adjacent open space. Opportunities for local wildlife movement are limited to common, urban-adapted species that use landscaped areas and fragmented patches of vegetation.

The vernal pool preserve in the northwestern portion of the campus retains some ecological value as a seasonal resource patch. Although isolated, this preserve may function as a small "stepping stone" site for migratory birds moving through the region, offering temporary foraging and resting habitat during seasonal movements. Beyond this preserve, the survey area does not contribute to broader habitat connectivity or regional wildlife corridors due to surrounding development and the absence of continuous natural habitats.

3.3.1.6 Aquatic Resources

The survey area is situated in a developed urban landscape, and hydrology has been extensively modified through grading, storm drain infrastructure, and road construction associated with the Miramar College campus and surrounding development. As a result, natural drainage patterns on the site have been altered, and opportunities for intact aquatic resources are limited.

A formal aquatic resources delineation was not conducted as part of this assessment. However, based on site observations and a review of available mapping resources, the only aquatic features present occur in the vernal pool preserve in the northwestern portion of the campus. These features include a series of vernal pools and a narrow, disturbed drainage channel that supports non-native riparian vegetation (as shown on Figure 3.3-1). The vernal pools represent seasonal depressional wetlands that pond water during the rainy season and support characteristic vegetation intermixed with non-native grasses. The adjacent channel, while heavily altered and dominated by invasive plant species, retains hydrologic characteristics consistent with a riparian feature.

Due to their wetland and riparian attributes, both the vernal pools and the non-native riparian channel in the preserve are potentially jurisdictional under the authority of the U.S. Army Corps of Engineers (USACE) pursuant to Clean Water Act (CWA) Section 404, the Regional Water Quality Control

Board (RWQCB) pursuant to CWA Section 401 and the Porter-Cologne Water Quality Control Act (Porter-Cologne Act), and the CDFW pursuant to California Fish and Game Code, Section 1600 et seq. (Lake or Streambed Alteration Agreement). The extent of jurisdictional waters in the vernal pool preserve would require confirmation through a formal aquatic resources delineation.

3.3.2 Regulatory Setting

This section describes the federal, state, San Diego Community College District (District), and local regulatory framework adopted to address biological resources. There are no regional regulations that would be applicable to the project.

3.3.2.1 Federal

Clean Water Act, Section 404 (33 CFR 328.3[a])

These provisions regulate the discharge of dredged or fill material in waters of the United States, including wetlands. Activities that discharge dredge or fill material into waters of the United States can be authorized by the USACE.

On August 29, 2023, the U.S. Environmental Protection Agency and USACE issued a final rule to amend the final "Revised Definition of Waters of the U.S." The 2023 final rule became effective on September 8, 2023. Under the 2023 final rule:

(a) Waters of the U.S. are defined as:
   1. Waters which are:
      i. Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
      ii. The territorial seas; or
      iii. Interstate waters;
   2. Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under (a)(5) of this section;
   3. Tributaries of waters identified in (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;
   4. Wetlands adjacent to the following waters:
      i. Waters identified in (a)(1) of this section; or
      ii. Relatively permanent, standing or continuously flowing bodies of water identified in (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;
   5. Intrastate lakes and ponds not identified in (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in (a)(1) or (a)(3) of this section.

The federal CWA provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation's waters. Section 401 requires a project proponent to obtain a federal license or permit that allows activities resulting in a discharge to waters of the United States to obtain state certification, thereby ensuring that the discharge will comply with provisions of the CWA. The State Water Resources Control Board administers the certification program in California. Section 402 establishes a permitting system for the discharge of any pollutant (except dredged or fill material) into waters of the United States. Section 404 establishes a permit program administered by the USACE that regulates the discharge of dredged or fill material into waters of the United States, including wetlands.

Endangered Species Act, Sections 4(d), 7, or 10(a) (16 USC 1531 et seq.; 50 CFR Part 402)

This act prohibits the "take" (i.e., harming, harassing, or killing individuals or destroying associated habitat) of species federally listed as threatened or endangered. Take incidental to otherwise lawful activities can be authorized by the USFWS through a permit under FESA Sections 4(d), 7, or 10(a).

Migratory Bird Treaty Act (16 USC 703–712; 50 CFR 10)

All migratory bird species that are native to the United States or its territories are protected under the federal MBTA, as amended under the Migratory Bird Treaty Reform Act of 2004 (Senate Bill 2547). The MBTA prohibits the direct or indirect take of migratory birds and their active nests unless permitted. The MBTA is generally protective of migratory birds but does not actually stipulate the type of protection required. In common practice, the MBTA is now used to place restrictions on disturbance of active bird nests during the nesting season (generally February 1 to August 31). In addition, the USFWS commonly places restrictions on disturbances allowed near active raptor nests.

3.3.2.2 State

California Migratory Bird Protection Act (Assembly Bill 454)

The California Migratory Bird Protection Act prohibits the take or possession of any migratory non-game bird, as well as their nests and eggs, protected under the federal MBTA unless authorized by regulation.

Birds of Prey Protection Provision (California Fish and Game Code, Section 3503.5)

This provision prohibits the taking of birds of prey (orders Falconiformes and Strigiformes), including their nests and eggs.

California Endangered Species Act (California Fish and Game Code, Sections 2050 et seq.)

CESA establishes the policy of the state to conserve, protect, restore, and enhance threatened or endangered species and their habitats. It mandates that state agencies should not approve projects that would jeopardize the continued existence of threatened or endangered species if reasonable and prudent alternatives are available that would avoid jeopardy. There are no state agency consultation procedures under CESA. For projects that would affect a listed species under both CESA and FESA, compliance with FESA would satisfy CESA if the CDFW determines that the federal incidental take authorization is consistent with CESA under the California Fish and Game Code, Section 2080.1. For projects that would result in take of a species only listed under CESA, the project proponent must apply for a take permit under Section 2081(b).

California Fish and Game Code, Section 1602

Section 1602 regulates water resources in the State of California. Activities that divert or obstruct the natural flow of, or change or use material from, the bed, channel, or bank of any river, stream, or lake may be authorized by the CDFW. CDFW jurisdiction includes intermittent and perennial watercourses and extends to the top of the bank of a stream or lake if unvegetated or to the limit of the adjacent riparian vegetation, located contiguous to the watercourse, if the stream or lake is vegetated.

California Fish and Game Code, Section 3503

Section 3503 prohibits the take, possession, or needless destruction of the nests or eggs of any birds except as otherwise provided by the code or any regulation made pursuant thereto. Section 3503.5 specifically states that it is unlawful to take, possess, or destroy any raptor (i.e., species in the orders Falconiformes and Strigiformes), including nests or eggs. Typical violations of the California Fish and Game Code include destruction of active nests resulting from removal of vegetation in which the nests are located. Violation of Section 3503.5 could also include failure of active raptor nests resulting from disturbance of nesting pairs by nearby project construction. This statute does not provide for the issuance of any type of incidental take permit.

California Fully Protected Wildlife Species Provision (California Fish and Game Code, Sections 3511, 4700, 5050, and 5515)

California fully protected species are described in Sections 3511, 4700, 5050, and 5515 of the California Fish and Game Code. These statutes prohibit take or possession of fully protected species of birds, mammals, amphibians, and fish. The CDFW is unable to authorize incidental take of fully protected species when activities are proposed in areas inhabited by those species.

California Native Plant Protection Act (California Fish and Game Code, Sections 1900–1913)

California's Native Plant Protection Act requires state agencies to use their authority to carry out programs to conserve endangered and rare native plants. Provisions of the act prohibit the take of listed endangered or rare native plants of the state from the wild and require notification to the CDFW at least 10 days in advance of any change in land use. This allows the CDFW to salvage listed plant species that would otherwise be destroyed. The project proponent is required to conduct botanical inventories and consult with the CDFW during project planning to comply with the provisions of the act and sections of California Environmental Quality Act (CEQA) that apply to rare or endangered plants.

Regional Water Quality Control Board

The RWQCB regulates impacts on water quality under CWA Section 401. A project must comply with CWA Section 401 before the USACE can issue a Section 404 permit. The RWQCB issues a Section 401 water quality certification or waiver of certification depending on the extent of impacts on waters of the United States. The RWQCB also regulates impacts on waters of the state (usually limited to "isolated" waters or swales that may not fall under USACE jurisdiction) under the Porter-Cologne Act.

Streambed Alteration Agreement (California Fish and Game Code, Section 1600)

The California Fish and Game Code requires any person who proposes a project that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake, or their tributaries, or use materials from a streambed to submit a notification for a streambed alteration agreement to the CDFW.

Natural Community Conservation Planning Act (California Fish and Game Code, Section 2800–2835)

The Natural Communities Conservation Planning (NCCP) program is a cooperative effort to protect habitats and species. It began under the state's NCCP Act of 1991 and is broader in its orientation and objectives than CESA or FESA. These laws are designed to identify and protect individual species that have already declined significantly in number. The primary objective of the NCCP program is to conserve natural communities at the ecosystem level while accommodating compatible land uses. The program seeks to anticipate and prevent the controversies and gridlock caused by species' listings by focusing on the long-term stability of wildlife and plant communities and including key interests in the process.

This voluntary program allows the state to enter into planning agreements with landowners, local governments, and other stakeholders to prepare plans that identify the most important areas for a threatened or endangered species and the areas that may be less important. These NCCP Plans may

become the basis for a state permit to take threatened and endangered species in exchange for conserving their habitat. The CDFW and USFWS worked to combine the NCCP program with the federal Habitat Conservation Plan process to provide take permits for state and federally listed species. Under the NCCP Act, local governments can take the lead in developing these NCCP Plans and become the recipients of state and federal take permits.

Porter-Cologne Water Quality Control Act

The RWQCB, as the regional agency responsible for protecting water quality in California, regulates the Porter-Cologne Act for impacts on waters of the state. The jurisdiction of the RWQCB includes waters of the state and waters of the United States as mandated by CWA Section 401 and the Porter-Cologne Act. Although water quality issues related to impacts on waterways are normally addressed during Section 401 water quality certification, should a water of the State of California be determined by the USACE to not have CWA jurisdiction, the Porter-Cologne Act would be addressed under a construction general permit, state general waste discharge order, or waste discharge requirements, depending on the level of impact and the properties of the waterway.

3.3.2.3 District

2025 District Design Guidelines & Standards Manual

The District Design Guidelines & Standards Manual establishes District-wide requirements for the design and construction of campus improvements. It includes specific tree and plant protection requirements that apply to construction work. These standards require that construction activities avoid and minimize damage to existing trees and vegetation through measures such as the following (District 2025):

- Installation of protective fencing a minimum of 10 feet beyond the dripline of existing trees
- Maintenance of tree health during construction, including irrigation and monitoring by a qualified arborist
- Restrictions on grading, root pruning, and construction activities in protected root zones
- Use of approved methods for pruning and root management under the direction of a certified arborist
- Replacement of trees of equal size and value if construction-related damage occurs

The District Design Guidelines & Standards Manual also includes requirements for tree placement, species selection, and installation, including minimum setbacks from infrastructure, use of approved or low-maintenance species, and standards for planting and establishment (District 2025).

3.3.2.4 Local (Non-Regulatory)

Although the District is not subject to City of San Diego (City) biological resources protection regulations or programs, adjacent City trees could be indirectly affected by future campus projects

and were considered in the project analysis. Although the campus is not included in the City's Multiple Species Conservation Program (MSCP) and, as such, its policies are not applicable to the campus, the MSCP was considered during the preparation of the biological resources analysis due to its applicability to the surrounding region. An overview of some of the City's biological resources protection policies is provided below.

City of San Diego Multiple Species Conservation Program

The City's MSCP is a regional habitat conservation planning program developed pursuant to the State of California's Natural Community Conservation Planning Act and FESA. The MSCP provides a framework for the long-term conservation of sensitive species and habitats in southwestern San Diego County while allowing for compatible development. The program establishes the Multi-Habitat Planning Area (MHPA), which is a preserve system designed to protect core biological resources, maintain habitat linkages, and support covered species. The MSCP identifies a suite of "covered species," including federally and state-listed species and other sensitive species, for which conservation is addressed at a regional scale. Projects outside the MHPA are subject to the City's MSCP Subarea Plan requirements, including avoidance and minimization measures where applicable, and consistency with the overall conservation strategy.

The City implements the MSCP through its Subarea Plan, which identifies development standards, biological impact avoidance measures, and mitigation requirements applicable to projects in the City's jurisdiction. The District is not an enrolled agency in the NCCP program, and the MSCP does not apply to District projects carried out on the campus. Preserve areas designated by the MSCP (i.e., MHPA) are not on Miramar College property. The closest MHPA to the campus is approximately 0.56 mile east of the campus, separated from the survey area by the Interstate I-15 freeway and intervening development.

City of San Diego Public Tree Protection Policies

The City has various policies and regulations regarding trees in public rights-of-way (ROWs) or that contribute to the City's "Community Forest." The Public Tree Protection Policy (Council Policy 900-19) establishes rules to safeguard trees in public ROWs, City-owned parks and open spaces, and certain private lands under open-space easements. While protected trees are generally preserved, the policy permits removal when a tree poses a public safety hazard and reasonable corrective measures have been exhausted. The City's Planting of Trees on City Streets Policy (Council Policy 200-05) establishes guidelines for planting, maintaining, and removing street trees in the City's jurisdiction. Depending on the jurisdiction of the tree or the condition of a tree, the removal may occur at public expense or in accordance with a no-fee permit for removal. Lastly, San Diego Municipal Code, Article 2, Division 6, establishes the City's rules for planting, maintaining, protecting, and removing trees and other vegetation in public ROWs, defining "street" broadly to include public streets, alleys, lanes, and parkways.

3.3.3 Method of Analysis

The analysis in this section is based on the technical information included in the Biological Resources Survey Letter Report in Appendix C. The biological resources analyses included a database review and a biological reconnaissance survey, which serve to document the project site's existing biological conditions. The results provide information on potential constraints to project development due to the presence (or absence) of sensitive biological resources. The biological reconnaissance survey of the campus was conducted by Harris biologists on April 25, 2025. The survey was conducted by walking meandering transects throughout the survey area and mapping vegetation communities and land cover types, documenting plant and wildlife species, noting suitable habitat, and evaluating the potential for the occurrence of sensitive, rare, threatened, and endangered plant and wildlife species.

3.3.4 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the project would have a significant impact on biological resources if it would:

- **Threshold 1:** Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- **Threshold 2:** Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- **Threshold 3:** Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- **Threshold 4:** Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- **Threshold 5:** Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- **Threshold 6:** Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

3.3.5 Project Impacts and Mitigation

The following sections address various potential impacts relating to biological resources that could result from implementation of the project.

3.3.5.1 Threshold 1: Candidate, Sensitive, or Special-Status Species

Threshold 1: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Impact Analysis

Program Level

Direct Impacts

As discussed in Section 3.3.1.2 and Section 3.3.1.3, no sensitive plant species were observed during the biological reconnaissance survey, and no sensitive plant species have high potential to occur on the project site. The vernal pool preserve has undergone substantial historical disturbance associated with military, aviation, and educational uses, including grading, soil compaction, and the introduction of invasive species. Subsequent restoration efforts have been implemented to re-establish vernal pool functions and native plant assemblages. As a result, current site conditions differ from a fully natural vernal pool system. However, the presence of vernal pool soils and basins provides some potential for sensitive plant species to occur.

While not observed during the survey, one wildlife species—San Diego fairy shrimp—has high potential to occur in the vernal pool area. Outside the preserve, the campus supports only ornamental vegetation and urban-adapted wildlife species.

One long-term project—the Extension of Vernal Pool Community Trail project—would occur in the vernal pool preserve, including an extension to the existing trail with elevated walks and additional viewing platforms. This long-term project would have the potential to directly impact sensitive species through vegetation removal, trampling, or hydrological alteration of pools. Construction could also result in the injury or mortality of individual wildlife species, including special-status invertebrates or amphibians adapted to ephemeral pools. Furthermore, when construction begins in the vernal pool preserve, sensitive plant species may exist on the site. Therefore, the removal of vegetation, use of heavy equipment, and human foot traffic have the potential to remove or trample and damage sensitive plant species. This would be a potentially significant direct impact, and implementation of mitigation measures would be required.

For long-term projects in the vernal pool preserve and elsewhere on campus, sensitive nesting birds protected under the MBTA and California Fish and Game Code may be affected if vegetation is removed during the breeding season. Removal of other vegetation and other objects on the campus that provide nesting bird habitat could result in significant impacts on species covered by the MBTA and California Fish and Game Code, Section 3504, and implementation of mitigation measures would be required.

Indirect Impacts

Temporary indirect impacts on plant and wildlife species as a result of construction of long-term projects may include the spread or introduction of non-native invasive species, increased fugitive dust, elevated noise, vibration, changes in hydrology/hydraulics, loss of vegetation due to hydrology changes, increased human activity, negative effects on water quality (increased turbidity, excessive sedimentation, flow interruptions, and changes in water temperature), and increased trash that can attract both introduced and native predators (e.g., domestic dogs, common ravens). Implementation of the Master Plan has the potential to push sensitive wildlife species (i.e., nesting birds) out of the site because of increased noise, vibration, and human activity. Project activities may also prevent sensitive species from using the site due to vegetation loss and hydrology changes. Temporary indirect impacts could result in potentially significant impacts on sensitive wildlife species that may occur on the campus, and implementation of mitigation measures would be required.

Project Level

Direct Impacts

Near-term projects, including the English Gallery and Performing Arts Center Building and Early Education Center Building, would occur in developed and previously disturbed portions of the campus and would not directly impact the area on campus that could support sensitive species (i.e., the vernal pool preserve).

Removal of ornamental vegetation and other features (e.g., trees, shrubs, and riprap areas) during the nesting bird season (January 15 through August 31) could result in direct impacts on nesting birds protected under the MBTA and California Fish and Game Code, Sections 3503 and 3504. This impact would be potentially significant, and implementation of mitigation measures would be required.

Indirect Impacts

Similar to long-term projects, temporary indirect impacts on plant and wildlife species as a result of construction of near-term projects may include the spread or introduction of non-native invasive species, increased fugitive dust, elevated noise, vibration, changes in hydrology/hydraulics, loss of vegetation due to hydrology changes, increased human activity, negative effects on water

quality (increased turbidity, excessive sedimentation, flow interruptions, and changes in water temperature), and increased trash that can attract both introduced and native predators (e.g., domestic dogs, common ravens). Temporary indirect impacts could result in potentially significant impacts on sensitive wildlife species that may occur on the campus, and implementation of mitigation measures would be required.

Level of Significance Before Mitigation

Program Level

Implementation of the Master Plan has the potential to result in direct and indirect impacts on special-status species. Program-level impacts would be significant prior to mitigation.

Project Level

Although the near-term projects are in developed areas, they have potential to result in direct and indirect impacts. Project-level impacts would be significant prior to mitigation.

Mitigation Measures

Program Level

BIO-1: **Focused Sensitive Plant Species Surveys.** Prior to any construction or grading activities in the vernal pool preserve area, focused surveys for future site-specific development shall be conducted, as applicable, in suitable habitat, to determine the presence or absence of sensitive plant species on the project site. Focused sensitive plant surveys shall be conducted during the species' specific blooming periods to determine presence or absence. If sensitive plant species are mapped in any proposed construction, access, or staging areas, these species shall be quantified and flagged, and the areas shall be modified to avoid direct impacts on the mapped sensitive plant species. If significant impacts on these species are unavoidable, the take of these species shall be reduced to a less than significant level through implementation of mitigation measures. Consultation with the U.S. Fish and Wildlife Service and/or the California Department of Fish and Wildlife shall be required for listed non-covered species.

BIO-2: **Mitigation for Impacts on Sensitive Vegetation Communities.** Any direct impacts on sensitive vegetation communities in the vernal pool preserve area (including vernal pools, coastal sage scrub, riparian habitat, and other natural communities supporting sensitive biological resources) shall be avoided to the maximum extent practicable through project design, including siting, buffering, and minimization of disturbance areas.

Where impacts cannot be avoided, they shall be mitigated in accordance with California Environmental Quality Act and applicable federal and state regulations. Mitigation may include habitat restoration, creation, enhancement, and/or off-site compensatory

mitigation (e.g., mitigation bank credits or in-lieu fee programs) as appropriate. Temporary impacts on sensitive vegetation communities shall also require restoration to pre-construction conditions, including revegetation (refer to Mitigation Measure BIO-3).

For impacts on jurisdictional resources, mitigation requirements, including ratios and performance standards, shall be determined through consultation and permitting with the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife.

For impacts on vernal pools, mitigation and permitting requirements shall be determined in coordination with the appropriate resource agencies (e.g., U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, Regional Water Quality Control Board) and shall be consistent with applicable federal and state regulations and approved conservation strategies as applicable.

BIO-3: **Habitat Restoration for Temporary Impacts.** Temporary impact areas in the vernal pool preserve shall be restored to pre-construction topographic contours and conditions, including the revegetation of native plant communities, where appropriate, following disturbance. Habitat restoration and erosion control treatments shall be installed in these short-term impact areas. Habitat revegetation shall feature native species that are typical of the area, and associated erosion control best management practices shall include silt fence and microplastic- and weed-free straw fiber rolls where appropriate. After replanting, a 120-day plant establishment period and a 25-month maintenance and monitoring program shall be implemented to ensure adequate establishment and sustainability of the plantings and seedings.

Where covered-species status identifies the need for reintroduction and/or increasing the population, the covered species shall be included in restoration or revegetation plans as appropriate. Restoration or revegetation proposals shall require the preparation of a plan that includes elements addressing financial responsibility, site preparation, planting specifications, maintenance, monitoring, success criteria, and remediation and contingency measures. Wetland restoration or revegetation proposals are subject to permit authorization by federal and state agencies.

BIO-4: **Biological Monitor.** A biological monitor shall be required for projects in the vernal pool preserve area. The project biologist shall be responsible for the following:

- Providing a Worker Environmental Education Program to all construction workers.
- Conducting a field review of the designated limits of all construction prior to clearing, grubbing, grading, or demolition.

- Monitoring construction activities to verify that construction is proceeding in compliance with all permit requirements specific to biological resources.
- Designating a biological monitor who shall remain on site in place of the project biologist during all construction in the vernal pool preserve.
- Maintaining communication with the appropriate construction personnel so that issues relating to biological resources are appropriately and lawfully managed.
- Inspecting the project site before the start and at the end of construction each day to ensure cover and/or escape routes from excavated areas are provided for wildlife. All steep trenches, holes, and excavations during construction shall be covered at night with backfill, plywood, metal plates, or other means, and the edges shall be covered with soil and plastic sheeting such that small wildlife cannot access them. Soil piles shall be covered at night to prevent wildlife from burrowing in. Sheeting edges shall be weighed down by sandbags. These areas may also be fenced to prevent wildlife from gaining access. Exposed trenches, holes, and excavations shall be inspected twice daily (i.e., each morning and before sealing the exposed area) by an approved biologist to monitor for wildlife entrapment. Excavations shall provide an earthen ramp to allow for a wildlife escape route.
- Verifying the construction site is implementing Stormwater Pollution Prevention Plan requirements and any other plans associated with the project.

BIO-5: Vernal Pool Delineation, Buffer Establishment, and Avoidance During Final Design and Construction. Prior to and during preparation of final design plans for any project phase in the vernal pool preserve area with the potential to affect depressional features or areas exhibiting vernal pool indicators, the District shall retain a qualified biologist to conduct focused vernal pool mapping. Surveys shall be conducted during appropriate hydrologic conditions (i.e., during or immediately following peak ponding, where feasible) to accurately delineate the extent and location of vernal pools and associated hydrologic features.

The results of the vernal pool delineation shall be incorporated into the final project design to ensure avoidance of vernal pools to the maximum extent practicable. A minimum 100-foot vernal pool buffer shall be established and clearly depicted on final construction plans. Project grading limits, access routes, staging areas, and construction footprints shall be modified as necessary to avoid direct and indirect impacts on vernal pools and their buffers.

Prior to the start of construction for the applicable project phase, environmentally sensitive area fencing shall be installed along the outer edge of the approved vernal pool buffer. Environmentally sensitive area fencing shall remain in place for the duration of construction and shall be inspected regularly by a qualified biologist to

ensure integrity. Signage shall be installed on the environmentally sensitive area fencing at regular intervals.

If complete avoidance of vernal pools and associated buffers is determined to be infeasible, the District shall consult with applicable resource agencies to determine additional impact analysis, permitting, and mitigation requirements prior to implementation of the affected project phase. No impacts on vernal pools shall occur without prior agency approval and implementation of all required mitigation measures.

BIO-6: **Sensitive Wildlife Avoidance.** Prior to any construction or grading activities in the vernal pool preserve area, focused surveys for future site-specific development shall be conducted, as applicable, in suitable habitat to determine the presence and absence of sensitive wildlife species on the project site. If sensitive wildlife species or their habitats are present or potentially present based on biological surveys, the following measures shall be implemented:

- If suitable habitat for San Diego fairy shrimp is present, and clearing, grubbing, grading, or other impacts on vernal pools may occur from construction activities, a qualified biologist shall conduct focused surveys per approved protocols. If San Diego fairy shrimp is detected, consultation with the U.S. Fish and Wildlife Service shall be necessary.
- If western spadefoot becomes listed prior to implementation of future site-specific development projects, and clearing, grubbing, grading, or other impacts on suitable habitat may occur from construction activities, focused surveys and consultation with the U.S. Fish and Wildlife Service shall be necessary.

Before the start of construction, a pre-construction survey must be completed within 5 days of the start of construction to identify the presence and location of any sensitive wildlife. Sensitive species must be avoided. If species cannot be avoided, impacts on those species must be evaluated, and mitigation (including relocation) may be required. Federally listed species may require consultation with the U.S. Fish and Wildlife Service. Sensitive wildlife species must be mapped, and if necessary, consultation with resource agencies shall occur.

BIO-7: **Nesting Birds.** No grubbing, trimming, or clearing of vegetation from the project site shall occur during the general bird breeding season (January 15 through August 31). If grubbing, trimming, or clearing of vegetation cannot feasibly occur outside the breeding season, a qualified biologist shall perform a pre-construction nesting bird survey no more than 3 calendar days before the start of vegetation grubbing, trimming, or clearing. If an active nest is located before or during monitoring of construction, the project biologist shall place a buffer of appropriate size based on species (e.g., 200 feet

for passerines and 500 feet for raptors) or observed behavior until it has been determined that the young have fledged or the nest has failed.

BIO-8: **Trash Control.** To avoid attracting wildlife, including predators, to any project site proposed under the Master Plan, fully covered trash receptacles that are wildlife-proof and weather-proof shall be installed and used by the construction contractor to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Littering shall be prohibited, and trash shall be removed from construction areas daily.

BIO-9: **Invasive Weed Control.** To minimize the spread of non-native, invasive plant species, no planting or seeding of invasive plant species (per the most recent version of the California Invasive Plant Council's California Invasive Plant Inventory for the project region) shall be permitted. In addition, best management practices used on the project site shall be certified weed-free. Vehicles must not enter the project site without being power-washed if they are coated with mud or dirt chunks that may contain invasive weed seeds.

BIO-10: **Dust Control.** All material excavated, graded, or demolished shall be sufficiently watered to prevent excessive dust. Watering shall occur as needed with complete coverage of disturbed areas. All haul trucks hauling soil, sand, and other loose materials with the potential to create excessive dust shall be covered with tarps or other enclosures that shall reduce fugitive dust emissions.

Project Level

Mitigation Measure BIO-7 would apply to the near-term projects to address direct impacts, and Mitigation Measures BIO-4 through BIO-10 would apply to the near-term projects to address indirect impacts.

Level of Significance After Mitigation

Program Level

Implementation of Mitigation Measures BIO-1 through BIO-10 would reduce program-level impacts to a less than significant level.

Project Level

Implementation of Mitigation Measures BIO-4 through BIO-10 would reduce project-level impacts to a less than significant level.

3.3.5.2 Threshold 2: Riparian Habitat and Other Sensitive Natural Communities

Threshold 2: Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

Impact Analysis

Program Level

Direct Impacts

Impacts on sensitive natural communities are significant if they have a substantial adverse effect on those communities. The CDFW considers vernal pools, Diegan coastal sage scrub, and non-native riparian to be sensitive natural communities and riparian habitat. The campus, specifically the designated vernal pool preserve, contains the following sensitive natural communities (Figure 3.3-1):

- 1 acre of vernal pools
- 5.30 acres of Diegan coastal sage scrub
- 0.14 acre of non-native riparian

The remaining portion of campus is non-native grassland and urban/developed land.

Construction of the long-term projects would generally occur in already developed portions of the campus. However, improvements in the vernal pool preserve (e.g., Extension of Vernal Pool Community Trail project) could result in direct impacts on vernal pool, Diegan coastal sage scrub, and non-native riparian habitat. Therefore, direct permanent and temporary impacts on sensitive vegetation communities from project implementation would be potentially significant, and mitigation would be required for improvements in the vernal pool preserve area. Other long-term projects occurring in already developed portions of the campus would have no impact on sensitive natural communities, and no mitigation would be required.

Indirect Impacts

Indirect impacts on sensitive natural communities are not anticipated for long-term projects outside the vernal pool preserve. Indirect impacts on sensitive natural communities in the vernal pool preserve could occur through increased dust or the introduction and spread of invasive plant species, which could alter the function of the vernal pools or further reduce native cover. Recreational use of the proposed trail extension could result in trampling of vegetation adjacent to the trail alignment, which would be a potentially significant impact, and mitigation would be required.

Project Level

Direct Impacts

Construction of the two near-term projects would occur in already developed portions of the campus and would not result in direct impacts on sensitive natural communities. No impact would occur and no mitigation would be required.

Indirect Impacts

No direct encroachment into sensitive natural communities is anticipated from near-term projects, as these activities would occur in previously developed areas of the campus. However, construction activities have the potential to result in minor indirect effects, such as the generation of fugitive dust that could temporarily affect adjacent habitats, including the vernal pool preserve. Therefore, there would be a potentially significant impact, and mitigation would be required.

Level of Significance Before Mitigation

Program Level

Implementation of the Master Plan (specifically improvements in the vernal pool preserve) has the potential to result in direct and indirect impacts on sensitive vegetation communities. Program-level impacts would be significant prior to mitigation.

Project Level

Implementation of near-term projects would have no direct impact on sensitive vegetation communities, however indirect impacts have the potential to occur. Project-level impacts would be significant prior to mitigation.

Mitigation Measures

Program Level

Mitigation Measures BIO-2 through BIO-5 would be required to reduce direct permanent and temporary impacts on sensitive vegetation communities from project implementation. Mitigation Measures BIO-4, BIO-9, and BIO-10 would be required to reduce indirect impacts on sensitive natural communities.

Project Level

No mitigation measures would be required for direct impacts on sensitive vegetation communities. Mitigation Measure BIO-10 would be required to reduce indirect impacts.

Level of Significance After Mitigation

Program Level

Implementation of Mitigation Measures BIO-2 through BIO-5, BIO-9, and BIO-10 would reduce program-level impacts to a less than significant level.

Project Level

Implementation of Mitigation Measures BIO-10 would reduce project-level impacts to a less than significant level.

3.3.5.3 Threshold 3: Wetlands

Threshold 3: Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Impact Analysis

Program Level

Direct Impacts

The vernal pool preserve in the northwestern portion of the campus supports a series of restored vernal pools and a narrow drainage with non-native riparian vegetation. Direct impacts may occur if project construction in the vernal pool preserve results in the loss or alteration of vernal pool basins or riparian habitat. To implement the proposed Master Plan improvements, specifically the Extension of Vernal Pool Community Trail project, construction activities would occur in portions of the preserve. Work in this area may temporarily disturb soils and vegetation and could alter microtopography that supports pool hydrology. These activities would result in a temporary loss of hydrologic function in localized portions of the vernal pool basins or riparian drainage and could affect habitat quality for associated plant and wildlife species. Trail construction in the vernal pool preserve could also directly disturb riparian vegetation through removal or trimming, resulting in permanent or temporary habitat loss. Vernal pool and riparian habitat may be considered jurisdictional by the USACE, RWQCB, and/or CDFW pursuant to CWA Sections 401 and 404 and California Fish and Game Code, Section 1602. Therefore, direct impacts on wetlands or jurisdictional aquatic resources would be potentially significant for improvements in the vernal pool preserve, and mitigation would be required.

Other long-term projects occurring in already developed portions of the campus would have no direct impacts on wetlands or jurisdictional aquatic resources, and no mitigation would be required.

Indirect Impacts

For the Master Plan improvements in the vernal pool preserve, indirect impacts could result from temporary changes in hydrology or hydroperiod in vernal pools, erosion and sedimentation from adjacent grading, dust deposition, or pollutant inputs (e.g., fuels, oils, or construction debris). Increased human presence along new trail features could lead to trampling of vegetation, spread of invasive plant species, and disturbance to wildlife using the pools or riparian corridor. These

indirect impacts, although potentially temporary, would be potentially significant, and mitigation would be required.

Indirect impacts on aquatic resources are not anticipated for long-term projects outside the vernal pool preserve, and no mitigation would be required.

Project Level

Direct Impacts

Construction of the two near-term projects would occur in already developed portions of the campus and would not occur in vernal pools or other aquatic resources. Therefore, no direct impacts on wetlands or jurisdictional aquatic resources would occur, and no mitigation would be required.

Indirect Impacts

No direct encroachment into aquatic resources is anticipated from near-term projects, as these activities would occur in previously developed areas of the campus. However, construction activities have the potential to result in minor indirect effects, such as the generation of fugitive dust that could temporarily affect adjacent aquatic resources, including the vernal pool preserve. Therefore, there would be a potentially significant impact, and mitigation would be required.

Level of Significance Before Mitigation

Program Level

Implementation of the Master Plan (specifically improvements in the vernal pool preserve) has the potential to result in direct and indirect impacts on wetlands or jurisdictional aquatic resources. Program-level impacts would be significant prior to mitigation.

Project Level

Implementation of near-term projects would have no direct impact on wetlands or jurisdictional aquatic resources, however indirect impacts have potential to occur. Project-level impacts would be significant prior to mitigation.

Mitigation Measures

Program Level

Mitigation Measures BIO-2, BIO-5, BIO-11, and BIO-12 would be required to reduce direct impacts on wetlands or jurisdictional aquatic resources. Mitigation Measures BIO-4 and BIO-10 would be required to reduce indirect impacts on wetlands or jurisdictional aquatic resources.

Project Level

No mitigation measures would be required for direct impacts on wetlands or jurisdictional aquatic resources. Mitigation Measure BIO-10 would be required to reduce indirect impacts.

BIO-11: **Aquatic Resources Delineation.** Prior to issuance of any grading, clearing, or construction permits for projects in the vernal pool preserve, the project applicant or its designee shall conduct a formal aquatic resources delineation to identify waters of the United States, waters of the state, wetlands, and other jurisdictional aquatic features in the project impact limits. The delineation shall be prepared by a qualified biologist in accordance with the most current U.S. Army Corps of Engineers wetland delineation manual and applicable regional supplements, and all applicable state and federal regulations, including the Clean Water Act and Porter-Cologne Water Quality Control Act.

The delineation shall be submitted to the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife for jurisdictional verification. Any impacts on jurisdictional aquatic resources identified through the approved delineation shall be avoided to the maximum extent practicable or otherwise mitigated in accordance with applicable permit requirements and regulatory agency conditions.

BIO-12: **Mitigation for Jurisdictional Aquatic Resources.** For projects in the vernal pool preserve, the District shall consult with the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife to determine jurisdictional authority over the on-site aquatic resources. If required, permits shall be issued by the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife before impacts on jurisdictional aquatic resources occur. Before construction in any areas containing jurisdictional aquatic features, the applicant shall obtain authorizations pursuant to federal Clean Water Act, Sections 401 and 404, and California Fish and Game Code, Section 1602.

If required by the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife, compensatory mitigation shall be implemented to mitigate impacts on jurisdictional aquatic resources. This mitigation shall be in the form of credit purchases at an approved wetlands mitigation bank, in-lieu fee mitigation, or other permittee-responsible mitigation as approved by the agencies.

A report of waste discharge pursuant to California Water Code, Section 13050, shall be required for waters of the state determined to be non-jurisdictional under Sections 401 and 404 of the federal Clean Water Act. Any measures required as part of the issuance of the report of waste discharge shall be implemented.

Authorization for the alteration of streambeds and banks of the state shall be required under California Fish and Game Code, Section 1602, and a streambed alteration agreement application shall be required before work occurring in California Department of Fish and Wildlife jurisdictional areas. Mitigation requirements determined through the process of obtaining the necessary permits shall be implemented before the start of construction.

Level of Significance After Mitigation

Program Level

Implementation of Mitigation Measures BIO-2, BIO-4, BIO-5, BIO-10, BIO-11, and BIO-12 would reduce program-level impacts to less than significant.

Project Level

Implementation of Mitigation Measures BIO-10 would reduce project-level impacts to less than significant.

3.3.5.4 Threshold 4: Native Resident or Migratory Fish or Wildlife Species

Threshold 4: Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Impact Analysis

Program Level

The campus is surrounded by dense urban development and roadways, including Interstate 15. The campus does not provide a regional wildlife corridor or linkage. However, the vernal pool preserve provides seasonal habitat that may function as a stopover site for migratory birds.

The long-term Vernal Pool Community Trail Extension project would occur in the vernal pool preserve, which provides localized habitat that may support nesting by common and migratory bird species. While the preserve does not function as a regional wildlife movement corridor, vegetation in the preserve may be used for nesting. Removal or disturbance of vegetation during the breeding season could result in direct impacts on active nests. Therefore, impacts on migratory bird species would be potentially significant and mitigation would be required.

No migratory fish species occur or have the potential to occur in the campus, including in the vernal pool preserve; therefore, no impacts on migratory fish are anticipated.

Project Level

Near-term projects would occur in developed areas of campus and would not interfere with wildlife movement or nursery sites. A less than significant impact would occur, and no mitigation would be required.

Level of Significance Before Mitigation

Program Level

Implementation of the Master Plan (specifically improvements in the vernal pool preserve) has the potential to result in impacts on migratory bird species. Program-level impacts would be significant prior to mitigation.

Project Level

Implementation of near-term projects would not interfere with the movement of wildlife species or nursery sites. Project-level impacts would be less than significant, and no mitigation is required.

Mitigation Measures

Program Level

Implementation of Mitigation Measure BIO-7 would ensure that pre-construction surveys and appropriate avoidance buffers are established to prevent impacts on migratory species.

Project Level

No mitigation is required.

Level of Significance After Mitigation

Program Level

Implementation of Mitigation Measure BIO-7 would reduce program-level impacts to less than significant.

Project Level

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.3.5.5 Threshold 5: Conflict with Local Policies or Ordinances

Threshold 5: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Impact Analysis

Program Level

The District Design Guidelines & Standards Manual includes enforceable requirements for the protection of existing trees and vegetation during construction, including installation of protective fencing, maintenance of tree health, restrictions on disturbance in root zones, and replacement of damaged trees. Future campus improvements would be required to comply with these District standards as part of project design and construction to preserve existing trees. Specific tree removal and replanting details for future campus projects would be identified during project planning to maintain the overall landscaping present on campus.

If improvements within City ROWs occur, specifically near campus entrances, City tree preservation and street tree policies would apply. If such work would result in the disturbance of City trees, the District would be required to coordinate with the City to obtain permits to allow trimming or removal of public trees depending on the tree type and location. No conflicts with local policies or ordinances protecting biological resources would occur.

Project Level

The two near-term projects would be required to comply with District standards, including tree preservation policies in the District Design Guidelines & Standards Manual, as part of project design and construction. While some existing trees would be removed, those that are intended to remain in place would be protected through adherence to these policies. No conflicts with local policies or ordinances protecting biological resources would occur.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would not result in conflicts with local policies or ordinances. Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.3.5.6 Threshold 6: Conflict with Habitat Conservation Plan

Threshold 6: Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Impact Analysis

Program Level

The campus is not subject to the City's MSCP nor is the District an enrolled agency in the NCCP program. Therefore, the MSCP is not applicable to District properties. However, the MSCP was taken into account during the preparation of the biological resources analysis prepared for the Master Plan. The impact analysis provided above also considers the potential for indirect effects on the sensitive habitats in the MHPA. No conflicts with an adopted Habitat Conservation Plan would occur.

Project Level

As is the case at the program level, the near-term projects are not subject to the City's MSCP or another Habitat Conservation Plan and no conflicts would occur.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would not result in conflicts with an adopted Habitat Conservation Plan.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.3.6 Cumulative Impacts

The following sections address various potential cumulative impacts relating to biological resources that could result from implementation of the project.

3.3.6.1 Candidate, Sensitive, or Special-Status Species

The geographic scope for the biological resources cumulative analysis is San Diego County. In 1991, the State of California passed the NCCP Act, providing for the long-term, regional conservation of natural vegetation and wildlife diversity. The MSCP Subarea Plan is the framework NCCP Plan for southwestern San Diego County. The USFWS and CDFW jointly adopted the MSCP Subarea Plan in 1997. As part of that approval process, a Joint Environmental Impact Report (EIR)/Environmental

Impact Statement (EIS) was prepared, which addressed the cumulative impacts on biological resources from growth in the San Diego region. While the campus is not a part of the MSCP planning effort or a formal part of the MSCP area, and the District is not an enrolled agency in the NCCP program, the Final MSCP Plan (City of San Diego 1998) and its associated Joint EIR/EIS (City of San Diego and USFWS 1996) were considered in the cumulative analysis below as they address regionwide biological resources impacts from development.

As described in the Joint EIR/EIS prepared for the MSCP Subarea Plan, implementation of the MSCP Subarea Plan would result in cumulatively significant direct impacts on its 85 covered species; however, assembly and management of the MHPA would reduce these cumulative impacts below a level of significance (City of San Diego and USFWS 1996). While not observed, the 2025 biological reconnaissance survey conducted on the campus found one MSCP-covered species with a high potential to occur on campus: San Diego fairy shrimp. No other MSCP-covered species are considered to have high potential to occur on campus. Of the 85 species covered in the MSCP Subarea Plan, the Master Plan would potentially contribute to impacts on one of those species: San Diego fairy shrimp. With implementation of Mitigation Measures BIO-1 through BIO-12, incremental impacts on special-status species associated with the Master Plan would not be cumulatively considerable.

3.3.6.2 Riparian Habitat and Other Sensitive Natural Communities

Cumulative development projects in or adjacent to areas containing sensitive habitat have the potential to result in the cumulative loss of sensitive habitats or natural communities. Implementation of the Master Plan, including the long-term and near-term projects, could contribute to the loss of some native sensitive vegetation communities in the San Diego region; however, mitigation would be implemented that would result in no-net loss of these communities on a regional scale. As such, Master Plan impacts related to sensitive habitats would not be cumulatively considerable.

3.3.6.3 Wetlands

Cumulative development projects in or adjacent to wetlands have the potential to result in the cumulative loss of wetlands without adherence to regulatory permit requirements. Implementation of the Master Plan has the potential to result in adverse effects on wetland or jurisdictional aquatic resources that are potentially jurisdictional, although compensatory mitigation would be provided such that the overall availability of these habitats would not decrease. Other cumulative development projects would also be required to implement mitigation according to permit conditions prescribed by the regulatory agencies. Therefore, Master Plan impacts related to protected wetlands would not be cumulatively considerable.

3.3.6.4 Native Resident or Migratory Fish or Wildlife Species

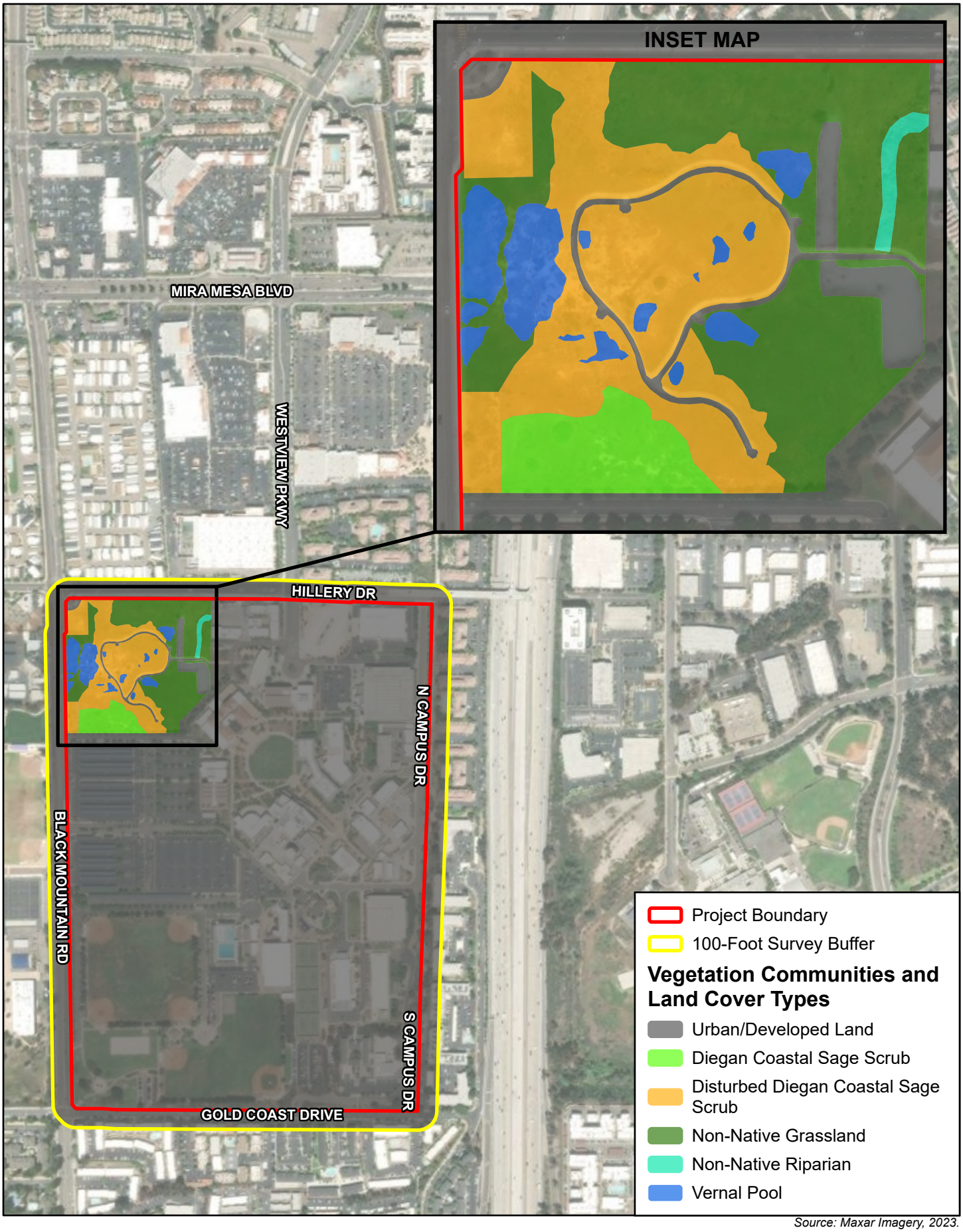
Cumulative development projects occurring in existing wildlife corridors and inhibiting movement through these areas have the potential to result in the cumulative loss of wildlife corridors and associated breeding areas. As discussed above, the campus is not identified as a regional wildlife corridor, however, the vernal pool preserve provides seasonal habitat that may function as a stopover site for migratory birds. With implementation of Mitigation Measure BIO-7, incremental impacts on migratory bird species associated with the Master Plan would not be cumulatively considerable.

3.3.6.5 Conflict with Local Policies or Ordinances

Implementation of the Master Plan, including the long-term and near-term projects, would be required to comply with the District's tree planting and preservation policies, and, where applicable, the City's tree policies. Cumulative development projects would also be required to comply with the applicable local policies protecting biological resources. Compliance with these local policies would ensure that development does not result in the cumulative loss of local biological resources such as trees. Therefore, cumulative impacts related to conflicts with local policies or ordinances would be less than significant.

3.3.6.6 Conflict with Habitat Conservation Plan

As part of the MSCP planning process, lands were identified for assembly into a comprehensive preserve for the conservation of biological resources. That preserve is referred to as the MHPA and was cooperatively designed by the participating jurisdictions and special districts in the MSCP study area in partnership with the CDFW and USFWS, property owners, and representatives from private industry and environmental groups. The MHPA conserves vacant land, including habitat and other vacant lands that contribute to the preserve design. As noted above, implementation of the MSCP Subarea Plan would result in cumulatively significant direct impacts on the 85 covered species (City of San Diego and USFWS 1996). Assembly and management of the MHPA as part of the MSCP Subarea Plan and other NCCP Plans would reduce these cumulative impacts to less than significant levels. Cumulative indirect impacts on native vegetation communities associated with edge effects and increased development pressure outside the MHPA were not considered significant due to the measures in the plans that address these effects. While the future campus projects would not be subject to the MSCP, nearby cumulative development projects would be required to adhere to the applicable regulations of the MSCP or applicable Subarea Plan. As such, the Master Plan contribution to significant cumulative impacts related to the MSCP would not be cumulatively considerable.



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Source: Maxar Imagery, 2023.

Harris & Associates

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Figure 3.3-1

Vegetation Communities and Land Cover

San Diego Miramar College Master Plan

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3.4 Cultural Resources

This section evaluates the potential for impacts on cultural resources resulting from construction and operation of near-term and long-term projects implemented under the San Diego Miramar College Master Plan Project (Master Plan or project). This section relies on the information and analysis in the Cultural Resources Technical Report, prepared by Harris & Associates (2026), provided as Appendix D to the Program Environmental Impact Report (PEIR).

3.4.1 Environmental Setting

The following sections describe the environmental setting for the project as it relates to cultural resources, including the cultural history in San Diego County (County) and the history of San Diego Miramar College (project site, Miramar College, or campus).

3.4.1.1 Prehistoric Period

Cultural resources are found throughout the County and are reminders of the County's 10,000-year-old historical record. Cultural resources are the tangible or intangible remains or traces left by pre-contact or historical people who inhabited the San Diego region. They encompass both the built (post-1769) and archaeological environments, as well as Traditional Cultural Properties. They are typically in protected areas near water sources and multiple ecoregions and can include Traditional Cultural Places, such as gathering areas, landmarks, and ethnographic locations.

The following provides a brief cultural background of the County.

Paleoindian Period (Pre-5500 BCE)

Several terms are used for the early occupation of the San Diego region: Paleoindian period, Early Archaic period, Initial period, and Scraper Maker period (Moratto 1984). The Paleoindian period dates from 9000 to 5500 BCE (Chartkoff and Chartkoff 1984; Moratto 1984; Rogers 1966; Taylor and Meighan 1978; Warren and True 1961). Early humans have been characterized as an early nomadic, hunting culture whose settlements were located on mesas and ridge tops and in deserts (Erlandson and Colton 1991; Rogers 1966; Wallace 1978; Warren et al. 1961). During this period, inhabitants relied on large game for subsistence (Rogers 1966; Warren et al. 1961) and produced "finely worked blades, spear points, choppers, and scrapers out of fine-grained volcanics" (Carrico 1977). In addition, leaf-shaped knives, foliate to ovoid bifaces, foliate to short-bladed shoulder points, crescents, engraving tools, core hammers, pebble hammers, and cores were part of the tool assemblage (Moratto 1984; Wahoff and Dolan 2000). Pottery and milling stones were missing from the assemblage, confirming the assumption that hunting was an economic focus for the culture (Moriarty 1967; Warren and True 1961). Because the tool assemblage was similar to desert cultures of the Mojave Desert, it is believed that this culture migrated west from the desert into California (Gallegos 1995; Rogers 1939). However, no single hypothesis is universally accepted.

Other hypotheses identify the movement of people into California from the south and north down the coast (Taylor and Meighan 1978; Chartkoff and Chartkoff 1984).

Archaic (8000 BCE–CE 500)

According to Hale et al. (2018), "the more than 1,500-year overlap between the presumed age of Paleoindian occupations and the Archaic period highlights the difficulty in defining a cultural chronology in the San Diego region." The Archaic period is also known as La Jollan, Pauma Complex, and Millingstone Horizon. This period is characterized by the presence of dart points, milling, equipment, scattered hearths, shell middens, and flexed burials (Carrico 1977). Subsistence strategies placed an emphasis on gathering, possibly as a result of environmental change (Wahoff and Dolan 2000; Wallace 1978). The assemblage was composed of milling implements and cobble/core-based tools. The flaked tools do not appear to be as refined as those of the Paleoindian period. Mortuary goods included shell beads and ornaments, projectile points, and milling implements. Wallace (1978) interpreted archaeological sites of this period as an indication of an increase in population and permanence. Site types included coastal shell habitation bases, quarries, resource exploitation, and milling (Gallegos 1995). The sites are typified by an abundance of shellfish remains and are situated near sloughs and lagoons and on the open coast (Carrico 1977; Masters and Gallegos 1997; Moratto 1984; Wallace 1978). An inland manifestation identified as the Pauma complex is known to have existed (True 1958). Unlike the coastal people, this complex occupied "transverse valleys and sheltered canyons of inland San Diego County, ha[d] an emphasis on hunting and gathering, had a greater diversity of tool types, and lacked shellfish remains" (Masters and Gallegos 1997:12).

Similar to the Paleoindian period, controversy surrounds the origins of the Archaic culture. Several hypotheses have been postulated. Kaldenberg (1976) and Moriarty (1967) proposed that the transition from the Paleoindian to the Archaic culture was an in-situ adaptation. In contrast, Warren et al. (1961) viewed this transition as a migration from the desert to the coast due to the adverse environmental condition of the Altithermal. Taylor and Meighan (1978:36) did not take a single position regarding the transition to the Archaic culture but, rather, incorporated all the hypotheses as identified below:

> The artifact inventory and cultural activities argue strongly that this stage began in the desert inland and spread toward the Pacific Coast, reaching it about 8500 years ago. There is no evidence to show whether the Milling Stone Stage involved movement of the people or a conquest of earlier residents; perhaps the early hunters simply adopted this way of life as game animals became scarce.

The population of this period focused on lagoonal resources and moved up and down the river valleys exploiting various inland and coastal resources (Masters and Gallegos 1997).

Late Prehistoric (CE 500–1769)

The Late Prehistoric period is an antecedent to Spanish contact (CE 1000–1769). It was a "time of cultural transformations brought about by trait diffusion, immigration, and in-situ adaptation to environmental changes" (Moratto 1984:153). Subsistence strategies involved a focus on terrestrial collection and hunting (Christenson 1992); however, shellfish and other maritime resources were also used. Settlement included large villages near permanent water sources, temporary campsites, quarries, and resource exploitation sites. Small triangular points, pottery, and Obsidian Butte obsidian are characteristic of this period (Christenson 1992; Masters and Gallegos 1997; True 1966, 1970). Cremations replaced flexed inhumations, and mortuary goods became more elaborate (Wallace 1955). Cremations are believed to have been introduced into the area during the Late Prehistoric period and are the result of Shoshonean intrusion (1500 BP) from the deserts (True 1966) into northern San Diego County. However, in the southern part of the County, this practice has been attributed to a "Colorado River origin that may have had an influence as far reaching as the Hohokam [current day Pima people and Tohono O'odham Nation] in southwestern Arizona" (True 1970:58). Kaldenberg (1976:67) had a different opinion on the origin and timing of the entrance of cremation practices into the region. He noted that the practice of cremation was introduced at the terminus of the Archaic culture (3000 BP) with the "migration of Yuman people into the San Diego coastal region." By 2000 BP, inhumations were replaced by cremations (Kaldenberg 1976).

Two complexes (San Luis Rey and Cuyamaca) are identified with the Late Prehistoric period. True (1966) believed that the San Luis Rey complex was a precursor to the ethnographic Luiseño. Similarly, he suggested that the Cuyamaca complex was the predecessor to the ethnographic Kumeyaay. Through the examination of both geographic regions, True identified specific characteristics unique to each; however, he noted that, although geographically similar, these two cultures were distinctly different.

3.4.1.2 Ethnohistoric Period

The Ethnohistoric period begins with the first permanent European settlements. Early Ethnohistoric accounts and mission documents have been used to reconstruct this period (Hale et al. 2018). Florence Shipek (1993) delineated the boundaries between the Luiseño and the Kumeyaay as follows:

> In 1769, the Kumeyaay national territory started at the coast about 100 miles south of the Mexican border (below Santo Tomas), thence north to the coast at the drainage divide south of the San Luis Rey River including its tributaries. Using the U.S. Geological Survey topographic maps, the boundary with the Luiseño then follows that divide inland. The boundary continues on the divide separating Valley Center from Escondido and then up along Bear Ridge to the 2240 contour line and then north across the divide between Valley Center and Woods Valley up to the 1880-foot peak, then curving around east along the divide above Woods Valley.

The Kumeyaay (also known as Ipai, Tipai, Diegueño, and Kamia) lived in small villages, or rancherias, and would inhabit multiple locations throughout the year. According to Cline (1984), the typical settlement included two or more seasonal villages with temporary camps farther away from the main central villages. Hunting and gathering were the main economic focus, consisting of small game, acorns, grass seeds, and other plant resources. Similar to the Prehistoric period, a wide range of tools (chipped and ground stone) that were made from locally available materials were used. Exotic materials, such as obsidian and chert, were imported from the deserts to the north and east. In addition to lithic tools, the Kumeyaay produced baskets and pottery.

3.4.1.3 Historical Period

The Historical period can be divided into three phases: Spanish, Mexican, and American. Each phase is identified with a change in political power. Common goals in each phase included land gain, assimilation of the native population, and the attainment of wealth. However, these periods were dissimilar in the rationale behind these goals. Rationale included defense (Spain), independence and secularization (Mexico), and expansion and economics (United States). Assimilation of Native Californians was a desire of each government that came to power; however, the greatest misfortune of this period was the large decline in Native American populations (Phillips 1981).

Spanish Period (CE 1769–1821)

Although the first Spanish contact occurred in 1542, it was not until 1769 that the first permanent settlement was established. The Spanish period was a time of European expansionism and is typically identified with the mission system. In addition, presidios (military defense) and pueblos (city government) played an important role in the structuring of the community (Campbell 1977). The mission system was the institution designated for the assimilation and exploitation of native people (Campbell 1977; Cline 1979; Jackson and Castillo 1995; Phillips 1981). Jackson and Castillo (1995:6) identified this exploitation as an extension of the "sixteenth-century policy of congregacion/reduction." In contrast, Costo (1987) noted that the transference of the Spanish Inquisition (originally established in 1478) to the New World that was the mechanism for this exploitation because the Inquisition contained economic and religious incentives. The Spanish stronghold in California declined with Spain's loss of the Napoleonic Wars (1803–1815), which eliminated funding to the mission.

Mexican Period (CE 1821–1859)

In 1821, Mexican independence from Spain occurred, and in 1833, Mexico secularized the missions. After secularization, large tracts of land were granted to private citizens. "The secularization of the missions during the Mexican period is usually regarded as a watershed in California History because it resulted in the replacement of one Hispanic institution by another—the rancho for the mission" (Phillips 1981:33). Like the mission, the rancho became the institution of native exploitation. This period experienced an increase in cattle ranching and the hide and

tallow trade (Gallegos 1995; Wahoff and Dolan 2000). The passage of the Treaty of Guadalupe Hidalgo that ended the Mexican-American War in 1848 was the final event that culminated the Mexican period in California.

American Period (Post-CE 1850)

The concept of a two-ocean economy and the California Gold Rush were the impetus that brought about the annexation of California (1850) to the United States. A large number of immigrants entered California with the discovery of gold and the availability of free land with the passage of the Homestead Act (1863). This population increase caused the displacement of Native Californians and brought about a deterioration in their rituals and traditions (Carrico 1986; Gallegos 1995). During this period, the ranchos experienced a decline primarily in response to their inability to validate land ownership as a result of the California Land Claims Act of 1851. "With the discovery of gold, the building of the transcontinental railroad, and the development of crops and cities, people in massive numbers from all parts of the world began to inhabit the region" (Phillips 1981: editors' introduction).

3.4.1.4 Miramar College

The area that became Miramar College is south of the Rancho Santa Maria de Los Peñasquitos land grant but was not within a Mexican or Spanish land grant (ArcGIS 2024). The area remained largely undeveloped until the 1940s, when the area was used as a test area and emergency landing field by the U.S. Department of Defense. The Linda Vista Valley Auxiliary Field (also known as Hourglass Field because of the runways' layout) spanned approximately 214 acres. The field was also used as a practice bombing range. The facility was relinquished to civilian aircraft use after World War II (Stevens 2011).

The Linda Vista Valley Auxiliary Field/Hourglass Field was used by car clubs and other groups until the early 1960s, when the U.S. Navy transferred the land at no cost to the San Diego Unified School District, which at the time managed community colleges (Mira Mesa Recreation Council n.d.). The transfer came with the stipulation that the land be developed for educational purposes, requiring that a school be constructed on the site. Miramar College opened in 1969 as the Miramar Regional Occupational Training Center for police and firefighter training. Since then, Miramar College has expanded into a comprehensive community college offering transfer and expanded career training programs.

Historical aerial maps from 1953 through 2022 were reviewed (Historic Aerials 2025). In 1953, no structures were on the project site, and the Linda Vista Valley Auxiliary Field/Hourglass Field was still present. Starting in 1964, the Linda Vista Valley Auxiliary Field/Hourglass Field was subdivided into parcels. In 1972, development of the southeastern corner of the campus was visible, and baseball diamonds were in other parts of the campus. Development on the eastern side

of the campus continued through the 1980s. The campus nearly reached the current development by 2012. In 2015, the 12-acre northwestern vernal pool preserve was established.

None of the structures or facilities proposed for demolition or modernization under the Master Plan currently meet the 50-year age threshold to be considered historic and, therefore, were not formally evaluated with a Historic Resources Survey. However, the following would meet the age threshold to potentially be considered historic over the next 20-year planning horizon of the Master Plan:

- Public Safety A-2 Building
- Heavy Duty Diesel Technology C-1 Building
- English I Building
- Eastern half of Hourglass Field

3.4.1.5 Previous Investigations, Records Search Results, and Field Survey Results

Staff conducted a records search for the project site and surrounding area using the California Historic Resources Inventory System (CHRIS). Ninety-nine studies have been conducted within a 1-mile radius of the campus, 13 of which overlap with the campus footprint (refer to Appendix D of the PEIR for a detailed list). The 13 previously conducted studies on the campus include survey and monitoring reports, EIRs, and four documents related to the 2022 Mira Mesa Community Plan.

Twenty-two resources were previously recorded within the 1-mile radius records search area (refer to Appendix D of the PEIR for a detailed list). These resources consist of 14 early Native American sites, two isolated lithic artifacts, four historic period sites, one structure, and one modern site. The modern site is an experimental lithic reduction site created between 1988 and 1990. It is likely recorded to ensure that it is not mistaken for an early Native American site. The two isolate lithic artifacts (P-37-024934 and P-37-024935) are on the campus. Both resources were recorded by Mary Robbins-Wade of Affinis in 2003 as part of the Mira Mesa Bus Rapid Transit Station Project (P-37-14141) (Robbins-Wade 2003).

A constraints-level pedestrian survey was conducted to identify any archaeological resources that may be present on campus. Rocky Ciarmoli, Harris & Associates archaeologist, conducted the survey on May 12, 2025. The field survey was conducted using standard archaeological procedures and techniques and included the entire campus. The survey started in the northeastern corner of the campus and proceeded in concentric transects toward the center of the campus. Accessible open areas were systematically surveyed for resources. The northwestern corner of the campus is undeveloped and fenced for habitat conservation, consisting of the 12-acre gated vernal pool preserve with interpretive trails. This undeveloped area offered the highest ground visibility on the entire campus. Structural remains of concrete and asphalt, as well as tractor teeth, were noted in this area. Scattered non-diagnostic debris including cans and bottle caps were observed. The remainder

of the campus is developed, paved, or landscaped. No archaeological sites were recorded. The survey area was photographed to document the environmental setting (refer to Appendix D).

3.4.2 Regulatory Setting

This section describes the federal, state, regional, San Diego Community College District (District), and local regulatory framework adopted to address cultural resources.

3.4.2.1 Federal

National Historic Preservation Act (U.S. Code, Title 54, Section 300101 et seq.)

The National Historic Preservation Act of 1966 established the National Register of Historic Places (NRHP) as the official federal list of cultural resources that have been nominated by state offices for their historical significance at the local, state, or national level. Listing in the NRHP provides recognition that a property is significant to the nation, the state, or the community and assumes that federal agencies consider historical value in the planning for federal and federally assisted projects. Properties listed in the NRHP or determined eligible for listing must meet certain criteria for historical significance and possess integrity of form, location, and setting. Structures and features must usually be at least 50 years old to be considered for listing in the NRHP, barring exceptional circumstances. Criteria for listing in the NRHP, which are set forth in the Code of Federal Regulations, Title 36, Part 60.4, are as follows: the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

A. Are associated with events that have made a significant contribution to the broad patterns of our history; or

B. Are associated with the lives of persons significant in our past; or

C. Embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Have yielded, or may be likely to yield, information important in prehistory or history.

Eligible properties must meet at least one of the criteria and exhibit integrity, which is measured by the degree to which the resource retains its historic properties and conveys its historic character, the degree to which the original fabric has been retained, and the reversibility of changes to the property. The fourth criterion is typically reserved for archaeological and paleontological resources. These criteria have largely been incorporated into the California Environmental Quality Act (CEQA) Guidelines.

Native American Graves Protection and Repatriation Act (U.S. Code, Title 25, Section 3001 et seq.)

The Native American Graves Protection and Repatriation Act (NAGPRA) of 1990 provides a process for museums and federal agencies to return certain Native American cultural items—human remains, funerary objects, sacred objects, or objects of cultural patrimony—to lineal descendants and culturally affiliated Native American Tribes and Native Hawaiian organizations. NAGPRA includes provisions for unclaimed and culturally unidentifiable Native American cultural items, intentional and inadvertent discovery of Native American cultural items on federal and Tribal lands, and penalties for noncompliance and illegal trafficking. Implementation of the project would be conducted in compliance with NAGPRA.

Federal curation regulations are also provided in the Code of Federal Regulations, Title 36, Part 79, and apply to collections that are excavated or removed under the authority of the Antiquities Act (16 USC 431–433), the Reservoir Salvage Act (16 USC 469–469c), Section 110 of the National Historic Preservation Act (16 USC 470h-2), or the Archaeological Resources Protection Act (16 USC 470aa–mm). Such collections generally include those that are the result of a prehistoric or historical resources survey, excavation, or other study conducted in connection with a federal action, assistance, license, or permit.

3.4.2.2 State

California Register of Historical Resources (California Public Resources Code, Section 5020 et seq.)

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code, Section 5020.1[j]). In 1992, the California Legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code, Section 5024.1[a]). A resource is eligible for listing in the CRHR if the State Historical Resources Commission determines that it is a significant resource and that it meets any of the following NRHP criteria (California Public Resources Code, Section 5024.1[c]):

1. Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Associated with the lives of persons important in our past.

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Resources less than 50 years old are not generally considered for listing in the CRHR but may be considered if it can be demonstrated that sufficient time has passed to understand the historical importance of the resources (14 CCR 4852[d][2]).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historical resources. The CRHR criteria are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys. The State Historic Preservation Officer maintains the CRHR.

California Health and Safety Code, Section 7050.5

California law protects Native American burials, skeletal remains, and associated grave goods regardless of their antiquity and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code, Section 7050.5, requires that, if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the County Coroner has examined the remains (California Health and Safe Code, Section 7050.5b). If the County Coroner determines or has reason to believe that the remains are those of a Native American, they must contact the Native American Heritage Commission (NAHC) within 24 hours (California Health and Safe Code, Section 7050.5c). The NAHC will notify the most likely descendant (MLD). With the permission of the landowner, the MLD may inspect the site of discovery. The inspection must be completed within 24 hours of notification of the MLD by the NAHC. The MLD may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

California Native American Graves Protection and Repatriation Act

In 2001, the California Legislature passed Assembly Bill (AB) 978, the California NAGPRA of 2001, requiring all state agencies and museums that receive state funding and that have possession or control over collections of human remains or cultural items to provide a process for the identification and repatriation of these items to the appropriate Tribes. The bill also created a Repatriation Oversight Commission with oversight authority. The legislation intended to cover gaps in the federal NAGPRA specific to California. After the Repatriation Oversight Commission remained unfunded for over a decade, the NAHC was granted oversight authority. The NAHC was given more responsibilities in 2018 under AB 2836 and in 2021 under AB 275. AB 2836 requires

the NAHC to provide technical assistance to the University of California in implementing policies and procedures adopted to expedite repatriation of remaining items in its possession. AB 275 requires the NAHC to maintain a list of California Native American Tribes and their state Aboriginal territories, adopt mediation procedures, and publish notices of completion of preliminary inventories and summaries on the NAHC website. Pursuant to California Health and Safety Code, Section 8013(a), the NAHC maintains a list of California Native American Tribes and their respective state Aboriginal territories for the repatriation of Native American human remains and cultural items.

Native American Historic Resource Protection Act

California Public Resources Code, Section 5097 et seq., codifies the procedures to be followed in the event of the unexpected discovery of human remains on nonfederal public lands. Section 5097.9 states that no public agency or private party on public property shall "interfere with the free expression or exercise of Native American Religion." The code further states that:

> No such agency or party [shall] cause severe or irreparable damage to any Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine . . . except on a clear and convincing showing that the public interest and necessity so require. County and city lands are exempt from this provision, expect for parklands larger than 100 acres.

3.4.2.3 Regional

There are no regional policies related to cultural resources that apply to the project.

3.4.2.4 District

There are no District policies related to cultural resources that apply to the project.

3.4.2.5 Local (Non-Regulatory)

Pursuant to California Government Code, Section 53094, local City zoning and development regulations are not applicable to Master Plan development because implementation of the Master Plan would facilitate the education of community college students. While not subject to local regulations of the City, the District may consider aspects of local plans and policies for the communities surrounding the campus when it is appropriate and feasible. Relative to historical resources, City regulations regarding the evaluation, designation, and preservation of historical resources do not apply to Master Plan development undertaken by the District. However, localized guidance from the City relative to identification and evaluation of such resources provides relevant guidance for the District in the absence of campus-specific guidelines for identification of locally significant historical resources. As such, the City's Historical Resources Regulations and related guidance are summarized below.

City of San Diego Historical Resources Regulations

The purpose of the City's Historical Resources Regulations (San Diego Municipal Code, Chapter 14, Article 3, Division 2) is to protect, preserve, and, where damaged, restore the historical resources of San Diego, which include historical buildings, historical structures, historical objects, important archaeological sites, historical districts, historical landscapes, and Traditional Cultural Properties. These regulations are intended to ensure that development occurs in a manner that protects the overall quality of historical resources. It is further the intent of these regulations to protect the educational, cultural, economic, and general welfare of the public, while employing regulations that are consistent with sound historical preservation principles, and the rights of private property owners. For development projects regulated by the City, these regulations apply to proposed development when the following historical resources are present on the site: designated historical resources, historical buildings, historical districts, historical landscapes, historical objects, historical structures, important archaeological sites, and Traditional Cultural Properties.

2024 City of San Diego Municipal Code Historical Resources Guidelines

The purpose and intent of the City of San Diego Municipal Code Historical Resources Guidelines (Chapter 14, Division 3, Article 2), are to protect, preserve, and, where damaged, restore the City's historical resources. These guidelines are designed to implement the City's Historical Resources Regulations in compliance with applicable local, state, and federal policies and mandates, including but not limited to the City's 2024 City of San Diego General Plan (2024 General Plan or Blueprint SD), CEQA, and Section 106 of the National Historic Preservation Act. The intent of the Historical Resources Guidelines is to ensure consistency in the management of the City's historical resources, including identification, evaluation, preservation/mitigation, and development. The Historical Resources Guidelines state that if a project will potentially impact a resource 45 years or older, the resource's significance must be determined, even if it is not listed in or previously considered eligible for the CRHR or a local register (City of San Diego 2024).

To be designated as historic and potentially listed in the San Diego Register of Historic Resources (SDRHR), one or more of the following criteria must be met:

A. Exemplifies or reflects special elements of the City's, a community's, or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development;
B. Is identified with persons or events significant in local, state, or national history;
C. Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;
D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;

E. Is listed, or has been determined eligible by the National Park Service for listing on the NRHP, or is listed or has been determined eligible by the California State Office of Historic Preservation for listing on the CRHR; and/or
F. Is a finite group of resources related to one another in a clearly distinguishable way, or is a geographically definable area or neighborhood, containing improvements that have a special character, historical interest, or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

In addition to meeting one or more of the above criteria, an SDRHR-eligible resource must also retain sufficient integrity to convey its significance. Although the San Diego Municipal Code uses a 45-year threshold to review resources that may be adversely affected by development, a resource need not be 45 years of age to be eligible for listing on the SDRHR.

Eligible resources, which may include an improvement, building, structure, sign, interior element and fixture, feature, site, place, district, area, or object, are designated to the SDRHR by the City's Historical Resources Board at a publicly noticed hearing.

City of San Diego Historic Districts

The City's historic preservation program provides for the designation of individually significant resources as well as historic districts (Land Development Manual, Section II.D.5). A historic district is defined by the San Diego Municipal Code as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development and that have a special character, historical interest, cultural or aesthetic value, or that represent one or more architectural periods or styles in the history and development of the City" (San Diego Municipal Code, Section 113.0103).

3.4.3 Method of Analysis

The analysis in this section is based on review of historical aerial maps, previous investigations and record searches, a pedestrian survey, and technical information included in the Cultural Resources Technical Report (Appendix D).

3.4.4 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the project would have a significant impact on cultural resources if it would:

- **Threshold 1:** Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.
- **Threshold 2:** Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.
- **Threshold 3:** Disturb any human remains, including those interred outside of dedicated cemeteries.

3.4.5 Project Impacts and Mitigation

The following sections address various potential impacts relating to cultural resources that could result from implementation of the project.

3.4.5.1 Threshold 1: Historical Resources

Threshold 1: Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Impact Analysis

Program Level

As detailed in Chapter 2, Project Description, as part of the long-term projects, two structures and three facilities (parking lots and recreation areas) are identified for demolition:

- Heavy Duty Diesel Technology C-1 Building
- English I Building
- Lot A
- Lot 3
- Basketball court/eastern portion of Hourglass Field

Additionally, several existing facilities would be modernized:

- Public Safety A-2 Building
- Science and Automotive S-2 through S-6 Building
- Vernal Pool Community Trail Extension
- Athletic fields
- Miramar College Driveway

As detailed in Section 3.4.1.4, none of these structures or facilities currently meet the threshold of 50 years to be considered historic and, therefore, were not formally evaluated. However, the following would meet the age threshold to potentially be considered historic over the next 20-year planning horizon of the Master Plan:

- Public Safety A-2 Building
- Heavy Duty Diesel Technology C-1 Building
- English I Building
- Eastern half of Hourglass Field

Alteration, demolition, or incompatible development involving these resources has the potential to result in substantial adverse changes to their significance. Therefore, implementation of the

following long-term projects under the Master Plan has the potential to alter the significance of historical resources, and a significant impact could occur:

- Public Safety A-2 Building Modernization project
- Heavy Duty Diesel Technology C-1 Building project
- Welcome and Multicultural Center Building project
- Athletics Building and Courts project

Project Level

As part of the near-term projects, the proposed English Gallery and Performing Arts Center Building project would include demolition of the eastern portion of Lot 2. Lot 2 was constructed between 2005 and 2009 and does not meet the 50-year age threshold to be considered historic.

Additionally, the proposed Early Education Center Building project would include demolition of the Child Development Center F-2 Building, which was developed between 1993 and 1994 and does not meet the 50-year age threshold to be considered historic.

There would be a less than significant impact with implementation of near-term projects, as there would be no adverse change in the significance of a historical resource.

Level of Significance Before Mitigation

Program Level

Implementation of the following long-term projects under the Master Plan has the potential to alter the significance of historical resources, and a significant impact could occur:

- Public Safety A-2 Building Modernization project
- Heavy Duty Diesel Technology C-1 Building project
- Welcome and Multicultural Center Building project
- Athletics Building and Courts project

Project Level

Implementation of near-term projects would result in a less than significant impact, as there would be no adverse change in the significance of a historical resource.

Mitigation Measures

Program Level

To mitigate for future, long-term potential adverse impacts on historical resources on the campus, the following mitigation measures apply to proposed alterations, additions, demolitions, and/or construction involving any of these resources:

- Public Safety A-2 Building Modernization project
- Heavy Duty Diesel Technology C-1 Building project
- Welcome and Multicultural Center Building project
- Athletics Building and Courts project

CUL-1: **Historic Properties Project Impacts Analysis.** During initial project planning for projects that may impact resources that meet the 50-year threshold to be considered historic in the future—Public Safety A-2 Building, Heavy Duty Diesel Technology C-1 Building, English I Building, and the eastern half of Hourglass Field—a historic analysis by a qualified architectural historian (meeting the Secretary of the Interior's Professional Qualifications Standards for Architectural History) shall be completed to determine whether the resource(s) are significant under California Environmental Quality Act.

If resources are determined significant, the project plans shall be reviewed by a qualified architectural historian (meeting the Secretary of the Interior's Professional Qualifications Standards for Architectural History) for the potential to affect character-defining features of that resource as identified in the historic analysis. If the architectural historian determines that the minor changes to an eligible historic resource would result in no permanent changes to the character-defining features of the resource, no further analysis or mitigation measures are required for minor renovation projects.

For projects that may involve altering character-defining features, either directly or indirectly, a project impacts analysis shall be prepared by a qualified architectural historian during the project design phase to identify potential direct and indirect impacts, as defined by California Environmental Quality Act, using the Secretary of the Interior's Standards for the Treatment of Historic Properties. If the project impacts analysis concludes that the project meets the standards, no further analysis or mitigation measures are required.

If the project impacts analysis concludes that the project, as designed, does not comply with the standards, it shall be further reviewed by the same qualified architectural historian to determine if the resource would retain its overall eligibility as a historic resource, even if the project does not strictly comply with the standards. Examples of such projects might include change to major interior spaces that require the loss or removal of important character-defining features or large building additions that alter a secondary facade.

The District shall also evaluate if the project can be redesigned to meet the standards. If such project changes are determined by the District to be feasible, changes shall be incorporated into the project to the satisfaction of the qualified architectural historian and documented in the Project Impacts Analysis or a subsequent memorandum. If such changes are incorporated and the project complies with the standards, no further analysis or mitigation measures are required.

If the project cannot be redesigned to meet the standards, the District shall implement Mitigation Measure CUL-2 to document the resource and Mitigation Measure CUL-3 to memorialize the resource.

CUL-2: **Historic American Buildings Survey or Historic American Landscapes Survey Documentation.** The District shall commission the preparation of Historic American Buildings Survey or Historic American Landscapes Survey Level II documentation by a qualified architectural historian for any historical resource that would be impacted by the project. Documentation of the existing conditions shall be undertaken prior to the commencement of construction in accordance with the Level II documentation procedures. Level II documentation shall include select existing drawings, photographs, and a written history and resource description. The Historic American Buildings Survey or Historic American Landscapes Survey Documentation shall be submitted to the Mira Mesa College campus archive and to the San Diego History Center and/or to the South Coastal Information Center at San Diego State University, which is the California Historical Resources Information System Information Center for San Diego County.

CUL-3: **Interpretation/Commemoration.** If a project would substantially alter a historical resource, then the District, in consultation with a qualified architectural historian, shall prepare interpretive and/or commemorative materials of the building, structure, or resource. Interpretive displays in the public areas of significant buildings, landscapes, and sites shall be installed as deemed appropriate and feasible by the District.

Project Level

No mitigation is required.

Level of Significance After Mitigation

Mitigation Measures CUL-1 through CUL-3 would reduce potential impacts on historical resources to the extent feasible; however, impacts would remain significant after mitigation for future projects that do not comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties as determined under Mitigation Measure CUL-1. As defined in CEQA Guidelines, Section 15126.4(b)(2), "in some circumstances, documentation of a historical

resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur." However, documentation of a historical resource through these methods can still serve to reduce the effect of the demolition of the resource, even though it does not mitigate the effects to the point where clearly no significant effect on the environment would occur. As CEQA requires that all feasible mitigation be undertaken even if it does not mitigate below a level of significance and "[i]n this context, recordation serves a legitimate archival purpose" (California Office of Historic Preservation 1999). Therefore, while Mitigation Measures CUL-1 through CUL-3 would reduce potential impacts on historical resources to the extent feasible, program-level impacts would remain significant and unavoidable.

3.4.5.2 Threshold 2: Archaeological Resources

Threshold 2: Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Impact Analysis

Program Level and Project Level

As detailed in Section 3.4.1.5, through the records search, two resources were previously recorded on campus. However, they were isolated artifacts, which are, by definition, not significant because they lack context. Additionally, no archaeological resources were identified on the campus during the field survey. Therefore, no archaeological resources on the campus were identified as archaeological resources pursuant to CEQA Guidelines, Section 15064.5.

Implementation of the Master Plan (both long-term and near-term projects) would occur on previously developed areas of campus (except the vernal pool preserve area), which are classified as having a low sensitivity for archaeological resources based on the previous disturbance for campus development. No archaeological resources are expected to be present based on the developed nature of the campus and surrounding area. It is unlikely that there would be an inadvertent discovery of archaeological resources during ground disturbance in these areas; therefore, future projects constructed within previously developed areas would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5.

The long-term Vernal Pool Community Trail Extension project would occur on land not previously developed. As detailed in Chapter 2, improvements in this area would include an extension to the existing trail with elevated walks and additional viewing platforms. Therefore, although ground disturbance would be shallow and limited, and the walkways and platforms would be elevated, there is some potential for the unanticipated discovery of archaeological resources due to the undeveloped nature of the area. Therefore, long-term and near-term projects would not cause a substantial adverse

change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5, except the long-term Vernal Pool Community Trail Extension project, which could result in an adverse impact due to unanticipated discovery of archaeological resources.

Level of Significance Before Mitigation

Implementation of the Master Plan, for both long-term and near-term projects, would be less than significant regarding substantial adverse changes in the significance of archaeological resources except the long-term Vernal Pool Community Trail Extension project, which would be potentially significant.

Mitigation Measures

Program Level

CUL-4: **Cultural Resources Monitoring Program.** For ground-disturbing activities on the Vernal Pool Community Trail Extension project site, a cultural resources monitoring program shall be implemented:

- The District shall retain a qualified project archaeologist and Native American monitor associated with a Tribe that is traditionally and culturally affiliated with the project site to implement the monitoring program, as described below. The qualified project archaeologist shall meet the Secretary of the Interior's Professional Qualifications Standards (48 Federal Register 44738-39).
- The qualified project archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
- The cultural resources monitoring program shall require that during the initial grubbing, site grading, excavation, trenching, or disturbance of the ground surface, an archaeological monitor, overseen by the qualified project archaeologist, and a Native American monitor shall be on site full time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and discoveries of archaeological resources or Tribal Cultural Resources as defined in California Public Resources Code, Section 21074. Archaeological and Native American monitoring may be discontinued when the depth of grading or soil conditions no longer retain the potential to contain cultural deposits. The qualified project archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.
- If unevaluated potentially significant cultural resources are discovered, construction activities shall be diverted away from the discovery until a significance evaluation can be conducted and the appropriate preservation or treatment actions can be taken. All cultural material collected during monitoring and appropriate for curation shall be processed and curated at a San Diego County facility that meets

federal standards per Code of Federal Regulations, Title 36, Part 79, unless, in the case of Native American cultural material, other appropriate treatment measures, such as the reburial of recovered cultural material, are agreed upon by the District and the traditionally and culturally affiliated Tribe.

- After monitoring is complete, a report summarizing the cultural resources monitoring program shall be prepared. If no significant cultural resources are discovered, a brief letter shall be prepared and submitted to the District and the South Coastal Information Center. If significant cultural resources are discovered, a technical report with the results of the monitoring and data recovery or treatment (including the interpretation of the data within the research context), as applicable, shall be prepared and submitted to the District and South Coastal Information Center.

Project Level

No mitigation is required.

Level of Significance After Mitigation

Implementation of Mitigation Measure CUL-4 would reduce program-level impacts on archaeological resources to a less than significant level.

3.4.5.3 Threshold 3: Human Remains

Threshold 3: Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Impact Analysis

Program Level and Project Level

Human burials have occurred outside of formal cemeteries within the County, usually associated with prehistoric or pre-contact archaeological resource sites. While the discovery of human remains is unlikely to occur, as discussed in Section 3.10, Tribal Cultural Resources, the consulting tribes have indicated that the potential nonetheless exists for unknown burials to be present within the campus, and ground-disturbing activities associated with the implementation of future projects could have the potential to disturb human remains. Therefore, in the unlikely event of the discovery of human remains during project grading, work shall halt in that area, and the procedures set forth in California Public Resources Code, Section 5097.98, and California Health and Safety Code, Section 7050.5, shall be undertaken. With adherence to existing regulations and Mitigation Measure CUL-5, the project would not result in the disturbance of any human remains, including those interred outside formal cemeteries.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, could potentially result in inadvertent discovery of human remains. Impacts would be potentially significant.

Mitigation Measures

CUL-5: **Procedure for Inadvertent Discovery of Human Remains.** As specified by California Health and Safety Code, Section 7050.5, if human remains are found on the project site during construction, the person responsible for the excavation, or their authorized representative, shall immediately notify the San Diego County Medical Examiner's office. Determination of whether the remains are human shall be conducted by a forensic anthropologist on-site and in situ where they were discovered, unless the forensic anthropologist and the Native American representative agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Medical Examiner's office has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the most likely descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code, Section 5097.98. The Native American remains shall be kept in situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on site in the presence of a Native American monitor.

Level of Significance After Mitigation

Implementation of Mitigation Measure CUL-5 would ensure that impacts to inadvertent discovery of human remains are reduced to less than significant level. No significant and unavoidable impact would remain.

3.4.6 Cumulative Impacts

The following sections address various potential cumulative impacts relating to cultural resources that could result from implementation of the project.

3.4.6.1 Historical Resources

The geographic context for the analysis of cumulative impacts relative to historical resources is San Diego County. Any cumulative projects that involve demolition, destruction, relocation, or alteration activities have the potential to result in significant impacts on historical resources. Present and future

projects would be required to be consistent with state and federal regulations regarding historical resources. However, even with regulatory compliance, individual historical resources could still be affected or degraded as a result of new development or redevelopment associated with cumulative projects. Therefore, a significant cumulative impact could occur related to the loss of historical resources in the San Diego region. As discussed in Section 3.4.5.1, the project contains structures or facilities that would meet the threshold of 50 years to be considered potentially historic for long-term projects over the next 20-year planning horizon of the Master Plan. Although Mitigation Measures CUL-1 through CUL-3 would be applied, impacts would remain significant and unavoidable after mitigation for future projects that do not comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Therefore, the project's contribution to the significant cumulative historical resources impact would be cumulatively considerable.

3.4.6.2 Archaeological Resources

The geographic context for the analysis of cumulative impacts relative to archaeological resources is San Diego County. Due to the potential for ground-disturbing construction activities associated with future development projects in the County to impact archaeological resources, a potentially significant cumulative impact on archaeological resources may occur.

While these projects would be subject to applicable federal, state, and local regulations, even with regulatory compliance, the loss of archaeological resources on a regional level may not be adequately mitigated through compliance with these regulations. Therefore, the cumulative destruction of significant resources from planned construction and development projects in the County is potentially cumulatively significant.

However, as discussed in Section 3.4.5.2, the campus is nearly fully developed, no archaeological resources were identified, and none are expected to be present within the developed areas of the campus. Mitigation Measure CUL-4 would reduce impacts on undiscovered archaeological resources in the undeveloped vernal pool preserve area to a less than significant level. Therefore, the project's contribution to the significant cumulative archaeological resources impact would not be cumulatively considerable.

3.4.6.3 Human Remains

The geographic context for the cumulative analysis of human remains is the County. Cumulative development projects in the County would have the potential to encounter unknown, interred human remains during construction activities, which could result in a potentially significant cumulative impact. However, cumulative projects would require adherence to California Health and Safety Code, Section 7050.5, and California Public Resources Code, Section 5097.98, which would ensure compliance with proper protocols for the accidental discovery of human remains during construction activities, similar to the project. With adherence to state regulations, cumulative impacts on human remains would be less than significant.

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3.5 Geology and Soils

This section evaluates the potential for impacts on geology and soils resulting from construction and operation of near-term and long-term projects implemented under the San Diego Miramar College Master Plan Project (Master Plan or project). This section relies on the information and analysis in the Geology and Soils Technical Study prepared by Ninyo & Moore (2025) and the Paleontological Resources Technical Report prepared by the San Diego Natural History Museum Department of PaleoServices (2026) provided as Appendices E and F, respectively, to this Program Environmental Impact Report (PEIR).

3.5.1 Environmental Setting

The following sections describe the environmental setting for the project as it relates to geology and soils.

3.5.1.1 Regional Geological Setting

San Diego Miramar College (project site, Miramar College, or campus) is situated in the San Diego County (County) coastal section of the Peninsular Ranges Geomorphic Province. This geomorphic province encompasses an area that extends approximately 900 miles from the Transverse Ranges and the Los Angeles Basin south to the southern tip of Baja California (Appendix E). The province varies in width from approximately 30 to 100 miles. In general, the province consists of rugged mountains underlain by Jurassic metavolcanic and metasedimentary rocks and Cretaceous igneous rocks of the Southern California batholith. In the coastal plain portion of the province where the project is located, Quaternary-age sedimentary deposits overlie Tertiary- and Cretaceous-age sedimentary units.

3.5.1.2 Soils

According to the Geology and Soils Technical Study (Appendix E) and Paleontological Resources Technical Study (Appendix F), soil formations underlying the project site are generally anticipated to consist of artificial fill materials, alluvium/colluvium, very old paralic deposits (Lindavista Formation), and materials of the Stadium Conglomerate (Friars Formation). The characteristics of these soil types are described in the following sections.

Artificial Fill

Artificial fill soils are likely to underlie portions of the campus due to the campus' previous land use, building construction across the entire campus, and burial of underground utility lines. According to the Geology and Soils Technical Study (Appendix E), based on borings previously drilled on site, the fill soils are generally anticipated to include medium dense to dense, silty and clayey sand and stiff, sandy clay. According to the Paleontological Resources Technical Study (Appendix F), artificial fill on campus measured at depths of up to 2 inches and 1.5 feet thick at various locations on campus.

Alluvium/Colluvium

Quaternary-age (late Pleistocene- to Holocene-age) young alluvial floodplain deposits (alluvium) is mapped on the southeasternmost corner of the campus (Appendices E and F). Additionally, colluvial deposits were encountered during a previous subsurface exploration at the campus. Alluvium/colluvium is likely to consist of sandy clay, clayey sand, and silty sand with gravel and cobbles.

Very Old Paralic Deposits (Lindavista Formation)

Middle to early Pleistocene-age very old paralic deposits (also referred to as the Lindavista Formation in the Paleontological Resources Technical Study) are mapped across much of the campus (Appendices E and F). Very old paralic deposits generally consist of mostly poorly sorted, moderately permeable, reddish-brown, interfingered strandline, beach, estuarine, and colluvial deposits composed of silt, sand, gravel, and cobbles. Previous subsurface explorations at the campus encountered very old paralic deposits described as moderately to strongly cemented, silty sandstone and sandy cobble conglomerate.

Stadium Conglomerate (Friars Formation)

Middle Eocene-age materials of the Stadium Conglomerate (also referred to as the Friars Formation in the Paleontological Resources Technical Study) underlie the very old paralic deposits at the campus (Appendices E and F). The Stadium Conglomerate consists of a massive cobble conglomerate with a dark-yellowish-brown, coarse-grained sandstone matrix. As encountered in previous borings drilled on campus, the Stadium Conglomerate consists of moderately to strongly cemented, sandstone and sandy cobble conglomerate.

3.5.1.3 Groundwater

According to the San Diego Regional Water Quality Control Board Water Quality Control Plan for the San Diego Basin (RWQCB 2021), the site is in the Miramar Reservoir Hydrologic Area in the Peñasquitos Hydrologic Unit. Groundwater levels can fluctuate due to seasonal variations, groundwater withdrawal or injection, and other factors. Groundwater is expected to follow topographic gradients and flow generally toward the south and west portions of campus (Appendix E). Based on review of nearby well data, groundwater is anticipated at depths greater than 80 feet below the campus. However, perched water and seepage may occur beneath portions of campus, particularly at the contact between fill material and very old paralic deposits or Stadium Conglomerate.

3.5.1.4 Geologic Hazards

Faulting and Seismicity

The campus is in a seismically active area with the potential for strong ground motion, as is the majority of Southern California. The Rose Canyon Fault Zone is the nearest active fault zone,

approximately 9 miles west of the campus (Appendix E). The Rose Canyon Fault Zone consists of predominantly right-lateral strike-slip faults that extend south–southeast through the San Diego metropolitan area. The campus is not in a State of California Earthquake Fault Zone (formerly known as an Alquist-Priolo Special Studies Zone).

Liquefaction and Seismically Induced Settlement

Liquefaction is the phenomenon in which ground shaking of sufficient duration results in the loss of grain-to-grain contact due to rapid rise in pore water pressure, which eventually causes the soil to behave as a fluid for a short period of time. Factors known to influence liquefaction potential include composition and thickness of soil layers, grain size, relative density, groundwater level, degree of saturation, and both intensity and duration of ground shaking. The southeasternmost corner of campus is designated by the 2018 City of San Diego Seismic Safety Study as having a low potential for liquefaction (Appendix E). Additionally, based on the relatively dense nature of underlying material and the absence of a shallow groundwater table, the risk for liquefaction and seismically induced settlement is low across the entire campus.

Landslides

The campus is relatively level, with gentle gradients down to the south and west (Appendix E). Moderately sloping, south-facing hillsides are present on the southern portion of the campus. Landslides have not been mapped on or adjacent to the campus, and evidence of landsliding was not observed according to the Geology and Soils Technical Study site reconnaissance survey. According to the Geology and Soils Technical Study, the campus is in an area mapped as being least susceptible to landslides (Appendix E).

Expansive Soils

Expansive soils generally result from the presence of specific clay minerals that have the capacity to shrink or swell in response to changes in moisture content. Shrinking or swelling of foundation soils can lead to damage to slabs, foundations, and other engineered structures, including tilting and cracking. According to the Geology and Soils Technical Study, expansive materials have previously been encountered in on-site campus soils (Appendix E). In general, the soils and earth materials on campus have a very low to high potential for expansion.

3.5.1.5 Paleontological Resources

Paleontological resources (i.e., fossils) are the buried remains and/or traces of prehistoric organisms (i.e., animals, plants, and microbes). Body fossils such as bones, teeth, shells, leaves, and wood, as well as trace fossils such as tracks, trails, burrows, and footprints, are found in the geologic units/formations in which they were originally buried. As a result, the potential for fossils in an area can be predicted based on known relationships between geologic formations and fossil occurrences. Although typically it is assumed that fossils must be older than approximately 11,700

years, organic remains older than recorded human history or older than middle Holocene (about 5,000 radiocarbon years) can also be considered to represent fossils.

According to the Paleontological Resources Technical Report (Appendix F) and as detailed in Section 3.5.1.2, the campus is primarily underlain by mesa-capping early Pleistocene-age (approximately 1.16 million to 975,000 years old) very old paralic deposits (equal to the Lindavista Formation), as well as the conglomerate tongue of the middle Eocene-age (approximately 46 to 45 million years old) Friars Formation, with late Pleistocene- to Holocene-age (less than 129,000 years old) young alluvial floodplain deposits mapped on the southeastern corner of the campus. Artificial fill associated with previous construction activities is also anticipated to be present on campus.

Paleontological resource sensitivity of geologic formations is typically rated from zero to high. As summarized in Table 3.5-1, Geologic Units Underlying the Miramar College Campus and Paleontological Resource Sensitivity Ratings, previously placed artificial fill is assigned no paleontological resource sensitivity based on the lack of original geographic and stratigraphic context with any redeposited fossils that may be present in these materials. Young alluvial floodplain deposits and colluvium are assigned a low paleontological resource sensitivity due to their relatively young geologic age and the recognition that any contained organic remains are likely conspecific with organisms inhabiting the area today. The Lindavista Formation is assigned a high paleontological resource sensitivity in the Mira Mesa area based on the recovery of rare but significant marine invertebrate and vertebrate fossils recovered from this geologic unit. The Friars Formation is assigned a high paleontological resource sensitivity based on the documented occurrence of diverse marine invertebrate and terrestrial vertebrate fossil assemblages preserved in this geologic unit. These paleontological resource potential ratings are summarized in Table 3.5-1, and their general extent is depicted on Figure 3.5-1, Paleontological Resource Sensitivity Rating.

Table 3.5-1. Geologic Units Underlying the Miramar College Campus and Paleontological Resource Sensitivity Ratings

Geologic Unit	Age	Paleontological Resource Sensitivity
Artificial fill	Recent	No/zero resource sensitivity
Young alluvial floodplain deposits and colluvium	Late Pleistocene to Holocene	Low resource sensitivity
Lindavista Formation	Early Pleistocene	High resource sensitivity
Friars Formation	Middle Eocene	High resource sensitivity

Source: Appendix F.

3.5.2 Regulatory Setting

This section describes the federal, state, regional, San Diego Community College District (District), and local regulatory framework adopted to address geology and soils.

3.5.2.1 Federal

Antiquities Act

The Antiquities Act of 1906 (16 USC 431–433) states, in part, the following:

> That any person who shall appropriate, excavate, injure or destroy any historic or prehistoric ruin or monument, or any object of antiquity, situated on lands owned or controlled by the Government of the United States, without the permission of the Secretary of the Department of the Government having jurisdiction over the lands on which said antiquities are situated, shall upon conviction, be fined in a sum of not more than five hundred dollars or be imprisoned for a period of not more than ninety days, or shall suffer both fine and imprisonment, in the discretion of the court.

Although there is no specific mention of natural or paleontological resources in the act itself or in the act's uniform rules and regulations (43 CFR 3), the term "objects of antiquity" has been interpreted to include fossils by the National Park Service, Bureau of Land Management, U.S. Forest Service, and other federal agencies. Permits to collect fossils on lands administered by federal agencies are authorized under this act. However, due to the large gray areas left open to interpretation due to the imprecision of the wording, agencies are hesitant to interpret this act as governing paleontological resources.

Paleontological Resources Preservation Act

This legislation (Public Law 111-011, Title VI, Subtitle D) directs the Secretaries of the U.S. Department of the Interior and U.S. Department of Agriculture to manage and protect paleontological resources on federal land using "scientific principles and expertise." To formulate a consistent paleontological resources management framework, the act incorporates most of the recommendations from the Secretary of the Interior's Assessment of Fossil Management on Federal and Indian Lands (USDI 2000). In passing the act, Congress officially recognized the scientific importance of paleontological resources on some federal lands by declaring that fossils from these lands are federal property that must be preserved and protected. The act codifies existing policies of the Bureau of Land Management, National Park Service, U.S. Forest Service, U.S. Bureau of Reclamation, and U.S. Fish and Wildlife Service and provides the following:

- Uniform criminal and civil penalties for illegal sale and transport and theft and vandalism of fossils from federal lands
- Uniform minimum requirements for paleontological resource-use permit issuance (terms, conditions, and qualifications of applicants)

- Uniform definitions for "paleontological resources" and "casual collecting"
- Uniform requirements for curation of federal fossils in approved repositories

Earthquake Hazards Reduction Act

The Earthquake Hazards Reduction Act of 1977 (Public Law 95-124) established the National Earthquake Hazards Reduction Program, which is coordinated through the Federal Emergency Management Agency, U.S. Geological Survey, National Science Foundation, and National Institute of Standards and Technology. The purpose of this program is to establish measures for earthquake hazards reduction and promote the adoption of earthquake hazards reduction measures by federal, state, and local governments; national standards and model code organizations; architects and engineers; building owners; and others with a role in planning and constructing buildings, structures, and lifelines through (1) grants, contracts, cooperative agreements, and technical assistance; (2) development of standards, guidelines, and voluntary consensus codes for earthquake hazards reduction for buildings, structures, and lifelines; and (3) development and maintenance of a repository of information, including technical data, on seismic risk and hazards reduction. The National Earthquake Hazards Reduction Program is intended to improve the understanding of earthquakes and their effects on communities, buildings, structures, and lifelines through interdisciplinary research that involves engineering, natural sciences, and social, economic, and decisions sciences.

Disaster Mitigation Act

The Disaster Mitigation Act of 2000 (Public Law 106-390) provides the legal basis for Federal Emergency Management Agency mitigation planning requirements for state, local, and Tribal governments as a condition of mitigation grant assistance. This act amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act by repealing the previous mitigation planning provisions and replacing them with a new set of requirements that emphasizes the need for state, local, and Tribal entities to closely coordinate mitigation planning and implementation efforts. The requirement for a state mitigation plan is continued as a condition of disaster assistance, adding incentives for increased coordination and integration of mitigation activities at the state level through the establishment of requirements for two levels of state plans. This act also established a new requirement for local mitigation plans and authorized up to 7 percent of Hazard Mitigation Grand Program funds to be available to a state for the development of state, local, and Tribal mitigation plans.

International Building Code

The International Building Code (IBC) is one of the international codes published by the International Code Council and forms the basis for the California Building Code (CBC), as well as most of the state building codes in the United States. The IBC assigns buildings risk categories and design requirements based on the intended use of a facility. The IBC has been adopted by the California Legislature to address specific building conditions and structural requirements for

California, as well as provide guidance on foundation design and structural engineering practices for different soil types.

U.S. Geological Survey Landslide Hazards Program

The U.S. Geological Survey Landslide Hazard Program provides information on landslide hazards, including information on current landslides, landslide reporting, real-time monitoring of landslide areas, mapping of landslides through the National Landslide Hazards Map, local landslide information, landslide education, and research.

3.5.2.2 State

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act (California Public Resources Code, Section 2621, et seq.) was signed into state law in 1972. Its primary purpose is to mitigate the hazard of fault rupture by prohibiting the location of structures for human occupancy across the trace of an active fault. The act delineates "Earthquake Fault Zones" along faults that are "sufficiently active" and "well defined." The act also requires that cities and counties withhold development permits for sites in an earthquake fault zone until geologic investigations demonstrate that the sites are not threatened by surface displacement from future faulting. Pursuant to this act, structures for human occupancy are not allowed within 50 feet of the trace of an active fault.

California Building Standards Code

California building standards are published in California Code of Regulations, Title 24, also known as the California Building Standards Code. The California Building Standards Code, which applies to all applications for building permits, consists of 11 parts that contain administrative regulations for the California Building Standards Commission and for all state agencies that implement or enforce building standards. Local agencies must ensure development complies with the California Building Standards Code. Cities and counties can also adopt additional building standards that are more stringent than the California Building Standards Code. Title 24, Part 2, the CBC, is based on the IBC, as described in the following sections.

California Building Code

The CBC, Part 2 of the California Building Standards Code, is included in California Code of Regulations, Title 24. The CBC incorporates the IBC, a model building code adopted across the U.S. Through the CBC, the state provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, foundations, retaining walls, and site demolition. The CBC also includes provisions for grading, including drainage and erosion control. The CBC provides minimum standards to protect property and public safety by regulating the design and construction of excavations, foundations, building frames, retaining

walls, and other building elements to mitigate the effects of seismic shaking and adverse soil conditions. The CBC has provisions for earthquake safety based on factors including occupancy type, the types of soil and rock on-site, and the strength of ground shaking with a specified probability of occurring on a site.

CBC Chapter 16, Structural Design, requires that structural designs be based on geologic information for seismic parameters, soil characteristics, and site geology. Chapter 18, Soils and Foundations, defines the criteria for preparation of a Geotechnical Report. It also sets requirements for excavations and fills, foundations, and retaining structures regarding expansive soils; design measures to address liquefaction potential, if warranted; subgrade bearing capacity; seismic design parameters; and waterproofing and damp proofing foundations. CBC Chapter 33 contains specific requirements pertaining to site demolition, excavation, and construction to protect people and property from hazards associated with excavation cave-ins and falling debris or construction materials.

California Public Resources Code, Section 5097.5

Paleontological sites are protected under various state policies and regulations in the California Public Resources Code. In addition, paleontological resources are recognized as nonrenewable resources and receive protection under the California Public Resources Code and the California Environmental Quality Act (CEQA). California Public Resources Code, Section 5097.5, states the following:

> A person shall not knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands. . . . A violation of this section is a misdemeanor.

This statute prohibits the removal, without permission, of any paleontological site or feature from lands under the jurisdiction of the state or any city, county, District, authority, or public corporation, or any agency thereof. As a result, local agencies are required to comply with California Public Resources Code, Section 5097.5, for their own activities, including construction and maintenance, as well as for permit actions (e.g., encroachment permits) undertaken by others. California Public Resources Code, Section 5097.5, also establishes the removal of paleontological resources as a misdemeanor and requires reasonable mitigation of adverse impacts on paleontological resources from developments on public (state, county, city, and District) lands.

Natural Hazards Disclosure Act

The Natural Hazards Disclosure Act (California Civil Code, Section 1103.2) requires that sellers of real property and their agents provide prospective buyers with a Natural Hazard Disclosure Statement when the property being sold lies in one or more state-mapped hazard areas, including a

seismic hazard zone. California law also requires that, when houses built before 1960 are sold, the seller must give the buyer a completed earthquake hazards disclosure report and the Homeowners Guide to Earthquake Safety, written and adopted by the California Seismic Safety Commission.

Seismic Hazard Mapping Act

The Seismic Hazard Mapping Act (California Public Resources Code, Section 2690–2699.6) was adopted by the state in 1990 to protect the public from the effects of non-surface fault-rupture earthquake hazards, including strong ground shaking, liquefaction, seismically induced landslides, or other ground failure caused by earthquakes. The goal of the act is to minimize loss of life and property by identifying and mitigating seismic hazards. The California Geological Survey (CGS) prepares and provides local governments with seismic hazard zone maps that identify areas susceptible to amplified shaking, liquefaction, earthquake-induced landslides, and other ground failures. The act requires responsible agencies to only approve projects in seismic hazard zones following a site-specific investigation to determine if the hazard is present and, if so, include appropriate mitigation. In addition, the act requires real estate sellers and agents at the time of sale to disclose if a property is in one of the designated seismic hazard zones.

Soils Investigation Requirements

California Health and Safety Code, Sections 17953–17955, and CBC Section 1802 include requirements for soils investigations for subdivisions requiring tentative and final maps and for other specified types of structures. Testing of samples from subsurface investigations, such as from borings or test pits, is required. Studies must be done as needed to evaluate slope stability, soil strength, position and adequacy of load-bearing soils, the effect of moisture variation on load-bearing capacity, compressibility, liquefaction, differential settlement, and expansiveness.

State Water Resources Control Board Construction General Permit

Construction activities that disturb more than 1 acre of land must comply with the State Water Resources Control Board Construction General Permit. To comply, the project applicant for a construction permit must file a complete and accurate Notice of Intent with the State Water Resources Control Board. Compliance requires conformance with all applicable best management practices (BMPs) and development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). A SWPPP's purpose is to develop a strategy for construction projects to comply with stormwater regulations to minimize sedimentation, erosion, and point source and non-point source pollutants entering waterways. BMPs are designed to aid and guide on-site personnel to secure a site's stormwater discharges during rain events through prevention, action, and restabilization methods and techniques.

3.5.2.3 Regional

2023 San Diego County Multi-Jurisdictional Hazard Mitigation Plan

The 2023 San Diego County Multi-Jurisdictional Hazard Mitigation Plan was prepared to comply with the federal Disaster Mitigation Act of 2000 and increase disaster planning funding for the region. It is intended to educate the public, help serve as a decision-making tool, supplement and enhance local policies regarding disaster planning, and improve multi-jurisdiction coordination. The plan identifies coastal storms and erosion, tsunamis, dam failure, earthquakes, and landslides among the top hazards in the County due to the potential loss of life, injuries, and damage to property, as well as the potential for associated disruptions of public services (County of San Diego 2023).

3.5.2.4 District

2025 Design Guidelines & Standards Manual

The District Design Guidelines & Standards Manual provides policy for design professionals and construction teams during the planning and design phases of renovation and construction projects in the District. It outlines design approach, space allocation, physical environment, materials, and system requirements (District 2025).

Design Guides and Standards

Section 2.1, Design Guidelines & Standards, of the manual outlines general procedures and standards for new construction and building modifications on District campuses (District 2025).

Building Programming Standards

The Building Related Programming section states that building additions on District properties require that the existing portion of the building be surveyed to determine compliance (or noncompliance) with the Americans with Disabilities Act (ADA) and CBC (seismic-related design) and to determine the presence or absence of toxic substances such as asbestos or lead-based paint (District 2025).

Storm Water Management

Section 2.1.1.4, Storm Water Management, of the manual includes requirements for compliance with State Water Resources Control Board permits. Specifically, this section requires projects that would disturb less than 1 acre to prepare a Water Pollution Control Plan to manage sediment, materials, waste, and other pollutants in stormwater. Further, this section states that projects that would disturb more than 1 acre are subject to the National Pollutant Discharge Elimination System (NPDES) Construction General Permit for stormwater discharges associated with construction and land disturbance activities (Order WQ 2022-0057-DWQ NPDES No. CAS000002). A SWPPP identifying site-specific BMPs must be developed to meet Construction General Permit requirements based on the project's risk level (District 2025).

General Specifications

Section 2.2, General Specifications, of the manual includes general specifications and product and material data for the construction of District projects. These are expected to be incorporated into the design of future District projects; however, design professionals may work with the District to include modifications to the general specifications via special conditions to meet specific site conditions or program needs (District 2025). The following general specifications related to geology and soils are anticipated to apply to future projects.

Geotechnical Requirements

The Geotechnical Requirements section of the manual states that a project-specific Geotechnical and Seismic Report is required for all new construction and must undergo California Department of Conservation review as part of the Division of the State Architect approval process and adhere to Note 48 requirements. Specific requirements for the Geotechnical and Seismic Report are outlined for areas such as earthwork specifications and documentation, stormwater infiltration, subsurface conditions, foundations and structural support, expansive soils and corrosive materials, slab and pavement support, geologic and fault evaluation, seismic response and hazard mitigation, and overall documentation (District 2025).

Earthwork Requirements

The Earthwork Requirements section of the manual states that earthwork and grading design shall follow the recommendations provided in the project-specific Geotechnical Report, which serves as the basis for all site preparation, excavation, fill, and slope stability strategies. The Geotechnical Report shall guide the design team in determining suitable excavation methods, compaction requirements, allowable bearing pressures, and subgrade preparation for both structural and non-structural areas. All grading activities shall account for site-specific soil conditions and be coordinated with the geotechnical engineer of record. The Earthwork Requirements section also includes specifications for cut and fill operations, reuse of native soils, slopes, grading, and drainage design (District 2025).

3.5.2.5 Local (Non-Regulatory)

While the District is not subject to local zoning or land use planning documents, the campus is adjacent to the City of San Diego's (City's) right-of-way. Because the project's geologic setting is consistent with the surrounding portions of the City, City plans and policies provide relevant background information considered in the project impact analysis. Therefore, a summary of City policies related to geologic hazards and grading is provided in the following sections.

2018 City of San Diego Seismic Safety Study

The City's 2018 Seismic Safety Study Geologic Hazards and Faults Maps document the known and suspected geologic hazards and faults in the City. The maps show potential hazards and rates them by relative risk, on a scale from nominal to high. The 2018 Seismic Safety Study is intended to serve as a tool to determine the level of geotechnical review to be required by the City for planning, development, or building permits (City of San Diego 2018). While the District is not required to follow the City's guidance for further site-specific geotechnical investigations, these generalized maps provide guidance on geologic hazards on the project site.

City of San Diego Municipal Code

The City of San Diego Municipal Code (SDMC) provides detailed development regulations related to grading and paleontological monitoring. SDMC Section 142.0151 requires paleontological resources monitoring in accordance with the General Grading Guidelines for Paleontological Resources in the City's Land Development Manual (which is incorporated by reference in the SDMC) for any of the following (City of San Diego 2026):

1. Grading that involves 1,000 cubic yards or greater, and 10 feet or greater in depth, in a High Resource Potential Geologic Deposit/Formation/Rock Unit; or
2. Grading that involves 2,000 cubic yards or greater, and 10 feet or greater in depth, in Moderate Resource Potential Geologic Deposit/Formation/Rock Unit; or
3. Grading on a fossil recovery site or within 100 feet of the mapped location of a fossil recovery site.

If paleontological resources are discovered during grading, all grading in the area of discovery is required to cease until a qualified paleontological monitor has observed the discovery and the discovery has been recovered in accordance with the SDMC General Grading Guidelines for Paleontological Resources.

3.5.3 Method of Analysis

The analysis in this section is based on a review of available plans and technical information, including the Geology and Soils Technical Study (Appendix E) and the Paleontological Resources Technical Report (Appendix F).

3.5.4 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the project would have a significant impact on geology and soils if it would:

- **Threshold 1:** Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.
  - Strong seismic ground shaking.
  - Seismic related ground failure, including liquefaction.
  - Landslides.
- **Threshold 2:** Result in substantial soil erosion or the loss of topsoil.
- **Threshold 3:** Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
- **Threshold 4:** Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.
- **Threshold 5:** Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.
- **Threshold 6:** Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

To determine the potential for the project to result in impacts on paleontological resources, the District considered the City's adopted paleontological significance thresholds as appropriate guidance to the evaluation of paleontological resource impacts, given the presence of geologic units on campus is consistent with surrounding areas of the City. Two site-specific adjustments to these thresholds were incorporated. Because no geologic units assigned a moderate paleontological resource sensitivity are present on the project site, the associated threshold is omitted from the project-specific thresholds. The City also typically uses a 10-foot depth threshold; however, fossils have been recovered in near-surface exposures within the project vicinity. Therefore, the depth threshold established by the District is based on the depth of artificial fill. Based on the City's guidelines and site-specific adjustments, potential impacts on paleontological resources would be considered significant if the project would:

- Require over 1,000 cubic yards of excavation in a high resource potential geologic deposit/formation/rock unit below the depths of documented or undocumented

artificial fill or, where this information cannot be determined, more than 2 feet below grade; or

- Require grading within 100 feet of a fossil recovery site or near a fossil recovery site in the same geologic deposit/formation/rock unit as the project site.

3.5.5 Project Impacts and Mitigation

The following sections address various potential impacts relating to geology and soils that could result from implementation of the project.

3.5.5.1 Threshold 1: Exposure to Seismic-Related Hazards

Threshold 1: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
- Strong seismic ground shaking?
- Seismic related ground failure, including liquefaction?
- Landslide?

Impact Analysis

Rupture of Known Earthquake Fault

Program Level and Project Level

As discussed in Section 3.5.1.4, the campus is not in a State of California Earthquake Fault Zone (formerly known as an Alquist-Priolo Special Studies Zone) or in any other area with substantial evidence of a known fault. Therefore, people or structures would not be exposed to adverse effects from a known fault-rupture hazard zone as a result of long-term or near-term projects, and there would be no impact.

Strong Seismic Ground Shaking

Program Level and Project Level

As discussed in Section 3.5.1.4, the campus is not underlain by an active or potentially active fault. The active Rose Canyon Fault is approximately 9 miles west of the campus. However, the campus is in Southern California, which is a seismically active region of California. As such, the campus could be subject to moderate to strong ground shaking. To ensure the structural integrity of all buildings and structures, construction of long-term and near-term projects pursuant to the Master Plan would be required to conform to the seismic requirements, including CBC Chapter 18A and

CGS Note 48, which includes requirements for project-specific geotechnical evaluation of public school sites. Additionally, conformance with the District Design Guidelines & Standards Manual would also require the preparation of a project-specific geotechnical evaluation and seismic report. Requirements for building construction, including structural seismic safety and design criteria for seismic loading and geologic hazards, would be performed as part of the geotechnical study prepared for each individual project implemented under the Master Plan. Project design and construction performed in accordance with the requirements of the CBC, CGS, and District Design Guidelines & Standards Manual can be expected to avoid risks due to ground shaking for long-term and near-term projects implemented under the Master Plan. Therefore, compliance with the CBC and CGS regulatory requirements and project-specific Geotechnical and Seismic Report recommendations would ensure that long-term and near-term projects would not result in a potentially significant impact from exposure of people or structures to potential adverse effects from strong seismic ground shaking. Impacts would be less than significant.

Seismic Related Ground Failure, Including Liquefaction

Program Level and Project Level

As detailed in Section 3.5.1.4, the southeasternmost corner of the project site is designated by the City's 2018 Seismic Safety Study as having a low potential for liquefaction. Additionally, according to the Geology and Soils Technical Study (Appendix E), based on the relatively dense nature of underlying material and the absence of a shallow groundwater table, the risk for liquefaction and seismically induced settlement is low across the entire campus. Nevertheless, future long-term and near-term projects pursuant to the Master Plan would be required to prepare a project-specific Geotechnical Report in accordance with CBC Chapter 18A, CGS Note 48, and the District Design Guidelines & Standards Manual, which would evaluate the level of hazard for liquefaction and seismic settlement in the specific project location and, if applicable, provide structural design techniques that are required to be incorporated into the design of the project. Construction methods to reduce hazards from liquefaction and seismic settlement may include but not be limited to in-situ ground modification, removal of settlement-sensitive layers and replacement with compacted fill, or support of structures with piles to sufficient depths to avoid damage as a result of liquefaction or seismic settlement. Recommendations included would be required to be incorporated into long-term and near-term grading plans and specifications. Therefore, all future development pursuant to the Master Plan would be required to comply with relevant regulations and site-specific design requirements and would not cause substantial adverse effects related to ground failure or liquefaction. Impacts would be less than significant.

Landslides

Program Level and Project Level

As discussed in Section 3.5.1.4, there are no mapped landslides on or adjacent to the campus, and the campus is in an area mapped as being least susceptible to landslides. Additionally, based on the relatively flat topography of the site, the potential for landslide or slope instability to impact both long-term and near-term projects is considered low. Therefore, impacts would be less than significant.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would not result in substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic ground shaking, seismic-related ground failure, and liquefaction. Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.5.5.2 Threshold 2: Soil Erosion or Topsoil Loss

Threshold 2: Would the project result in substantial soil erosion or the loss of topsoil?

Impact Analysis

Program Level and Project Level

Construction associated with implementation of the Master Plan could result in soil erosion or loss of topsoil. Development of individual long-term and near-term projects pursuant to the Master Plan would likely require grading to construct infrastructure such as building pads, utilities, drainage, and parking infrastructure. Site preparation and construction activities would disturb soils, increasing their susceptibility to erosion by wind or water. Such erosion can undermine structures, roads, and other improvements and may contribute to sedimentation in local streams or water bodies. Erosion impacts may occur during short-term construction or long-term operation if disturbed areas are not properly stabilized or revegetated.

In compliance with the District Design Guidelines & Standards Manual, for projects disturbing less than 1 acre, a Water Pollution Control Plan must be developed to manage sediment, materials, waste, and other pollutants in stormwater. Projects disturbing 1 acre, or more, of soil are subject to the NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (General Permit) Order WQ 2022-0057-DWQ NPDES No. CAS000002. A

SWPPP must be developed to meet the permit requirements. The SWPPP must identify and implement BMPs for temporary erosion and sediment control, such as phased grading, limiting the extent of disturbance, establishing restricted entry zones, diverting runoff from disturbed areas, protecting sensitive resources, stabilizing outlets, and providing revegetation or mulching of exposed soils. Implementation of these BMPs would reduce erosion and sedimentation impacts to a less than significant level during construction. Further, projects implemented under the Master Plan would be required to comply with the District Design Guidelines & Standards Manual, which includes earthwork and grading design recommendations to reduce the potential for erosion.

After construction, site drainage would be designed to minimize soil erosion and the loss of topsoil at long-term and near-term project sites. After development, drainage through the project sites would be adequately controlled in accordance with the District Design Guidelines & Standards Manual, which includes the integration of low-impact development concepts into project design to reduce runoff and increase water retention to reduce the potential for erosion. In addition, landscaping would be incorporated into the final design of long-term and near-term projects, which would further minimize soil erosion and topsoil loss after completion of the project's construction phase. Therefore, through compliance with applicable NPDES General Permit and District requirements, soil erosion and topsoil loss would be less than significant.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would not result in substantial soil erosion or the loss of topsoil. Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.5.5.3 Threshold 3: Geologic Stability

Threshold 3: Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Impact Analysis

Program Level and Project Level

As discussed in Section 3.5.1.4, the campus is not susceptible to landsliding, lateral spreading, subsidence, liquefaction, or collapse. Nevertheless, all long-term and near-term development

projects pursuant to the Master Plan would be required to prepare a project-specific Geotechnical Report, in accordance with the CBC Chapter 18A, CGS Note 48, and the District Design Guidelines & Standards Manual. The required project-specific Geotechnical Report would identify the potential for hazards related to unstable soil conditions on individual sites so future projects can be designed to reflect site-specific geologic and soils conditions and prevent risks due to lateral spreading, subsidence, liquefaction, or collapse. In addition, future development pursuant to the Master Plan would be required to comply with the relevant state regulations and building standards, including structural design requirements identified in the CBC. Impacts would be less than significant.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would not be on a geologic unit or soil that is unstable. Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.5.5.4 Threshold 4: Expansive Soils

Threshold 4: Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Impact Analysis

Program Level and Project Level

As discussed in Section 3.5.1.4, the soils on campus have a very low to high potential for expansion. All long-term and near-term development projects pursuant to the Master Plan would be required to prepare a project-specific Geotechnical Report in accordance with CBC Chapter 18A, CGS Note 48, and the District Design Guidelines & Standards Manual. The required project-specific Geotechnical Report would identify the presence of expansive soils and provide treatment strategies. The report would guide the design team in determining suitable excavation methods, compaction requirements, allowable bearing pressures, and subgrade preparation for both structural and non-structural areas. Recommendations in the report would be required to be incorporated into the grading plans and specifications. In addition, development associated with long-term and near-term projects pursuant to the Master Plan would be required to adhere to the structural and engineering standards in the CBC. Such standards require that all development adhere to strict guidelines for construction on soils that are in a high shrink-swell category as

defined by the U.S. Department of Agriculture Web Soil Survey (USDA 2019). Therefore, with compliance with the CBC and District Design Guidelines & Standards Manual, implementation of the project would have a less than significant impact related to expansive soils.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would have a less than significant impact related to expansive soils.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.5.5.5 Threshold 5: Septic Tanks or Alternative Wastewater Disposal Systems

Threshold 5: Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Impact Analysis

Program Level and Project Level

Long-term and near-term projects associated with the Master Plan would not involve the use of septic tanks or alternative wastewater disposal. The City's Public Utilities Department would continue to provide wastewater treatment facilities and services to the project site. Therefore, no impact related to soils incapable of supporting these uses would occur.

Level of Significance Before Mitigation

Implementation of the Master Plan, including the long-term and near-term projects, would not result in an impact related to soils incapable of supporting septic tanks or alternative wastewater disposal systems.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.5.5.6 Threshold 6: Paleontological Resources

Threshold 6: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Impact Analysis

Program Level

As detailed in Section 3.5.1.5, and as shown on Figure 3.5-1, the campus is primarily underlain by geologic units assigned a high paleontological resource sensitivity (the Lindavista Formation and Friars Formation), with the southeastern corner of campus mapped as having low paleontological resource sensitivity.

As described in Section 3.5.3, Method of Analysis, a site-specific threshold of significance was developed to assess potential paleontological resource impacts based on guidance from the City's significance determination thresholds. Potential impacts on paleontological resources would be considered significant if a project would require over 1,000 cubic yards of excavation in a high paleontological sensitivity geologic unit at depths below the location of no or low paleontological sensitivity geologic units (or below 2 feet where this information is unavailable), or if excavation would occur within 100 feet of a previously documented fossil collection locality.

As detailed in Chapter 2, long-term improvements proposed under the Master Plan include replacement of existing aging facilities with new modern facilities, improvements to utility infrastructure and circulation, and interior renovations and modernization of existing campus buildings. Generally, demolition of existing facilities would not require significant ground impacts on previously undisturbed bedrock deposits; most earthwork is anticipated to impact previously placed artificial fill that was imported during the original construction of the facilities. In addition, interior renovations and most minor construction occurring at existing campus buildings are not likely to result in significant ground disturbance.

However, replacement of existing aging facilities with new modern facilities is anticipated to involve ground-disturbing activities, such as grading to create level building pads, excavation for shallow and deep foundations, trenching for subgrade utilities, and borehole augering for foundations and retaining walls. In addition, improvements to utility infrastructure and roads may involve minor grading, borehole augering for utility poles, and trenching for subgrade pipelines or electric lines.

Therefore, long-term projects proposed under the Master Plan have the potential to impact the Lindavista Formation and Friars Formation, which are classified as having high paleontological resource sensitivity. Impacts would be potentially significant, and implementation of mitigation measures would be required.

Project Level

English Gallery and Performing Arts Center Building

The English Gallery and Performing Arts Center Building project site is underlain by less than 0.5 foot of artificial fill overlying the Lindavista Formation (Appendix F). The English Gallery and Performing Arts Center Building is anticipated to involve demolition of the existing eastern portion of Lot 2. Demolition of the parking lot is likely to primarily affect the upper layers of previously placed artificial fill and is considered unlikely to affect previously undisturbed deposits of the Lindavista Formation. However, construction of the new building complex and installation of site utilities would likely involve site grading to prepare level building pads, excavation of footings, trenching, and other subgrade improvements that are anticipated to impact previously undisturbed deposits of the Lindavista Formation. The Lindavista Formation is classified as having high paleontological resource sensitivity; therefore, impacts would be potentially significant, and implementation of mitigation measures would be required.

Early Education Center Building

The Early Education Center Building project site is likely underlain by artificial fill, the Lindavista Formation, and potentially the Friars Formation, although soil depths are unknown on the project site (Appendix F). The Early Education Center Building project is anticipated to involve demolition of the existing Child Development Center F-2 Building, the drive aisle east of the existing building, and associated parking spaces. Demolition is likely to primarily impact previously placed artificial fill and is considered unlikely to significantly impact previously undisturbed deposits of the Lindavista Formation. However, construction of the new Early Education Center Building and replacement of site utilities would likely involve site grading to prepare a level building pad, excavation of footings, trenching, and other subgrade improvements that are anticipated to impact previously undisturbed deposits of the Lindavista Formation and Friars Formation. The Lindavista Formation and Friars Formation are classified as having high paleontological resource sensitivity; therefore, impacts would be potentially significant, and implementation of mitigation measures would be required.

Level of Significance Before Mitigation

Construction of long-term and near-term projects pursuant to the Master Plan would involve various ground-disturbing activities that have the potential to disturb paleontological resources. Impacts would be potentially significant prior to mitigation.

Mitigation Measures

Program Level and Project Level

The following mitigation measures apply to future long-term and near-term projects in high paleontological resource sensitivity areas (refer to Figure 3.5-1).

GEO-1: **Initial Project Review.** Project grading plans for projects in previously undisturbed high sensitivity areas (Lindavista Formation and Friars Formation) shall be reviewed to determine the total cut volume associated with construction of the project. If available, a project-specific Geotechnical Investigation Report shall be consulted to determine where and at what depths these geologic units would be impacted. In the absence of site-specific geotechnical data, it shall be assumed that unweathered deposits of the Lindavista Formation or Friars Formation are present at depths of 2 feet or more below existing grade. Finally, if a paleontological records search has not been conducted within 1 year of project construction, an updated paleontological records search shall be requested from the San Diego Natural History Museum to determine whether there are documented fossil collection localities present on or within 100 feet of the site.

Based on the results of the previously mentioned review, one of the following scenarios shall apply:

- If the total cut volume exceeds 1,000 cubic yards and excavation would exceed the project-specific depth threshold determined previously, implementation of Mitigation Measure GEO-2 and Mitigation Measure GEO-3 shall be required.
- If the total cut volume is less than 1,000 cubic yards and excavation would exceed the project-specific depth threshold determined previously and the project occurs on or within 100 feet of an existing fossil locality, implementation of Mitigation Measure GEO-2 and Mitigation Measure GEO-3 shall be required.
- If the total cut volume exceeds 1,000 cubic yards and excavation would not exceed the project-specific depth threshold determined previously (regardless of proximity to existing fossil localities), implementation of Mitigation Measure GEO-4 shall be required.
- If the total cut volume is less than 1,000 cubic yards and the project does not occur on or within 100 feet of an existing fossil collection locality (regardless of excavation depth), implementation of Mitigation Measure GEO-4 shall be required.

GEO-2: **Construction Monitoring.** Before the start of construction, a qualified project paleontologist shall be retained by the San Diego Community College District or its designated representative(s) to oversee the mitigation program (a project paleontologist is a person with a PhD or master's degree in paleontology or related field, and who has knowledge of San Diego County paleontology and documented experience in

professional paleontological procedures and techniques). In addition, a regional fossil repository shall be designated to receive discovered fossils (because the project is in the County of San Diego, the recommended repository is the San Diego Natural History Museum). The project paleontologist shall review available geotechnical data and project construction plans before the start of monitoring to determine precisely where and at what depths paleontological monitoring should occur.

The project paleontologist or a designated representative shall attend the project pre-construction meeting to consult with the grading and excavation contractors and environmental and engineering staff concerning excavation schedules, paleontological monitoring requirements and field techniques, and safety issues.

A paleontological monitor (working under the direction of the project paleontologist) shall be on site on a full-time basis during all earthwork impacting previously undisturbed deposits of the Lindavista Formation and Friars Formation to inspect exposures for unearthed fossils. Monitoring of the Friars Formation should include testing for the presence of microfossils, which can be accomplished by collecting and screenwashing test samples of potentially fossil-bearing sediment, as deemed appropriate by the project paleontologist. Monitoring may be reduced or terminated at the discretion of the project paleontologist based on the results of initial monitoring.

If no fossils are discovered during monitoring, an abbreviated summary report shall be prepared at the completion of monitoring and submitted to the San Diego Community College District to signal completion of the mitigation program.

GEO-3: **Treatment of Fossil Discoveries.** If fossils are discovered, the project paleontologist (or paleontological monitor) shall evaluate their significance, document, and recover them. In most cases, fossil recovery can be completed in a short period of time. However, some fossil specimens (e.g., a partial or complete large mammal skeleton) may require an extended salvage period. In these instances, the project paleontologist (or paleontological monitor) has the authority to temporarily direct, divert, or halt earthwork within 50 feet of the discovery site to allow recovery of fossil remains in a timely manner.

Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, identified, and cataloged as part of the mitigation program. Prepared fossils, along with copies of all pertinent field notes, photographs, and maps, shall be deposited (as a donation) in the designated fossil repository. Fossils shall be deposited in the designated fossil repository within 90 days of completion of monitoring unless the project paleontologist determines that more time is required to prepare, stabilize, and curate the recovered fossils and communicates this revised timeline to San Diego

Community College District and the designated fossil repository. Donation of the fossils shall be accompanied by financial support for initial specimen storage, provided by the San Diego Community College District or its designated representative.

If fossils were discovered and salvaged during monitoring, an expanded summary report shall be prepared in place of the abbreviated summary report required under Mitigation Measure GEO-2. The report shall detail the results of the mitigation program and shall include discussions of the methods used, stratigraphic section(s) exposed, recovered fossils and their significance, and an inventory list of cataloged fossils. The summary report shall be submitted to the designated fossil repository and to the San Diego Community College District to signal completion of the mitigation program.

GEO-4: **Unanticipated Fossil Discoveries.** If fossils are discovered during construction when a paleontological monitor is not on site (i.e., during earthwork that was not anticipated to encounter paleontological resources), a 50-foot buffer shall be established around the discovery site and work shall cease in the area. The construction contractor shall contact the San Diego Community College District, and the San Diego Community College District shall contact a qualified project paleontologist to evaluate the discovery and its significance. The project paleontologist shall recommend whether further mitigation (i.e., monitoring of remaining earthwork and treatment of the fossil discovery, as outlined in Mitigation Measure GEO-2 and Mitigation Measure GEO-3) is required. The project paleontologist shall document their recommendation in a memorandum submitted to the San Diego Community College District, after which work may resume in the location of the discovery.

Level of Significance After Mitigation

Implementation of Mitigation Measure GEO-1 through GEO-4 would reduce program-level long-term impacts and project-level near-term impacts on paleontological resources to a level that is less than significant.

3.5.6 Cumulative Impacts

The following sections address various potential cumulative impacts relating to geology and soils that could result from implementation of the project.

3.5.6.1 Exposure to Seismic-Related Hazards

The geographic context for the analysis of impacts resulting from seismic-related hazards is generally site-specific, as risks associated with geologic settings in one location do not result in associated geologic failure elsewhere. Therefore, the geographic area for the analysis of this cumulative impact consists of properties adjacent to the campus and the San Diego College of

Continuing Education A-1 Building on campus. Each development site has unique geologic considerations that would be affected differently during a seismic event. Cumulative development projects would be sited in an area subject to seismic activity similar to the project site. The specific geologic condition of each individual cumulative project site, soil type, and project excavation requirements would dictate the severity of the potential geologic risks. Cumulative projects that could be exposed to these geologic hazards would be required to prepare project-specific geotechnical and/or soil investigations, and potential hazards would be avoided through incorporation of site-specific recommendations for design and construction. Projects proposed adjacent to the campus would be in the City and therefore would be required to comply with applicable SDMC requirements and CBC regulations. Improvements to the San Diego College of Continuing Education A-1 Building, located on campus and under the jurisdiction of the District (not City), are considered a cumulative project that could occur at the same time as the Master Plan projects. However, improvements to the San Diego College of Continuing Education A-1 Building would similarly require preparation of a project-specific geotechnical and/or soil investigations, and potential hazards would be avoided through incorporation of site-specific recommendations for design and construction. Compliance with site-specific recommendations and state and local regulations would avoid the potential for cumulative impacts concerning seismic hazards. Because projects implemented under the Master Plan would also incorporate these geotechnical recommendations during construction of individual projects, cumulative impacts would be less than significant.

3.5.6.2 Soil Erosion or Topsoil Loss

The geographic context for the analysis of impacts regarding soil erosion or topsoil loss would be the Miramar Reservoir Hydrologic Area. Cumulative development could result in an increase in impermeable surfaces, alteration of the hydrology of local streams and drainage, and grading and clearing of vegetation. These actions have the potential to contribute to a cumulative increase in erosion or topsoil loss. However, like projects implemented under the Master Plan, cumulative projects that would disturb more than 1 acre would be required to prepare and submit a Notice of Intent and a SWPPP to the Regional Water Quality Control Board demonstrating compliance with the NPDES Construction General Permit, and implement BMPs outlined in the associated Erosion and Sedimentation Control Plan. For projects under 1 acre in the City, a Water Pollution Control Plan with site-specific construction stormwater BMPs would be prepared and submitted to the City for approval. Once operational, graded or excavated areas would be stabilized through the installation of hardscape and landscaping similar to the Master Plan projects. As such, cumulative impacts related to soil erosion would be less than significant.

3.5.6.3 Geologic Stability

The geographic context for the analysis of impacts resulting from geologic stability is generally site-specific, as risks associated with geologic settings in one location do not result in associated

geologic failure elsewhere. Therefore, the geographic area for the analysis of this cumulative impact consists of properties adjacent to the campus and the San Diego College of Continuing Education A-1 Building on campus. The specific geologic condition of each individual cumulative project site, soil type, and project excavation requirements would dictate the severity of the potential geologic risks related to stability. Similar to the Master Plan, cumulative development projects would be required to adhere to applicable recommendations in project-specific geotechnical evaluations related to on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse risks as a result of being located on a geologic unit or soil that is unstable. Cumulative development could be sited in an area subject to geologic instability, but with implementation of applicable design recommendations to ensure no substantial impacts related to geologic instability occur, impacts would be less than significant, similar to the Master Plan. As such, cumulative impacts would be less than significant.

3.5.6.4 Expansive Soils

The geographic context for the analysis of impacts resulting from expansive soils is generally site-specific, as risks associated with geologic settings in one location do not result in associated geologic failure elsewhere. Therefore, the geographic area for the analysis of this cumulative impact consists of properties adjacent to campus and the San Diego College of Continuing Education A-1 Building on campus. The specific geologic condition of each individual cumulative project site soil type would dictate the severity of the potential risks related to expansive soils. Cumulative development projects would be required to comply with the CBC, CGS, and local requirements for expansive soils, similar to the Master Plan, and would not create substantial direct or indirect risks to life or property as a result of expansive soils. Therefore, cumulative impacts related to expansive soil would be less than significant.

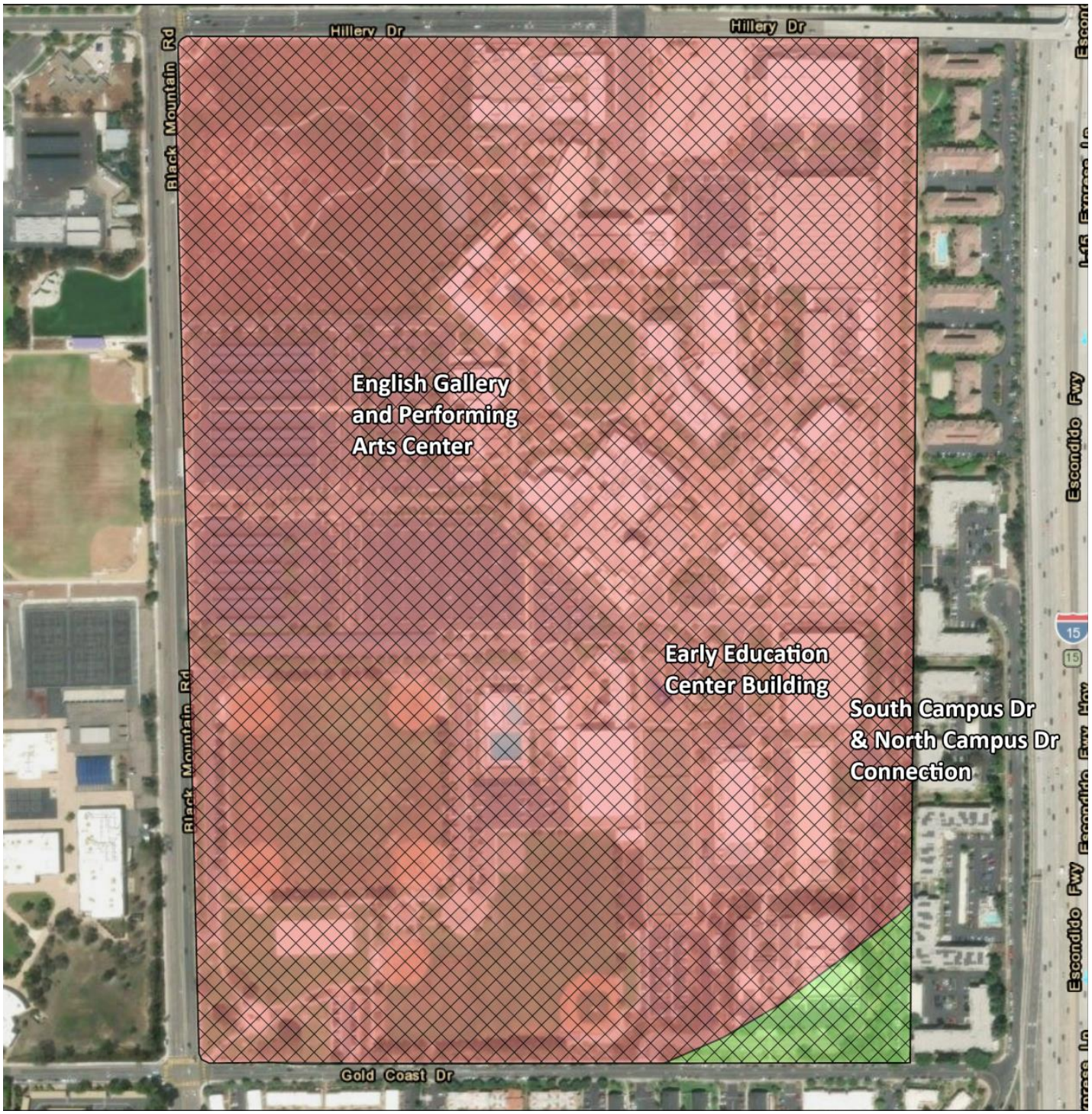
3.5.6.5 Septic Tanks or Alternative Wastewater Disposal Systems

The geographic context for soils incapable of adequately supporting the use of septic tanks is site-specific, as risks associated with soils in one location do not result in associated geologic failure elsewhere. Therefore, the geographic area for the analysis of this cumulative impact consists of properties adjacent to the campus and the San Diego College of Continuing Education A-1 Building on campus. Similar to projects proposed under the Master Plan, cumulative projects are anticipated to rely on the existing sanitary sewer system that serves the campus and surrounding development and would not use septic tanks or alternative wastewater systems. Should the cumulative projects require the use of septic tanks or alternative wastewater disposal systems, an analysis of on-site soils would be required to ensure that the specific site can adequately support these systems. As such, implementation of the Master Plan, in combination with cumulative development, would not result in significant cumulative impacts related to septic tanks or alternative wastewater systems, and cumulative impacts would be less than significant.

3.5.6.6 Paleontological Resources

The geographic context for the analysis of cumulative impacts on paleontological resources is considered to be the City of San Diego and the San Diego College of Continuing Education A-1 Building on campus. Cumulative projects in the City and on campus have the potential to disturb sensitive geologic formations and the fossils that they contain. Future development in the region could require excavation at depths and in geologic units that could expose or damage paleontological resources, which would result in a significant cumulative impact. As discussed in Section 3.5.5.6, the campus is underlain by geologic units with high paleontological sensitivity, and projects proposed in these areas would be required to follow the mitigation framework outlined in Mitigation Measure GEO-1 through Mitigation Measure GEO-4. Cumulative projects would be required to comply with SDMC Section 142.0151 (Paleontological Regulations), which addresses potential impacts on paleontological resources through construction monitoring programs and treatment and curation requirements for discovered fossils, similar to the mitigation framework outlined for the Master Plan. With the implementation of such mitigation measures and adherence to City regulations, cumulative impacts on paleontological resources from the identified cumulative projects would be considered less than significant, and the project would not make a cumulatively considerable contribution to a significant cumulative impact on paleontological resources.

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Source: Department of PaleoServices, San Diego Natural History Museum, 2026.

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Figure 3.5-1

Paleontological Resource Sensitivity Rating

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3.6 Greenhouse Gas Emissions

This section evaluates the potential for impacts on greenhouse gas (GHG) emissions resulting from construction and operation of long-term and near-term projects implemented under the San Diego Miramar College Master Plan Project (Master Plan or project).

3.6.1 Environmental Setting

The following sections describe the environmental setting for the project as it relates to GHG emissions.

3.6.1.1 Global Climate Change Overview

Climate change refers to any substantial change in measures of climate (such as temperature, precipitation, or wind) lasting for decades or longer. Earth's climate has changed many times during the planet's history, including events ranging from ice ages to long periods of warmth. Historically, natural factors, such as volcanic eruptions, changes in Earth's orbit, and the amount of energy released from the sun, have affected Earth's climate. Some GHGs, such as water vapor, occur naturally and are emitted to the atmosphere through natural processes, while others are emitted through human activities. Beginning in the late 18th century, human activities associated with the Industrial Revolution changed the composition of the atmosphere and influenced Earth's climate.

The accumulation of GHGs in the atmosphere regulates Earth's temperature. Without the natural heat-trapping effects of GHGs, Earth's temperature would be approximately 86 degrees Fahrenheit (°F) cooler (Riebeek 2010). However, emissions from human activities, such as electricity production and vehicle use, have elevated the concentration of GHGs in the atmosphere beyond the level of naturally occurring concentrations.

The Global Carbon Project (2025) released an update of the global carbon budget for the year 2025. The projected atmospheric carbon dioxide (CO_2) concentration for 2025 was 425.7 parts per million (ppm), 53 percent above the concentration at the start of the Industrial Revolution (about 280 ppm in 1750). The annual mean growth rate of atmospheric CO_2 has shown a steady increase, but have grown more slowly in the last decade (0.3 percent per year on average) compared to the previous decade (1.9 percent per year). The weakened land sink effect that resulted from a strong El Niño in 2024 recovered in 2025. Emissions from land use change, primarily deforestation and degradation fires, have decreased since their peak in the 1990s, partially offsetting growth in fossil fuel emissions (Global Carbon Project 2025).

3.6.1.2 Greenhouse Gases

GHGs are present in the atmosphere naturally, released by natural sources, or formed from secondary reactions taking place in the atmosphere. The following gases are widely seen as the principal contributors to human-induced global climate change:[1]

- CO_2
- Methane (CH_4)
- Nitrous oxide (N_2O)
- Hydrofluorocarbons (HFCs)
- Perfluorocarbons (PFCs)
- Sulfur hexafluoride (SF_6)

Over the last 200 years, human activities have caused substantial quantities of GHGs to be released into the atmosphere. These extra emissions increase GHG concentrations in the atmosphere and enhance the natural greenhouse effect, which scientists believe can cause global warming. While GHGs produced by human activities include naturally occurring GHGs (e.g., CO_2, CH_4, and N_2O), some gases (e.g., HFCs, PFCs, and SF_6) are completely new to the atmosphere. Certain other gases (e.g., water vapor) are short lived in the atmosphere compared to these GHGs, which remain in the atmosphere for significant periods of time and contribute to climate change in the long-term. Water vapor is generally excluded from the list of GHGs because it is short lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes (e.g., oceanic evaporation). For this Program Environmental Impact Report (PEIR), the term "GHGs" will refer collectively to the six gases identified in the bulleted list provided above. The following discussion summarizes the characteristics of the six primary GHGs.

Carbon Dioxide

In the atmosphere, carbon generally exists in its oxidized form as CO_2. Natural sources of CO_2 include the respiration (breathing) of humans, animals, and plants; volcanic outgassing; decomposition of organic matter; and evaporation from the oceans. Human-caused sources of CO_2 include the combustion of fossil fuels and wood, waste incineration, mineral production, and deforestation. Earth maintains a natural carbon balance, and when concentrations of CO_2 are upset, the system gradually returns to its natural state through natural processes. Natural changes to the carbon cycle work slowly, especially compared to the rapid rate at which humans are adding CO_2 to the atmosphere. Natural removal processes (e.g., photosynthesis by land- and ocean-dwelling plant species) cannot keep pace with this extra input of human-made CO_2, and consequently, the gas is building up in the atmosphere. The concentration of CO_2 in the atmosphere has risen approximately 30 percent since the late 1800s.

[1] The GHGs listed are consistent with the definition in Assembly Bill (AB) 32 (California Government Code, Section 38505), as discussed in this section.

Methane

CH_4 is produced when organic matter decomposes in environments lacking sufficient oxygen. Natural sources of CH_4 include fires, geologic processes, and bacteria that produce CH_4 in various settings (most notably wetlands). Anthropogenic sources include rice cultivation, livestock, landfills and waste treatment, biomass burning, and fossil fuel combustion (e.g., the burning of coal, oil, and natural gas). As with CO_2, the major removal process of atmospheric CH_4 (a chemical breakdown in the atmosphere) cannot keep pace with source emissions, and CH_4 concentrations in the atmosphere are increasing.

Nitrous Oxide

N_2O is produced naturally by various biological sources, particularly microbial action in soils and water. Tropical soils and oceans account for the majority of natural source emissions. N_2O is also a product of the reaction that occurs between nitrogen and oxygen during fuel combustion. Both mobile and stationary combustion sources emit N_2O. The quantity of N_2O emitted varies according to the type of fuel, technology, and pollution control device used, as well as maintenance and operating practices. Agricultural soil management and fossil fuel combustion are the primary sources of human-generated N_2O emissions in the state.

Hydrofluorocarbons, Perfluorocarbons, and Sulfur Hexafluoride

HFCs are primarily used as substitutes for ozone (O_3)-depleting substances regulated under the Montreal Protocol.[2] PFCs and SF_6 are emitted from various industrial processes, including aluminum smelting, semiconductor manufacturing, electric power transmission and distribution, and magnesium casting. No aluminum or magnesium production occurs in the State of California; however, rapid growth in the semiconductor industry, which is active in the state, has led to greater use of PFCs.

Global Warming Potential

The GHGs described previously vary considerably in terms of global warming potential (GWP), which is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another GHG. GWP is based on several factors, including the relative effectiveness of a GHG in absorbing infrared radiation and the length of time that the GHG remains in the atmosphere (referred to as "atmospheric lifetime"). The GWP of each GHG is measured relative to CO_2, the most abundant GHG. The definition of GWP for a particular GHG is the ratio of heat trapped by one unit mass of the GHG to the ratio of heat trapped by one unit mass of CO_2 over a specified time period. GHG emissions are typically measured in terms of metric tons[3] (MT) of

[2] The Montreal Protocol is an international treaty that was approved on January 1, 1989, and was designated to protect the O_3 layer by phasing out the production of several groups of halogenated hydrocarbons that are believed to be responsible for O_3 depletion and are also potent GHGs.

[3] One metric ton is equal to approximately 1.1 tons.

carbon dioxide equivalent (CO_2e). For example, N_2O is 298 times more potent at contributing to global warming than CO_2. Table 3.6-1, Global Warming Potential for Selected Greenhouse Gases, identifies the GWP for GHG relevant to typical land use development. The project does not propose a source of HFCs, PFCs, or SF_6, and these GHG are not included in this analysis.

Table 3.6-1. Global Warming Potential for Selected Greenhouse Gases

Pollutant	Atmospheric Lifetime (Years)	GWP (100-Year)[2]
CO_2	~100[1]	1
CH_4	12	28
N_2O	121	298

Source: CAPCOA 2022. Consistent with CalEEMod, Version 2022.1.

Notes: CH_4 = methane; CO_2 = carbon dioxide; GWP = global warming potential; N_2O = nitrous oxide

[1] CO_2 has a variable atmospheric lifetime and cannot be readily approximated as a single number.

[2] The warming effects over a 100-year period relative to other GHGs.

3.6.1.3 Emissions and Inventories

Global Emissions

Worldwide anthropogenic GHG emissions in 2019 were approximately 59,000 million metric tons (MMT) of CO_2e, an increase of about 12 percent compared to 2010, and 54 percent higher than 1990 levels. CO_2 emissions from fossil fuel use and industrial processes are the largest contributors of CO_2e emissions (IPCC 2023).

United States Emissions

In 2022, the United States emitted approximately 6.3 billion MT CO_2e. Emissions increased in 2022 by 1 percent (after accounting for sequestration from the land sector) compared to the previous year. The increase in total GHG emissions was driven largely by an increase in CO_2 emissions from fossil fuel combustion. In 2022, CO_2 emissions from fossil fuel combustion increased by 1 percent relative to the previous year. This increase in fossil fuel consumption emissions was from increased energy use, due in part to the continued rebound in economic activity after the height of the COVID-19 pandemic. Emissions in 2022, after accounting for sequestration, were 17 percent below 2005 levels (USEPA 2026).

State of California Emissions

The California Air Resources Board (CARB) is responsible for developing the state GHG emissions inventory. This inventory estimates the amount of GHGs emitted to and removed from the atmosphere by human activities in the state and supports the Assembly Bill (AB) 32 Climate Change Program. CARB's current GHG emissions inventory covers the years 1990–2023 and is based on fuel use, equipment activity, industrial processes, and other relevant data (e.g., housing, landfill activity, and agricultural lands).

According to CARB emission inventory estimates, the state emitted approximately 360.4 MT CO_2e in 2023. Total U.S. emissions increased by 1.8 percent from 1990 to 2019, and emissions decreased from 2022 to 2023 by 3 percent. The transportation sector showed the largest decrease in emissions compared to 2022, but energy and industrial emissions also decreased. Solor power generation increased, and the decrease in industrial emissions was driven by lower emissions in the oil and gas production and processing sector, the liquid fuels refining and hydrogen production sector, and the cement sector, as well as reductions from other industrial sector fuel use.

3.6.2 Regulatory Setting

This section describes the federal, state, regional, San Diego Community College District (District), and local regulatory framework adopted to address GHG emissions.

3.6.2.1 Federal

U.S. Environmental Protection Agency

The U.S. Environmental Protection Agency (USEPA) is responsible for implementing federal policy to address global climate change. In 2009, the USEPA issued a Final Rule for mandatory annual reporting of GHG emissions. This Rule applies to fossil fuel and industrial gas suppliers, direct GHG emitters, and manufacturers of heavy-duty and off-road vehicles. This rule does not regulate GHG emissions; it only requires the monitoring and reporting of GHG emissions for those sources above certain thresholds.

Clean Air Act

On April 2, 2007, the U.S. Supreme Court ruled, in Massachusetts v. USEPA, that CO_2 is an air pollutant, as defined under the Clean Air Act, and that the USEPA has the authority to regulate GHG emissions. The USEPA announced the Endangerment Finding in 2009 that GHGs (including CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6) threaten the public health and welfare of the American people. This action was a prerequisite to finalizing the USEPA's GHG emissions standards for light-duty vehicles, which were jointly proposed by the USEPA and the U.S. Department of Transportation's National Highway Traffic Safety Administration. The standards have continued to be updated to include additional standards for future vehicle model years regarding fuel efficiency and GHG emissions reduction, clean fuels, and advanced vehicle infrastructure. In December 2021, the USEPA finalized revised national GHG emissions standards for passenger cars and light trucks for model years 2023–2026.

However, on February 12, 2026, the USEPA rescinded the 2009 Endangerment Finding, thus removing the federal obligation to regulate pollutants such as CO_2, CH_4, N_2O, HFC, PFC, and SF_6 that had previously been identified as potential threats to public health and welfare. Litigation remains ongoing; however, the recission may further restrict the USEPA's ability to implement existing and future regulations limiting GHG emissions. Regardless of these federal regulatory

changes, California retains independent authority to establish goals for GHG emissions reduction and regulate GHG emissions from certain sources under state law, as described in Section 3.6.2.2.

3.6.2.2 State

Assembly Bill 32 and Senate Bill 32: California Global Warming Solutions Act

In 2006, the California Legislature passed the California Global Warming Solutions Act of 2006 (AB 32), which created a comprehensive, multi-year program to reduce GHG emissions in California. AB 32 requires CARB to reduce statewide GHG emissions to 1990 levels by 2020. As part of this legislation, CARB was required to prepare a "Scoping Plan" that demonstrates how the state will achieve this goal. The first Scoping Plan was adopted in 2011 and describes local governments as "essential partners" in meeting the statewide goal, recommending a GHG reduction level 15 percent below 2005–2008 levels (depending on when a full emissions inventory is available) by 2020. Senate Bill (SB) 32, signed in 2016, requires CARB to reduce statewide GHG emissions to 40 percent below 1990 levels by 2030.

2022 Climate Change Scoping Plan

As directed by AB 32, CARB adopted the first Climate Change Scoping Plan (Scoping Plan) in December 2008, in accordance with California Health and Safety Code, Section 38561. The 2008 Scoping Plan included measures to address GHG emissions reduction strategies related to energy efficiency, water use, and recycling and solid waste, among other measures. The most recent update to the Scoping Plan was adopted by CARB in December 2022 (2022 Scoping Plan). The 2022 Scoping Plan assesses progress toward the statutory 2030 target of at least 40 percent below 1990 emissions, in accordance with SB 32, and identifies a path to achieving carbon neutrality and reducing anthropogenic GHG emissions by 85 percent below 1990 levels by 2045, as directed by AB 1279 (CARB 2022, 2026).

Assembly Bill 1279: California Climate Crisis Act

AB 1279, enacted in September 2022, updates the goals of AB 32. The bill established a statewide goal to achieve net-zero GHG emissions by 2045 and achieve and maintain net-negative GHG emissions thereafter. Additionally, the bill established a specific target for statewide anthropogenic GHG emissions to be reduced to at least 85 percent below the 1990 levels by 2045. The bill requires CARB to work with relevant state agencies to ensure that updates to the Scoping Plan identify and recommend measures to achieve these policy goals and to identify and implement various policies and strategies that enable CO_2 removal solutions and carbon capture, utilization, and storage technologies in California, as specified. The bill also requires CARB to submit an annual progress report.

Assembly Bill 341: Commercial Recycling

AB 341 sets a statewide goal of 75 percent recycling, composting, or source reduction of solid waste by the year 2020. As required by AB 341, the California Department of Resources Recycling and Recovery (CalRecycle) adopted the Mandatory Commercial Recycling Regulation on January 17, 2012. The regulation was approved by the Office of Administrative Law on May 7, 2012. Effective immediately, it clarified mandatory commercial recycling responsibilities. The Mandatory Commercial Recycling Regulation focuses on increased commercial waste diversion as a method to reduce GHG emissions. The regulation is designed to achieve a 5 MMT CO_2 reduction in GHG emissions, which equates to roughly an additional 2–3 MT CO_2 of currently disposed commercial solid waste being recycled by 2020 and thereafter.

Assembly Bill 1007: State Alternative Fuels Plan

AB 1007 (Chapter 371, Statutes of 2005) required the California Energy Commission (CEC) to prepare a state plan to increase the use of alternative fuels in California. The CEC prepared the State Alternative Fuels Plan (SAF Plan) in partnership with CARB and in consultation with other state, federal, and local agencies. The SAF Plan presents strategies and actions that California must take to increase the use of alternative nonpetroleum fuels in a manner that minimizes the costs to California and maximizes the economic benefits of in-state production. The SAF Plan assesses various alternative fuels and develops fuel portfolios to meet California's goals to reduce petroleum consumption, increase alternative fuel use, reduce GHG emissions, and increase in-state production of biofuels without causing a significant degradation of either public health or environmental quality.

Assembly Bill 1493: Clean Car Standards

Also known as "Pavley I," AB 1493 provided the nation's first GHG standards for automobiles. AB 1493 required CARB to adopt vehicle standards that lower GHG emissions from new light-duty automobiles to the maximum extent feasible. In January 2012, CARB adopted the Advanced Clean Cars Program to achieve additional GHG emissions reductions for passenger vehicles for model years 2017–2025. The program includes low-emissions vehicle (LEV) regulations and zero-emissions vehicle regulations. Together, the two standards increased average fuel economy to roughly 43 miles per gallon in 2020 (and more for years beyond 2020). However, in 2025, Congress voted to disapprove the USEPA's actions to grant California waivers for several regulations in the model, including the clean car standards. These federal actions are currently being contested by the state (CARB 2026).

Warren-Alquist Act

The 1975 Warren-Alquist Act established the California Energy Resources Conservation and Development Commission, now known as the CEC. The act established state policy to reduce

wasteful, uneconomical, and unnecessary uses of energy by employing a range of measures. The California Public Utilities Commission regulates privately owned utilities in the energy, rail, telecommunications, and water fields.

California Code of Regulations Title 24, Part 6

California Code of Regulations, Title 24, Part 6 (California's Energy Efficiency Standards for Residential and Non-Residential Buildings), was established in 1978 to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Although the standards were not originally intended to reduce GHG emissions, electricity production by fossil fuels and natural gas use result in GHG emissions, and energy-efficient buildings require less electricity and natural gas. Therefore, increased energy efficiency results in decreased GHG emissions.

The CEC adopted its 2008 Standards on April 23, 2008, in response to AB 32. The 2008 Standards were adopted to (1) provide California with an adequate, reasonably priced, and environmentally sound supply of energy; (2) pursue California energy policy, which states that energy efficiency is the resource of first choice for meeting California's energy needs; (3) meet the West Coast Governors' Global Warming Initiative commitment to include aggressive energy efficiency measures into updates of state building codes every 3 years; and (4) meet the requirements of Executive Order (EO) B-18-12 and those in the Green Building Initiative to improve the energy efficiency of non-residential buildings through aggressive standards.

The latest update to the Title 24 Standards went into effect on January 1, 2026 (the 2025 Standards). The 2025 Standards encourage efficient electric heat pumps, establish electric-ready requirements for new homes, expand solar photovoltaic and battery storage standards, and strengthen ventilation standards. These standards will remain in place for 6 years, rather than the 3 years, as required by AB 130, described below.

California Green Building Standards Code (California Code of Regulations, Title 24, Part 11)

The California Green Building Standards Code (24 CCR Part 11) contains mandatory requirements for new residential and non-residential buildings throughout California. The code is Part 11 of the California Building Standards Code in Title 24 of the California Code of Regulations. The current 2025 Standards for new construction of and additions and alterations to residential and non-residential buildings went into effect on January 1, 2026.

The California Green Building Standards Code is intended to (1) cause a reduction in GHG emissions from buildings; (2) promote environmentally responsible, cost-effective, healthier places to live and work; (3) reduce energy and water consumption; and (4) respond to the Governor's

directives. The code was established to reduce construction waste, make buildings more efficient in the use of materials and energy, and reduce environmental impacts during and after construction.

The 2025 Standards include residential requirements for solar photovoltaic systems and electric vehicle (EV)-charging infrastructure, and increased residential requirements to be electric appliance-ready and require heat pumps in single-family homes for heating. Additionally, the California Green Building Standards Code contains requirements for stormwater control during construction, construction waste reduction, indoor water use reduction, material selection, natural resources conservation, and site irrigation conservation. The code provides design options that allow the designer to determine how best to achieve compliance for a given site or building condition. The code also requires building commissioning, which is a process for the verification that all building systems, such as heating and cooling equipment and lighting systems, function at maximum efficiency.

Executive Order B-30-15: 2030 Greenhouse Gas Emissions Reduction Target

On April 29, 2015, Governor Jerry Brown issued EO B3015, which set a GHG emissions target of 40 percent 1990 levels by 2030. This is an interim-year goal to make it possible to reach the ultimate goal of reducing emissions 80 percent under 1990 levels by 2050. The EO directs CARB to provide a plan with specific regulations to reduce statewide sources of GHG emissions. EO B-30-15 does not include a specific guideline for local governments.

Executive Order N-79-20: Zero-Emission Vehicles

EO N-79-20, signed by Governor Gavin Newsom on September 23, 2020, directs the state to require that, by 2035, all new cars and passenger trucks sold in California be zero-emissions vehicles to reduce transportation GHG emissions, the primary source of emissions in the state. Following the EO, CARB will develop regulations to mandate that 100 percent of in-state sales of new passenger cars and trucks are zero emissions by 2035 and that all operations of medium- and heavy-duty vehicles shall be 100 percent zero emissions by 2045, where feasible.

Executive Order S-01-07: Low Carbon Fuel Standard

In 2007, Governor Arnold Schwarzenegger signed EO S0107, which mandates that (1) a statewide goal be established to reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020, and (2) a low-carbon fuel standard for transportation fuels be established in California. CARB developed the low-carbon fuel standard regulation pursuant to the state's authority under AB 32 and the federal Clean Air Act and adopted it in 2009.

Executive Order S-3-05: Greenhouse Gas Emissions Reduction Targets

On June 1, 2005, Governor Schwarzenegger announced, through EO S-3-05, the following GHG emissions targets:

- By 2010, California shall reduce GHG emissions to 2000 levels.
- By 2020, California shall reduce GHG emissions to 1990 levels.
- By 2050, California shall reduce GHG emissions to 80 percent below 1990 levels.

EO S-3-05 also laid out state agencies' responsibilities for implementation and reporting on progress toward these targets.

Senate Bill 97: California Environmental Quality Act Greenhouse Gas Emissions

SB 97, enacted in 2007, amended the California Environmental Quality Act (CEQA) to clearly establish that GHG emissions and their effects are required subjects of CEQA analysis. The legislation directed the Governor's Office of Planning and Research to develop Draft CEQA Guidelines "for the mitigation of GHG emissions or the effects of GHG emissions" and directed the resources agency to certify and adopt the CEQA Guidelines. CEQA Guidelines, Section 15183.5, Tiering and Streamlining the Analysis of GHG Emissions, was added as part of the CEQA Guidelines amendments that became effective in 2010. The guideline sets forth the criteria needed in a GHG reduction plan that would allow for tiering and streamlining of CEQA analysis for development projects.

Senate Bill 350: California Renewables Portfolio Standards Program

The California Renewables Portfolio Standards (RPS) program was established in 2002 under SB 1078 and accelerated in 2006 under SB 107 by requiring that 20 percent of electricity retail sales be served by renewable energy sources by 2010. Subsequent recommendations in California energy policy reports advocated a goal of 33 percent by 2020, and on November 17, 2008, Governor Schwarzenegger signed EO S-14-08, requiring electricity retailers to serve 33 percent of their load with renewable energy by 2020. In April 2011, SB X1-2 codified EO S-14-08, setting the new RPS targets at 20 percent by the end of 2013, 25 percent by the end of 2016, and 33 percent by the end of 2020 for electricity retailers. Most recently, Governor Brown signed SB 350 in October 2015, which extended the RPS target by requiring retail sellers to procure 50 percent of their electricity from renewable energy resources by 2030.

Senate Bill 375: Sustainable Communities Strategy

SB 375, adopted in 2008, provided a new planning process coordinating land use planning, Regional Transportation Plans, and funding priorities to help California meet AB 32's GHG reduction goals. SB 375 requires Regional Transportation Plans, developed by Metropolitan Planning Organizations, to incorporate a Sustainable Communities Strategy in their Regional Transportation Plans. The goal

of the Sustainable Communities Strategy is to reduce regional vehicle miles traveled (VMT) through land use planning and consequent transportation patterns. SB 375 also includes provisions for streamlined CEQA review for some infill projects, such as transit-oriented development.

3.6.2.3 Regional

2025 San Diego Forward: The Regional Plan

San Diego Association of Governments (SANDAG) is the federally designated Metropolitan Planning Organization for the San Diego region. SANDAG serves as a forum for public decision-making on regional issues such as growth, transportation, and land use in San Diego County (County) and consists of representatives from each of the County's local jurisdictions. The 2025 Regional Plan was adopted by the SANDAG Board of Directors on December 12, 2025. The 2025 Regional Plan provides a long-term blueprint for the San Diego region that seeks to meet regulatory requirements and balance transportation, land use, housing, and environmental needs, specifically GHG reductions. The plan plays a key role in reducing GHG emissions from mobile sources in the region. Strategies related to GHG emissions reduction include focusing future residential and employment growth in areas with a high concentration of transportation options, including fast and frequent transit, complete corridors, flexible fleets (on-demand, shared transportation services), and bikeways and walkways (SANDAG 2025).

3.6.2.4 District

California Community Colleges Board of Governors Climate Action and Sustainability Framework

The California Community Colleges Board of Governors' Climate Action and Sustainability Framework (California Community Colleges 2025) is a comprehensive systemwide plan that builds on the 2019 Climate Change and Sustainability Policy to guide all 116 colleges in the California Community Colleges system toward measurable environmental, social, and educational progress. It calls on community college districts throughout the state to set benchmarks and track their advancement toward 2025, 2030, and 2035 goals. The framework focuses on reducing GHG emissions, integrating sustainability into campus operations, and expanding climate-focused curriculum and workforce development.

2023 District Climate Action Plan

The District's 2023 Climate Action Plan (CAP) (District 2023) establishes a 2022 District GHG inventory, which determined that the District's carbon footprint was 62,325 MT CO_2e per year. The main source of these emissions was commuter mobile sources (commuter trips to campus by staff, faculty, and students), which accounted for 73.35 percent of the District's GHG emissions. This was followed by lesser emissions associated with natural gas used in fuel cells, natural gas used for space and water heating, and purchased electricity. The 2023 District CAP additionally

includes various recommendations for next steps but does not make commitments regarding GHG emissions reductions or specific implementation actions. In accordance with CEQA Guidelines, Section 15183.5, the 2023 District CAP is not a CEQA-qualified CAP and therefore cannot be used for streamlining GHG analyses for future District development projects.

2025 District Design Guidelines & Standards Manual

Sustainability & Climate Strategy

Section 1.3, Sustainability & Climate Strategy, of the District Design Guidelines & Standards Manual includes the Climate Action Plan, Sustainability Plan, Green Policies, and Sustainability Levels. Related to GHG emissions, this includes Materials Impact Goal 2, which outlines the District goal of providing a healthy environment that does not abuse material resources and improves health, with a key performance indicator of maintaining optimal CO_2 levels through the use of materials that are low-carbon, recycled, or responsibly sourced. The Sustainability Levels framework included in this section of the District Design Guidelines & Standards Manual is further described below (District 2025).

Sustainability Levels

The District's Sustainability Levels are designed to recognize, measure, and promote sustainable practices across District campuses and facilities. They provide a tiered rating system that encourages environmentally responsible design, construction, and operations. All District capital projects, including new construction, major renovations, and modernization, are required to incorporate the principles outlined in the District Sustainability Levels and meet applicable local, state, and District-adopted sustainability policies. District-adopted sustainability standards include the following (District 2025):

1. Each campus shall facilitate and maintain an ongoing waste recycling program that establishes where facilities on campus will handle recycled materials including paper, cardboard, glass, plastics, and metal.
2. Renewable woods shall be specified and detailed.
3. The designer shall specify the Carpet and Rug Institute's Green Label Plus Program. All carpet cushion installed in the building shall have low emitting materials and backing.
4. The District's Facilities Services have adopted a program of Green cleaning materials and techniques.

The District's Sustainability Levels include categories with specific requirements that each have an assigned point value. The categories include project design, climate resilience, energy and carbon performance, water conservation and management, materials and waste, indoor environmental quality and wellness, community engagement and learning, and innovation. A scorecard is filled out based on the requirements the project achieves, which determines the sustainability level for the project from the following (District 2025):

- Baseline/Sagebrush (Baseline Sustainability) – Meets the District's minimum sustainability standards, with basic energy and water conservation measures.
- Certified/Coast Live Oak (Sustainable Performance) – Demonstrates significant sustainable strategies.
- Silver/Torrey Pine (High-Performance Green Building) – Meets advanced sustainable quality benchmarks.
- Gold/Redwood (Leadership in Sustainability) – Implements innovative sustainability strategies.
- Platinum/Sequoia (Exemplar of Sustainability) – Sets model for sustainable education facilities.

All final programming documents must contain a section related to sustainability. The conceptual design for new building projects must have sustainable features that achieve the Certified/Coastal Live Oak level at a minimum. Conceptual design schemes for major renovation projects should have sustainable features and may be required to achieve a Certified/Coastal Live Oak level; however, this is determined on a case-by-case basis based on the feasibility of incorporating such features into a renovation project (District 2025).

District Board of Trustees Policies and Administrative Procedures

Board Policy 6970: Green Building Policy and Major Renovation Standards

Board Policy 6970 is the latest board policy on green building standards. The intent of the policy is to provide District students, faculty, and staff with working and learning environments that are healthy, thermally, visually, and acoustically comfortable; energy efficient; material efficient; water-efficient; easy to maintain and operate; safe and secure; and sited in an environmentally responsible manner. The District will select architects, engineers, and other professionals who have demonstrated expertise in sustainable design in accordance with applicable board policies and encourage District personnel to become familiar with these standards.

Administrative Procedure 6970: Green Buildings

The purpose of this procedure is to provide guidance for implementing District policies and standards for the design and construction of green buildings and renovations. Efficient energy use and efficiently designed buildings are central to resource sustainability efforts of the District, City, and state. The most recent energy conservation in building design standard (1) reduces the operating costs of the District, (2) reduces the carbon footprint of the District, and (3) provides environmental education. This procedure goes on to outline criteria for new buildings including but not limited to outperforming Title 24 energy efficiency standards by at least 20 percent and requiring that at least 5 percent of a project's total energy is generated on site from renewable sources.

3.6.2.5 Local (Non-Regulatory)

The District is not subject to local zoning or land use planning documents, including the City of San Diego's (City's) 2022 CAP and associated implementing regulations. However, because San Diego Miramar College (project site, Miramar College, or campus) is in the City, a summary of the City's 2022 CAP strategy is provided below for informational purposes.

2022 City of San Diego Climate Action Plan

The City adopted an updated qualified CAP in August 2022 that builds on its 2015 CAP and establishes a community-wide goal of net-zero emissions by 2035. The 2022 CAP was developed in response to state legislation and policies aimed at reducing California's GHG emissions, described previously, including EO B-55-18, which was codified by AB 1279, and calls for California to achieve carbon neutrality by 2045. The 2022 CAP sets the target emissions level for 2035 at net-zero emissions and sets a science-based, fair share target for 2030 based on net-zero emissions in 2035. It is anticipated that the City would achieve a reduction of 8,774,000 MT CO_2e by 2035 with implementation of the 2022 CAP. However, additional reductions would be required to achieve net-zero emissions. The 2022 CAP relies on significant City and regional actions, continued implementation of federal and state mandates, and local strategies with associated action steps for target attainment (City of San Diego 2022).

The overall strategies to achieve the 2022 CAP target include decarbonization of the built environment, access to clean and renewable energy, reduction of VMT through land use and transportation options, CH_4 capture and waste diversion, resilient infrastructure, habitat restoration, and pursuit of emerging climate actions (City of San Diego 2022).

3.6.3 Method of Analysis

As discussed in Section 3.6.4, Thresholds of Significance, the significance of project emissions is determined based on project consistency with 2022 Scoping Plan priority design features. However, construction and operation GHG emissions were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.43, and assumptions consistent with Section 3.2, Air Quality. Detailed modeling inputs and output are provided in Appendix B.

As detailed in Section 3.2, project-specific construction emissions are calculated for each of the two near-term projects based on the provided construction schedules and demolition required for each project. The remainder of development under the long-term projects assumes the CalEEMod default schedule and working days for the total level of development. Construction would likely be phased over 10 years; however, GHG emissions are based on the total default estimated working days. Construction in later years would likely use equipment meeting higher off-road equipment fleet standards, reducing GHG emissions compared to the CalEEMod assumptions.

Operational emissions assume total development under near- and long-term projects, consistent with the total vehicle trips calculated for Section 3.9, Transportation. Area sources are calculated using CalEEMod default assumptions for the type of building proposed, rather than the CalEEMod Education – University default land use category because inputs that allow for size of buildings proposed is a better representation of the changes to operational emissions that would occur as result of the proposed changes to campus development. The Heavy Duty Diesel Technology C-1 Building is modeled as a manufacturing land use, the Early Education Center is modeled as a daycare facility, the Athletics Building is modeled as a health center, the STEM Lab and Student Health Center Building is modeled as a research and development facility, and the remaining proposed buildings are modeled as general office buildings. Modeling assumes that the new buildings would not use natural gas.

To estimate the net changes in building energy use and use of consumer products, existing buildings to be demolished are also modeled using CalEEMod default assumptions for the types of buildings to be demolished. Average daily traffic (ADT) of 9,449 are assumed for future buildout conditions, consistent with Section 3.9. Based on the trip rate of 1.15 ADT per student and the student population of 6,101 for 2025 provided in Appendix H, existing ADT is assumed to be 7,016.

3.6.4 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the project would have a significant impact on GHG emissions if it would:

- **Threshold 1:** Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- **Threshold 2:** Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The determination of significance for GHG emissions is governed by CEQA Guidelines, Section 15064.4, Determining the Significance of Impacts from Greenhouse Gas Emissions. CEQA Guidelines, Section 15064.4(a) states, "the determination of the significance of GHG emissions calls for a careful judgment by the lead agency consistent with the provisions in Section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate, or estimate the amount of GHG emissions resulting from a project. A lead agency shall have discretion to determine, in the context of a particular project, whether to . . . [use a quantitative model or qualitative model]." CEQA Guidelines, Section 15064.4(b), clarifies that a lead agency should consider the following factors when determining the significance of impacts from GHG emissions:

1. The extent to which a project may increase or reduce GHG emissions compared to the existing environmental setting.
2. Whether project emissions exceed a threshold of significance that the lead agency determines applies to a project.
3. The extent to which a project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

Therefore, consistent with CEQA Guidelines, Section 15064.4, the GHG emissions analysis for the Master Plan relies on a threshold based on the exercise of careful judgment and believed to be appropriate in the context of the project.

The State of California, San Diego County Air Pollution Control District, and District have not adopted a quantitative emission-based threshold to determine significance for GHG emissions associated with campus development under CEQA. In the absence of an adopted numeric threshold, the significance of GHG emissions for the project is evaluated based on consistency with statewide goals for the reduction of GHG emissions as outlined in the 2022 Scoping Plan. As the California Supreme Court held in Center for Biological Diversity v. Department of Fish & Wildlife (2015) (62 Cal. 4th 204), the evaluation of a project based on its effect on California's efforts to meet long-term climate goals is an appropriate significance criterion under CEQA. A project that would be consistent with meeting those goals can be found to have a less than significant impact on climate change under CEQA. If a project would contribute its "fair share" of what would be required to achieve those long-term climate goals, then a reviewing agency can find that the impact would not be significant because the project would help to solve the problem of global climate change (62 Cal. 4th 220-223).

As discussed further in Section 3.6.2.2, the 2022 Scoping Plan lays out a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels no later than 2045, as directed by AB 1279. Appendix D to the 2022 Scoping Plan specifically includes recommendations for local government actions that align with the state's climate goals, with a focus on local GHG reduction strategies and approval of new land use development. Project consistency with these locally recommended strategies would demonstrate that proposed development is in alignment with state goals and incorporates the design features necessary to contribute its fair share to the state's goal of carbon neutrality by 2045. Therefore, if the project complies with the local strategy recommendations, it can be found to contribute its "fair share" to achieve the state's long-term climate goals and have a less than significant GHG emissions impact.

3.6.5 Project Impacts and Mitigation

The following sections address various potential impacts relating to GHG emissions that could result from implementation of the project.

3.6.5.1 Threshold 1: Generation of Greenhouse Gas Emissions

Threshold 1: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Impact Analysis

Program Level and Project Level

An inventory of GHG emissions from Master Plan construction and operation is provided below for informational purposes, followed by an evaluation of the Master Plan for consistency with the 2022 Scoping Plan. As described above, a project that complies with the 2022 Scoping Plan local strategy recommendations would have a less than significant GHG emissions impact.

GHG emissions from construction would result from operation of construction equipment and vehicle and truck trips for workers and haul trips. Construction of long-term projects is calculated to result in total emissions of 596 MT CO_2e (refer to Appendix B). Construction activities would occur over an approximately 10-year period such that construction's contribution to annual GHG emissions would only be a portion of these emissions. Construction of the English Gallery and Performing Arts Center Building would result in a total of 443 MT CO_2e over three years, and the Early Education Center Building would result in a total of 79 MT CO_2e over one to two years of construction (refer to Appendix B). Total Master Plan construction emissions would be 1,118 MT CO_2e. As discussed above, significance of project emissions is determined through consistency with the 2022 Scoping Plan. However, construction under the Master Plan would require typical construction practices that would not result in GHG emissions beyond what is necessary for project implementation.

Following construction, operation of the proposed facilities would result in GHG emissions related to vehicle trips, building energy and water usage, solid waste disposal, and use of consumer products and refrigerants. Operational emissions assume total development under near- and long-term projects, consistent with the total vehicle trips calculated for Section 3.9. Table 3.6-2, Operational Greenhouse Gas Emissions – Long-Term and Near-Term Projects, provides total annual GHG emissions for the proposed near- and long-term facilities. Table 3.6-2 also includes and a net increase compared to operation of existing buildings to be demolished as part of Master Plan implementation because these facilities would no longer contribute to campus GHG emissions following demolition.

Table 3.6-2. Operational Greenhouse Gas Emissions – Long-Term and Near-Term Projects

Emission Sources	Buildout Emissions (MT CO_2e)
Vehicular (Mobile)	10,621
Area	5
Energy[a]	87
Water/Wastewater	72
Solid Waste	111
Refrigerants	1
New Master Plan Facilities Total	**10,897**
Existing Buildings to be Demolished GHG Emissions	*8,467*
Net New Campus GHG Emissions	**2,430**

Source: CalEEMod, Version 2022.1.1.43. Refer to Appendix A for model output.

Notes: GHG = greenhouse gas; MT = metric tons; CO_2e = carbon dioxide equivalent

[a] Assumes proposed buildings would be all-electric.

The 2022 Scoping Plan identifies GHG reduction measures necessary to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels no later than 2045 in accordance with goals set in AB 1279. The 2022 Scoping Plan requires CARB and other state agencies to adopt regulations and other strategies to reduce GHGs. As many of the strategies identified in the 2022 Scoping Plan are not directly applicable to specific projects, the 2022 Scoping Plan included Appendix D, providing recommendations and clarification on local GHG reduction strategies and project-level environmental review. As described in Section 3.6.4, consistency with the 2022 Scoping Plan was determined to be an appropriate methodology for assessment of project GHG emissions impact significance because implementation of these strategies would represent the project's "fair share" contribution to meeting state GHG reduction targets.

2022 Scoping Plan Appendix D Table 1 provides impactful GHG reduction strategies that can be implemented by local governments that address the three local priority areas: (1) transportation electrification, (2) VMT reduction, and (3) building electrification. These areas and strategies are designated as "priority" because they are the GHG reduction opportunities over which local governments have the most authority and that have the highest GHG reduction potential. The project's consistency with these strategies is provided in Table 3.6-3, Master Plan Project Scoping Plan Consistency Analysis.

Table 3.6-3. Master Plan Project Scoping Plan Consistency Analysis

2022 Scoping Plan Priority Areas	2022 Scoping Plan Priority GHG Reduction Strategies	Project Consistency Statement
Transportation Electrification	Convert local government fleets to ZEVs and provide EV charging at public sites	**Consistent.** EV-charging stations are currently available to Miramar College students, staff, visitors, and the general public in the G3 Parking Structure. The long-term project parking improvements would additionally include new EV-charging stations on campus, although parking at EV chargers is regulated consistent with campus parking requirements. The Master Plan would make improvements to the existing campus and would not result in any changes to District fleet vehicle requirements. Development of the Master Plan would not conflict with District efforts regarding the conversion of fleet vehicles to ZEVs.
Transportation Electrification	Create a jurisdiction-specific ZEV ecosystem to support deployment of ZEVs statewide (such as building standards that exceed state building codes, permit streamlining, infrastructure siting, consumer education, preferential parking policies, and ZEV readiness plans)	**Consistent.** The Master Plan would not result in a change in the District fleet, and it would not inhibit the implementation of City or other jurisdiction's actions to support statewide ZEV deployment. The District is currently in the process of purchasing ZEVs for maintenance and facilities staff as vehicles are replaced. As described above, vehicle charging locations on the Miramar College campus is currently available.
VMT Reduction	Reduce or eliminate minimum parking standards	**Consistent.** The District does not have minimum parking standards for its campuses. Although the Master Plan would include new parking facilities, these improvements would accommodate anticipated student growth and would not result in increased VMT due to the provision of excessive parking (refer to discussion of parking pricing below).

Table 3.6-3. Master Plan Project Scoping Plan Consistency Analysis

2022 Scoping Plan Priority Areas	2022 Scoping Plan Priority GHG Reduction Strategies	Project Consistency Statement
VMT Reduction	Implement Complete Streets policies and investments, consistent with General Plan Circulation Element requirements	**Consistent.** Although the District is not subject to municipal regulations or plans such as the City's Complete Streets Policy or General Plan Circulation Element, the Master Plan would not impede implementation of these policies or future complete street improvements on City roadways. The Master Plan would also include elements to improve on-campus circulation and safety through the construction of on-campus pedestrian improvements, including modification of the Miramar College Driveway to control vehicle access and allow for a more walkable and pedestrian-friendly campus.
VMT Reduction	Increase access to public transit by increasing density of development near transit, improving transit service by increasing service frequency, creating bus priority lanes, reducing or eliminating fares, microtransit, etc.	**Consistent.** The Master Plan would make improvements within the existing campus footprint to accommodate a higher density of students. The District would continue to provide transit passes for sale at the discounted student rate established by MTS.
VMT Reduction	Increase public access to clean mobility options by planning for and investing in electric shuttles, bike share, car share, and walking	**Consistent.** The Master Plan would encourage clean mobility options by including improvements such as new pedestrian promenades and connecters, and improvements to the Miramar College Driveway to control vehicle access and allow for a more walkable and pedestrian-friendly campus.
VMT Reduction	Implement parking pricing or transportation demand management pricing strategies	**Consistent.** Parking on the Miramar College campus requires the purchase of a permit, which would align with pricing strategies to encourage the use of public transit in the area. Carpooling is also encouraged through the discounted carpool parking permit option.
VMT Reduction	Amend zoning or development codes to enable mixed-use, walkable, transit-oriented, and compact infill development (such as increasing the allowable density of a neighborhood)	**Consistent.** The Master Plan would make improvements within the existing campus footprint, which is in a developed neighborhood currently served by transit.

Table 3.6-3. Master Plan Project Scoping Plan Consistency Analysis

2022 Scoping Plan Priority Areas	2022 Scoping Plan Priority GHG Reduction Strategies	Project Consistency Statement
VMT Reduction	Preserve natural and working lands by implementing land use policies that guide development toward infill areas and do not convert "greenfield" land to urban uses (e.g., green belts, strategic conservation easements)	**Consistent.** The Master Plan would implement infill development projects within the boundaries of the Miramar College campus, which is fully developed with campus uses and surrounded by urban development. Therefore, no greenfield conversion would occur.
Building Decarbonization	Adopt all-electric new construction reach codes for residential and commercial uses	**Consistent.** The new buildings constructed under the Master Plan would be all-electric in accordance with District sustainability policies outlined in the District Design Guidelines & Standards Manual. Construction on campus would be required to comply with Title 24 Standards, and projects are further incentivized to reach energy efficiency above the Title 24 baseline as outlined in the District's Sustainability Levels framework. In addition, Administrative Procedure 6970 includes the goals of outperforming Title 24 energy efficiency standards by at least 20 percent and requiring that at least 5 percent of a project's total energy is generated on site from renewable sources.
Building Decarbonization	Adopt policies and incentive programs to implement energy efficiency retrofits for existing buildings, such as weatherization, lighting upgrades, and replacing energy-intensive appliances and equipment with more efficient systems (such as Energy Star-rated equipment and equipment controllers)	**Consistent.** The District would continue to implement green building standards in campus facilities in accordance with Board Policy 6970 (Green Building Policy and Major Renovation Standards) and Administrative Procedure 6970 (Green Buildings) as outlined in Section 3.6.2.4.
Building Decarbonization	Adopt policies and incentive programs to electrify all appliances and equipment in existing buildings such as appliance rebates, existing building reach codes, or time of sale electrification ordinances	**Consistent.** The District Design Guidelines & Standards Manual includes policies related to building electrification, including a goal to achieve a 75 percent reduction in natural gas usage by 2035. To reduce natural gas usage, the District builds new facilities with no natural gas connections, except in rare circumstances for specialized equipment, and replaces gas-powered equipment with electric equivalents when replacement is needed.

Table 3.6-3. Master Plan Project Scoping Plan Consistency Analysis

2022 Scoping Plan Priority Areas	2022 Scoping Plan Priority GHG Reduction Strategies	Project Consistency Statement
Building Decarbonization	Facilitate deployment of renewable energy production and distribution and energy storage on privately owned land uses (e.g., permit streamlining, information sharing)	**Consistent.** The Miramar College campus currently hosts an approximately 750 kW solar panels system that generates renewable energy. The District has previously used programs intended to increase renewable energy generation, such as power purchase agreements for solar panels on other campuses. While no specific renewable energy facilities are part of the Master Plan improvements, the District would continue to evaluate the feasibility of incorporating such technology on campus as it is available and economically feasible.
Building Decarbonization	Deploy renewable energy production and energy storage directly in new public projects and on existing public facilities (e.g., solar photovoltaic systems on rooftops of municipal buildings and on canopies in public parking lots, battery storage systems in municipal buildings)	**Consistent.** The Miramar College campus currently hosts a solar power generation system. New solar panels are not currently specifically proposed for new buildings; however, additional renewable energy production and storage technologies are considered by the District as feasible.

Source: CARB 2022.

Notes: EV = electric vehicle; kW = kilowatt; LEED = Leadership in Energy and Environmental Design; LEED-NC = Leadership in Energy and Environmental Design in New Construction and Major Renovations; MTS = Metropolitan Transit System; VMT = vehicle miles traveled; ZEV = zero-emissions vehicle

As shown in Table 3.6-3, the Master Plan, including long-term and near-term projects, would not impede implementation of the GHG reduction strategies identified in the 2022 Scoping Plan. Rather, many of the District policies that would be implemented for Master Plan development would be consistent with these GHG reduction strategies. Therefore, buildout of the Master Plan would not generate GHG emissions, either directly or indirectly, that may have a significant effect on the environment.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would result in a less than significant impact related to the generation of GHG emissions.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.6.5.2 Threshold 2: Conflict with Applicable Plan

Threshold 2: Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Impact Analysis

Program Level and Project Level

There are numerous state plans, policies, and regulations adopted for the purpose of reducing GHG emissions. Statewide plans and regulations such as GHG emissions standards for vehicles (AB 1493), the low-carbon fuel standard, and regulations requiring an increasing fraction of electricity to be generated from renewable sources are being implemented at the statewide level; as such, compliance at the project level is not addressed. Impacts of the Master Plan are evaluated based on whether the project would conflict with or obstruct implementation of CARB's 2022 Scoping Plan or the California Community Colleges Sustainability and Climate Action goals.

California Air Resources Board 2022 Scoping Plan

As discussed in Section 3.6.5.1, the 2022 Scoping Plan lays out a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels no later than 2045, as directed by AB 1279. Appendix D to the 2022 Scoping Plan includes recommendations for local government actions that align with the state's climate goals, with a focus on local GHG reduction strategies for new land use development. As demonstrated in Table 3.6-3, the Master Plan would be consistent with the priority GHG reduction strategies identified in Appendix D of the 2022 Scoping Plan and therefore address the three key priorities identified by the 2022 Scoping Plan for local jurisdictions.

California Community Colleges Board of Governors Climate Action and Sustainability Framework

The California Community College Climate Action and Sustainability Framework provides goals and recommendations for community college districts in response to the Board of Governors Climate Change and Sustainability Policy. The latest version of this framework aligned the California Community Colleges with the 2017 Scoping Plan; therefore, the analysis provided in Section 3.6.5.1 related to the 2022 Scoping Plan demonstrates that the project would be consistent with the more recent state goals and recommendations. Nonetheless, the following describes how District programs and the Master Plan align with the Climate Action and Sustainability Framework goals, which are intended to be specifically relevant to community colleges.

Greenhouse Gas Emissions Reduction

The GHG Emissions Reduction goals of the Climate Action and Sustainability Framework recommend that each campus submits to the Chancellor's Office measurable sustainability objectives, including carbon emissions baselines, carbon emissions inventories, and local CAPs,

and then continues to track and report campus GHG emissions. To achieve statewide goals, campuses are then recommended to reduce campus/district GHG emissions (purchases of electricity and natural gas; fleet and marine vessel usage; and other emissions over which the entity has direct control) by at least 75 percent by 2030 and 100 percent by 2035. While emissions from commute sources are outside a district's control, the community colleges are encouraged to promote the use of alternative transportation and/or alternative fuels to reduce transportation emissions. Lastly, new construction and renovation projects are encouraged to emphasize optimum energy utilization, low life cycle operating costs, and compliance with all applicable energy codes (enhanced Title 24 energy codes) and regulations, including for specialized construction types (e.g., historical buildings) that are not regulated through the current energy codes.

As summarized in Section 3.6.2.4, the District completed its carbon emission baseline inventory and the District CAP in 2023 (District 2023). In addition, as discussed further under Green Buildings below, the District has Board Policies and Administrative Procedures which mandate certain green building techniques to reduce GHG emissions for new construction and renovation projects. In addition, the Sustainability Levels provide incentives for exceeding Title 24 regulations as discussed further under Energy below. All new buildings constructed under the Master Plan would be all-electric and would therefore reduce emissions from natural gas use and be consistent with the goals outlined above.

Green Buildings

The Green Buildings goals of the Climate Action and Sustainability Framework encourage districts to benchmark energy usage intensity for each building and develop a zero net energy and campus electrification strategy or conduct LEED or WELL assessment of existing buildings. By 2030, it is recommended that new buildings and major renovations are constructed as zero net energy ready, new buildings be certified LEED or WELL Gold, and natural gas use in buildings be reduced by 30 percent. Building on these goals, by 2035 it is recommended that new buildings and major renovations are constructed as zero net energy and certified Zero Carbon, existing buildings are certified LEED Operations and Maintenance Gold or WELL Gold equivalent, and natural gas use in buildings be reduced by 75 percent.

The District Energy and Environmental Plan in the Strategic Energy and Environmental Plan included a LEED assessment of existing District buildings. The District currently implements green building standards in campus facilities in accordance with Board Policy 6970 (Green Building Policy and Major Renovation Standards) and Administrative Procedure 6970 (Green Buildings) as outlined in Section 3.6.2.4. Board Policy 6970 requires the District to select architects, engineers and other professionals who have demonstrated expertise in sustainable design and are accredited. Administrative Procedure 6970 provides guidance for implementing District policies and standards for the design and construction of green buildings and renovations and outlines criteria for new buildings including but not limited to outperforming Title 24 energy

efficiency standards by at least 20 percent and requiring that at least 5 percent of a project's total energy is generated on site from renewable sources. The District has additionally developed the Sustainability Levels, which provide a tiered rating system that encourages environmentally responsible design, construction, and operations and applies to new construction, major renovations, and modernization projects. Refer to Section 3.6.2.4 for additional details regarding this program. The projects implemented under the Master Plan would continue to comply with these policies throughout design, construction, and operation of individual projects.

Energy

The Energy goals of the Climate Action and Sustainability Framework state that California's local community colleges should consider establishing a campus energy use intensity (EUI) score, conduct Effective Useful Life analysis of all gas-using appliances and systems, and plan for electrification of systems with Effective Useful Life of less than 10 years. In addition, the Energy goals encourage colleges to decrease EUI by 25 percent compared to the campus benchmark and annually produce or procure 75 percent of on-site electric consumption using renewable energy by 2030. Lastly, the Energy goals encourage college campuses to decrease EUI by 40 percent compared to the campus benchmark and accomplish Net Zero Energy Campus by 2035.

The District has identified a goal of maximizing the amount of on-site renewable energy generation with a key performance indicator of solar panels installed on every new building. The Miramar College campus currently operates and 750 kW solar panel systems; therefore, new solar panels are not currently being considered for new buildings. The District has additionally identified the goal of decreasing energy consumption through metering on-campus buildings, using cool roofs, and using natural daylight for lighting through the installation of skylights. Existing gas-powered appliances, especially heating and cooling systems, are replaced with electric appliances as they require replacement. The Sustainability Levels framework additionally identifies incentives for energy and carbon performance standards, including energy efficiency greater than Title 24 requirements, integration of on-site renewable energy sources and battery storage, and all-electric construction. Further, as stated in the District Design Guidelines & Standards Manual, it is the policy of the District for all projects to be as energy efficient and as space efficient as possible. Future campus projects would continue to incorporate energy efficiency features into their design and minimize the use of natural gas in support of these goals.

Water

The Water goals of the Climate Action and Sustainability Framework encourage community colleges to manage water more sustainably by using local benchmarks for potable water consumption, identifying non-potable water sources, and adopting best-practice programs such as the California Community College Model Stormwater Management Program. They are additionally encouraged to reduce potable water use by 25 percent through measures such as

separately metering large irrigation systems, prioritizing native plants, limiting turf grass, and aligning with municipal separate storm sewer system (MS4) requirements by 2030. By 2035, colleges should aim for a 50 percent reduction in potable water use from baseline levels and ensure stormwater runoff and discharge match predevelopment conditions by incorporating green infrastructure and low-impact development across campuses and in new construction.

The District has identified a goal of decreasing water usage on its campuses with supporting actions including separating landscape from domestic water reporting, implementing rainwater capture, using water-efficient plumbing fixtures, and planting native and water-efficient planting. In addition, the Sustainability Levels establish incentives for District projects to incorporate water conversation measures, including low-flow plumbing fixtures, reduction in potable water use, and using native and/or drought-tolerant species for landscaping. The District Design Guidelines and Standards Manual further includes the Storm Water Management Requirements section, which states that the District has elected to comply with MS4 requirements. Low-impact development strategies would also be incorporated into campus designs to promote stormwater infiltration. The Master Plan includes new athletic facilities with synthetic turf to minimize water use. Projects implemented under the Master Plan would incorporate these actions as feasible into their design and would therefore support these goals.

Waste

The Waste goals of the Climate Action and Sustainability Framework encourage districts and community colleges to strengthen their waste-reduction efforts by conducting waste categorization assessments, benchmarking material use, complying with relevant Title 14 regulations, assessing AB 341 compliance, and centralizing waste-reporting systems by 2025. By 2030, they should work toward zero waste to landfills, complete a circularity analysis, and reduce total material consumption by 10 percent. By 2035, they are encouraged to increase material circularity by 25 percent and reduce overall material consumption by 25 percent.

The District Design Guidelines & Standards Manual includes a list of sustainability standards adopted by the District, which states that each campus shall facilitate and maintain an ongoing waste recycling program that establishes where facilities on campus will handle recycled materials including paper, cardboard, glass, plastics, and metal. The Miramar College campus would continue to maintain this program, and implementation of the Master Plan, including the near-term and long-term projects, would not impede implementation of this program. In addition, the District Design Guidelines & Standards Manual identifies the goal of achieving a minimum "end-of-project" recycling rate of 75 percent for non-hazardous solid waste and a further goal of 90 percent diversion from landfills and incinerators by weight, including both demolition and construction waste. Projects are required to implement construction waste management plans to reduce the amount of construction waste that is disposed of in landfills. The projects implemented under the

Master Plan would implement these waste reduction goals as feasible to be consistent with the Waste goals of the Climate Action and Sustainability Framework.

Purchasing and Procurement

The Purchasing and Procurement goals of the Climate Action and Sustainability Framework encourage districts and community colleges to strengthen sustainable purchasing practices by benchmarking the environmental performance of current products and services, adopting sustainable procurement policies, and prioritizing environmentally preferable electronics by 2025. By 2030, they should work to increase their procurement of sustainable goods and services by 25 percent above baseline levels, and by 2035, they are encouraged to expand that progress to a 50 percent increase. In order for the state's community colleges to reach these goals, campuses can promote use of suppliers and/or vendors who reduce waste, re-purpose recycled material, or support other environmentally friendly practices in the provision of goods or services. To move to zero waste, campus practices can: (1) encourage use of products that minimize the volume of trash sent to landfills or incinerators; (2) participate in the CalRecycle Buy-Recycled program or equivalent; and (3) increase recycled content purchases in all Buy-Recycled program product categories.

The Sustainability Levels establish incentives for on-campus projects to incorporate sustainability practices into each phase of project implementation. Specifically, the Sustainability Levels identify incentives for implementing sustainable procurement policies and using at least 30 percent recycled building materials. Individual projects under the Master Plan would incorporate these sustainability measures as feasible to achieve a score that meets the baseline sustainability requirements outlined in the Sustainability Levels section of the District Design Guidelines & Standards Manual. As such, the Master Plan would implement the Purchasing and Procurement goals during the construction and operation phases of each project consistent with these goals.

Transportation

The Transportation goals of the Climate Action and Sustainability Framework encourage districts and community colleges to improve sustainable transportation by assessing the condition and electrification potential of their fleet vehicles, expanding EV-charging infrastructure, promoting shared and accessible transportation options, and enhancing pedestrian and bicycle access by 2025. By 2030, they should aim for half of all new fleet vehicles and rolling stock to be zero-emission and may consider green parking permits. By 2035, they are encouraged to transition fully so that 100 percent of new fleet vehicles and rolling stock are zero-emission, supporting a long-term shift toward cleaner campus mobility.

The Miramar College campus is in a developed neighborhood accessible via existing bus service and pedestrian infrastructure. The use of shared or public transportation is encouraged through the requirement to pay for on-campus parking, with a discounted option for carpool permits. The long-term projects under the Master Plan that include parking would expand EV-charging infrastructure

through the installation of EV-charging stations at new parking facilities at the Miramar College campus. In addition, projects planned under the Master Plan would include improvements such as new pedestrian promenades and connecters, and improvements to the Miramar College Driveway to control vehicle access and allow for a more walkable and pedestrian-friendly campus. The District also anticipates continuing to electrify its vehicle fleet as existing vehicles require replacement.

Food Systems

The Food Systems goals of the Climate Action and Sustainability Framework encourage districts and colleges to improve the sustainability of their food systems by having food service providers track and report sustainable food purchases using the Real Food Challenge guidelines or an equivalent framework. By 2030, they should work toward ensuring that 20 percent of their total food budget goes to sustainable options, and by 2035, aim for 80 percent of all food served on campus to meet Real Food Challenge standards or similar criteria, strengthening long-term commitments to ethical, healthy, and environmentally responsible dining.

Implementation of the Master Plan would not prevent implementation of the practices and policies related to food systems that the District is implementing or preparing to implement at its campuses, including Miramar College. In addition, projects implemented under the Master Plan that include a food service, such as the Early Education Center Building, would be required to implement the specific sustainable food procurement policies outlined in the Food Systems goals above as they are implemented by the District.

Summary

The Master Plan would not conflict with or obstruct implementation of CARB's 2022 Scoping Plan or the California Community Colleges Sustainability and Climate Action goals. This impact would be less than significant.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would result in a less than significant impact related to conflicts with applicable plans, policies, or regulations.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.6.6 Cumulative Impacts

The geographic scope of consideration for GHG emissions is global, as such emissions contribute, on a cumulative basis, to global climate change. By nature, GHG impacts are cumulative because they are the result of combined worldwide emissions over many years, and additional development would incrementally contribute to this cumulative impact. As such, the impact analysis presented above also serves as the project's cumulative impact analysis related to GHG emissions. This approach is consistent with the supporting documentation published by the California Natural Resources Agency when disseminating the SB 97-related CEQA amendments, which indicated that the impact of GHG emissions should be considered in the context of a cumulative impact, rather than a project-level impact. Therefore, as identified in Section 3.6.5, Project Impacts and Mitigation, the project would not generate GHG emissions that could have a significant impact on the environment and would not conflict with plans adopted for the purpose of reducing GHG emissions. The contribution of the Master Plan, including the long-term and near-term projects, to a globally significant cumulative impacts related to GHG emissions would not be cumulatively considerable.

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3.7 Hazards and Hazardous Materials

This section evaluates the potential for impacts on hazards and hazardous materials resulting from construction and operation of near-term and long-term projects implemented under the San Diego Miramar College Master Plan Project (Master Plan or project).

3.7.1 Environmental Setting

The following sections describe the environmental setting for the project as it relates to hazards and hazardous materials.

3.7.1.1 Hazardous Materials Terminology

Hazardous materials are defined as any material that, because of their quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous wastes, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of people or harmful to the environment if released into the workplace or the environment.

A hazardous waste is any waste that may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness, or pose a substantial present or potential hazard to human health or the environment, due to factors including but not limited to carcinogenicity, acute toxicity, chronic toxicity, bio-accumulative properties, or persistence in the environment, when improperly treated, stored, transported, disposed of, or otherwise managed (California Health and Safety Code, Section 25141). Hazardous materials and wastes can result in public health hazards if improperly handled; released into the soil or groundwater; or released into the air through vapors, fumes, or dust.

3.7.1.2 Historic and Current Land Use

Miramar College was largely undeveloped until the 1940s when the U.S. Department of Defense (DOD) acquired 214 acres, including the project site, and built the Linda Vista Valley Auxiliary Field/Hourglass Field (known as Hourglass Field because of the runways' layout). The site was used as an auxiliary airfield for Naval Air Sation San Diego and was later used as an emergency landing strip for Naval Air Sation Miramar. Practice bombing was conducted at the airfield using practice bombs equipped with spotting charges. The land was relinquished to civilian aircraft use after World War II. From 1957 to until the early 1960s, the site was used by the California Sports Car Club and the San Diego Regional Sports Car Club of America.

In the early 1960s, the U.S. Navy transferred the land at no cost to the San Diego Unified School District, which at the time managed community colleges. The transfer came with the stipulation that the land be developed for educational purposes, requiring that a school be constructed on the site. Miramar College opened in 1969 as the Miramar Regional Occupational Training Center for police and firefighter training. Since then, Miramar College has expanded into a comprehensive community college offering transfer and expanded career training programs. Miramar College is currently occupied by various academic and job training buildings, athletic and recreational facilities, open space, and internal campus roads and parking lots. Hazardous materials used at Miramar College currently include general waste (universal waste), chemical materials (landscaping and cleaning materials), and automotive materials. These hazardous materials are related to activities such as academic courses, infrastructure and support services, and grounds services.

3.7.1.3 Hazardous Materials Sites

To determine if hazardous materials sites exist on or adjacent to the Miramar College campus, a records search was conducted of federal, state, and local databases of sites that generate, store, treat, or dispose of hazardous materials, or sites for which a hazardous materials release or incident has occurred. Specifically, this included review of the California Department of Toxic Substances Control (DTSC) EnviroStor database (DTSC 2026) and the State Water Resources Control Board (SWRCB) GeoTracker database (SWRCB 2026). The EnviroStor database is a geographic information system that lists Federal Superfund Sites; State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School Cleanup Sites. The GeoTracker database is a data management system for tracking potential impacts on groundwater and activities that involve groundwater cleanup, such as remediation for leaking underground storage tanks.

The GeoTracker database identified a leaking underground storage tank (UST) cleanup site on campus; however, the site has been closed as of 1990. The EnviroStor database identified a formerly used defense site (FUDS) on campus: Linda Vista Valley Auxiliary Landing Field.

The U.S. Army is the DOD's lead agency responsible for the cleanup of properties formerly owned, leased, or otherwise possessed by the United States and under the jurisdiction of the Secretary of Defense prior to October 1986 (USACE 2020). These sites are known as FUDS. The U.S. Army Corp of Engineers (USACE) executes the FUDS Program on behalf of the U.S. Army and DOD. Potential FUDS must be reviewed for the origin and extent of contamination or munitions, past and present ownership, and other policies before approval for DOD-funded cleanup.

The Linda Vista Valley Auxiliary Landing Field is approximately 1 mile north of Marine Corps Air Station (MCAS) Miramar Airport and within the boundaries of Miramar College. As previously detailed, the Linda Vista Valley Auxiliary Landing Field was used as an emergency landing area and practice bombing site by the Navy. Visual site inspections conducted in 1997 and 2001 found no evidence of munitions and explosives of concern or munitions debris. The Linda

Vista Valley Auxiliary Landing Field currently has a cleanup status of "inactive – action required as of 8/15/2018," with potential contaminants of concern listed as explosives and munitions debris in the soil (DTSC 2026).

3.7.1.4 Airport-Related Hazards

Miramar College campus is approximately 1.85 miles north of the MCAS Miramar and is within the designated Airport Influence Area (AIA) which requires specific protection measures for noise, overflight, safety, and airspace protection. The Airport Land Use Compatibility Plan (ALUCP) for each airport establishes airport overlay zones to identify the areas surrounding the airports that may be impacted by noise or aircraft overflight, or where construction and development in the surrounding areas may impact the operation of the airport. The noise contour establishes a 60 decibel (dB) Community Noise Equivalent Level (CNEL) contour as the threshold above which noise compatibility standards apply for new development. The noise compatibility standards and policies do not apply to existing land uses.

Review Area 1 is defined by the combination of the 60 dB CNEL noise contour and the outer boundary of all safety zones. Review Area 2 is defined by the combination of the airspace protection and overflight boundaries beyond Review Area 1. Miramar College is in Review Area 2 and, therefore, outside the noise contours and safety zones of MCAS Miramar.

3.7.1.5 Emergency Response and Evacuation

The County of San Diego's (County's) Office of Emergency Services provides Evacuation Planning Map Books (County of San Diego 2024), which identify emergency relocation and evacuation routes through the County, classified as Genesys Evacuation Zones. These zones allow emergency officials to identify, communicate, and manage evacuations efficiently. During an actual major disaster requiring emergency evacuation, the San Diego Police Department coordinates with other agencies to identify transportation and evacuation points for relocating people to safe areas. The San Diego Police Department may issue evacuation warnings or orders by zone and update the public-facing evacuation map as conditions change. Major ground transportation corridors, including interstates, highways, and major arterials, provide primary evacuation routes during evacuation efforts. Although the County's Office of Emergency Services maintains geographic information system (GIS) data depicting evacuation routes, the specific evacuation routes used during an emergency are determined based on the location and extent of the incident and prevailing conditions. Route selection may consider factors such as roadway capacity, bottlenecks, traffic flow, and the location and movement of the incident. Alternative routes may also be identified or implemented as conditions change.

3.7.1.6 Wildfire Hazards

The California Department of Forestry and Fire Protection (CAL FIRE) has mapped Fire Hazard Severity Zones for San Diego County, and identifies responsibility areas for fire protection, including federal, state, and local responsibility areas. CAL FIRE maintains mapping datasets that estimate fire threat potential throughout California based on presence of flammable vegetation (e.g., fuel), topography, fire history, and climate. Based on these data, areas are mapped as Fire Hazard Severity Zones and assigned one of three levels of fire hazard: moderate, high, and very high. The City of San Diego (City) has adopted Very High Fire Hazard Severity Zone (VHFHSZ) maps that add to the hazard areas recommended by CAL FIRE for its local responsibility area. The VHFHSZ Map was established in coordination between the City of San Diego Fire-Rescue Department and CAL FIRE. The purpose of the map is to classify lands where very high fire hazard is present so that public officials can identify measures that will slow the rate of fire spread and reduce the intensity of uncontrolled fire through vegetation management and implementation of building standards developed to minimize loss of life, resources, and property. The City identifies all fire hazard zones as VHFHSZs and does not include moderate or high severity designations. Based on the City's VHFHSZ Map, the campus is not within the VHFHSZ (City of San Diego 2025). The nearest VHFHSZ is approximately 180 feet east of the southern portion of campus.

3.7.2 Regulatory Setting

This section describes the federal, state, regional, San Diego Community College District (District), and local regulatory framework adopted to address hazards and hazardous materials.

3.7.2.1 Federal

U.S. Environmental Protection Agency

The U.S. Environmental Protection Agency (USEPA) works closely with other federal agencies as well as state and local governments to develop and enforce regulations under existing environmental laws. The USEPA is primarily responsible for researching and setting national standards for various environmental programs, and delegates to states and Tribes responsibility for issuing permits and monitoring and enforcing compliance. When national standards are not met, the USEPA can issue sanctions and take other steps to assist the states and Tribes in reaching the desired levels of environmental quality. USEPA Region 9 has jurisdiction over the southwestern United States, including San Diego County.

Resource Conservation and Recovery Act

Federal hazardous waste laws are largely promulgated under the Resource Conservation and Recovery Act (RCRA) (40 CRF Part 260), as amended by the Hazardous and Solid Waste Amendments of 1984 (which are primarily intended to prevent releases from leaking USTs). These laws provide for the "cradle to grave" regulation of hazardous wastes. Specifically, under RCRA,

any business, institution, or other entity that generates hazardous waste is required to identify and track its hazardous waste from the point of generation until it is recycled, reused, or disposed of. The USEPA has the primary responsibility for implementing the RCRA, although individual states can obtain authorization to implement some or all RCRA provisions.

Spill Prevention, Control, and Countermeasure Rule

The federal Spill Prevention, Control, and Countermeasure Rule (40 CFR 112) was enacted to provide engineering, operational, maintenance, and management strategies that minimize the potential for a spill or release of oil products, such as fuel and petroleum/lubricating oil, from certain storage and operational equipment and activities and prevent an oil spill from entering a waterway. The federal requirements of this rule apply to owners or operators of non-transportation-related, onshore and offshore facilities engaged in drilling, producing, gathering, storing, processing, refining, transferring, distributing, or consuming oil or oil products. Facilities subject to the rule must prepare and implement a Spill Prevention, Control, and Countermeasure Plan.

Hazardous Materials Transportation Act

The U.S. Department of Transportation regulates hazardous materials transportation under Title 49 of the CFR, which requires the U.S. Department of Transportation Office of Hazardous Materials Safety to generate regulations for the safe transportation of hazardous materials.

Comprehensive Environmental Response, Compensation, and Liability Act

The 1980 Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, provides federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. Federal actions related to CERCLA are limited to sites on the National Priorities List for cleanup activities, with listings based on the USEPA's Hazard Ranking System. The Hazard Ranking System is a numerical ranking system used to screen potential sites based on criteria such as the likelihood and nature of the hazardous materials release and the potential to affect people or environmental resources. CERCLA was amended by the Superfund Amendments and Reauthorization Act (SARA) in 1986, as outlined below.

Superfund Amendments and Reauthorization Act

SARA is primarily intended to address the emergency management of accidental releases and to establish state and local emergency planning committees responsible for collecting hazardous materials inventory, handling, and transportation data. Specifically, under Title III of SARA, a nationwide emergency planning and response program established reporting requirements for businesses that store, handle, or produce significant quantities of hazardous or acutely toxic substances as defined under federal laws. Title III of SARA also requires each state to implement a comprehensive system to inform federal authorities, local agencies, and the public when significant

quantities of hazardous or acutely toxic substances are stored or handled at a facility. This data is made available to the community at large under the "right-to-know" provision, with SARA also requiring annual reporting of continuous emissions and accidental releases of specified compounds.

Lead and Asbestos Regulations

The U.S. Consumer Product Safety Commission banned the manufacture and sale of lead-containing paint for consumer use in 1978 pursuant to Title 16 of the CFR, Part 1303. This effectively prohibited the use of lead-based paint (LBP) in residential structures and other public-facing buildings. As a result, residential buildings constructed prior to 1978 may contain LBP, while those constructed thereafter are generally not expected to include lead-based coatings.

In 1989, the USEPA issued the Asbestos Ban and Phase-Out Rule under the Toxic Substances Control Act, which was meant to prohibit the manufacture, importation, processing, and distribution of most asbestos-containing products. Although this rule was largely remanded by the U.S. Court of Appeals in 1991, it established prohibitions on new uses of asbestos and permanently banned several specific asbestos-containing materials (ACMs). More recently, under the amended Toxic Substances Control Act authority, USEPA finalized a rule in March 2024 regulating and prohibiting ongoing uses of chrysotile asbestos, the only form of asbestos historically still imported into the United States. This rule, codified at Code of Federal Regulations, Title 40, Part 751, continues the federal phase-out of ACMs due to their known carcinogenic health effects.

3.7.2.2 State

California Code of Regulations

Most state and federal regulations and requirements that apply to generators of hazardous waste are codified in California Code of Regulations, Title 22, Division 4.5. Title 22 contains detailed compliance requirements for hazardous waste generation, transportation, treatment, storage, and disposal facilities. Because California is a fully authorized state under the RCRA, most RCRA regulations are integrated into Title 22. The California Environmental Protection Agency (CalEPA) and DTSC regulate hazardous waste more stringently than the USEPA through Title 22, which does not include as many exemptions or exclusions as the equivalent federal regulations. Similar to the California Health and Safety Code, Title 22 also regulates a wider range of waste types and waste management activities than the RCRA does. The state has compiled a number of additional regulations from various California Code of Regulations titles related to hazardous materials, wastes, and toxics into California Code of Regulations, Title 26 (Toxics), and provides additional related guidance in Titles 23 (Waters) and 27 (Environmental Protection), although California hazardous waste regulations are still commonly referred to as Title 22.

Title 24 of the California Code of Regulations provides several requirements related to fire safety, including applicable elements of Part 2, the California Building Code; Part 2.5, the California

Residential Code; and Part 9, the California Fire Code. Specifically, California Building Code, Chapter 7 (Fire and Smoke Protection Features), includes standards related to building materials, systems, and assembly methods to provide fire resistance and prevent the internal and external spreading of fire and smoke (such as the use of non-combustible materials and fire/ember/smoke barriers). California Building Code, Chapter 9 (Fire Protection Systems), provides standards regarding when fire protection systems (such as alarms and automatic sprinklers) are required, as well as criteria for their design, installation, and operation. Section R327 of the California Residential Code provides fire-related standards for building design, materials, and treatments. The California Fire Code establishes minimum standards to safeguard public health and safety from hazards, including fire in new and existing structures. Specifically, this includes requirements related to fire hazards from building use/occupancy (e.g., access for firefighting equipment/personnel and the provision of water supplies), the installation or alteration/removal of fire suppression or alarm systems, and the management of vegetative fuels and the provision of defensible space.

California Health and Safety Code

The CalEPA and DTSC have established rules governing the use of hazardous materials and the management of hazardous wastes. California Health and Safety Code, Section 25531 et seq., incorporates the requirements of SARA and the federal Clean Air Act as they pertain to hazardous materials. Under the California Accidental Release Prevention Program (California Health and Safety Code, Sections 25531–25545.3), certain businesses that store or handle more than 500 pounds, 55 gallons, or 200 cubic feet (for gases) of acutely hazardous materials at their facilities are required to develop and submit a Risk Management Plan to the appropriate local authorities, the designated local administering agency, and the USEPA for review and approval. The Risk Management Plan is intended to satisfy federal "right-to know" requirements and provide basic information to regulators and first responders, including identification and quantification of regulated substances used or stored on site, operational and safety mechanisms in place (including employee training), and potential on- and off-site consequences of release and emergency response provisions.

Under California Health and Safety Code, Sections 25500–25532, businesses handling or storing certain amounts of hazardous materials are required to prepare a Hazardous Materials Business Emergency Plan, which includes an inventory of hazardous materials stored on site (above specified quantities), an Emergency Response Plan, and an employee training program. Hazardous Materials Business Emergency Plans are also required to include a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material and must be prepared prior to facility operation (with updates and amendments required for appropriate circumstances such as changes in business location, ownership, or operations).

Pursuant to California Health and Safety Code, Chapter 6.11, the CalEPA established the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program),

which consolidated several existing state programs related to hazards and hazardous materials. The Unified Program allows the designation of Certified Unified Program Agencies to implement associated state regulations in their jurisdiction. For businesses in the City, applicable hazardous materials plans (such as Risk Management Plans and Hazardous Materials Business Emergency Plans) are submitted to and approved by the County Department of Environmental Health and Quality (DEHQ) Hazardous Materials Division, which is the local Certified Unified Program Agency as outlined below under County requirements.

Division 12 (Fires and Fire Protection) of the California Health and Safety Code provides several standards related to fire protection methods, including requirements for the management of vegetation comprising a potential fire hazard under Part 5, Chapters 1–3.

Title 22, Division 4.5, Section 66001 et seq., establish requirements for the management and disposal of hazardous waste in accordance with the provisions of the state Hazardous Waste Control Act and federal RCRA.

Investigation and Cleanup of Contaminated Sites

The SWRCB and Regional Water Quality Control Boards (RWQCBs) have legal authority to regulate site cleanup via Division 7 of the California Water Code, SWRCB plans and policies, and Regional Water Quality Control Plans (a.k.a. Basin Plans). The RWQCBs oversee the dischargers' (i.e., responsible parties') activities pertaining to the cleanup of pollution at sites to ensure that the dischargers clean up and abate the effects of discharges in a manner that promotes attainment of either background water quality or the best water quality that is reasonable if background levels of water quality cannot be restored considering all demands being made and to be made on those waters and the total values involved, beneficial and detrimental, economic and social, and tangible and intangible. The SWRCB manages the program on a statewide basis by overseeing the Site Cleanup Program budget, maximizing the collection of debt owed to the state, establishing contracts for special projects, and conducting Site Cleanup Program roundtables with the RWQCBs on a quarterly basis to share information; discussing ways to facilitate procedures and improve the program; and updating the regions on any changes or additions to existing procedures. The SWRCB is also sometimes involved with petitions that are filed by an aggrieved person to review an action or failure to act by a RWQCB, as described in California Water Code, Section 13320. Currently, the RWQCBs actively oversee 3,452 cleanup sites, and an additional 1,616 sites in backlog are awaiting RWQCB regulatory oversight.

The Site Cleanup Program regulates and oversees the investigation and cleanup of "non-federally owned" sites where recent or historical unauthorized releases of pollutants to the environment, including soil, groundwater, surface water, and sediment, have occurred. Sites in the program vary and include but are not limited to pesticide and fertilizer facilities, rail yards, ports, equipment

supply facilities, metals facilities, industrial manufacturing and maintenance sites, dry cleaners, bulk transfer facilities, refineries, and some brownfields.

Hazardous Materials Transportation

The California Highway Patrol and California Department of Transportation are the state agencies with primary responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies. These agencies also govern permitting for hazardous materials transportation in the state.

California Department of Forestry and Fire Protection – State Responsibility Area System

Legislative mandates passed in 1981 (Senate Bill 81) and 1982 (Senate Bill 1916) require CAL FIRE to develop and implement a system to rank fire hazards in California. Areas are rated as moderate, high, or very high based primarily on the assessment of different fuel types. CAL FIRE also identifies responsibility areas for fire protection, including federal responsibility areas, state responsibility areas, and local responsibility areas.

Cortese List

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the state, local agencies, and developers to comply with California Environmental Quality Act (CEQA) requirements in providing information about the location of hazardous materials release sites. California Government Code, Section 65962.5, requires the CalEPA to develop at least annually an updated Cortese List that includes hazardous waste facilities and sites listed by DTSC, Department of Health Services lists of contaminated drinking water wells, and sites listed by the SWRCB as having UST leaks or a discharge of hazardous wastes or materials into the water or groundwater. Other state and local government agencies are required to provide additional sites with a known migration of hazardous waste/material for inclusion in the Cortese List.

The DTSC's Brownfields and Environmental Restoration Program (Cleanup Program) EnviroStor database provides the DTSC's component of Cortese List data by identifying the Annual Workplan (now referred to as state response or federal Superfund) and backlog sites listed under California Health and Safety Code, Section 25356.

GeoTracker provides the SWRCB component of Cortese List data by identifying all USTs for which an unauthorized release is filed; solid waste disposal facilities from which there is a migration of hazardous waste, and for which the SWRCB notified DTSC; and all cease and desist and cleanup or abatement orders concerning the discharge of hazardous material wastes. GeoTracker contains records for sites that require cleanup, such as Leaking UST Sites, DOD Sites, and Cleanup Program Sites. GeoTracker also contains records for various unregulated projects as

well as permitted facilities including Irrigated Lands, Oil and Gas production, operating Permitted USTs, and Land Disposal Sites.

State Water Resources Control Board

Construction General Permit (2009-0009-DWQ)

Construction activities that disturb one acre or more of land must obtain coverage under the SWRCB construction general permit (Order 2009-0009-DWQ, as amended by Order 2010-0014-DWQ, Order 2012-006-DWQ, and 2022-0057-DWQ). Under the terms of the permit, applicants must file a complete and accurate Notice of Intent and permit registration documents with the SWRCB. Applicants must also demonstrate conformance with applicable construction best management practices and prepare a construction stormwater pollution prevention plan containing a site map that shows the construction site perimeter, existing and proposed buildings, lots, roadways, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the project site.

Site Cleanup Program

The Site Cleanup Program regulates and oversees the investigation and cleanup of "non-federally owned" sites where recent or historical unauthorized releases of pollutants to the environment, including soil, groundwater, surface water, and sediment, have occurred. Sites in the program vary and include but are not limited to pesticide and fertilizer facilities, rail yards, ports, equipment supply facilities, metals facilities, industrial manufacturing and maintenance sites, dry cleaners, bulk transfer facilities, refineries, and some brownfields. The types of pollutants encountered at the sites include solvents, pesticides, heavy metals, and fuel constituents.

The SWRCB and RWQCBs have legal authority to regulate site cleanup via Division 7 of the California Water Code, SWRCB plans and policies, and Regional Water Quality Control Plans (Basin Plans). The RWQCBs oversee the dischargers' (i.e., responsible parties') activities pertaining to the cleanup of pollution on sites to ensure that the dischargers clean up and abate the effects of discharges in a manner that promotes attainment of either background water quality or the best water quality that is reasonable if background levels of water quality cannot be restored, considering all demands being made and to be made on those waters and the total values involved, beneficial and detrimental, economic and social, and tangible and intangible.

There are five main types of funding mechanisms for sites in the Site Cleanup Program: (1) voluntary cleanups executed and funded by the discharger; (2) Cleanup and Abatement Order cleanups executed and funded by the discharger; (3) cleanups executed by the RWQCB or another public agency, county, municipality, or city and funded by the state via the Cleanup and Abatement Account; (4) Site Cleanup Subaccount Program; and (5) brownfield cleanup using available grants and loans.

Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (California Health and Safety Code, Chapter 6.11, Sections 25404–25404.9)

This program consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of the environmental and emergency response programs and provides authority to the Certified Unified Program Agency. The Certified Unified Program Agency for the District is the County's Department of Environmental Health, Hazardous Materials Division, which has the responsibility and authority to implement and enforce the requirements listed in Chapter 6.5 (starting with Section 25100), Chapter 6.67 (starting with Section 25270), Chapter 6.7 (starting with Section 25280), Chapter 6.95 (starting with Section 25500), and Sections 25404.1 and 25404.2, including the following:

1. **Aboveground Petroleum Storage Act Requirements for Spill Prevention Control and Countermeasure (SPCC) Plans.** Facilities with a single tank or cumulative aboveground storage capacities of 1,320 gallons or greater of petroleum-based liquid product (e.g., gasoline, diesel, lubricants) must develop an SPCC Plan. An SPCC Plan must be prepared in accordance with the oil pollution prevention guidelines in Code of Federal Regulations, Title 40, Section 112. This plan must describe the procedures, methods, and equipment needed at the facility to prevent discharges of petroleum from reaching navigable waters. A registered professional engineer must certify the SPCC Plan, and a complete copy of the plan must be maintained on site.
2. **California Accidental Release Prevention Program.** This program requires any business that handles more than threshold quantities of an extremely hazardous substance to develop a Risk Management Plan. The Risk Management Plan is implemented by the business to prevent or mitigate releases of regulated substances that could have off-site consequences through hazard identification, planning, source reduction, maintenance, training, and engineering controls.
3. **Hazardous Materials Business Plan/Hazardous Materials Inventory Statements.** Hazardous Materials Business Plans contain basic information regarding the location, type, quantity, and health risks of hazardous materials or waste. Each business must prepare a Hazardous Materials Business Plan if that business uses, handles, or stores a hazardous material or waste or an extremely hazardous material in quantities greater than or equal to the following:
    - 55 gallons for a liquid
    - 500 pounds for a solid
    - 200 cubic feet for any compressed gas
    - Threshold planning quantities of an extremely hazardous substance
4. **Hazardous Waste Generator Program.** This program regulates businesses that generate any amount of a hazardous waste. Proper handling, recycling, treating, storing, and disposing of hazardous waste are key elements to this program.

5. **Tiered Permitting Program.** This program regulates the on-site treatment of hazardous waste.
6. **UST Program.** This program regulates the construction, operation, repair, and removal of USTs that store hazardous materials or waste.

3.7.2.3 Regional

2023 San Diego County Multi-Jurisdictional Hazard Mitigation Plan

The 2023 San Diego County Multi-Jurisdictional Hazard Mitigation Plan was prepared to comply with the Disaster Mitigation Act of 2000 and increase disaster planning funding for the region. It is intended to educate the public, help serve as a decision-making tool, supplement and enhance local policies regarding disaster planning, and improve multi-jurisdiction coordination. The Multi-Jurisdictional Hazard Mitigation Plan identifies coastal storms/erosion/tsunamis, dam failure, earthquakes, and landslides among the top hazards in the County due to the potential loss of life, injuries, and damage to property, as well as the potential for associated disruptions of public services.

San Diego County Air Pollution Control District

The San Diego County Air Pollution Control District (SDAPCD) has jurisdiction over air quality programs in the County. State and local government projects, as well as private sector projects, are subject to SDAPCD requirements if the sources are regulated by the SDAPCD.

The SDAPCD is responsible for establishing and enforcing local air quality rules and regulations that address the requirements of federal and state air quality laws. Development projects in the City may be subject to the following SDAPCD rules (as well as others):

- **Rule 1206, Asbestos Removal, Renovation, and Demolition**. Requires the proper identification, removal, handling, and disposal of asbestos for any construction project.

2011 Marine Corps Air Station Miramar Airport Land Use Compatibility Plan

The MCAS Miramar ALUCP was adopted by the San Diego County Regional Airport Authority in October 2008, Amended December 2010 and November 2011 to promote compatibility between MCAS Miramar and the surrounding land uses to the extent that these areas are not already devoted to incompatible uses. The ALUCP provides for the orderly growth of the area surrounding MCAS Miramar in a manner that is compatible and consistent with the airport's operations and safeguards the general welfare of the inhabitants with the airport's vicinity and the public in general. In addition, the ALUCP provides compatibility policies and criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to landowners in their design of new development. The MCAS Miramar ALUCP contains compatibility criteria applicable to land in the AIA. The MCAS Miramar AIA is established as the area in which current and projected future airport-related noise, safety, airspace protection, or overflight factors/layers may significantly affect land use or necessitate restrictions on that land use.

The MCAS Miramar AIA is divided into two subareas, Review Area 1 and Review Area 2. Review Area 1 encompasses the noise and safety factors/layers. Review Area 2 encompasses the portions of the overflight and airspace protection factors/layers not encompassed within Review Area 1. The Miramar College campus is in Review Area 2.

County of San Diego Department of Environmental Health, Unified Program Facility Permit

All businesses in the County that conduct any of the following activities are required by Assembly Bill 2286 to obtain and maintain a valid Unified Program Facility Permit through the California Environmental Reporting System: handle or store hazardous materials; are part of the California Accidental Release Prevention Program; generate or treat hazardous wastes; generate or treat medical waste; store at least 1,320 gallons of aboveground petroleum; and/or, own or operate USTs. A Unified Program Facility Permit has commonly been referred to as a Hazardous Materials Permit or a Health Permit. It is a permit issued by the County DEHQ to regulated facilities. The Unified Program is the consolidation of six state-regulated environmental programs into one program under the CalEPA. The goal of the program is to achieve consistency, consolidation and coordination in the regulation of the following six programs:

- Aboveground Petroleum Storage Act
- California Accidental Release Prevention
- Hazardous Materials Business Plan
- Hazardous Materials Management and Inventory Program
- Hazardous Waste and Hazardous Waste Treatment Program
- Underground Storage Tank Program

A Certified Unified Program Agency is the agency responsible for the implementation and regulation of the Unified Program, and the County DEHQ has been the Certified Unified Program Agency for San Diego County since 1996.

The County DEHQ has the following requirements related to hazards and hazardous materials.

- Plan Check: Depending on the nature of construction, a Hazardous Materials Plan Check review may be necessary for buildings to be cleared for occupancy. Information on Plan Check requirements can be found at https://www.sandiegocounty.gov/content/sdc/deh/hazmat/hazmat/hmd_plan_check.html.
- Hazardous Materials Business Plan: If chemicals/hazardous materials/hazardous wastes stored in project will hold a volume greater than or equal to 55 gallons, 500 pounds or 200 cubic feet each (e.g., gasoline, diesel fuel, lubricating oil, grease, cleaning products, landscaping chemicals and fertilizers, and solvents), the facility owner/operators(s) are required to submit a Hazardous Materials Questionnaire to the Hazardous Materials

Division and complete a Hazardous Materials Plan Check review prior to operation. Any proposed activities involving the storage and handling of hazardous materials will require the owner/operator and/or contractor(s) to comply with local and state laws and regulations. Additional information on Hazardous Materials Business Plan requirements can be found at https://www.sandiegocounty.gov/content/sdc/deh/hazmat/hazmat.html.

- Hazardous Waste: All construction-related hazardous wastes (e.g., waste gasoline, waste diesel fuel, waste lubricating oil/grease, waste cleaning products, waste landscaping chemicals and fertilizers, and waste solvents) generated and stored on site must be properly labeled and handled in a manner to prevent release to the environment. Contractor(s) must ensure any hazardous waste generated on site during construction is properly disposed of by registered hazardous waste transporter and compliant with local and state laws and regulations. Additional information on Hazardous Waste requirements can be found at https://www.sandiegocounty.gov/content/sdc/deh/hazmat/hazwaste.html.
- Aboveground Petroleum Storage: If one operation has greater than or equal to 1,320 gallons of petroleum (e.g., gasoline, diesel, oil, used oil) stored in aboveground tanks and containers 55-gallons or greater in size, or that has at least one Tank In An Underground Area, then they are subject to regulatory requirements under the California Aboveground Petroleum Storage Act, and an SPCC Plan may be required. Facilities storing an aggregate of 10,000 or more gallons of petroleum must have their SPCC plan certified by a professional engineer. Additional information on California Aboveground Petroleum Storage Act can be found at https://www.sandiegocounty.gov/content/sdc/deh/hazmat/hmd_apsa.html.
- Underground Storage Tanks: If a UST that previously held a hazardous substance is unexpectedly discovered during the Project, the property owner/operator shall apply to the Hazardous Materials Division for a removal permit in accordance with state law before removing the tank and connected piping. Additional information can be found at https://www.sandiegocounty.gov/content/sdc/deh/hazmat/ust/hmd_ust_construction.html.

2022 San Diego County Emergency Operations Plan

The San Diego County Emergency Operations Plan is a comprehensive emergency management system that provides for a planned response to natural disaster situations, technological incidents, and nuclear defense operations (County of San Diego 2022). The Emergency Operations Plan includes operational concepts relating to various emergency situations, identifies components of the Emergency Management Organization, and describes the overall responsibilities for protecting life and property and assuring the overall well-being of the County's population. The Emergency Operations Plan also identifies the sources of outside support that might be provided (through mutual aid and specific statutory authorities) by other jurisdictions, state and federal agencies, and the private sector.

3.7.2.4 District

2025 Design Guidelines and Standards Manual

General Specifications

Section 2.2 of the District Design Guidelines and Standards Manual includes general specifications and product and material data for the construction of District projects. These are expected to be incorporated into the design of future District projects; however, design professionals may work with the District to include modifications to the general specifications via special conditions to meet specific site conditions or program needs.

Removal and Disposal of Hazardous Materials

The general conditions related to removal and disposal of hazardous materials require that hazardous materials, including asbestos, lead, or polychlorinated biphenyls, are managed safely and in compliance with federal, state, and local regulations related to these materials. Before construction begins, a hazardous materials survey must be conducted to identify materials that require specialized handling. If hazardous materials are present, a contractor licensed for abatement and removal activities must be employed to conduct such activities. During construction, the general specifications require containment zones to be established and all construction personnel to be trained and provided appropriate personal protective equipment. Waste manifests must document the proper transportation and disposal of hazardous materials. Once removal activities are complete, air and surface clearance testing is required to confirm the area is free of contamination.

Board Policies and Administrative Procedures

Board Policies 3505 (Emergency Response Plan) and 7415 (Fire, Earthquake, and Disaster Safety) direct the Chancellor to establish procedures that ensure that the District implements a plan to be activated in the event of an emergency or the occurrence of a natural disaster or hazardous condition. This plan must comply with the National Incident Management System, the Standardized Emergency Management System, and should incorporate the functions and principles of the Incident Command System, the Master Mutual Aid Agreement, and other relevant programs. The plan must also identify training requirements for District employees depending on their assigned roles in the Emergency Plan.

Board Policy 6800 (Occupational Health and Safety) authorizes the District Chancellor to create and implement an Occupational Health and Safety Program. The program consists of appropriate policies, programs, and procedures to:

1. Identify and evaluate all workplace hazards, including methods to mitigate identified hazards.
2. Delegate responsibility for the implementation and enforcement of the District's Injury and Illness Prevention Plan at each of the District's places of operation.

3. Train all employees, supervisors, and managers in the recognition of workplace hazards and proper safe work practices.
4. Ensure that all employees will comply with safe work practices.
5. Create a system of communications between management and employees to promote a safe working environment, including means for employees to inform the District of potential hazards without the fear of retaliation.
6. Investigate the causes of accidents and illnesses.
7. Correct unsafe or unhealthy conditions or practices in a timely manner.

2023 San Diego Miramar College Emergency Plan

The San Diego Miramar College Emergency Plan outlines basic organization and procedures using the Standardized Emergency Management System for responding to an emergency affecting any location owned and operated by the District. It is designed to ensure the safety and well-being of employees and students during emergencies. It includes detailed evacuation procedures, designated assembly points, and regular drills. The plan includes a Hazardous Materials Business Plan, which includes a hazardous materials inventory and addresses emergency and spill response procedures that include, but are not limited to, specific emergency response instructions, locations of personnel and equipment resources, specialty hazard instructions, and appropriate training.

2018 Miramar College Chemical Hygiene Plan

The San Diego Miramar College Chemical Hygiene Plan (CHP) provides direction to minimize the exposure of employees, students, and the community to hazardous chemicals. The CHP sets out provisions to control the exposure and release of hazardous chemicals by way of control methods, work practices, and personal protective equipment. The goal of the CHP is to control the intentional and unintentional movement of hazardous chemicals at San Diego Miramar College.

The CHP is applicable to all physical science laboratories, maintenance and facilities operations that uses or stores hazardous chemicals or generates hazardous waste. All employees who handle non-household chemicals or household chemicals that are used in bulk amounts are also covered by the CHP.

3.7.2.5 Local (Non-Regulatory)

While the District is not subject to local zoning or land use planning documents, the campus is adjacent to the City's right-of-way. Hazards on campus or in adjacent parts of the City may also require coordination between the District and City. Therefore, a summary of City policies related to hazards and hazardous materials is provided below.

San Diego Municipal Code Hazardous Materials

The San Diego Municipal Code Hazardous Waste Establishment regulations (Chapter 4, Article 2, Division 8) enable the Health Officer to establish a program to monitor establishments where hazardous wastes are produced, stored, handled, disposed of, treated, or recycled, and to provide healthcare information and other appropriate technical assistance on a 24-hour basis to emergency responders in the event of a hazardous waste incident involving community exposure. The Disclosure of Hazardous Materials regulations (Chapter 4, Article 2, Division 9) establish a system for the provision of information on potential hazards or hazardous materials in the community, including appropriate education and training.

3.7.3 Method of Analysis

The following impact analysis evaluates the effects from hazards and hazardous materials that may result with implementation of the construction and operational activities associated with the Master Plan. Based on the existing conditions described above, the impact analysis assesses the direct and indirect impacts related to hazards and hazardous materials and determines whether the project would trigger a threshold listed below. Mitigation measures are provided, where applicable.

3.7.4 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the project would have a significant impact on hazards and hazardous materials if it would result in:

- **Threshold 1:** Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- **Threshold 2:** Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- **Threshold 3:** Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- **Threshold 4:** Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.
- **Threshold 5:** For a Project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area.
- **Threshold 6:** Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- **Threshold 7:** Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

3.7.5 Project Impacts and Mitigation

The following sections address various potential impacts relating to hazards and hazardous materials that could result from implementation of the project.

3.7.5.1 Threshold 1: Transportation, Use, and Disposal of Hazardous Materials

Threshold 1: Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Impact Analysis

Program Level and Project Level

Construction

Construction activities under the Master Plan, including long-term and near-term projects, would involve the use of heavy equipment, which would contain fuels and oils, and various other products. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment, lubricants, solvents, concrete, and paint) would be used. These materials are typical of construction activity, and would involve the routine transport, use, and disposal of hazardous materials. However, contractors using such materials during construction would be required to adhere to federal, state, and local regulations pertaining to the transport, use, storage, and disposal of hazardous materials. The Toxic Substances Control Act, RCRA, and Hazardous Waste Control Act would minimize risks associated with the storage, disposal, and transport of hazardous materials. The U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration regulates the transportation of hazardous materials. This provides additional regulation for the transportation of hazardous materials by designating appropriate hazard label shipping preparation, vehicle loading, and hazardous materials registration, among other requirements. Compliance with federal, state, and local regulations would reduce the risk of significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials during construction of both long-term and near-term projects. Impacts would be less than significant.

Operation

Implementation of long-term and near-term projects under the Master Plan includes the construction of new buildings and renovation of existing buildings, which would result in the increase of building square footage on campus. While the amount and type of hazardous materials may vary, the general types of hazardous materials used on campus are not expected to substantially change due to the project because the types of land uses proposed are not expected to change from the existing condition. Similar to current conditions, operation of the project would involve the use of small amounts of hazardous materials for cleaning and maintenance purposes

typical of janitorial staff, and pesticides by college maintenance staff. Additionally, certain academic courses may involve the use of diesel, gasoline, motor oil, hydraulic fluid, chemicals, solvents, and paints. While the proposed Performing Arts Center would introduce a new academic program, which would host gallery shows and performances, hazardous materials such as paints and solvents are not anticipated to change in significant quantities compared to existing academic programs offered on campus. Diesel, gasoline, motor oil, and hydraulic fluid would continue to be stored in aboveground storage containers in compliance with established federal, state, and local health and safety regulator threshold quantities and requirements and would continue with the implementation of the Master Plan (District 2023). Hazardous chemicals would be stored in specially designed cabinets in chemical storerooms.

Activities at Miramar College would also continue to transport hazardous waste. The types of hazardous waste that would be transported are not expected to change as a result of the implementation of the project, because, as detailed above, the types of land uses proposed are not expected to change from the existing condition. However, due to the increase in building square footage, the transport of hazardous waste to and from Miramar College may increase. Similar to current conditions, hazardous waste may be retained for short periods until it is collected and transported by a hazardous waste contractor for treatment or disposal at an appropriately licensed facility. Waste can include chemicals or products that have not been used, but are no longer needed. The amount of time waste can be stored would depend on the location of the waste collection and how much waste Miramar College, as a whole, generates. In accordance with the Miramar College CHP, all hazardous waste would be transported by a licensed hazardous waste contractor. All hazardous waste must be packaged and labeled in accordance with federal, state, and local regulations. With implementation of the Master Plan, Miramar College would continue to require compliance with these safety regulations, guidelines, and policies.

Therefore, compliance with federal, state, and local regulations would reduce the risk of significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials during operation of the Master Plan, including long-term and near-term projects. Impacts would be less than significant.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.7.5.2 Threshold 2: Accidental Releases

Threshold 2: Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Impact Analysis

Program Level and Project Level

Construction

Use of Common Hazardous Materials

Construction associated with implementation of the Master Plan, including both long-term and near-term projects, would include the handling of hazardous materials, substances, and waste. As discussed in Section 3.7.5.1, construction activities would require the operation of heavy equipment (e.g., dozers, excavators, tractors) that would be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which are considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be on the project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, nearby schools, the public, and the environment. Construction contractors would be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to requirements imposed by the USEPA, DTSC, and San Diego RWQCB. These regulations, and the accompanying oversight, would prevent potential impacts related to reasonably foreseeable upset and accident conditions from the release of hazardous materials used during construction activities. Impacts would be less than significant.

Encountering Asbestos-Containing Materials and Lead-Based Paint

The Master Plan would involve the demolition and renovation of existing buildings, many of which were constructed when fewer regulations on building materials were in effect. Due to the age of the buildings, demolition activities could result in the release of contaminated materials and hazardous substances such as LBP and ACMs. The demolition of such buildings could release these materials to the air or the environment if proper measures are not implemented. Near-term and long-term projects would be required to comply with the District Design Guidelines & Standards Manual. These requirements include the preparation of a pre-demolition hazardous materials survey prior to building demolition by a California Department of Public Health Certified

Lead Inspector/Assessors and California Division of Occupational Safety and Health Certified Asbestos Consultants. If surveys identify the presence of ACMs or LBP, the District Design Guidelines & Standards Manual include the proper procedures for removal and disposal of contaminated materials. As such, compliance with existing regulations would ensure that removal of any ACMs or LBP would be conducted in a safe manner by licensed and certified contractors and disposed of at an approved facility. Therefore, existing regulatory oversight would ensure that potential contamination would be identified and removed, and would not be exposed to the environment or the public. Impacts would be less than significant.

Formerly Used Defense Sites

As detailed in Section 3.7.1, Environmental Setting, the campus is on the site formally known as Linda Vista Valley Auxiliary Field. It was identified as a FUDS, which could contain potential contamination or munitions from past DOD activities. Ground-disturbing activities related to construction of long-term and near-term projects could encounter hazards related to FUDS. If munitions and explosives of concern, unexploded ordnance, or munition debris are on the project site, construction activities would have the potential to disturb and possibly explode these munitions with related contamination, which would create a significant hazard to the public and the environment through reasonably foreseeable upset and accident conditions. Impacts would be potentially significant.

Operation

Under the Master Plan, Miramar College would continue to implement existing campus health and safety practices and comply with federal, state, and local regulations related to the use, transport, and disposal of hazardous materials, as described in Section 3.7.5.1, thus minimizing the potential for a release and providing for prompt and effective cleanup if an accidental release would occur.

Programs like automotive technology, diesel, and aviation would continue to follow the SPCC Plan to prevent and manage oil spills, complying with state and federal regulations. In addition, the CHP offers detailed procedures for laboratory safety, including chemical handling, personal protective equipment use, and waste disposal, specifically for areas that handle chemicals. It also ensures proper chemical storage and provides emergency response information to protect health, safety, and the environment.

Furthermore, Miramar College has prepared an Emergency Plan, which addresses the campus community's planned response to various levels of human-made or natural emergency situations including the release of hazardous materials. Miramar College's Hazardous Materials Business Plan also addresses emergency and spill response procedures that include, but are not limited to, specific emergency response instructions, locations of personnel and equipment resources, specialty hazard instructions, and appropriate training. Based on regulatory compliance, Master Plan operation would

not create a significant hazard to the public or environment through accidental release of hazardous materials into the environment. Impacts would be less than significant.

Level of Significance Before Mitigation

Ground-disturbing activities could encounter potential contamination or munitions from munitions and explosives of concern, unexploded ordnance, or munition debris. This could result in a significant hazard to the public or the environment. Impacts would be potentially significant.

Mitigation Measures

Program Level and Project Level

The following mitigation measures applies to future long-term and near-term projects.

HAZ-1: **Prepare a Munitions Response Plan.** Prior to construction involving ground disturbance, the District shall prepare and implement a Munitions Response Plan (MRP), prepared by a qualified unexploded ordnance (UXO) professional experienced with Formerly Used Defense Sites (FUDS). The MRP shall outline, at a minimum, the procedures to recognize suspected munitions and explosives of concern, unexploded ordnance, munition debris, or other explosive hazards, to retreat to a safe location away from the suspected hazards, and to report in the event of discovery, as described in the following requirements.

Construction Worker Training. Before beginning ground-disturbing activities, all District personnel, contractors, subcontractors, and construction inspectors who may work within excavation areas shall receive unexploded ordnance awareness training conducted by a qualified UXO professional. The training shall include:

- Recognition of munitions and explosives of concern (MEC), UXO, munitions debris (MD), and other potential explosive hazards;
- Required stop-work procedures;
- Evacuation procedures and establishment of appropriate exclusion zones;
- Notification requirements and emergency response procedures; and
- Any personnel joining the project after construction has begun shall receive the same training before performing work involving ground disturbance.

Pre-Construction Screening. Where determined appropriate by the qualified UXO professional based on historical information or site conditions, pre-construction geophysical screening (such as magnetometer, electromagnetic, ground-penetrating radar, or other appropriate methods) shall be performed to identify potential subsurface anomalies. Any such screening is intended to assist in assessing the risk of unexploded ordnance presence and identifying areas requiring additional evaluation; and shall not

be considered certification that the site is free of unexploded ordnance or used to provide unexploded ordnance clearance for ground-disturbing activities.

Construction Monitoring. A qualified UXO professional shall monitor ground-disturbing activities in areas identified by the MRP as having the potential to contain MEC, UXO, MD, or other military-related explosive hazards. The qualified UXO professional shall have the authority to stop work if suspected explosive hazards are encountered.

Discovery Procedures. If suspected MEC, UXO, MD, or other military-related explosive hazards are encountered, all work within the vicinity of the discovery shall immediately cease, personnel shall evacuate the area to a safe distance, and the area shall be secured to prevent unauthorized access. The contractor shall immediately notify the District, emergency responders, and the qualified UXO professional. The qualified UXO professional shall coordinate with the appropriate local bomb squad, the U.S. Army Corps of Engineers (as the agency responsible for the FUDS Program), and any other agency having jurisdiction. Ground-disturbing activities shall not resume within the affected area until the responding agency with jurisdiction has determined that the hazard has been appropriately evaluated and any necessary response actions have been completed.

Level of Significance After Mitigation

Implementation of Mitigation Measure HAZ-1 would reduce the potential for the accidental release of hazardous materials to less than significant. Mitigation Measure HAZ-1 would reduce impacts by developing procedures that must be followed prior to and during construction activities in the event munitions and explosives of concern, unexploded ordnance, or munition debris are discovered.

3.7.5.3 Threshold 3: Hazards to Schools

Threshold 3: Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Impact Analysis

Program Level and Project Level

Existing schools within 0.25 mile of the Miramar College include Walker Elementary School and Wangenheim Middle School, located to the west of campus. The existing Child Development Center F-2 Building on campus also provides preschool services. While hazardous materials and waste could continue to be handled within 0.25 mile of existing schools as a result of implementation of the Master Plan, and the quantities would remain similar to what is currently in use, these materials would still not exist in quantities significant enough to pose a risk to occupants of the nearby schools or the campus community. As explained above in Section 3.7.5.1, hazardous

materials are typically handled in small quantities. The use of hazardous materials during construction and operations would occur in accordance with applicable federal, state, County, and District regulations intended to protect the public from adverse effects resulting from hazardous materials. The potential consequences of accidental releases would be limited to a single building and in most cases are limited to the individual laboratory where the spill would occur, and people outside the buildings would not be exposed; therefore, the impact on those attending existing or proposed schools would be less than significant.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.7.5.4 Threshold 4: Hazardous Materials Sites

Threshold 4: Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

Impact Analysis

Program Level and Project Level

California Government Code, Section 65962.5, requires the CalEPA to compile a list (updated at least annually) of hazardous waste and substances release sites, known as the Cortese List or California Superfund. The list includes hazardous waste facilities; hazardous waste discharges for which the SWRCB has issued certain types of orders; public drinking water wells with detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

While the Linda Vista Valley Auxiliary Field is identified as a FUDS, the auxiliary field, Miramar College, and the surrounding immediate area is not on the Cortese List. The Master Plan would not create a hazard to the public because of a hazardous materials site pursuant to California Government Code, Section 65962.5.

Level of Significance Before Mitigation

The project is not on a site which is included on a list of hazardous materials sites compiled pursuant to California Government Code, Section 65962.5, and, as a result, would not create a significant hazard to the public or the environment. Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.7.5.5 Threshold 5: Hazards from Nearby Airports

Threshold 5: For a project in an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Impact Analysis

Program Level and Project Level

The campus is approximately 1.85 miles north of the MCAS Miramar. There are no private airstrips, private airports, or heliport facilities within 2 miles of the campus.

The campus is in the designated AIA, which requires specific protection measures for noise, overflight, safety, and airspace protection. Specifically, the campus is in Review Area 2, which includes the Overflight Notification Area, Airspace Protection Compatibility Area, and Federal Aviation Administration Height Notification Area and is not within the 65 dB CNEL noise contour. Therefore, implementation of the Master Plan would not expose people residing or working on the project site to excessive noise levels associated with operation of MCAS Miramar.

AIA Review Area 2 of the MCAS Miramar consists of locations beyond Review Area 1 but in airspace protection and Overflight Notification Areas. Limits on the heights of structures, particularly in areas of high terrain, are the only restrictions on land uses in Review Area 2. The recordation of Overflight Notification documents is also required in Review Area 2 for projects that include a residential component. In accordance with the Review Area 2 requirements in the MCAS Miramar ALUCP, a land use action proposed under the Master Plan would be required to undergo Airport Land Use Commission review if it (1) received a final notice of determination from the Federal Aviation Administration that the project would constitute a hazard or obstruction to air navigation; (2) would potentially penetrate protected airspace surfaces or otherwise meet applicable review criteria, including structures with heights exceeding 35 feet above ground level;

(3) has the potential to create electrical or visual hazards to aircraft in flight; or (4) the potential to cause an increase in the attraction of birds or other wildlife that can be hazardous to aircraft operations (SDCRAA 2008). If any of these would apply to individual projects proposed under the Master Plan, the District, as the local agency, would be required to coordinate with the Airport Land Use Commission for determination of consistency with the MCAS Miramar ALUCP. As the projects implemented under the Master Plan would comply with the relevant policies outlined in the ALUCP for MCAS Miramar, the Master Plan would be consistent with the ALUCP. An Overflight Notification document would not be required as no residential land use is proposed.

Therefore, the requirement to obtain a consistency determination from the San Diego County Regional Airport Authority and a Federal Aviation Administration determination of no hazard to air navigation in accordance with the MCAS Miramar ALUCP would ensure that the Master Plan, including long-term and near-term projects, would result in a less than significant airport safety hazard impact. Therefore, the Master Plan would not expose people or structures to a significant risk of loss, injury, or death from off-airport aircraft operational accidents due to adherence to existing regulations. Impacts would be less than significant.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would not result in a safety hazard or excessive noise for people residing or working on the project site. Impacts would be less than significant.

Mitigation Measures

No mitigation measure is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.7.5.6 Threshold 6: Emergency Response or Evacuation Plans

Threshold 6: Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Impact Analysis

Program Level and Project Level

Construction

Construction of the Master Plan, including both long-term and near-term projects, consists of the demolition, construction, and renovation of existing campus buildings and facilities. The Master Plan would also provide various outdoor space enhancements, athletic field improvements, and

pedestrian and roadway renovations. The County has prepared a Multi-Jurisdictional Hazard Mitigation Plan to address hazards that threaten the County (including the City and District), determine likely impacts, and set mitigation goals and strategies for emergencies such as dam failures, floods, earthquakes, drought, liquefaction, landslides, wildfires, and other severe weather events. The Master Plan would not prevent the ability of the County or City to implement the risk mitigation measures identified in the Multi-Jurisdictional Hazard Mitigation Plan or any surrounding roadways from remaining available for an emergency evacuation.

During construction activities, however, there is potential for staging or construction to result in temporary changes to roadway configurations and access. Construction-related activities may require the temporary partial lane or road closure to roads on the campus during construction that would interfere with an Emergency Response Plan or Emergency Evacuation Plan. The District would maintain emergency access by clearly delineating the limits of construction work and providing signage where temporary circulation changes are required; however, these procedures are not expressly mandated by law, absent a permit condition or mitigation requirement. Therefore, during construction, Master Plan projects could temporarily impair emergency access during construction, and a potentially significant impact would occur.

Operation

Once operational, long-term and near-term projects under the Master Plan would not conflict with campus Emergency Response or Evacuation Plans.

Implementation of the Master Plan would result in modifications to internal circulation and pedestrian connections, including modifications to Miramar College Driveway with the addition of a traffic circle and closure of the eastern portion of the road to the public, the demolition of parking lots, the creation of a parking structure, and the widening of North Campus Drive to add street parking. While the eastern portion of Miramar College Driveway would be closed to the public, it would remain as a controlled vehicle accessway, used as a fire lane. Circulation improvements proposed under the Master Plan would not prevent their continued use as emergency evacuation routes.

Newly constructed and renovated buildings and facilities would occur in areas that currently provide emergency access and would continue to include fire access consistent with applicable portions of the California Fire Code, including those that address fire truck lanes, hose pull distances, and security systems. Miramar College would continue to implement its campus-wide Emergency Plan, which addresses the campus community's planned response to emergency access on the campus and any necessary required evacuations. Therefore, long-term and near-term projects under the Master Plan would not interfere with an adopted Emergency Response or Evacuation Plan. Impacts would be less than significant.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, could interfere with emergency access to campus through construction-period road closures on campus. Program-level and project-level impacts would be significant prior to mitigation.

Mitigation Measures

Program Level and Project Level

Mitigation Measure TRA-1, outlined in Section 3.9, Transportation, would require notifications, identification of alternative emergency routes, and implementation of appropriate signage in the event of on-campus lane or roadway closures.

Level of Significance After Mitigation

Mitigation Measure TRA-1, outlined in Section 3.9, would reduce program-level and project-level impacts related to construction-period emergency access to a level that is less than significant.

3.7.5.7 Threshold 7: Wildland Fire

Threshold 7: Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Impact Analysis

Program Level and Project Level

According to City's VHFHSZ Map (City of San Diego 2025), the Miramar College campus is in a local responsibility area, outside a designated VHFHSZ. In addition, the campus is in a primarily developed area. There are no wildlands or heavily vegetated areas on the campus that could experience wildfire risks. In addition, the project would not change the existing boundary of the college campus and would not involve any actions changing the safety hazards involving wildland fires. All Master Plan projects, including long-term and near-term projects, would be designed in accordance with the California Building Code and built to fire code requirements, including the provision of fire hydrants. Site planning and building design would incorporate wildfire-resistant materials including fire-retardant siding and non-combustible roofing and would include defensible space planning. As required by the California Fire Code and National Fire Protection Association, standard buildings would include a protective system of fire sprinklers. Therefore, implementation of long-term and near-term projects under the Master Plan would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Impacts would be less than significant.

Level of Significance Before Mitigation

The project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.7.6 Cumulative Impacts

The following sections address various potential cumulative impacts relating to hazards and hazardous materials that could result from implementation of the project.

3.7.6.1 Transportation, Use, and Disposal of Hazardous Materials

The geographic context for the analysis of cumulative impacts relative to the transport, use, and disposal of hazardous materials and associated accidental releases encompasses nearby facilities that require the use of or disposal of hazardous materials and the roadways and freeways used by vehicles transporting hazardous materials to and from the project site. Future growth and redevelopment pursuant to the City of San Diego General Plan and the modernization of the San Diego College of Continuing Education A-1 Building on campus include facilities that use, store, dispose of, or transport hazardous materials. The storage, use, and transport of hazardous materials on any site is overseen by the same local and state regulations as the Master Plan. Cumulative projects would be required to comply with regulations applicable to the use, disposal, and transportation of hazardous materials, including the RCRA; CERCLA; Hazardous Materials Transportation Act; International Fire Code; and California Code of Regulations, Titles 22 and 27. Through the proper handling and storage of hazardous materials in accordance with these regulations or activity-specific permit conditions, cumulative projects would not result in a hazard to the public or the environment. Therefore, cumulative impacts related to the transport, use, and disposal of hazardous materials would be less than significant.

3.7.6.2 Accidental Releases

The geographic context for the analysis of cumulative impacts relative to accidental release are generally site specific, as risks associated with one location do not result in risks elsewhere. Similar to the Master Plan, cumulative development projects would require use and storage of hazardous materials, which carries the potential to result in the accidental release of hazardous materials. However, like near-term and long-term projects implemented under the Master Plan, cumulative projects would be required to comply with all applicable federal, state, and local regulations or permit

conditions related to the handling and storage of hazardous materials, including the requirements for spill containment and cleanup procedures as well as hazardous building material removal (such as LBP and ACMs). The proper handling and storage of hazardous materials would minimize the potential for accidental spills, while implementation of spill containment and cleanup procedures would prevent significant hazards to the public or the environment in the event of accidental spills. In addition, implementation of various cumulative projects on known FUDS may have the potential to disturb unexploded munitions with related contamination, which would create a significant hazard to the public and the environment through reasonably foreseeable upset and accident conditions. These cumulative projects would be required to implement mitigation measures during construction, similar to those identified for the Master Plan to reduce potential impacts to a level below significance, as feasible. Therefore, the cumulative impact would be less than significant, and the project's incremental contribution would not be cumulatively considerable.

3.7.6.3 Hazards to Schools

The geographical context for the analysis of cumulative impacts related to hazards to schools would be future growth and redevelopment in the City and on campus within 0.25 mile of an existing school. However, similar to the Master Plan, these cumulative projects would be required to comply with federal, state, and local regulations applicable to the use, disposal, and transportation of hazardous materials, including the California Health and Safety Code, Section 25510; California Vehicle Code, Section 23112.5; California Occupational Safety and Health Administration; and the Hazardous Materials Disclosure Programs. Through the proper handling and storage of hazardous materials, cumulative projects would not result in a hazard to schools. Therefore, cumulative impacts related to hazards to schools would be less than significant.

3.7.6.4 Hazardous Materials Sites

The geographic context for the analysis of cumulative impacts relative to hazardous materials sites is site specific, as risks associated with one location do not result in risks elsewhere. Future growth and redevelopment in the City and on campus may have the potential to be on properties that contain hazardous materials sites. However, in these cases, projects would undergo project-level review, potentially including preparation of a Phase I and/or Phase II ESA or similar studies to evaluate the condition of the identified hazard. A cumulative project that proposes development of a potential hazardous materials site would be required to remediate the existing site contamination consistent with applicable regulations and under the oversight of the applicable regulatory agency prior to occupancy. With adherence to regulations, cumulative impacts resulting from development of hazardous materials sites would be less than significant.

3.7.6.5 Hazards from Nearby Airports

The geographic context for cumulative analysis of airport hazards is the AIA of the MCAS Miramar. Cumulative projects could be proposed within noise exposure range or safety zone

contours of MCAS Miramar. Potential risks associated with cumulative development within the vicinity of MCAS Miramar would be a factor in any decision to approve or deny future development proposals. Land uses that may be impacted by the airport are reviewed and regulated through the ALUCP, the Federal Aviation Administration, and the San Diego Regional Airport Authority. As is the case for the Master Plan, cumulative projects would be required to achieve compliance with the ALUCP compatibility criteria relevant to their location within noise or safety contours, and proposed land use type. With adherence to regulations and requirements outlined in ALUCP, cumulative impacts related to airport hazards would be less than significant.

3.7.6.6 Emergency Response or Evacuation Plans

The geographic context for the analysis of cumulative impacts relative to Emergency Response Plans and evacuation plans is the City of San Diego. Cumulative projects have the potential to impair existing Emergency Response Plans and Evacuation Plans if they block evacuation or access roads, if road improvements result in the closure of roads, or if temporary construction barricades or other obstructions impede emergency access. Implementation of the Master Plan may require partial lane or temporary road closures during construction, which could impair or physically interfere with adopted Emergency Response Plans or Evacuation Plans. However, with Mitigation Measure TRA-1, a Construction Traffic Control Plan would be put in place to minimize impaired emergency response or evacuation during construction activities. Similarly, cumulative development projects in the City would be required to comply with relevant City policies related to circulation under a Traffic Control Plan to ensure that emergency access is maintained during construction. Therefore, the project's contribution to cumulative impacts associated with the interference of an adopted Emergency Response Plan or Evacuation Plan would not be cumulatively considerable.

3.7.6.7 Wildland Fire

The geographic context for the analysis of cumulative impacts relative to wildland fire is the City of San Diego under the direction of the City's Fire-Rescue Department. Construction and operation of cumulative projects could result in a significant cumulative impact associated with risk of loss, injury, or death involving wildland fires. Similar to the project, the San Diego College of Continuing Education A-1 Building on campus is not in a VHFHSZ. However, future growth and redevelopment pursuant to the City of San Diego General Plan may be within a VHFHSZ. Cumulative projects would be required to comply with fire code requirements as required by the California Fire Code and California Building Code. Thus, cumulative impacts related to wildland fire would not be significant.

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3.8 Noise

This section evaluates the potential for impacts on noise resulting from construction and operation of near-term and long-term projects implemented under the San Diego Miramar College Master Plan Project (Master Plan or project).

3.8.1 Environmental Setting

The following sections describe the environmental setting for the project as it relates to noise.

3.8.1.1 Fundamentals of Environmental Noise

Quantification of Noise

The California Department of Transportation (Caltrans) defines noise as sound that is loud, unpleasant, unexpected, or undesired. Further, for noise analysis, noise only exists if a source, path, and receiver are present. Sound pressure waves must be produced by a source and transmitted through a medium, such as air. The sound must be perceived by, registered by, or affect a receptor, such as an ear or noise monitoring device (Caltrans 2013a).

Sound pressure levels are quantified using a logarithmic ratio of actual sound pressures to a reference pressure squared, called bels. A bel is typically divided into tenths, or decibels (dB). Sound pressure alone is not a reliable indicator of loudness because frequency (or pitch) also affects how receptors respond to the sound. To account for the pitch of sounds and the corresponding sensitivity of human hearing to them, the raw sound pressure level is adjusted with a frequency-dependent A-weighting scale that is stated in units of decibels (dBA) (Caltrans 2013a). Typical A-weighted noise levels are listed in Table 3.8-1, Typical A-Weighted Noise Levels**.**

Table 3.8-1. Typical A-Weighted Noise Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	— 110 —	Rock band
Jet flyover at 1,000 feet		
	— 100 —	
Gas lawn mower at 3 feet		
	— 90 —	
Diesel truck at 50 feet at 50 miles per hour		Food blender at 3 feet
	— 80 —	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower, 100 feet	**— 70 —**	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	**— 60 —**	
		Large business office
Quiet urban daytime	**— 50 —**	Dishwasher next room

Table 3.8-1. Typical A-Weighted Noise Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
Quiet urban nighttime	**— 40 —**	Theater, large conference room (background)
Quiet suburban nighttime		
	— 30 —	Library
Quiet rural nighttime		Bedroom at night
	— 20 —	
		Broadcast/recording studio
	— 10 —	
Lowest threshold of human hearing	**— 0 —**	Lowest threshold of human hearing

Source: Caltrans 2013a.
Note: dBA = A-weighted decibel

A receptor's response to a given noise may vary depending on the sound level, duration of exposure, character of the noise sources, the time of day during which the noise is experienced, and the activity affected by the noise. Activities most affected by noise include rest, relaxation, recreation, study, and communications, such as quiet conversation or telephone calls. In consideration of these factors, different measures of noise exposure have been developed to quantify the extent of the effects from various noise levels. For example, some measures consider the 24-hour noise environment of a location by using a weighted average that penalizes noise levels during normal relaxation and sleep hours. Other measures consider an average noise level over a period of time that includes ambient noise and a steady-state noise source for a given period of time in the averaging period (Caltrans 2013a). The indices for measuring community noise levels that are used in this section are defined below:

L_{eq}, the equivalent energy level, provides an average acoustic or sound energy content of noise, measured during a prescribed period, such as 1 minute, 15 minutes, 1 hour, or 8 hours. The sound level may not be constant over the measured time period, but the average decibel sound level, given as dBA L_{eq}, contains an equal amount of energy as the fluctuating sound level.

CNEL, the community noise equivalent level, is the average equivalent A-weighted sound level over a 24-hour period. This measurement applies weights to noise levels during evening and nighttime hours to compensate for the increased disturbance response of people at those times. CNEL is the equivalent sound level for a 24-hour period with a +5 dBA weighting applied to all sound occurring between 7:00 p.m. and 10:00 p.m. and a +10 dBA weighting applied to all sound occurring between 10:00 p.m. and 7:00 a.m.

L_{dn}, the day-night noise level, is a 24-hour L_{eq}, except that the nighttime hours (10:00 p.m. to 7:00 a.m.) are assessed a 10 dBA penalty. This penalty attempts to account for the fact that nighttime noise levels are potentially more disturbing than equal daytime noise levels.

The decibel level of a sound decreases (or attenuates) as the distance from the source of that sound increases. For a single point source, such as a piece of mechanical equipment, the sound level normally decreases by approximately 6 dBA for each doubling of distance from the source. Sound that originates from a linear (or "line") source, such as vehicular traffic, attenuates by approximately 3 dBA per doubling of distance. Other contributing factors that affect sound reception include ground absorption, topography that provides a natural barrier, meteorological conditions, or the presence of human-made obstacles, such as buildings and sound barriers (Caltrans 2013a).

Noise Effects

Reaction to a given sound varies depending on acoustic characteristics of the source and the environment of the receptor. The A-scale de-emphasizes low-frequency sounds because humans are more sensitive to high-frequency sounds that are more likely to cause hearing damage. People tend to compare an intruding noise to existing background noise levels. If a new noise is considerably louder or noticeable above existing levels, it is generally considered objectionable. The activity that the receptor is engaged in also affects response. For example, the same noise source, such as constant freeway traffic, may be more objectionable to people sleeping than to workers in a factory. A 3 dBA change is the smallest increment that is perceptible by most receivers, and a 5 dBA change in community noise level is clearly noticeable. Generally, 1 to 2 dBA changes are not detectable, except under controlled laboratory conditions. A sound that is 10 dBA greater than the reference sound is typically perceived as twice as loud (Caltrans 2013a).

3.8.1.2 Fundamentals of Environmental Vibration

Vibration is defined as dynamic excitation of an elastic system, such as the ground or a structure, that results in oscillatory movement of the system (Caltrans 2013b). Typical human-made causes of earthborne vibration include trains and construction activities such as blasting, pile driving, and operation of heavy earthmoving equipment. The resulting waves transmitted through solid material are referred to as structureborne or groundborne vibration. Vibration energy spreads out as it travels through the ground, causing the vibration amplitude to decrease with distance away from the source. The vibration levels inside a building depend on the vibration energy that reaches the foundation and the characteristics of the structure that affect propagation of the vibration through it. A heavier building will typically experience lower vibration levels. The most common impact associated with vibration is annoyance resulting from the effects of vibration, such as building movement, rattling of windows, shaking of items on shelves or walls, and rumbling sounds. In more extreme cases, building damage may occur. Because the effects of vibration elicit a greater response than the vibration itself, vibration is typically only perceptible to people inside buildings (FTA 2018).

Vibration levels are typically expressed in terms of the peak particle velocity (PPV) and root mean square (RMS) amplitude, both in inches per second (in/sec). PPV is most appropriate for evaluating building damage potential. Caltrans estimates that continuous vibration levels of less than 0.08 PPV and single-event vibration levels of less than 0.12 PPV do not result in damage to even the most fragile historic buildings (Caltrans 2013b). The Federal Transit Administration (FTA) has identified a maximum PPV of 0.2 in/sec for fragile buildings and 0.12 in/sec for extremely fragile historic buildings (FTA 2018).

PPV does not account for human response to vibration. The RMS amplitude is used to represent average vibration amplitude, which accounts for the time it takes for the human body to respond to vibration signals. The RMS amplitude is also given in decibel notation, referenced as vibration decibels (VdB), which serves to compress the range of numbers required to describe vibration relative to human response. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. Like airborne noise, groundborne noise can also be measured in dBA. The sound level accompanying vibration is generally 25 to 40 dBA lower than the vibration velocity level in VdB. Due to its low-frequency components, groundborne noise sounds louder than broadband noise with the same noise level. Typical vibration levels from various sources are shown in Table 3.8-2, Typical Levels of Groundborne Vibration. As shown in this table, the background vibration velocity level in residential areas is usually around 50 VdB, which is below the 65 VdB threshold of human perception (FTA 2018). The same human reaction corresponds to a given vibration velocity level and its resulting noise level; therefore, for simplicity, this analysis refers only to a source's VdB to describe potential human response to groundborne vibration and noise.

Table 3.8-2. Typical Levels of Groundborne Vibration

Vibration Level VdB[1]	in/sec RMS	Typical Sources (50 feet from source)	Human/Structural Response
100	0.01	Blasting from construction projects	Threshold, minor cosmetic damage to fragile buildings
90–100	0.003–0.01	Bulldozers and other heavy tracked construction equipment	Difficulty with tasks such as reading
80–90	0.001–0.003	Commuter rail and rapid transit, upper range	Residential annoyance, infrequent events (e.g., commuter rail)
70–80	0.0003–0.001	Typical commuter rail, bus or truck over bump, typical rapid transit	Residential annoyance, frequent events (e.g., rapid transit)
60–70	0.0001–0.0003	Bus or truck, typical	Limit for vibration-sensitive equipment, approximate threshold for human perception
50	0.00003	Typical background vibration	Not detectable

Source: FTA 2018.

Notes: in/sec = inches per second; RMS = root mean square; VdB = vibration decibel

[1] RMS vibration velocity level in VdB relative to 10–6 in/sec.

The general human response to different groundborne vibration velocity levels is described in Table 3.8-3, Human Response to Different Levels of Groundborne Vibration.

Table 3.8-3. Human Response to Different Levels of Groundborne Vibration

Vibration Velocity Level	Noise Level		Human Reaction
	Low Frequency	Mid Frequency	
65 VdB	25 dBA	40 dBA	Approximate threshold of perception for many people. Mid-frequency sound may disturb sleep.
75 VdB	35 dBA	50 dBA	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level is annoying. Mid-frequency noise disturbs sleep and is considered annoying in quieter areas.
85 VdB	45 dBA	60 dBA	Vibration acceptable only if there are an infrequent number of events per day. Low-frequency noise disturbs sleep, and mid-frequency noise can be annoying to daytime NSLUs, such as schools.

Source: FTA 2018.

Note: dBA = A-weighted decibel; NSLU = noise-sensitive land use; VdB = vibration decibel

3.8.2 Existing Noise Levels

Existing noise sources in and around campus are primarily vehicle traffic from internal campus roadways, roadways surrounding campus, and the Interstate 15 that runs north–south along the eastern boundary of campus. Occasional overflight noise can be heard from Marine Corps Air Station (MCAS) Miramar, approximately 1.85 miles south of campus.

An ambient sound level survey was conducted on April 24, 2025, to quantify the noise environment within the campus boundary and the surrounding vicinity. A total of four measurements were taken at the nearest sensitive receptors to campus and at central locations on campus. The measurements were taken during the daytime (9:54 a.m. to 2:57 p.m.) and were 1 hour in duration. A Larson Davis SoundExpert LxT Type I Integrating Sound Level Meter calibrated with a Larson Davis CAL200 calibrator was used to record ambient sound levels. Weather conditions during the measurements were calm, with a mild temperature and partly cloudy skies. Table 3.8-4, Ambient Sound Level Measurements (dBA), summarizes the measured L_{eq} and noise sources for each monitoring location. The on-site monitoring locations are shown on Figure 3.8-1, Noise Monitoring Locations.

Table 3.8-4. Ambient Sound Level Measurements (dBA)

Site	Location	Daytime Noise Sources	Date/Time	L_{eq}	L_{max}	L_{min}
1	West of campus at Walker-Wagenheim School Park	Constant traffic on Black Mountain Road; school bell ringing periodically; nearby planes from MCAS Miramar taking off; some children at play	2025-25-04/9:54 a.m.	60.9	94.5	44.1
2	Center of campus at Campus Point	Students consistently passing by; birds chirping	2025-25-04/11:12 a.m.	49.4	87.2	45.2
3	East of campus on North Campus Drive, adjacent to Legacy Apartments	Constant vehicle traffic on the Interstate 15 and occasional vehicles on North Campus Drive; some students passing by	2025-25-04/12:38 p.m.	57.0	90.1	50.2
4	South campus at Lower Hourglass Field	Distant traffic on Gold Coast Drive; students at play; distant planes from MCAS Miramar; birds chirping	2025-25-04/1:57 p.m.	55.3	89.3	46.9

Source: Appendix G.

Notes: dBA = A-weighted decibel; L_{eq} = equivalent energy level, L_{max} = maximum noise level, L_{min} = minimum noise level

Ambient measurements were 1 hour in duration.

The results of the ambient noise survey reflect daytime noise levels that range between 49.4 dBA and 60.9 dBA L_{eq} on and around campus. The primary noise source within the vicinity of the campus is vehicle traffic.

3.8.3 Noise and Vibration-Sensitive Land Uses

Noise-sensitive land uses (NSLUs) are land uses that may be subject to stress and/or interference from excessive noise, such as residential dwellings, schools, transient lodging (hotels), hospitals, educational facilities, and libraries. Industrial and commercial land uses are generally not considered sensitive to noise. Noise receptors are individual locations that may be affected by noise. The closest existing off-site NSLUs include Walker Elementary School/Wangenheim Middle School approximately 100 feet to the west of the campus boundary; mobile homes approximately 100 feet to the north of the campus boundary; the Legacy Apartments and Mira Monte Apartments approximately 130 feet to the east of the campus boundary; and the Gold Coast Apartments, Hourglass Park Apartments, Caroll Apartments, and Park Lane Apartments approximately 60 feet to the south of the campus boundary. Classrooms throughout the campus are also considered sensitive.

Land uses in which groundborne vibration could potentially interfere with operations or equipment, such as research, manufacturing, hospitals, and university research operations, are considered vibration sensitive (FTA 2018). The degree of sensitivity depends on the specific equipment that would be affected by the groundborne vibration. Excessive levels of groundborne vibration of either a regular or an intermittent nature can result in annoyance to residential uses. Land uses within the vicinity of campus that are subject to annoyance from vibration include the residences described as NSLUs above. In addition, on-campus facilities include operation of

vibration-sensitive equipment, including the existing Aviation F-1 Building and Science and Automotive S-2 through S-6 Building.

3.8.4 Regulatory Setting

This section describes the federal, state, regional, San Diego Community College District (District), and local regulatory framework adopted to address noise.

3.8.4.1 Federal

Federal Aviation Administration Standards (Code of Federal Regulations, Title 14, Part 150)

Enforced by the Federal Aviation Administration, Code of Federal Regulations, Title 14, Part 150, prescribes the procedures, standards, and methods governing the development, submission, and review of airport noise exposure maps and airport noise compatibility programs, including the process for evaluating and approving or disapproving those programs. The code also identifies those land uses that are normally compatible with various levels of exposure to noise by individuals. The Federal Aviation Administration considers residential land uses to be compatible with exterior noise levels at or less than 65 dBA L_{dn}.

Federal Transit Administration Standards

Although the FTA standards are intended for federally funded mass transit projects, the impact assessment procedures and criteria included in the FTA Transit Noise and Vibration Impact Assessment Manual (September 2018) are routinely used for projects proposed by local jurisdictions. The manual includes criteria for assessing the impacts of groundborne vibration, presented in Table 3.8-5, Federal Transit Administration Groundborne Vibration Impact Criteria.

Table 3.8-5. Federal Transit Administration Groundborne Vibration Impact Criteria

Land Use Category	Impact Levels (VdB)		
	Frequent Events[1]	Occasional Events[2]	Infrequent Events[3]
Category 1: Buildings where vibration would interfere with interior operations	65	65	65
Category 2: Residences and buildings where people normally sleep	72	75	80
Category 3: Institutional land uses with primarily daytime uses	75	78	83

Source: FTA 2018.

Notes: VdB = vibration decibel

Vibration levels are measured in or near the vibration-sensitive land use.

[1] "Frequent Events" are defined as more than 70 vibration events of the same source per day.

[2] "Occasional Events" are defined as between 30 and 70 vibration events of the same source per day.

[3] "Infrequent Events" are defined as fewer than 30 vibration events of the same source per day.

Noise Control Act

The Noise Control Act of 1972 identifies uncontrolled noise as a danger to health and welfare, particularly for people in urban areas. Responsibility for noise control remains primarily a State or California and local issue. However, the Noise Control Act established a means for effective coordination of federal research and noise control activities (USEPA 2026). The Noise Control Act directs the U.S. Environmental Protection Agency (USEPA) to develop and publish information on noise levels to protect public health and welfare with an adequate margin of safety. In 1974, the USEPA published Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety. The document identifies an interior noise level of 45 dBA L_{dn} in residential areas as adequate to protect indoor activity from interference and annoyance. An exterior noise level of 55 dBA L_{dn} was identified as the maximum noise level to avoid interference and annoyance in residential areas and other areas in which quiet is a basis for use. A maximum 24-hour average outdoor noise level of 70 dBA L_{eq} is recommended to prevent hearing loss (USEPA 1974).

3.8.4.2 State

California Noise Control Act (California Health and Safety Code, Sections 46000–46080)

California Health and Safety Code, Sections 46000–46080, known as the California Noise Control Act of 1973, find that excessive noise is a serious hazard to the public health and welfare and that exposure to certain levels of noise can result in physiological, psychological, and economic damage. The act declares that the State of California has a responsibility to protect the health and welfare of its citizens through the control, prevention, and abatement of noise. It is the policy of the state to provide an environment for all Californians free from noise that jeopardizes their health or welfare. Section 46050.1 mandates development guidelines for the preparation and content of General Plan Noise Elements.

The State of California 2017 General Plan Guidelines, published by the Governor's Office of Planning and Research (OPR) (as of July 1, 2024, named the Governor's Office of Land Use and Climate Innovation), provides guidance for the acceptability of specific land use types in areas of specific noise exposure. Appendix D, Noise Element Guidelines, of the OPR's General Plan Guidelines provides suggested land use compatibility guidelines that may be used by jurisdictions to develop local land use compatibility standards. The Noise Element Guidelines recognize that site-specific conditions make certain noise levels more or less acceptable than the mean response. As such, the guidelines include correction factors to adjust measured noise exposure values to more accurately assess local sentiment toward acceptable noise exposure.

California Building Standards Code

The California Building Standards Code (California Code of Regulations, Title 24) includes interior noise standards for residential and non-residential buildings. Title 24, Part 2, of the California Building Code establishes standards for interior room noise (attributable to outside noise sources) in residential buildings. Non-residential building noise exposure is regulated in California Code of Regulations, Title 24, Part 11, commonly known as CALGreen, which provides the option to follow a prescriptive approach to noise attenuation or achieve performance-based interior noise criteria. Specific sections of the California Building Standards Code that may be applicable to future campus projects are provided in detail below.

California Building Code, Section 1206.2, Air-Borne Sound

Walls, partitions, and floor-ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a Sound Transmission Class (STC) of no less than 50 where tested in accordance with American Society for Testing and Materials International (ASTM International) E90, or have a Normalized Noise Isolation Class rating of no less than 45 if field tested, in accordance with ASTM E336 for airborne noise. Alternatively, the STC of walls, partitions, and floor-ceiling assemblies shall be established by engineering analysis based on a comparison of walls, partitions, and floor-ceiling assemblies having STC ratings as determined by the test procedures set forth in ASTM E90. Penetrations or openings in construction assemblies for piping; electric devices; recessed cabinets; bathtubs; soffits; or heating, ventilating, or exhaust ducts shall be sealed, lined, insulated, or otherwise treated to maintain the required ratings. This requirement shall not apply to entrance doors; however, such doors shall be tight fitting to the frame and sill.

California Building Code, Section 1206.3, Structure-Borne Sound

Floor-ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an Impact Insulation Class rating of no less than 50 where tested in accordance with ASTM E492, or have a Normalized Impact Sound Rating of no less than 45 if field tested in accordance with ASTM E1007. Alternatively, the Impact Insulation Class of floor-ceiling assemblies shall be established by engineering analysis based on a comparison of floor-ceiling assemblies having Impact Insulation Class ratings as determined by the test procedures in ASTM E492. Impact Insulation Class is not required for floor-ceiling assemblies over non-habitable rooms or spaces not designed to be occupied, such as garages, mechanical rooms, or storage areas.

California Building Code, Section 1206.4, Allowable Interior Noise Levels

Interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be either the day-night sound level or CNEL, consistent with the noise element of the local general plan.

CALGreen Section 5.507.4, Acoustical Control

Non-residential buildings are required to incorporate acoustical design measures that limit interior noise from exterior sources. To comply, building assemblies must meet specified STC or Outdoor-Indoor Sound Transmission Class (OITC) ratings, which are verified using ASTM testing standards. Designers may follow either a prescriptive method by using minimum STC/OITC ratings for walls, windows, and building envelopes, or a performance method that demonstrates interior noise would not exceed 50 dBA L_{eq}. When following the prescriptive approach, wall and roof-ceiling assemblies exposed to the noise source shall have a composite STC rating of at least 50 or a composite OITC rating of at least 40, with exterior windows of a minimum STC of 40 or OITC of 30 within the 65 CNEL noise contour of an airport, freeway, railroad, industrial, or other fixed-guideway source. Where noise contours are not readily available, buildings exposed to a noise level of 65 dBA L_{eq} during any hour of operation shall have building, building addition, or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30). The performance method alternatively allows an acoustical analysis to document a combination of wall or window composition requirements and exterior site features to demonstrate that interior noise attributable to exterior sources would not exceed 50 dBA L_{eq} in occupied areas during the facility's hours of operation.

The rule applies primarily to buildings in high-noise environments (e.g., near airports, freeways, rail lines). Exceptions to this requirement include buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures, and utility buildings. The Division of the State Architect also specifies that for public schools and community colleges, this section applies only to new construction.

3.8.4.3 Regional

Marine Corps Air Station Miramar Airport Land Use Compatibility Plan

The MCAS Miramar Airport Land Use Compatibility Plan was adopted by the San Diego County Regional Airport Authority in October 2008, and amended December 2010 and November 2011 to promote compatibility between MCAS Miramar and the surrounding land uses to the extent that these areas are not already devoted to incompatible uses. The Airport Land Use Compatibility Plan provides for the orderly growth of the area surrounding MCAS Miramar in a manner that is

compatible and consistent with the airport's operations and safeguards the general welfare of the inhabitants within the airport's vicinity and the public in general. In addition, the Airport Land Use Compatibility Plan provides compatibility policies and criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to landowners in their design of new development. The MCAS Airport Land Use Compatibility Plan contains compatibility criteria applicable to land within the Airport Influence Area. The MCAS Miramar Airport Influence Area is established as the area in which current and projected future airport-related noise, safety, airspace protection, or overflight factors/layers may significantly affect land use or necessitate restrictions on that land use.

The MCAS Miramar Airport Influence Area is divided into two subareas, Review Area 1 and Review Area 2. Review Area 1 encompasses the noise and safety factors/layers. Review Area 1 encompasses locations exposed to noise levels of CNEL 60 dB or greater. Review Area 2 encompasses the portions of the overflight and airspace protection factors/layers not encompassed in Review Area 1. Limits on the heights of structures, particularly in areas of high terrain, are the only restrictions on land uses in Review Area 2. The Miramar campus is in Review Area 2. The campus is not within any of the noise exposure contours.

3.8.4.4 District

District Design Guidelines and Standards Manual

The Design Guidelines and Standards Manual requirements related to noise and vibration are outlined below.

Sustainability Goals

Indoor/Outdoor Environmental Quality Goal 2: Improve indoor air quality and acoustics.

Key Performance Indicator: Maintain indoor noise levels below 35 dB in classrooms and below 40 dB in shared spaces.

Sustainability Levels

The Sustainability Levels framework does not include required measures related to noise; however, it does include certain noise-related incentives within its point system. Relative to noise, a project is awarded three points if it complies with American National Standards Institute S12.60-2010 acoustical performance standards, thereby ensuring noise reduction, optimal speech intelligibility, and sound insulation in classrooms, offices, and shared spaces.

Design Guides and Standards

The District Design Guidelines and Standards Manual includes noise and vibration control criteria for all District projects in Section 2.1.3, noting that noise and vibration control is the combined

responsibility of all design professionals and consultants and must be considered in the design of every building or space. Generally, noise control is required to be provided to ensure usefulness of the facility for the purposes for which the facility is designed whether that be studying, working, or socializing. Noise-producing equipment required for building operations should be designed to be as far as possible from noise-sensitive areas such as classrooms. For specific guidance, the criteria note that noise control should be consistent with Occupational Safety and Health Administration requirements.

For rooms requiring acoustic control, additional criteria are provided to address specific finishes and design considerations such as caulking of plumbing features, installation of light fixtures, separation of doors and restrooms from these spaces, locations of operable windows, and door gaps. Where noise control is critical to the anticipated use, a post-construction sound test may also be required.

Vibration control is also required to be considered for proposed equipment that may have effects on vibration-sensitive equipment, such as projectors, as well as the building.

General Specifications

General specifications and product and material data are provided in Section 2.2 of the District Design Guidelines and Standards Manual. These are expected to be incorporated into the design of future District projects; however, design professionals may work with the District to include modifications to the general specifications via special conditions to meet specific site conditions and program needs. The following general specifications relate to noise or vibration.

Building Demolition

4. Environmental Compliance: Ensure compliance with local, state, and federal environmental regulations regarding dust control, noise, and vibration.

Selective Demolition

3. Dust and Noise Mitigation: Implement measures such as dust barriers, negative air pressure systems, and noise-dampening method.

Gypsum Board Design Requirements

1. Acoustical Performance & Sound Transmission
    a. Sound Transmission Classification must be evaluated for each space to enhance speech privacy and noise control.
        2. Requirements (refer to Table 3.8-6, Gypsum Board Design Requirements)

Table 3.8-6. Gypsum Board Design Requirements

Use	Sound Transmission Class (STC)	Maximum Noise Transmitted (dB)
Private Offices	45–50	25–30
Conference Rooms	50–55	20–25
Classrooms	45–50	25–30
Laboratories	50–55	20–25
Mechanical/Electrical Rooms Adjacent to Occupied Spaces	55+	15–20
Corridors Adjacent to Offices/Classrooms	40–45	30–35

Source: District 2025.
Note: dB = decibel

Air Distribution Systems

Goals and Objectives

1. Air Supply System Requirements:
   a. Ensure the supply air to conditioned spaces is:
      iv. Delivered draft-free, maintaining a noise level below NC 35, per ASHRAE [American Society of Heating, Refrigerating and Air-Conditioning Engineers] guidelines.

System Acoustical Features

1. Noise Control Guidelines:
   a. Follow ASHRAE HVAC Applications Handbook, Chapter on Sound and Vibration Control, referencing "Design Guidelines for HVAC Noise in Occupied Spaces."
2. Equipment Placement Considerations:
   a. Locate noise-generating equipment such as compressors, fan coil units, exhaust fans, and pumps outside occupied spaces.
3. Duct Noise Control Measures:
   a. Utilize turning vanes, low-velocity duct design, and sound attenuation baffles/materials to minimize noise transmission.
4. Vibration Isolation:
   a. Ensure vibration-isolating connections between air handlers, ducts, and supporting structures are adequately installed.

3.8.4.5 Local (Non-Regulatory)

While City of San Diego (City) regulations related to noise are not applicable to District development, local regulations provide relevant noise and vibration guidance used in this analysis where the District does not have established standards. These City regulations related to noise are summarized below.

City of San Diego General Plan, Noise Element

The Noise Element of the City's General Plan establishes noise compatibility guidelines for appropriate exterior noise levels at new land uses affected by traffic noise, as shown in Table 3.8-7, City of San Diego Land Use Noise Compatibility Guidelines (City of San Diego 2024).

Table 3.8-7. City of San Diego Land Use Noise Compatibility Guidelines

Land Use Category	Exterior Noise Exposure (CNEL)				
	<60	60–65	65–70	70–75	75+
Parks and Recreational					
Parks, Active and Passive Recreation					
Outdoor Spectator Sports, Golf Courses; Water Recreational Facilities; Indoor Recreation Facilities					
Agricultural					
Crop Raising & Farming; Community Gardens, Aquaculture, Dairies; Horticulture Nurseries & Greenhouses; Animal Raising, Maintain & Keeping; Commercial Stables					
Residential					
Single Dwelling Units; Mobile Homes		45			
Multiple Dwelling Units		45	45		
Institutional					
Hospitals; Nursing Facilities; Intermediate Care Facilities; Kindergarten through Grade 12 Educational Facilities; Libraries; Museums; Child Care Facilities		45			
Other Educational Facilities including Vocational/Trade Schools and Colleges, and Universities		45	45		
Cemeteries					
Retail Sales					
Building Supplies/Equipment; Food, Beverages & Groceries; Pets & Pet Supplies; Sundries, Pharmaceutical, & Convenience Sales; Wearing Apparel & Accessories			50	50	
Commercial Services					
Building Services; Business Support; Eating & Drinking; Financial Institutions; Maintenance & Repair; Personal Services; Assembly & Entertainment (includes public and religious assembly); Radio & Television Studios; Golf Course Support			50	50	
Visitor Accommodations		45	45	45	
Offices					
Business & Professional; Government; Medical, Dental & Health Practitioner; Regional & Corporate Headquarters			50	50	
Vehicle and Vehicular Equipment Sales and Services Use					
Commercial or Personal Vehicle Repair & Maintenance; Commercial or Personal Vehicle Sales & Rentals; Vehicle Equipment & Supplies Sales & Rentals; Vehicle Parking					50

Table 3.8-7. City of San Diego Land Use Noise Compatibility Guidelines

Land Use Category				Exterior Noise Exposure (CNEL)				
				<60	60–65	65–70	70–75	75+
Wholesale, Distribution, Storage Use Category								
Equipment & Materials Storage Yards; Moving & Storage Facilities; Warehouse; Wholesale Distribution								50
Industrial								
Heavy Manufacturing; Light Manufacturing; Marine Industry; Trucking & Transportation Terminals; Mining & Extractive Industries								50
Research & Development							50	50
	Compatible	Indoor Uses	Standard construction methods should attenuate exterior noise to an acceptable indoor noise level.					
		Outdoor Uses	Activities associated with the land use may be carried out.					
45, 50	Conditionally Compatible	Indoor Uses	Building structure must attenuate exterior noise to the indoor noise level indicated by the number (45 or 50) for occupied areas, including residential habitable areas, commercial work/shopping areas, and office areas associated with industrial uses.					
		Outdoor Uses	Feasible noise mitigation techniques should be analyzed and incorporated to make the outdoor activities acceptable.					
	Incompatible	Indoor Uses	New construction should not be undertaken.					
		Outdoor Uses	Severe noise interference makes outdoor activities unacceptable.					

Source: City of San Diego 2024.
Note: CNEL = Community Noise Equivalent Level

City of San Diego Municipal Code

Section 59.5.0401, Sound Level Limits

San Diego Municipal Code (SDMC), Section 59.5.0401, as follows, establishes exterior sound level limits for the City that apply to operational noise sources. The permissible sound level is determined by the land use of the affected property, as provided in Table 3.8-8, City of San Diego Exterior Noise Limits:

> It shall be unlawful for any person to cause noise by any means to the extent that the one-hour average sound level exceeds the applicable limit given in the Table 3.8-8, at any location in the City on or beyond the boundaries of the property on which the noise is produced. The noise subject to these limits is that part of the total noise at the specified location that is due solely to the action of said person.

Table 3.8-8. City of San Diego Exterior Noise Limits

Land Use Zone	Time of Day	1-Hour Average Sound Level (dBA)
Single Family Residential	7:00 a.m. to 7:00 p.m.	50
	7:00 p.m. to 10:00 p.m.	45
	10:00 p.m. to 7:00 a.m.	40
Multi-Family Residential (up to a maximum density of 1/2000)	7:00 a.m. to 7:00 p.m.	55
	7:00 p.m. to 10:00 p.m.	50
	10:00 p.m. to 7:00 a.m.	45
All other Residential	7:00 a.m. to 7:00 p.m.	60
	7:00 p.m. to 10:00 p.m.	55
	10:00 p.m. to 7:00 a.m.	50
Commercial	7:00 a.m. to 7:00 p.m.	65
	7:00 p.m. to 10:00 p.m.	60
	10:00 p.m. to 7:00 a.m.	60
Industrial or Agricultural	Anytime	75

Source: SDMC Section 59.5.0401.
Notes: dBA = A-weighted decibel

The sound level limit at a location on a boundary between two zoning districts is the arithmetic mean of the respective limits for the two districts. Permissible construction noise level limits are governed by Section 59.5.0404, described below.

Section 59.5.0404, Construction Noise

SDMC Section 59.5.0404, as follows, establishes sound level limits for construction noise in the City. Generally, the City permits construction between 7:00 a.m. to 7:00 p.m. Mondays through Saturdays with an average sound level of no greater than 75 dBA at the property line of a residentially zoned property during the 12-hour period.

> It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator. In granting such permit, the Administrator shall consider whether the construction noise in the vicinity of the proposed work site would be less objectionable at night than during the daytime because of different population densities or different neighboring activities; whether obstruction and interference with traffic particularly on streets of major importance, would be less objectionable at night than during the daytime; whether the type of work to be performed emits noises at such a low level as to not cause significant disturbances in the vicinity of the work site; the character and nature of the neighborhood of the proposed work

site; whether great economic hardship would occur if the work were spread over a longer time; whether proposed night work is in the general public interest; and he shall prescribe such conditions, working times, types of construction equipment to be used, and permissible noise levels as he deems to be required in the public interest.

Additionally, except emergency work, it is unlawful for any person, including the City of San Diego, to conduct any construction activity to cause, at or beyond the property lines of any property zoned residential, an average sound level greater than 75 dBA during the 12-hour period from 7:00 a.m. to 7:00 p.m.

3.8.5 Method of Analysis

The following impact analysis focuses on potential noise-related impacts of the Master Plan. The evaluation considers project plans, current conditions on the project site, and applicable regulations and guidelines. The Federal Highway Administration Noise Prediction Model was used to estimate long-term traffic noise levels with and without Master Plan project implementation (Appendix G). Traffic volumes and roadway characteristics with buildout of the Master Plan used in the Federal Highway Administration Noise Prediction Model were obtained from Linscott, Law, and Greenspan (Appendices H and I).

3.8.6 Thresholds of Significance

According to Appendix G of the California Environmental Quality Act (CEQA) Guidelines, the project would have a significant impact on noise if it would result in:

- **Threshold 1:** Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- **Threshold 2:** Generation of excessive groundborne vibration or groundborne noise levels.
- **Threshold 3:** For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.

The CEQA Guidelines do not provide quantitative thresholds for the evaluation of noise and vibration impacts. The District noise standards primarily address interior building noise through building design measures for campus land uses. Therefore, where quantitative noise or vibration limits for other source or receptor types have not been established by the District, standards established by the City and other public agencies are considered as thresholds for this analysis, where appropriate. While City regulations do not apply to campus development projects, many City standards are considered relevant guidance to establish thresholds for this analysis of potential impacts on surrounding land uses, which are within City limits and subject to City noise standards.

3.8.7 Project Impacts and Mitigation

The following sections address various potential impacts relating to noise that could result from implementation of the project.

3.8.7.1 Threshold 1: Exceedance of Noise Standards

Threshold 1: Would the project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Impact Analysis

Program Level

Construction

Construction noise associated with future long-term projects would be temporary and would vary depending on the nature of the activities being performed. Noise generated would primarily be associated with the operation of off-road equipment for on-site construction activities and construction vehicle traffic on area roadways. Typical heavy-duty construction equipment would be used, and no excessively noisy activities such as pile driving or blasting would be required. Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., land clearing, grading, excavation, paving). The magnitude of the impact would depend on the type of construction activity, equipment, duration of the construction phase, distance between the noise source and receiver, and intervening structures.

Heavy off-road construction equipment would not all operate at the same time or in the same location and would not be in constant use during a typical 8-hour operating day. Further, not all pieces of equipment would be used near off-site residential property lines.

A recent project on the Mesa College campus requiring similar construction (HELIX 2026) calculated average construction equipment noise levels for each required phase of construction. The analysis for Mesa College calculated screening distances for construction activities based on the default off-road equipment list in the California Emissions Estimator Model, which is also assumed for the Master Plan projects in Section 3.2, Air Quality. Industry-standard reference noise levels were obtained from the FTA's Transit Noise and Vibration Impact Assessment Manual (FTA 2018). Based on FTA-recommended methodology, noise level exposure is based on concurrent operation of the two noisiest pieces of equipment for each phase of construction. Noise levels were calculated at 40 feet, which was the closest receptor distance to the Mesa College campus, and at the receptor distance at which the operation of the combined construction equipment would be reduced to 75 dBA L_{eq} (12-hour). The calculated distance to 75 dBA L_{eq} provides a screening level distance for impacts from Master Plan projects, which would involve the same construction activities and anticipated construction fleet. A standard 8-hour workday was

assumed. Calculated noise levels for each phase are shown in Table 3.8-9, Construction Equipment Average Noise Levels.

Table 3.8-9. Construction Equipment Average Noise Levels

Construction Phase	Noisiest Off-Road Equipment	dBA L_{eq} (12-hour) at 40 Feet	Distance to 75 dBA L_{eq} (12-hour) (feet)
Demolition	Dozer, Saw	85.7	137
Site Preparation	Dozer, Backhoe	86.4	148
Grading	Grader, Dozer	88.2	183
Building Construction	Generator Set, Crane	85.7	138
Underground Utilities	Dozer, Excavator	86.4	148
Paving	Paver, Roller	88.2	183
Architectural Coating	Air Compressors (2)	80.2	73

Source: HELIX 2026.

Notes: dBA = A-weighted decibel; L_{eq} = time-averaged noise level

As the distance between future project locations and sensitive receptors would vary widely depending on the project, additional calculations were completed to identify the distance at which construction activity would need to occur for noise levels at NSLUs to be kept at or below 75 dBA L_{eq} (12-hour). As shown in Table 3.8-9, the distance to the 75 dBA L_{eq} (12-hour) contour ranges from approximately 73 feet to 183 feet; therefore, it is reasonable to conclude that noise levels would exceed the threshold of 75 dBA L_{eq} (12-hour) if construction activity occurred within approximately 185 feet of an NSLU. For a future project that requires only select types of construction activity (e.g., demolition or coating application), the distances at which the threshold of 75 dBA L_{eq} (12-hour) is assumed to be exceeded are shown in Table 3.8-9. Existing NSLUs (including the mobile homes to the north, Legacy Apartments to the east, Gold Coast Apartments, Caroll Apartments, and Hourglass Park Apartments to the south, Walker Elementary School/Wangenheim Middle School to the west, and classrooms throughout campus) are within 185 feet of the anticipated construction areas for all long-term projects. Impacts would be potentially significant and mitigation would be required.

Nighttime construction could occasionally be required in specific circumstances, such as to accommodate concrete pours during lower temperature hours or to reduce temporary conflicts with traffic or operation of nearby uses. If required, nighttime construction would be limited to those activities needing to occur during nighttime hours and would be limited to a few nights of work rather than throughout the entire construction period of an individual project. The noise analysis for the Mesa College project calculated that the two loudest pieces of equipment required for campus construction would be a paver and a roller, which would generate a combined noise level of 70.1 dBA L_{eq} (12-hour) at a distance of 320 feet, below the 75 dBA L_{eq} (12-hour) limit (HELIX 2026). As described above, the default construction fleet assumed for the Mesa College campus is the same as those assumed for the Master Plan projects. Nighttime construction noise would be a nuisance to

NSLUs where people normally sleep. Nighttime construction is not currently anticipated for any long-term project. However, if required, NSLUs including the mobile homes to the north, Legacy Apartments and Mira Monte Apartments to the east, Gold Coast Apartments, Caroll Apartments, Hourglass Park Apartments, and Park Lane Apartments to the south are within the 320 feet screening distance for the Athletics Building and Courts, Parking Structure with Athletic Fields, North Campus Drive Street Parking, and Vernal Pool Community Trail Extension, Public Safety A-2, and Hourglass Field Modernization long-term projects. Therefore, nighttime impacts would be potentially significant and mitigation would be required.

Operation

Potential operational sources of noise from implementation of the Master Plan long-term projects are discussed below.

Heating, Ventilation, and Air Conditioning Equipment

The exact locations of future heating, ventilation, and air condition (HVAC) systems and other mechanical equipment required for buildings are not known at this time; however, systems would be typical of an urban environment and similar to existing systems on campus. Consistent with assumptions for the Mesa College campus (HELIX 2026), buildings would require a commercial HVAC unit with the potential to generate a sound pressure level of 78.5 dBA at one meter. The analysis assumed installation of a 20-ton commercial rooftop HVAC unit manufactured by Carrier (HELIX 2026). Specifications for any HVAC systems that would be installed as part of the Master Plan projects are currently unknown but are expected to be similar to the Mesa College campus unit. HVAC noise from individual units would attenuate to below the City's nighttime single-family residential property line limit of 40 dBA at approximately 280 feet; below the City's nighttime multi-family residential property line limit of 45 dBA at approximately 160 feet; and below the 65 dBA L_{eq} limit applicable to non-residential campus buildings at approximately 16 feet.

HVAC systems currently operate on campus facilities to be demolished, and future operation would be similar to existing conditions within the campus. However, because future location of individual units is unknown, individual systems would have the potential to exceed the City's nighttime thresholds at the mobile homes to the north, Legacy Apartments and Mira Monte Apartments to the east of campus, Walker Elementary School to the west, and Gold Coast Townhomes, Park Lane Apartments, and Hourglass Park Apartments to the south. Shielding and building design would reduce indoor and exterior noise exposure to equipment operation, but the level of shielding required cannot be determined at this time due to lack of project design. Therefore, impacts related to building or parking structure HVAC systems to off-site receptors would be potentially significant. The proposed long-term project buildings are separated from existing buildings by walkways and landscaping and would not result in new HVAC systems within 16 feet of other campus buildings. On-campus impacts would be less than significant.

Athletic Courts and Fields

Modernization improvements are proposed for Hourglass Field in the southwestern portion of campus as well as the construction of a new athletics building with outdoor basketball and pickleball courts and a parking structure with an athletic field and tennis courts on the roof. Participants in recreational activities using the fields and courts would be expected to generate noise levels typical of such activities. Active uses such as sports fields and courts typically generate incidental recreational noise, such as cheering for sports activities. Passive recreational activities such as walking, reading, and dining in open turf and grass areas typically generate lower noise levels compared to active sports play. Noise sources from these uses would be intermittent and different from each other in kind, duration, and location, so that the overall effects would be separate and, in most cases, would not affect the same noise-sensitive receptors at the same time. Athletic courts and fields may result in some nuisance noise but would be limited to daytime operation, would be similar to existing adjacent athletic field noise, and would be separated from off-site NSLUs by Gold Coast Drive, Black Mountain Road, and South Campus Drive. As shown in Table 3.8-10, Existing Plus Future Project Buildout (2045) Traffic Noise Levels, Black Mountain Road currently generates noise levels above 70 dBA CNEL and contributes substantial noise to the area. As such, field use would generally not be noticeable above existing conditions to either off-site or on-site NSLUs. Impacts would be less than significant.

Parking

A new 300-space parking structure is proposed to the east of Hourglass Field and improvements to North Campus Drive to include additional parking spaces. Noise sources from parking lots and structures include car alarms, door slams, radios, and tire squeals. Based on reference noise levels from a similar mixed-use project in the region, these sources typically range from approximately 51 to 66 dBA at a distance of 10 feet (City of Santee 2020) and are generally short-term and intermittent. Parking areas have the potential to generate noise levels that exceed 65 dBA depending on the location of the source; however, noise sources from the parking areas would be different from each other in kind, duration, and location. Therefore, the overall effects would be separate and, in most cases, would not affect noise-sensitive receptors at the same time. Therefore, noise generated from parking areas would not exceed SDMC hourly noise level limits and would be less than significant.

Vehicle Traffic Noise

Vehicle traffic assumes total development under near- and long-term projects, consistent with the total vehicle trips calculated for Section 3.9, Transportation. The potential for implementation of the Master Plan, including long-term projects, to permanently increase ambient noise levels as a result of increased traffic was assessed using standard noise modeling equations adapted from the Federal Highway Administration Noise Prediction Model. Model output is provided in

Appendix G of this Program Environmental Impact Report (PEIR). The modeling calculations take into account the posted vehicle speed, median width, average daily trip volume, and estimated vehicle mix. Traffic volumes and roadway characteristics with buildout of the Master Plan were obtained from Linscott, Law, and Greenspan (Appendix H and I). Noise levels were calculated at 50 feet from the centerline of each roadway segment. Generally, noise from heavily traveled roadways decreases by approximately 3 dBA for every doubling of distance. The actual sound level at any receptor location depends on factors such as source-to-receptor distance and the presence of intervening structures, barriers, vegetation, and topography; therefore, the calculated result represents the worst-case scenario.

Table 3.8-10 includes the six roadway segments included in the traffic analysis study area to represent the potential changes in traffic noise conditions. Consistent with the traffic analysis, the significance of project direct impacts on ambient noise levels is evaluated based on a comparison of existing conditions without project implementation to future buildout (2045) noise levels with project implementation.

Table 3.8-10. Existing Plus Future Project Buildout (2045) Traffic Noise Levels

Roadway	Segment	Existing (dBA L_{dn})	Existing Plus Future Project Buildout (2045) (dBA L_{dn})	Increase in Noise Level from Existing	Significant Impact?
Mira Mesa Boulevard	Black Mountain Road to Westview Parkway	76.7	76.9	+0.2	No
Black Mountain Road	Mira Mesa Boulevard to Hillery Drive	70.9	71.0	+0.1	No
	Hillery Drive to Gold Coast Drive	72.1	72.2	+0.1	No
Westview Parkway	Mira Mesa Boulevard to Hillery Drive	69.7	69.9	+0.2	No
Hillery Drive	Black Mountain Road to Westview Parkway	67.6	67.8	+0.2	No
	Westview Parkway to North Campus Driveway	65.6	65.8	+0.2	No

Notes: dBA = A-weighted decibel; L_{dn} = day-night noise level

As shown in Table 3.8-10, future traffic noise levels under project buildout would not result in a direct noise impact on any study area segments. An increase of less than 3 dBA is generally not considered to be perceptible by the average human ear. Traffic noise levels would increase by less than 3 dBA CNEL; therefore, the Master Plan would not generate vehicular traffic that results in a substantial permanent increase in ambient noise levels within the vicinity of the project.

Project Level

English Gallery and Performing Arts Center Building

Construction of the English Gallery and Performing Arts Center Building would require the same construction practices as the long-term projects described above. Therefore, the same screening distances would apply to this project. The center point of construction for the English Gallery and Performing Arts Center Building would occur over 1,000 feet from the nearest off-site residences and at least 800 feet from the nearest off-site sensitive receptor, Walker Elementary School. Therefore, construction noise is not anticipated to exceed 75 dBA (12-hour) at off-campus NSLUs. However, on campus sensitive classrooms would be within the 185-foot screening distance and specific screening distance by phase as shown in Table 3.8-9. Impacts on on-site NSLUs during construction would be potentially significant.

Permanent sources of noise associated with the new English Gallery and Performing Art Center Building would include HVAC systems for the new building. Since the new theater is completely indoors and enclosed, noise from scheduled performances is not expected to be audible from the outside. The new English Gallery and Performing Art Center Building would be approximately 540 feet from the nearest off-site sensitive receptor, Walker Elementary School, and approximately 800 feet from the nearest residences to the north (mobile homes). These receptors would be outside the 280-foot screening distance for an HVAC noise conflict. The proposed English Gallery and Performing Art Center is separated from existing buildings by walkways and landscaping, and would not result in new HVAC systems within 16 feet of other campus buildings. On-campus impacts would also be less than significant. In addition, the increase in vehicular traffic noise from patrons and students visiting the English Gallery and Performing Arts Center Building was included in the traffic noise modeling for Master Plan buildout in Table 3.8-10 and would not result in a significant noise impact from traffic noise. Therefore, the English Gallery and Performing Arts Center Building would not result in a substantial permanent increase in noise levels in the project vicinity. Impacts would be less than significant.

Early Education Center Building

The proposed Early Education Center Building would include the demolition of the existing Child Development Center F-2 Building and construction of a one-story Early Education Center Building. Construction would require the same construction practices as the long-term projects described above. Therefore, the same screening distances would apply to this project. The center point of construction for the Early Education Center Building would occur over 800 feet from the nearest residences, multi-family residences to the northeast (Legacy Apartments). Therefore, construction noise is not anticipated to exceed 75 dBA (12-hour) at NSLUs. However, on campus, sensitive classrooms would be within the 185-foot screening distance and specific screening distances by phase as shown in Table 3.8-9. Impacts on on-site NSLUs during construction would be potentially significant.

Permanent sources of noise associated with the Early Education Center Building would include HVAC systems and children at play from the outdoor play yard. However, this building would be redeveloped with similar uses as existing conditions, which already include commercial HVAC and programming for children. These noise sources would occur over 700 feet from the nearest off-site sensitive receptors, the multi-family residences to the northeast (Legacy Apartments). At this distance, HVAC noise and nuisance noise from children at play would not conflict with the noise limits for these uses. The proposed Early Education Center Building is separated from existing buildings by walkways and landscaping and would not result in new HVAC systems within 16 feet of other campus buildings. On-campus impacts would also be less than significant. In addition, the increase in vehicular traffic noise from users visiting the Early Education Center Building was included in the traffic noise modeling for Master Plan buildout in Table 3.8-10 and would not result in a significant noise impact from traffic noise. Therefore, the Early Education Center Building would not result in a substantial permanent increase in noise levels in the project vicinity. Impacts would be less than significant.

Level of Significance Before Mitigation

Long-term projects would result in potentially significant construction noise impacts and operational impacts from HVAC equipment prior to mitigation. Near-term projects would result in potentially significant construction impacts prior to mitigation. Near-term project operation noise would be less than significant, and no mitigation would be required.

Mitigation Measures

Program Level

NOI-1: **Construction Noise Screening.** If project construction activities resulting from implementation of the project are proposed within 185 feet of NSLUs or within activity-specific screening distances identified below from NSLUs when only select phases of construction are required, mitigation shall be integrated into the project's construction specifications:

- 137 feet for demolition
- 148 feet for site preparation or utility undergrounding
- 183 feet for grading or paving
- 138 feet for building construction
- 73 feet for architectural coating application

This measure would apply to any nighttime (7:00 p.m. to 7:00 a.m.) construction that would occur within 320 feet of a sensitive receptor. This measure shall be implemented to minimize temporary noise caused by construction activities to below the applicable CEQA significance thresholds at NSLUs:

The construction contractor shall be required to develop a work plan to limit the use of heavy construction equipment so as not to exceed a 12-hour average sound level of 75 dBA L_{eq} at NSLUs between 7:00 a.m. and 7:00 p.m. Monday through Saturday. Prior to construction activities occurring outside the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday, the extended work hours shall be approved by the District construction manager for the project, and implementation of the work plan would also be required.

The following noise control measures shall be implemented as part of the work plan as applicable:

a. Outfit construction equipment with properly maintained, manufacturer-approved or recommended sound abatement features on air intakes, combustion exhausts, heat dissipation vents, and the interior surfaces of engine hoods and power train enclosures.
b. Locate (to the extent practical) steady-state, continuously operating stationary construction equipment such as generators, pumps, and air compressors at least as far as the identified screening distances from nearby NSLUs. If this screening distance cannot be achieved on the project site, consider deployment of temporary noise walls or acoustical blankets that would block direct sound paths between the equipment and the receptor(s) of concern.
c. Position (to the extent practical) construction laydown and vehicle staging areas as far from NSLUs as feasible.
d. Inform, whenever possible and preferably with at least a 2-week advanced notice, all neighboring NSLUs located within a 185-foot radius of the project site that a construction project is planned to begin. The notification shall describe the anticipated location of construction activities and the general construction schedule.
e. Where on-campus NSLUs are expected to be less than 185 feet away from construction activity, schedule construction activities anticipated to generate the highest noise levels to avoid the final week of classes. Adjust hours or days of the construction activity to occur before or after these most noise-sensitive periods of the Miramar College academic year.

NOI-2: **Stationary Noise Source Assessment.** If new or modified stationary noise sources are proposed, including but not limited to major HVAC systems, ventilated parking structures, or similar facilities with noise-generating mechanical equipment not analyzed, the project shall consider the feasibility of incorporating the following screening distances between the noise-sensitive land use and the HVAC/mechanical equipment to be 280 feet of a single-family residential land use or 160 feet of multi-family residential land use.

If these noise sources are planned to be located outside the applicable screening distances, no further action shall be required. If such screening distances cannot be achieved based on the project location or needs, or a project requires a noise source type not considered in this analysis, a noise assessment shall be conducted by a qualified acoustician to determine if there would be a conflict with the off-campus noise limits established based on the City's Municipal Code or the interior noise limits for on-campus buildings of 50 dBA L_{eq} in non-residential spaces and 45 dBA L_{eq} in habitable residential buildings. The noise assessment shall consider the specific source proposed, its location, intervening features, and other relevant site-specific or source-specific information available during project design.

If the noise assessment determines that noise levels would exceed the applicable limits at a receiving NSLU, project-specific recommendations for attenuation shall be provided in the noise assessment to reduce the noise level below the applicable limit. Such recommendations may include, but are not limited to, relocation, addition of noise barriers or louvers, and use of mufflers or other manufacturer-provided features. For potential conflicts with the on-campus interior noise levels, enhanced building materials such as windows or doors may also be considered, with the aim to reduce indoor noise levels below 35 dB in classrooms and below 40 dB in shared spaces if possible. The noise assessment shall demonstrate that the recommended noise attenuation techniques reduce noise levels at off-campus land uses below the applicable noise limit based on the SDMC. If feasible attenuation techniques considered in the noise assessment cannot achieve the limit applied to on-campus buildings, the incorporation of attenuation features that do not result in noise levels below this limit may be considered adequate with approval from the District Architect based on evidence that the anticipated exterior noise level would not result in conflicts with the interior noise level standard for the affected building's use.

The recommendations of the noise assessment shall be incorporated into the project plans and detailed in the project's construction specifications where applicable.

Project Level

Mitigation Measure NOI-1 would apply to construction of near-term projects.

Level of Significance After Mitigation

Implementation of Mitigation Measures NOI-1 and NOI-2 would reduce program-level impacts related to the generation of substantial temporary and permanent increases in ambient noise levels to a level that is less than significant. Mitigation Measure NOI-1 would reduce project-level construction noise impacts to less than significant.

3.8.7.2 Threshold 2: Excessive Groundborne Vibration or Noise

Threshold 2: Would the project generate excessive groundborne vibration or groundborne noise levels?

Impact Analysis

Program Level

Construction

Construction activities would have the potential to generate levels of groundborne vibration that could adversely affect nearby sensitive land uses, buildings that are structurally sensitive to groundborne vibration, and facilities where equipment or activities may be sensitive to vibratory influences. As detailed above, land uses within the vicinity of campus that are subject to annoyance from vibration include the residences off campus. On-campus vibration-sensitive facilities include the existing Aviation F-1 Building and the Science and the Advanced Transportation Technology S-2 through S-6 Buildings. The level of vibration experienced by these land uses would depend on the vibration generated by the construction equipment or process. No pile driving would be required for project construction. Therefore, in the absence of impact or vibratory-type pile driving equipment, the largest source of construction vibration is anticipated to be a vibratory roller, which generates a vibration velocity of 94 VdB at 25 feet (FTA 2018). Table 3.8-11, Screening Distances by Vibration-Sensitive Receptor Type, identifies screening distances for use of a vibratory roller based on the FTA criteria for building damage, human annoyance, and vibration-sensitive equipment.

Table 3.8-11. Screening Distances by Vibration-Sensitive Receptor Type

Receptor Type	Threshold (VdB)	Distance from Vibratory Roller (feet)
FTA type IV – Buildings extremely susceptible to vibration damage	90	35
Classrooms, libraries (and related learning spaces), and child development centers	83	60
Residential land uses (on and off campus)	80	75
Computer equipment rooms, low-power optical microscopes	78	85
Vibration Criterion A (VC-A) (medium- to high-power optical microscopes, microbalances, optical balances, and similar specialized equipment)	66	215

Source: FTA 2018 (threshold); Helix 2026 (distances)

The construction activity to building or receptor distance would need to be greater than the screening distances shown in Table 3.8-11 in order for vibration exposure to be less than the thresholds identified for each receptor type. As construction of future long-term projects could occur within these distances (such as the Parking Structure with Athletic Fields, Athletic Building and Courts, North Campus Drive Street Parking, STEM Lab project, Heavy Duty C-1 Building, Public Safety A-2 Modernization, Hourglass Field Modernization, and Vernal Pool Community Trail Extension), construction has the potential to result in the generation of excessive groundborne vibration to both on-campus NSLUs (Aviation F-1 Building and the Science and the Advanced

Transportation Technology S-2 through S-6 Buildings) and off-campus NSLUs (Hourglass Park Apartments, Gold Coast Apartments, Park Lane Apartments, Caroll Apartments, Legacy Apartments, Mira Monte Apartments, mobile homes). Impacts would be potentially significant and mitigation would be required.

Operation

Once operational, new and renovated facilities proposed under the Master Plan are not anticipated to be substantial sources of vibration. Stationary noise sources such as HVAC and other mechanical systems would not be expected to generate excessive vibration levels as these types of equipment are typically designed, manufactured, and installed with vibration-isolating connections and other features to minimize vibration. Increased levels of vibration from this type of equipment would indicate the need for maintenance and after such maintenance is completed, the equipment would generate negligible vibration levels. Increases in campus-related vehicle trips also would not generate excessive vibration as vibration from vehicular traffic is generally not perceptible outside paved roadways that are properly maintained (Caltrans 2020). The project would not result in the permanent generation of excessive vibration levels. Impacts would be less than significant.

Project Level

English Gallery and Performing Arts Center Building

Building foundations for the English Gallery and Performing Arts Center Building requiring the use of a vibratory roller are anticipated to be constructed approximately 150 feet from the nearest on-campus building (Arts & Humanities Building) and approximately 800 feet from the Science S-5 Building, where vibration-sensitive equipment occurs. In addition, the new English Gallery and Performing Art Center Building would be approximately 540 feet from the nearest off-site sensitive receptor, Walker Elementary School, and approximately 800 feet from the nearest residences to the north (mobile homes). Therefore, vibratory equipment would not be used within the applicable screening distances during construction as shown in Table 3.8-11 and the English Gallery and Performing Arts Center Building would not result in the generation of excessive groundborne vibration. In addition, no permanent sources of substantial vibration would be installed for the English Gallery and Performing Arts Center Building. Impacts would be less than significant.

Early Education Center Building

Building foundations for the Early Education Center Building requiring the use of a vibratory roller are anticipated to be constructed approximately 160 feet from the nearest building (Fitness Center J-2 Building) and approximately 250 feet from the Aviation F-1 Building where vibration-sensitive equipment occurs. In addition, the Early Education Center Building is over 700 feet from the nearest off-site sensitive receptors, the multi-family residences to the northeast (Legacy Apartments). Therefore, vibratory equipment would not be used within the applicable screening distances during construction as shown in Table 3.8-11 and the Early Education Center Building

would not result in the generation of excessive groundborne vibration. In addition, no permanent sources of substantial vibration would be installed for the proposed Early Education Center Building. Impacts would be less than significant.

Level of Significance Before Mitigation

Long-term projects would result in a potentially significant impact related to construction vibration prior to mitigation. Near-term projects would be less than significant and no mitigation would be required.

Mitigation Measures

Program Level

NOI-3: **Construction Vibration Screening.** Prior to the commencement of construction of Long-Term Projects that would involve the use of heavy earthmoving equipment within the following screening distances, the District shall retain a qualified acoustician to prepare a construction vibration mitigation program to be implemented by the construction contractor(s):

- 35 feet of buildings extremely susceptible to vibration damage such as historic structures (90 VdB threshold)
- 60 feet of classrooms, libraries, and child development centers (83 VdB threshold)
- 75 feet of residential land uses (80 VdB threshold)
- 85 feet of computer equipment rooms, low-power optical microscopes (78 VdB threshold)
- 215 feet of medium- to high-power optical microscopes, microbalances, optical balances, and similar specialized equipment (66 VdB threshold)

If additional information about the specific construction equipment to be used or types of vibration-sensitive equipment that would be affected is available during project planning, the screening distance may also be adjusted to a project-specific distance based on more detailed information about the sensitivity of the equipment or affected receptor. Where required, the construction vibration mitigation program shall identify and require measures to reduce vibration resulting from construction activities to the maximum extent practicable, as well as detail construction activity notification and monitoring processes that include, but are not limited to, the following:

a. If feasible, vibratory equipment shall be operated in static mode while it is required to be used within the screening distances noted above.
b. Where vibratory equipment would be used within the applicable equipment screening distance and use of static mode in this buffer distance is infeasible, vibration monitoring shall be performed during construction to establish the level of vibration produced by activities using vibratory equipment. Monitoring shall be

conducted when the construction activity would occur within the screening distances noted above. Monitoring shall be conducted using portable vibration-monitoring instrumentation that provides a calibrated record of local ground movement/accelerations. If construction vibration exceeds the appropriate threshold, work shall be stopped and resumed when alternative work methods and equipment can be implemented. Baseline vibration levels at specified locations shall be established prior to the construction activity.

c. Building occupants of vibration-sensitive land uses within the applicable screening distance shall be notified at least two weeks prior to the start of construction. The notification shall describe the anticipated vibration effects and construction schedule.

Level of Significance After Mitigation

Implementation of Mitigation Measure NOI-3 would reduce program-level vibration impacts during construction to a level that is less than significant.

3.8.7.3 Threshold 3: Aircraft Noise

Impact Analysis

Program Level and Project Level

The nearest airport to the campus is MCAS Miramar, approximately 1.85 miles to the south. There are no private airstrips, private airports, or heliport facilities within 2 miles of the campus. According to the MCAS Miramar Airport Land Use Computability Plan (SDCRAA 2008), the campus is within the designated Airport Influence Area, which requires specific protection measures for noise, overflight, safety, and/or airspace protection. Specifically, the campus is in Review Area 2, which includes the Overflight Notification Area, Airspace Protection Compatibility Area, and Federal Aviation Administration Height Notification Area. However, the campus is not within the 65 dB CNEL noise contour. Therefore, implementation of the Master Plan, including both long-term and near-term projects, would not expose people residing or working on the project site to excessive noise levels associated with operation of MCAS Miramar. Impacts would be less than significant.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would result in a less than significant impact related to aircraft noise.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.8.8 Cumulative Impacts

The following sections address various potential cumulative impacts relating to noise that could result from implementation of the project.

3.8.8.1 Exceedance of Noise Standards

The geographic context for the analysis of cumulative impacts related to noise is generally site specific, as noise attenuates quickly with distance and only has the potential to combine with other sources in the immediate vicinity. Cumulative projects within the vicinity of the campus or on campus (San Diego College of Continuing Education A-1 Building) could involve construction activities or new permanent sources of noise, which would have the potential to combine with project-related noise sources and result in a substantial increase in ambient noise levels within the vicinity. As described in Section 3.8.7.1, noise associated with future campus construction activity has the potential to exceed the 75 dBA L_{eq} (12-hour) construction noise limit established in the SDMC. As a result, Mitigation Measure NOI-1 is proposed for projects located within the screening distances identified in Table 3.8-9. Similarly, a construction noise permit from the City would be required for cumulative projects anticipated to conflict with this limit or result in work outside the typically allowed hours of construction. The permit would provide conditions for the construction work that limit its potential for excessive noise generation. Nonetheless, construction noise from multiple cumulative projects adhering to this limit could combine together to result in excessive noise at certain receptors, and the cumulative impact would be potentially significant. With implementation of Mitigation Measure NOI-1 for campus projects occurring within the applicable screening distances, the project would not considerably contribute to the identified significant cumulative impact on excessive ambient noise levels from temporary construction activities.

New stationary sources of noise associated with the residential land uses that surround the campus are not anticipated to substantially increase noise levels in combination with new campus noise sources. Surrounding cumulative projects would be subject to the SDMC property line limits that are established to provide an appropriate noise environment based on the applicable land uses. In addition, Mitigation Measure NOI-2 requires campus projects installing new permanent noise sources within identified distances of off-site residences to attenuate noise to the limits established in the SDMC at off-campus properties. As campus projects and future cumulative development projects would be required to adhere to these noise limits for stationary sources, the cumulative impact from these sources is considered less than significant.

The future traffic volumes used in the noise analysis include additional trips to account for growth anticipated in the region (Appendices H and I). As shown in Table 3.8-10 traffic noise levels under future project buildout would not exceed the conditionally compatible noise level at nearby residential land uses and would not increase by 3 dB from existing conditions. Therefore, with

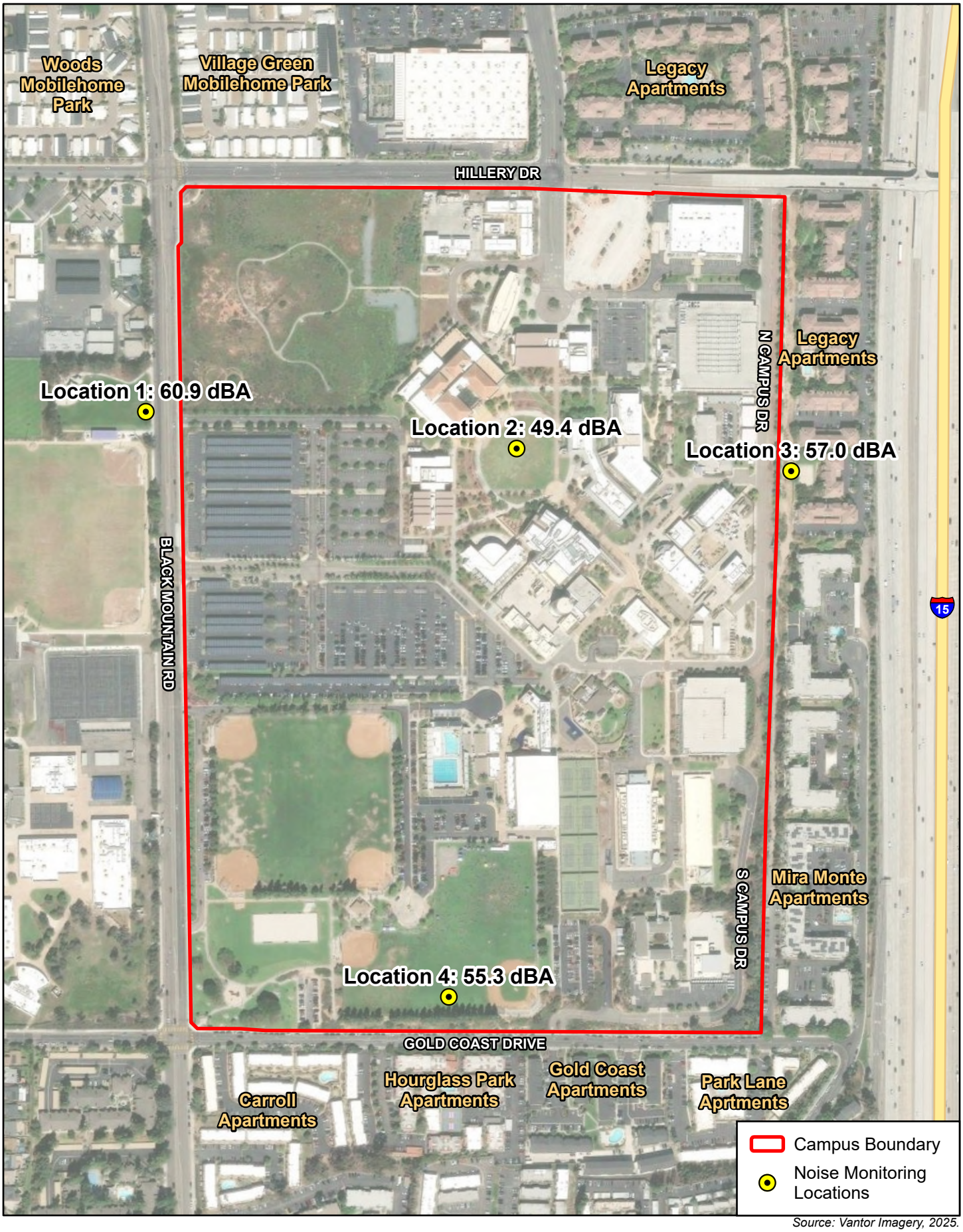
both regional growth and the increase in campus-related trips, there would not be a substantial increase in traffic noise levels, and the cumulative impact would be less than significant.

3.8.8.2 Excessive Groundborne Vibration or Noise

The geographic context for cumulative impacts related to exceedance of noise standards includes projects close to future individual projects. This geographic scope is appropriate for the threshold because, similar to noise effects, vibration is a localized phenomenon and is progressively reduced as the distance from the source increases. As off-campus cumulative projects would occur outside the campus boundaries and on-campus cumulative projects (San Diego College of Continuing Education A-1 Building) constructed within the screening distances identified in Table 3.8-11, and the project would implement Mitigation Measure NOI-3, it is not anticipated that a cumulative project together with a Master Plan could combine to result in a significant vibration impact. In addition, there are no substantial sources of operational vibration anticipated to be generated by the project. Therefore, the Master Plan, in combination with other cumulative projects, would not result in a cumulative impact related to groundborne vibration.

3.8.8.3 Aircraft Noise

Airport-related noise is generally site-specific and not cumulative. The placement of a structure in the noise contours of a public airport or in proximity to a private airstrip would not affect airport noise related to the placement of another cumulative project. Additionally, development and construction proposed under the cumulative projects would be subject to regulations that require compliance with noise standards. The long-term and near-term projects are outside the noise contours for any airport. Therefore, the Master Plan, in combination with other cumulative projects, would not result in a cumulative impact related to public use airports.



Source: Vantor Imagery, 2025.

Harris & Associates

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0 250 500

Feet

Figure 3.8-1

Noise Monitoring Locations

San Diego Miramar College Master Plan

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3.9 Transportation

This section evaluates the potential for impacts on transportation resulting from construction and operation of near-term and long-term projects implemented under the San Diego Miramar College Master Plan Project (Master Plan or project). This section relies on the information and analysis in the Vehicle Miles Traveled (VMT) Analysis prepared by Linscott, Law & Greenspan, Engineers (LLG) (2026), and the Local Mobility Analysis prepared by LLG (2026), provided as Appendices H and I, respectively, to this Program Environmental Impact Report (PEIR).

3.9.1 Environmental Setting

The following sections describe the environmental setting for the project as it relates to transportation.

3.9.1.1 Campus Parking and Internal Streets

San Diego Miramar College (project site, Miramar College, or campus) is in an urbanized area connected to a network of local roadways, highways, and multimodal transportation options and is between the Interstate (I-) 805 and I-15 corridors. Parking lots are scattered throughout the campus. Surface parking lots (Lot 1 and Lot 2) are on the western side of the campus, a surface parking lot is in the northeastern portion of the campus (Lot 3), a parking garage (PS-3) is in the northeastern portion of the campus along North Campus Drive, a parking garage (PS-4) is in the southeastern portion of campus along South Campus Drive, and a surface parking lot is east of Hourglass Field (Lot A).

Internal campus streets include Miramar College Driveway, North Campus Drive, and South Campus Drive. A transit station that serves multiple bus lines is in the northeastern portion of the project site and accessible via Hillery Drive. The existing campus has a total of six access points:

- Main entry at Westview Parkway and Hillery Drive
- Hillery Drive and Miramar College Transit Station Driveway (buses only)
- North Campus Drive and Hillery Drive
- Miramar College Driveway and Black Mountain Road
- Black Mountain Road and Lot 2 Driveway
- Gold Coast Drive and South Campus Drive

3.9.1.2 Roadway Network

The following is a description of the existing roadway network surrounding the campus, which accommodates the majority of campus-related vehicle trips.

Mira Mesa Boulevard is an east–west facility and is classified in the Mira Mesa Community Plan and Local Coastal Program as an 8-Lane Prime Arterial east of Black Mountain Road and as a 6-Lane Prime Arterial west of Black Mountain Road (City of San Diego 2022a). It is currently constructed

as a six-to-eight-lane divided roadway. There are Class II bike lanes provided west of Black Mountain Road and Class III bike routes with "sharrows" east of Black Mountain Road. "Corridor sidewalks" are provided on both sides of the roadway. Curbside parking is generally prohibited. The posted speed limit is 35–40 miles per hour (mph).

Black Mountain Road is a north–south facility classified in the Mira Mesa Community Plan and Local Coastal Program as a 4-Lane Major Arterial (City of San Diego 2022a). It is currently constructed as a four-lane divided roadway. Bicycle facilities provided include Class II bike lanes north of Gold Coast Drive and Class III bike routes to the south. 'Connector Sidewalks' are provided on both sides of the roadway. While on-street parking is generally prohibited along the corridor, it is permitted south of Gold Coast Drive. The posted speed limit is 45 mph.

Westview Parkway is a north–south facility classified in the Mira Mesa Community Plan and Local Coastal Program as a 4-Lane Collector (without a two-way left-turn lane [TWLTL]) (City of San Diego 2022a). It is currently constructed as a four-lane roadway with a TWLTL between Hillery Drive and approximately 500 feet north of Hillery Drive, and transitions into a four-lane divided roadway north of that point. "District sidewalks" are provided on both sides of the roadway. Class II bike lanes are provided between Mira Mesa Boulevard and Hillery Drive. On-street parking is prohibited throughout this segment, and the posted speed limit is 40 mph.

Hillery Drive is an east–west facility classified in the Mira Mesa Community Plan and Local Coastal Program as a 4-Lane Collector (without TWLTL) between Westview Parkway and Black Mountain Road and as a 2-Lane Collector (without TWLTL) west of Black Mountain Road (City of San Diego 2022a). Currently, the segment east of Black Mountain Road is constructed as a four-lane roadway with a TWLTL, featuring Class II bike lanes and "connector sidewalks" that extend to North Campus Drive. Just east of the Miramar College Transit Station driveway, the roadway transitions to two lanes (one lane in each direction) until North Campus Drive. Additionally, the roadway becomes an overpass providing direct access to the I-15 Express Lanes. Conversely, west of Black Mountain Road, the facility is a two-lane undivided roadway with standard sidewalks and permitted on-street parking. The posted speed limit is 35 mph.

Gold Coast Drive is an east–west facility classified in the Mira Mesa Community Plan and Local Coastal Program as a 2-Lane Collector (without TWLTL) and is currently constructed as a two-lane undivided roadway (City of San Diego 2022a). The corridor features Class III bike routes with sharrows provided in both directions. Pedestrian infrastructure consists of "neighborhood sidewalks" west of Black Mountain Road and standard sidewalks to the east. On-street parking is permitted throughout the segment, and the posted speed limit is 30 mph.

3.9.1.3 Pedestrian and Bicycle Network

The pedestrian network within the project vicinity includes sidewalks along surrounding roadways.

Existing bicycle facilities are identified as Class I, Class II, Class III, or Class IV per the Mira Mesa Community Plan and Local Coastal Program. These classifications of bicycle facilities are described as follows (City of San Diego 2022a):

- **Class I (Bike Paths):** Include shared-use or multi-use bike paths for exclusive use by bicyclists, pedestrians, and non-motorized modes of travel. Class I bike paths are physically separated from vehicular traffic and can be constructed in roadway right-of-way or exclusive right-of-way.
- **Class II (Bike Lanes):** Include one-way bike lanes defined by pavement striping and signage to allocate a portion of a roadway for bicycle travel. Striping may include a separated buffer from vehicle or parking lanes and can include green paint to identify conflict zones.
- **Class III (Bike Routes):** Include bike routes shared with motor vehicle traffic in the same lane. Signage and street markings known as "sharrows" or shared lane markings can delineate that a road is a shared-use facility.
- **Class IV (Cycle Track):** Includes a hybrid bicycle facility that combines a separated path with a conventional bike lane. Cycle tracks are bikeways in roadways' right-of-way but separated from vehicle lanes by physical barriers, flexible posts, on-street parking curbs, or other objects and can provide one- or two-way travel for exclusive bicycle use.

The existing bicycle network in the project vicinity includes Class II bike lanes along Mira Mesa Boulevard west of Black Mountain Road, Black Mountain Road north of Gold Coast Drive, Westview Parkway between Mira Mesa Boulevard and Hillery Drive, and Hillery Drive to North Campus Drive. The network also includes Class III bike routes along Mira Mesa Boulevard east of Black Mountain Road, Black Mountain Road south of Gold Coast Drive, and along Gold Coast Drive.

3.9.1.4 Transit Network

Bus service is provided by the Metropolitan Transit System (MTS). The Miramar College Transit Station is on campus, adjacent to the Westview Parkway and Hillery Drive driveway. The bus routes serving the immediate project site include MTS Routes 20, 31, 110, 235, 237, 921, and 964. A description of the routes is provided as follows:

- **Route 20** runs between Downtown San Diego and the Rancho Bernardo Transit Station. The route runs along I-15, Hillery Drive, and Westview Parkway. There is a total of 39 stops along this route. Weekday service begins at 5:53 a.m. with 30-minute headways and ends at 8:54 p.m. Saturday service begins at 7:09 a.m. with 30-minute headways

and ends at 7:39 p.m. Sunday service begins at 7:39 a.m. with 60-minute headways and ends at 7:39 p.m.

- **Route 31** runs between the UTC Transit Center and Miramar College Transit Station. The route runs along Black Mountain Road, Miramar Road, La Jolla Village Drive, and Genesee Avenue. There is a total of 28 stops along this route. Weekday service begins at 6:02 a.m. with 30-minute headways and ends at 6:33 p.m. This route does not operate on the weekends.
- **Route 110** runs between Mira Mesa and Downtown San Diego. The route runs along Mira Mesa Boulevard, Black Mountain Road, I-15, and Broadway. There is a total of 19 stops along this route. Weekday morning service begins at 6:02 a.m. with 20-minute headways and ends at 7:04 a.m. Weekday afternoon service begins at 4:01 p.m. with 30-minute headways and ends at 5:21 p.m. This route does not operate on the weekends.
- **Route 235** runs between the Escondido Transit Center and Downtown San Diego. The route runs along Tulip Street, Quince Street, Washington Avenue, I-15, and Broadway. There is a total of 10 stops along this route. Weekday service begins at 5:00 a.m. with 15-minute headways and ends at 10:35 p.m. Weekend service begins at 5:01 a.m. with 30-minute headways and ends at 10:05 p.m.
- **Route 237** runs between Mira Mesa and the University of California, San Diego. The route runs along Hillery Drive, Mira Mesa Boulevard, I-805, La Jolla Village Drive, and Gilman Drive. There is a total of 12 stops along this route. Weekday service begins at 5:52 a.m. with 15-minute headways and ends at 7:17 p.m. This route does not operate on the weekends.
- **Route 921** runs between UTC Transit Center and the Miramar College Transit Station. The route runs along Black Mountain Road, Mira Mesa Boulevard, Pacific Heights Boulevard, Barnes Canyon Road, La Jolla Village Drive, and Genesee Avenue. There is a total of 31 stops along this route. Weekday service begins at 6:17 a.m. with 30-minute headways and ends at 7:07 p.m. Weekend service begins at 7:19 a.m. with 60-minute headways and ends at 7:22 p.m.
- **Route 964** runs between Alliant International University and Camino Ruiz and Capricorn Way. The route runs along Avenue of Nations, Willow Creek Road, Scripps Ranch Boulevard, Mira Mesa Boulevard, Hillery Drive, Black Mountain Road, Gold Coast Drive, and Camino Ruiz. There is a total of 29 stops along this route. Weekday service begins at 6:04 a.m. with 30-minute headways and ends at 6:53 p.m. This route does not operate on the weekends.

3.9.2 Regulatory Setting

This section describes the federal, state, regional, District, and local regulatory framework adopted to address transportation.

3.9.2.1 Federal

Americans with Disabilities Act

The Americans with Disabilities Act of 1990 (ADA) prohibits discrimination on the basis of disability in employment, state and local government, public accommodations, commercial facilities, transportation, and telecommunications. To be protected by the ADA, one must have a disability or have a relationship or association with an individual with a disability. An individual with a disability is defined by the ADA as a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such impairment, or a person who is perceived by others as having such impairment. The ADA does not specifically name all of the impairments that are covered. Numerous standards and guidance documents have been developed to facilitate the proper implementation of the ADA. The Department of Justice ADA Title III Regulation 28 Code of Federal Regulations, Part 36, prohibits discrimination on the basis of disability by public accommodations and requires places of public accommodation and commercial facilities to be designed, constructed, and altered in compliance with the accessibility standards established by this part. The regulation includes Standards for Accessible Design in Appendix A of Code of Federal Regulations, Title 28, Part 36, which establishes minimum standards for ensuring accessibility when designing and constructing a new facility or altering an existing facility.

3.9.2.2 State

Assembly Bill 1358: Complete Streets Act

The Complete Streets Act of 2007 ensures that transportation plans of California communities meet the needs of all users of the roadway, including pedestrians, bicyclists, users of public transit, motorists, children, older adults, and people with disabilities. Assembly Bill 1358 requires the legislative body of a city or county, upon revision of the Circulation Element of their General Plan, to identify how the jurisdiction will provide for the routine accommodation of all users of the roadway, including motorists, pedestrians, bicyclists, individuals with disabilities, older adults, and users of public transportation. The bill also directs the Governor's Office of Planning and Research (renamed the Governor's Office of Land Use and Climate Innovation [LCI] in July 2024) to amend guidelines for the development of General Plan Circulation Elements so that the construction and operation of local transportation facilities safely and conveniently accommodate everyone regardless of their mode of travel.

Senate Bill 743

On September 27, 2013, Governor Jerry Brown signed Senate Bill (SB) 743, which created a process to change the way transportation impacts are analyzed under the California Environmental Quality Act (CEQA). SB 743 required the LCI to amend the CEQA Guidelines to provide an alternative to level of service for evaluating transportation impacts. Aside from changes to transportation analyses, SB 743 also included several important changes to CEQA that apply to transit-oriented developments, including aesthetics and parking.

On December 2018, the California Natural Resources Agency certified and adopted the update to the CEQA Guidelines, implementing SB 743 (Section 15064.3). Under the LCI's revisions to the CEQA Guidelines, VMT exceeding an applicable threshold of significance may indicate a significant transportation impact. Under the VMT standard, projects within 0.25 mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should generally be presumed to cause a less than significant transportation impact. Furthermore, under the CEQA Guidelines revisions, for projects other than roadway capacity projects, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion, should not be considered a significant effect on the environment. The revisions to the CEQA Guidelines allow a lead agency to elect to evaluate transportation impacts under the revised CEQA Guidelines at any time and made the revised CEQA Guidelines applicable statewide beginning July 1, 2020.

2019 California State University Transportation Impact Study Manual

The 2019 California State University (CSU) Transportation Impact Study (TIS) Manual was adopted in March 2019 to provide guidance in the preparation of transportation impact assessments for projects on CSU campuses, including all lands owned by the CSU, consistent with the CEQA Guidelines update adopting VMT as the proper metric for assessing impacts associated with vehicular travel. The 2019 CSU TIS Manual provides guidance to be used for projects ranging from campus master plan updates to individual campus projects and for public-private development (CSU 2019). Because neither the LCI Technical Advisory nor the City of San Diego (City) provides detailed procedures for analyzing VMT for colleges or universities, the 2019 CSU TIS Manual is used as a technical framework for the VMT Analysis prepared for the project.

3.9.2.3 Regional

2025 San Diego Association of Governments Regional Plan

The San Diego Association of Governments serves as the region's metropolitan planning organization and forum for decision-making on regional issues such as growth, transportation, land use, the economy, and the environment. The Regional Plan, updated every 5 years by San Diego Association of Governments, incorporates state requirements for a Regional Comprehensive Plan, Regional

Transportation Plan (RTP), and Sustainable Communities Strategy. The 2025 Regional Plan continues the land use strategy of focusing future growth in the existing urbanized areas of the region, particularly in the western portion of San Diego County along major transit corridors, to support transit use, walking, and bicycling. The 2025 Regional Plan focuses on reducing greenhouse gas emissions through a combination of land use planning, expanded transit infrastructure, active transportation networks, and the implementation of transportation demand management strategies, including roadway pricing (SANDAG 2025).

The 2025 Regional Plan includes a long-range planning horizon to approximately 2050 and identifies a comprehensive set of transportation improvements and policies intended to accommodate projected regional growth while supporting state climate and sustainability goals (SANDAG 2025).

3.9.2.4 District

2025 Design Guidelines & Standards Manual

The District Design Guidelines & Standards Manual includes Section 2.1.11, which addresses accessibility planning requirements applicable to campus development. These guidelines require site-specific ADA plans that identify accessible routes, parking areas, curb ramps, building entrances, and other key features that support pedestrian circulation and access throughout campus facilities. These standards provide a framework for maintaining and improving accessibility as part of future development (District 2025).

3.9.2.5 Local (Non-Regulatory)

While the District is not subject to local zoning or land use planning regulations, the campus is adjacent to the public street network under the jurisdiction of the City. Therefore, some City transportation plans and policies provide relevant context for evaluating potential transportation impacts, particularly with respect to circulation, multimodal mobility, and coordination with existing and planned transportation improvements.

2024 City of San Diego General Plan (Blueprint SD)

The City's General Plan (2024 General Plan or Blueprint SD) establishes policies to develop a balanced, multimodal transportation system that supports walking, bicycling, transit, and vehicular travel. The Mobility Element emphasizes complete streets principles, prioritizes transit and active transportation infrastructure, and seeks to reduce dependence on single-occupancy vehicles. The 2024 General Plan promotes the integration of land use and transportation planning to improve accessibility and mobility throughout the City, including in the Clairemont Mesa area (City of San Diego 2024).

2022 City of San Diego Mira Mesa Community Plan and Local Coastal Program

Mobility Element

The Mira Mesa Community Plan and Local Coastal Program guides land use and circulation in the Mira Mesa community. The Mobility Element provides the vision, goals, and policies to improve multimodal mobility across Mira Mesa. The plan envisions expanding personal mobility options for Mira Mesa residents, employees, and visitors alike and promoting a safe and sustainable transportation system that meets the needs of people of all ages and abilities. The plan identifies multimodal connections that promote sustainable travel via walking, rolling, biking, and riding transit. Incorporating infrastructure like well-connected, separated bicycle facilities, landscape buffered sidewalks and ancillary pathways, as well as transit priority lanes and enhancements to first/last mile connections to transit are all part of the overall strategy to make Mira Mesa cleaner, safer, and healthier (City of San Diego 2022a).

2022 City of San Diego Transportation Study Manual

The City's 2022 Transportation Study Manual provides guidance for evaluating transportation impacts for projects within the City's jurisdiction in accordance with SB 743. The 2022 Transportation Study Manual establishes VMT as the primary performance metric for assessing transportation impacts under CEQA and outlines screening criteria, thresholds of significance, and methodologies for the VMT Analysis. However, as noted previously, detailed procedures for analysis of community college land uses are not provided. The 2022 Transportation Study Manual also provides the criteria for preparation of a Local Mobility Analysis to evaluate site access, circulation effects outside the scope of CEQA, and potential effects on the surrounding multimodal transportation network, including pedestrian, bicycle, and transit facilities (City of San Diego 2022b).

3.9.3 Method of Analysis

The analysis in this section is based on review of available plans and technical information, including the VMT Analysis in Appendix H and the Local Mobility Analysis in Appendix I.

3.9.4 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the project would have a significant impact on transportation if it would:

- **Threshold 1:** Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.
- **Threshold 2:** Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

- **Threshold 3:** Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- **Threshold 4:** Result in inadequate emergency access.

3.9.5 Project Impacts and Mitigation

The following sections address various potential impacts relating to transportation that could result from implementation of the project.

3.9.5.1 Threshold 1: Circulation System Performance

Threshold 1: Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Impact Analysis

Program Level

The campus is in the Mira Mesa Community Plan area, where the surrounding circulation system is highly developed and includes existing and planned multimodal transportation facilities, including pedestrian infrastructure, bicycle facilities, and transit services. The project vicinity is served by a network of streets and multimodal facilities that support access to and from the campus.

Implementation of the Master Plan would result in modifications to internal circulation and pedestrian connections. Long-term projects would be constructed in the campus core and would not affect City roadways. Pedestrian improvements across campus may include establishing a hierarchy for pedestrian circulation, including promenades and connecters using material palettes that are distinct from other circulation spaces. This may include additional pedestrian pole lights, benches, consistent hardscape materials, and uniform landscaping and tree species. New campus signage, including wayfinding, and art would also be incorporated across the campus. In addition, the Master Plan includes modifications to internal roads, including Miramar College Driveway. The project includes adding a traffic circle and closing the roadway east of the proposed traffic circle. With the proposed traffic circle, cars would either be routed north to Lot 2 and the proposed English Gallery and Performing Arts Center Building or south to Lot 1. While the eastern portion of Miramar College Driveway would be closed to the public, it would remain as a controlled vehicle accessway, used as a fire lane and for maintenance access. By closing this eastern portion of Miramar College Driveway, pedestrian connections would be strengthened between the northern and southern ends of campus. This controlled vehicle access through campus would allow for a pedestrian-friendly walkable campus. The Master Plan also includes modifications to North Campus Drive, which would include the widening of the existing two-lane street to include approximately 20 additional parking spaces along the eastern side of the road. In addition, a new 300-space parking structure is proposed east of Hourglass Field.

Potential conflicts with a circulation program, plan, ordinance, or policy could occur if long-term projects under the Master Plan were to physically conflict with existing or planned transportation improvements, such as designated bike lanes, pedestrian pathways, transit facilities, or other planned modifications in the public right-of-way. The internal circulation enhancements identified in the Master Plan would not result in conflicts with existing City plans as they would occur on the campus to enhance connectivity but would not alter off-site public circulation.

Individual long-term projects proposed in the Master Plan would be designed to adhere to the District Design Guidelines & Standards Manual, including Section 2.1.11 related to providing necessary ADA access. The entrances to these future and renovated buildings and facilities would be coordinated with the existing campus network of pedestrian pathways. Therefore, implementation of the Master Plan would not result in conflicts with adopted circulation programs, plans, ordinances, or policies, and impacts would be less than significant.

Project Level

The near-term projects would be constructed in the campus core and would not affect City roadways. However, they could result in changes to internal circulation through demolition of the eastern portion of Lot 2 for the English Gallery and Performing Arts Center Building project, and removal of the drive aisle associated with the Early Education Center Building project. The design of each near-term project would accommodate revised circulation elements that are coordinated with the existing campus network of roadways, parking areas, bike paths, and pedestrian infrastructure. As the near-term projects would not affect public circulation infrastructure and would be coordinated with existing campus circulation patterns, the near-term projects would not result in conflicts with adopted circulation programs, plans, ordinances, or policies, and impacts would be less than significant.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.9.5.2 Threshold 2: Induction of Substantial Vehicle Miles Traveled

Threshold 2: Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Impact Analysis

Program Level and Project Level

As detailed in the VMT Analysis (Appendix H), the District, as the CEQA lead agency, decided to analyze potential impacts associated with VMT based on the 2019 CSU TIS Manual because it is consistent with the CEQA Guidelines and LCI's Technical Advisory and provides comprehensive and relevant guidance for higher education land use types not otherwise available in City or LCI documents. While these guidelines were developed for projects on CSU campuses, they are considered applicable to this analysis due to the similar land use characteristics, commuter patterns, and travel behavior associated with large public higher education campuses.

Per the 2019 CSU TIS Manual, the following project types are not required to complete a full VMT assessment, and impacts under CEQA are presumed to be less than significant. That is, VMT impacts associated with projects falling in one of the following categories would have a less than significant impact on VMT:

- Local serving retail that is less than 50,000 square feet, or retail that is wholly in the core of a CSU campus
- Childcare centers that serve students, faculty, and staff families
- Student services facilities
- Parking facilities that serve the campus demand and do not create "too much parking"
- Healthcare centers serving students, faculty, and staff
- Recreation/fitness/wellness centers that serve students, faculty, and staff
- Projects generating less than 110 vehicle trips per day, as noted in the LCI Technical Advisory

Further, the 2019 CSU TIS Manual describes that, in addition to the project types identified previously, screening from a project-level assessment may be appropriate for other types of projects because certain characteristics (e.g., location) affect VMT such that it can be assumed that those project types would not result in significant VMT impacts. Specifically, the following project types and screening attributes have the potential to decrease the number of trips and/or the trip length around their development, further decreasing VMT:

- **Development in Transit Priority Areas (TPA).** TPAs are defined as areas within 0.5 mile of either an existing major transit stop (defined as a rail transit stop, ferry terminal served by either bus or rail transit, or the intersection of two or more major bus routes with 15-minute or better headways during the peak commute periods) or a stop along

an existing high-quality transit corridor (defined as a fixed route bus service with headways of 15 minutes or better).

- **Development in a low-VMT generating area of the city, sub-region, or region**. Low-VMT generating areas of the city, sub-region, or region can be identified by a transportation consultant by reviewing the VMT per person for the Traffic Analysis Zone for the referenced region. If the proposed land use is consistent with what is currently in the study area and the Traffic Analysis Zone is identified as generating less than the applicable regional or subregional VMT per capita average, then the project can be screened from project-level assessment.
- **On-campus housing serving students, faculty, and staff**.

Miramar College is considered to be in a TPA because every area of the campus is within 0.5 mile of the Miramar College Transit Station with bus service provided by MTS. The Miramar College Transit Station is on campus, adjacent to the Westview Parkway and Hillery Drive driveway. The bus routes serving the immediate campus area include MTS Routes 20, 31, 110, 235, 237, 921, and 964. Therefore, long-term and near-term projects implemented under the Master Plan would continue to occur in a TPA and would be presumed to result in a less than significant impact. As a result, the project is appropriately screened from a project-level assessment.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, would not result in a conflict or inconsistency with CEQA Guidelines, Section 15064.3(b). Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.9.5.3 Threshold 3: Hazardous Design Features

Threshold 3: Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Impact Analysis

Program Level and Project Level

As detailed in Chapter 2, Project Description, implementation of the Master Plan would result in modifications to internal circulation and pedestrian connections, including modifications to

Miramar College Driveway with the addition of a traffic circle and closure of the eastern portion of the road, the demolition of parking lots, the creation of a parking structure, and the widening of North Campus Drive to add street parking. These proposed circulation modifications are intended to enhance internal campus connectivity and are not anticipated to result in a change to existing regional or site access traffic patterns. In addition, the Master Plan would not introduce incompatible land uses to the existing campus, as no change in land use is proposed. Therefore, implementation of the Master Plan, including long-term and near-term projects, would not result in substantial increases in hazards due to a geometric design feature or incompatible uses.

Level of Significance Before Mitigation

Implementation of the Master Plan, including the long-term and near-term projects, would not result in substantial increases in hazards due to a geometric design feature or incompatible uses. Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

No mitigation is required to reduce impacts. Impacts would be less than significant.

3.9.5.4 Threshold 4: Inadequate Emergency Access

Threshold 4: Would the project result in inadequate emergency access?

Impact Analysis

Program Level and Project Level

Long-term and near-term projects would be constructed within the campus boundaries and are not anticipated to substantially impair emergency access to or from the campus. Staging of construction equipment and materials is also anticipated to occur within campus boundaries. Roadways adjacent to the campus, including Gold Coast Drive, Black Mountain Road, Mira Mesa Boulevard would remain available for emergency evacuation (refer to Section 3.7, Hazards and Hazardous Materials, for additional discussion of evacuation routes). In addition, implementation of the Master Plan would not result in the alteration of existing public roadways that border campus that would restrict emergency vehicle access. Implementation of the Master Plan would result in modifications to internal circulation and pedestrian connections, including modifications to Miramar College Driveway with the addition of a traffic circle and closure of the eastern portion of the road to the public, the demolition of parking lots, the creation of a parking structure, and the widening of North Campus Drive to add street parking. While the eastern portion of Miramar College Driveway would be closed to the public, it would remain as a controlled vehicle

accessway, used as a fire lane. Newly constructed and renovated buildings and facilities would occur in areas that currently provide emergency access and would continue to include fire access consistent with applicable portions of the California Fire Code, including those that address fire truck lanes, hose pull distances, and security systems.

During construction activities, however, there is potential for staging or construction to result in temporary changes to roadway configurations and access. Construction-related activities may require the temporary partial lane or road closure to roads on the campus during construction that would interfere with an emergency response plan or emergency evacuation plan. The District would maintain emergency access by clearly delineating the limits of construction work and providing signage where temporary circulation changes are required; however, these procedures are not expressly mandated by law, absent a permit condition or mitigation requirement. Therefore, during construction, future Master Plan projects could temporarily impair emergency access during construction, and a potentially significant impact would occur.

Level of Significance Before Mitigation

Implementation of the Master Plan, including long-term and near-term projects, could interfere with emergency access to campus through construction-period road closures on campus. Program-level and project-level impacts would be significant prior to mitigation.

Mitigation Measures

The following mitigation measure applies to future long-term and near-term projects.

TRA-1: **On-Campus Construction Traffic Management Plan.** In the event that the construction of a project requires a fire lane or roadway closure on campus or otherwise affects campus circulation, the contractor and/or project manager shall provide notification of this closure to the San Diego Community College District Police Department, representatives responsible for Emergency Response Plan implementation, and the campus community at large before construction. During construction, the District shall maintain continuous vehicular and pedestrian access across campus. If road closures would affect emergency routes, alternative routes shall be identified and directional signage shall be provided. If determined necessary by the San Diego Community College District Police Department, the San Diego Fire-Rescue Department shall also be notified. Appropriate signage and closure procedures shall be guided by the California Manual on Uniform Traffic Control Devices.

Level of Significance After Mitigation

Implementation of Mitigation Measure TRA-1 would reduce program-level and project-level long-term and near-term impacts related to construction-period emergency access to a level that is less than significant.

3.9.6 Cumulative Impacts

The following sections address various potential cumulative impacts relating to transportation that could result from implementation of the project.

3.9.6.1 Circulation System Performance

The geographic context for the analysis of cumulative impacts related to circulation programs, plans, ordinances, and policies corresponds to the geographic extent of those documents, which generally encompasses the City. Cumulative development projects would be required to demonstrate compliance with applicable circulation programs, plans, ordinances, and policies for the purpose of avoiding or mitigating environmental effects. Projects that are not consistent with these documents would require discretionary approvals, such as permits or plan amendments, and would be subject to environmental review under CEQA, through which potential conflicts and cumulative effects on the circulation network would be evaluated. Because implementation of the Master Plan would not conflict with circulation programs, plans, ordinances, or policies, its contribution to potential cumulative transportation impacts would not be cumulatively considerable.

3.9.6.2 Induction of Substantial Vehicle Miles Traveled

The geographic context for the analysis of cumulative impacts related to VMT is regional in nature and corresponds to the City. The 2019 CSU TIS Manual states that, for projects screened from project-level VMT assessment, consistency with the applicable RTP must be demonstrated. Otherwise, a cumulative level VMT assessment would be required to evaluate the project's effect on regional VMT. The applicable RTP for the San Diego region is the 2025 Regional Plan, which uses the San Diego Association of Governments Series 15 Activity Based Model 3 Regional Plan for regional travel demand forecasting. Under this model, the project site is in Traffic Analysis Zone 2456. The RTP travel demand forecasting model assumes the continued use of the campus with community college land uses through 2050. Therefore, the project is considered consistent with the RTP land use type assumptions for the area, and a cumulative VMT assessment is not required.

Cumulative development projects in the City would be required to comply with the City's Mobility Choices Ordinance (San Diego Municipal Code, Section 143.1103 et seq.) and may require a VMT analysis in accordance with the City's 2022 Transportation Study Manual. Projects that result in a significant VMT impact would be required to implement active transportation measures or pay the City's Active Transportation In Lieu Fee. Nonetheless, future projects in the City, especially those constructed in non-VMT-efficient areas, could result in a substantial increase in regional VMT

and result in significant cumulative impacts. Because the project site is in a TPA, it is presumed to have a less than significant VMT impact, and the Master Plan's contribution to cumulative VMT impacts would not be cumulatively considerable.

3.9.6.3 Hazardous Design Features

The geographic context for the analysis of impacts regarding hazardous design features is local, focused on roadways adjacent to the campus. Construction of future cumulative projects could result in the construction of hazardous design features; however, no cumulative projects are reasonably anticipated to result in permanent changes to nearby roadways or areas near the campus. In addition, implementation of the Master Plan, including long-term and near-term projects, would not include features that would create a hazardous condition. Cumulative projects within the City's jurisdiction would also be reviewed for compliance with City regulations related to roadways and adjacent land uses, which is anticipated to be sufficient to avoid substantial conflicts or hazards. Therefore, cumulative impacts related to hazardous design features would be less than significant.

3.9.6.4 Inadequate Emergency Access

The geographic context for the analysis of impacts regarding emergency access is the City, reflecting the broader network of routes used by emergency responders adjacent to campus. Construction of future cumulative development projects could result in interference with emergency access during temporary construction activities that block access routes. Once operational, such projects would also be required to provide permanent, adequate emergency access in accordance with state building codes. No cumulative projects are reasonably anticipated to result in permanent changes to the nearby highways and arterials such that existing emergency access would be eliminated. Development on campus would not physically interfere with emergency access because the Master Plan, including long-term and near-term projects, would not include features that prevent continued emergency access. In addition, the projects implemented under the Master Plan would be required to establish and maintain emergency access on campus during construction in accordance with Mitigation Measure TRA-1. Therefore, cumulative impacts related to emergency access would be less than significant.

3.10 Tribal Cultural Resources

This section evaluates the potential for impacts on Tribal Cultural Resources (TCRs) resulting from construction and operation of near-term and long-term projects implemented under the San Diego Miramar College Master Plan Project (Master Plan or project). This section relies on the information and analysis in the Cultural Resources Technical Report, prepared by Harris & Associates (2026), provided as Appendix D to this Program Environmental Impact Report (PEIR), and Assembly Bill (AB) 52 consultation that was conducted by the San Diego Community College District (District).

3.10.1 Environmental Setting

The following sections describe the environmental setting for the project as it relates to TCRs.

3.10.1.1 Tribal Cultural Resources

The environmental setting as it relates to cultural resources is described in detail in Section 3.4, Cultural Resources, of this PEIR, including discussion of the pre-contact and ethnohistoric context that applies to TCRs and the methods for identifying cultural and TCRs (Section 3.4.1.5). The presence and significance of existing TCRs on San Diego Miramar College (project site, Miramar College, or campus) were evaluated based on a review of institutional records and previous studies on the project site, a records search that was conducted by the South Coastal Information Center, a Sacred Lands File search, Native American outreach and consultation, and a field survey.

Harris & Associates staff archaeologist Rocky Shane Ciarmoli conducted a field survey of the campus on May 12, 2025. The field survey was negative for the presence of archaeological resources. The campus is nearly fully developed, except the undeveloped vernal pool preserve area. Any resources that may have been present were likely destroyed before the campus was developed as a community college. To date, no TCRs that currently serve religious or other community practices have been formally identified on the project site.

3.10.1.2 Native American Outreach

On April 24, 2025, the Native American Heritage Commission (NAHC) was contacted for a Sacred Lands File search to determine if Sacred Lands are present on campus. The NAHC response was negative for resources and recommended that the list of Tribes provided be contacted for more information. As discussed in the Cultural Resources Technical Report (Appendix D), all Tribes on the list provided by the NAHC were contacted by email or regular mail for any information they may have regarding Sacred Sites that may be present on site. To date, three responses have been received:

- The Viejas Band of Kumeyaay Indians (Viejas) did not note any known cultural resources in the area but requested to see development plans and suggested that a

Kumeyaay monitor may be necessary based on the size of the project and level of ground disturbance.

- The La Posta Band of Diegueño Mission Indians (La Posta Band) indicated that they would like to have Native American monitors on site for ground-disturbing activities throughout the project.
- The Jamul Indian Village (Jamul) acknowledged receipt of the request for input but did not express concern.

3.10.1.3 Assembly Bill 52 Consultation

Pursuant to California Public Resource Code, Section 21083.3.1, the District initiated consultation pursuant to AB 52 for the proposed projects being conducted for all four campuses— San Diego Mesa College, San Diego City College, San Diego Miramar College, and San Diego College of Continuing Education. Letters were mailed on December 12, 2025, to the following Native American Tribes who were identified by the NAHC as part of the outreach program described previously:

- Barona Group of the Capitan Grande
- Campo Band of Diegueño Mission Indians (Campo)
- Ewiiaapaayp Band of Kumeyaay Indians
- Iipay Nation of Santa Ysabel
- Inaja-Cosmit Band of Indians
- Jamul
- La Posta Band
- Manzanita Band of Kumeyaay Nation
- Mesa Grande Band of Diegueño Mission Indians
- Pauma Band of Luiseño Indians
- San Pasqual Band of Diegueño Mission Indians
- Sycuan Band of the Kumeyaay Nation
- Viejas

The letters described the scope, location (including aerial and topographic maps), and nature of the long-range campus planning efforts and near-term improvements for each project, and informed each Tribe of its opportunity to request government-to-government consultation.

The District is undertaking consultation under AB 52 with the three Tribes who replied affirmatively to request consultation: Campo, Jamul, and Viejas. Information resulting from these consultations has been used to help assess project impacts.

Campo Band of Mission Indians

On January 15, 2026, the Campo Cultural Resource Manager submitted a written response to the District requesting government-to-government consultation pursuant to AB 52. In the Tribe's response, Campo requested additional information related to proposed mitigation measures, the presence of adjacent sites, and the types of ground-disturbing activities associated with District projects. Campo indicated the Tribe's interest in engaging in consultation to further discuss these topics and to address potential impacts on TCRs. The District has followed up with the Tribe to conduct consultation and provided Draft Archaeological/Cultural Resources Technical Reports; however, no further correspondence from the Tribe has been received, and no consultation meetings have been scheduled to date.

Jamul Indian Village

On January 15, 2026, the Jamul Tribal Historic Preservation Officer and Cultural Resource Director submitted a written response to the District requesting government-to-government consultation pursuant to AB 52. In its response, Jamul expressed its request to consult on the proposed projects and identified its designated Tribal contact for further coordination. Draft Archaeological/Cultural Resources Technical Reports were provided to the Tribe for review. A virtual Tribal consultation meeting was conducted on April 29, 2026, with representatives from the District, Jamul, and HELIX, the District's consultant. The Tribe was provided a summary overview of the proposed projects, cultural resources study methodology, and anticipated schedule for public review of the environmental documents for each campus. No conflicts with the findings of the Draft Archaeological/Cultural Resources Technical Reports were identified by Jamul. The District reached out to the Jamul representative on June 24, 2026, to confirm no further comments or concerns remained, and consultation was concluded on July 24, 2026, as no further response was received.

Viejas Band of Kumeyaay Indians

On December 15, 2025, Viejas responded to the AB 52 consultation request, stating that they had reviewed the proposed projects and indicated that the project sites have cultural significance or ties to Viejas. Viejas stated that cultural resources have been identified within or adjacent to the area of potential effects for projects involving ground-disturbing activities in undisturbed soils. Viejas requested that a Kumeyaay cultural monitor be present during ground-disturbing activities and that the Tribe be notified of any inadvertent discoveries, including cultural materials, cremation sites, or human remains.

For projects occurring within previously disturbed areas, Viejas noted that the project sites may contain sacred locations and requested that such areas be avoided where feasible and protected with appropriate buffer zones. Viejas further requested compliance with applicable federal and state laws related to cultural resources and TCRs, including the California Environmental Quality

Act (CEQA), National Environmental Policy Act, Native American Graves Protection and Repatriation Act (NAGPRA), and California NAGPRA, and requested immediate notification of changes to the projects or inadvertent discoveries. Viejas provided contact information for coordination related to monitoring and consultation. No request for further government-to-government consultation pursuant to AB 52 was provided.

3.10.2 Regulatory Setting

This section describes the federal and state regulatory framework adopted to address TCRs. No regional, District, or local regulations regarding TCRs apply to the project.

3.10.2.1 Federal

Native American Graves Protection and Repatriation Act (U.S. Code, Title 25, Section 3001 et seq.)

NAGPRA is a federal law passed in 1990. It provides a process for museums and federal agencies to return certain Native American cultural items—human remains, funerary objects, sacred objects, or objects of cultural patrimony—to lineal descendants and culturally affiliated Native American Tribes and Native Hawaiian organizations. NAGPRA includes provisions for unclaimed and culturally unidentifiable Native American cultural items, intentional and inadvertent discovery of Native American cultural items on federal and Tribal lands, and penalties for noncompliance and illegal trafficking. Project implementation would comply with NAGPRA.

Federal curation regulations are also provided in Title 36, Part 79, of the Code of Federal Regulations and apply to collections that are excavated or removed under the authority of the Antiquities Act (16 USC 431–433), the Reservoir Salvage Act (16 USC 469–469c), Section 110 of the National Historic Preservation Act (16 USC 470h-2), or the Archaeological Resources Protection Act (16 USC 470aa–mm). Such collections generally include those that are the result of a pre-contact or historical resources survey, excavation, or other study conducted in connection with a federal action, assistance, license, or permit.

3.10.2.2 State

Assembly Bill 52

AB 52 (Chapter 532, Statutes of 2014) establishes a formal consultation process for California Native American Tribes as part of CEQA and equates significant impacts on TCRs with significant environmental impacts (California Public Resources Code, Section 21084.2). California Public Resources Code, Section 21074, defines TCRs as follows:

1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

a. Included or determined to be eligible for inclusion in the California Register of Historical Resources.
b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1.

Sacred places can include Native American sanctified cemeteries, places of worship, religious or ceremonial sites, and sacred shrines. In addition, both unique and non-unique archaeological resources, as defined in California Public Resources Code, Section 21083.2, can be TCRs if they meet the criteria detailed above. The lead agency relies on substantial evidence to make the determination that a resource qualifies as a TCR when it is not already listed in the California Register of Historical Resources or a local register.

AB 52 defines a "California Native American Tribe" as a Native American Tribe in California that is on the contact list maintained by the NAHC (California Public Resources Code, Section 21073). Under AB 52, formal consultation with Tribes is required before determining the level of environmental document if a Tribe has requested to be informed by the lead agency of proposed projects and if the Tribe, upon receiving notice of the project, accepts the opportunity to consult within 30 days of receipt of the notice. AB 52 also requires that consultation, if initiated, address project alternatives and mitigation measures for significant effects if specifically requested by the Tribe. AB 52 states that consultation is considered concluded when the parties agree to measures to mitigate or avoid a significant effect on TCRs or when either the Tribe or the lead agency concludes that mutual agreement cannot be reached after making a reasonable, good-faith effort. Under AB 52, any mitigation measures recommended by the lead agency or agreed on with the Tribe may be included in the final environmental document and in the adopted Mitigation Monitoring and Reporting Program if the mitigation measures were determined to avoid or lessen a significant impact on a TCR.

If the recommended measures are not included in the final environmental document, then the lead agency must consider the four mitigation methods described in California Public Resources Code, Section 21084.3(e). Any information submitted by a Tribe during the consultation process is considered confidential and is not subject to public review or disclosure. It will be published in a confidential appendix to the environmental document unless the Tribe consents to disclosure of all or some of the information to the public.

California Government Code, Sections 6254(r) and 6254.10

Sections 6254(r) and 6254.10 of the California Government Code were enacted to protect archaeological sites from unauthorized excavation, looting, or vandalism. Section 6254(r)

explicitly authorizes public agencies to withhold information from the public relating to "Native American graves, cemeteries, and sacred places maintained by the Native American Heritage Commission." Section 6254.10 specifically exempts from disclosure requests for "records that relate to archaeological site information and reports, maintained by, or in the possession of the Department of Parks and Recreation, the State Historical Resources Commission, the State Lands Commission, the Native American Heritage Commission, another state agency, or a local agency, including the records that the agency obtains through a consultation process between a Native American tribe and a state or local agency."

California Health and Safety Code, Section 7050.5, and California Public Resources Code, Section 5097.9

California Health and Safety Code, Section 7050.5, addresses the protection of human remains discovered in any location other than a dedicated cemetery and makes it a misdemeanor for any person who knowingly mutilates or disinters, wantonly disturbs, or willfully removes any human remains in or from any location other than a dedicated cemetery without authority of law, except as provided in California Public Resources Code, Section 5097.99. It further states that, in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains will occur until the coroner of the county in which the human remains are discovered has determined that the remains are not subject to the provisions concerning investigation of the circumstances, manner, and cause of any death and that the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to their authorized representative, in the manner provided in California Public Resources Code, Section 5097.98. If the County Coroner determines that the remains are not subject to their authority and if the County Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, they shall contact, by telephone and within 24 hours, the NAHC. Whenever the NAHC receives notification of a discovery of Native American human remains from the County Coroner, the agency shall immediately notify the most likely decadents if it believes them to be the most likely descendants (MLDs) of the deceased Native American. The MLDs may inspect the site of the discovery and make recommendations on the removal or reburial of the remains.

Native American Historic Resource Protection Act

California Public Resources Code, Section 5097 et seq., codifies the procedures to be followed in the event of the unexpected discovery of human remains on nonfederal public lands. Section 5097.9 states that no public agency or private party on public property shall "interfere with the free expression or exercise of Native American Religion." The code further states that "No such agency or party [shall] cause severe or irreparable damage to any Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine . . . except on a clear and convincing

showing that the public interest and necessity so require. County and city lands are exempt from this provision, expect for parklands larger than 100 acres."

California Native American Graves Protection and Repatriation Act

In 2001, the California Legislature passed AB 978, the California NAGPRA of 2001, requiring all state agencies and museums that receive state funding and that have possession or control over collections of human remains or cultural items to provide a process for the identification and repatriation of these items to the appropriate Tribes. The bill also created a Repatriation Oversight Commission with oversight authority. The legislation intended to cover gaps in the federal NAGPRA specific to California. After the Repatriation Oversight Commission remained unfunded for over a decade, the NAHC was granted oversight authority. The NAHC was given more responsibilities in 2018 under AB 2836 and in 2021 under AB 275. AB 2836 requires the NAHC to provide technical assistance to the University of California in implementing policies and procedures adopted to expedite repatriation of remaining items in its possession. AB 275 requires the NAHC to maintain a list of California Native American Tribes and their state Aboriginal territories, adopt mediation procedures, and publish notices of completion of preliminary inventories and summaries on the NAHC website. Pursuant to California Health and Safety Code, Section 8013(a), the NAHC maintains a list of California Native American Tribes and their respective state Aboriginal territories for the repatriation of Native American human remains and cultural items.

California Health and Safety Code, Section 7050.5

California law protects Native American burials, skeletal remains, and associated grave goods regardless of their antiquity and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code, Section 7050.5, requires that, if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the County Coroner has examined the remains (California Health and Safe Code, Section 7050.5b). If the County Coroner determines or has reason to believe that the remains are those of a Native American, they must contact the NAHC within 24 hours (California Health and Safe Code, Section 7050.5c). The NAHC will notify the MLD. With the permission of the landowner, the MLD may inspect the site of discovery. The inspection must be completed within 24 hours of notification of the MLD by the NAHC. The MLD may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

3.10.2.3 Regional

There are no regional policies related to TCRs that apply to the project.

3.10.2.4 District

There are no District policies related to TCRs that apply to the project.

3.10.2.5 Local (Non-Regulatory)

There are no local policies related to TCRs that apply to the project.

3.10.3 Method of Analysis

The analysis in this section is based on review of historical aerial maps, previous investigations and record searches, a pedestrian survey, Native American outreach, and technical information included in the Cultural Resources Technical Report (Appendix D).

3.10.4 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the project would have a significant impact on TCRs if it would:

- **Threshold 1:** Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
  - Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
  - A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

3.10.5 Project Impacts and Mitigation

The following sections address various potential impacts relating to TCRs that could result from implementation of the project.

3.10.5.1 Threshold 1: Tribal Cultural Resources

Threshold 1: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Impact Analysis

Program Level

Ground-disturbing activities associated with implementation of the Master Plan have the potential to affect TCRs, including archaeological sites, traditional gathering areas, or other areas of traditional use. However, as detailed in Section 3.10.1.2, the Sacred Lands File search conducted by the NAHC was negative for resources. Per AB 52, the District initiated consultation with California Native American Tribes that are traditionally and culturally affiliated with the project site to identify resources of cultural value to the Tribes. As described in Section 3.10.1.3, representatives of Campo and Jamul requested consultation and additional information about the project in response to consultation invitations sent on December 12, 2025. The District provided the requested information. No further correspondence was received from Campo as of preparation of this PEIR. The District consulted with a representative of Jamul on April 29, 2026. During the consultation, Jamul did not identify any conflicts with the findings of the Cultural Resources Technical Report prepared for the campus or any other cultural resources reports prepared for the City College, Mesa College, and Continuing Education Master Plans. The District subsequently contacted the Jamul representative on June 24, 2026, to confirm whether any additional comments or concerns remained. Consultation with Jamul was concluded on July 24, 2026.

Viejas also responded to the District's AB52 outreach. Viejas stated that cultural resources have been identified within or adjacent to the area of potential effects for projects involving ground-disturbing activities in undisturbed soils. Viejas requested that a Kumeyaay cultural monitor be present during ground-disturbing activities and that the Tribe be notified of any inadvertent discoveries, including cultural materials, cremation sites, or human remains. For projects occurring within previously

disturbed areas, Viejas noted that the project sites may contain sacred locations and requested that such areas be avoided where feasible and protected with appropriate buffer zones.

Outreach was conducted during preparation of the Cultural Resources Technical Report to the La Posta Band. The La Posta Band indicated that the project should include tribal monitoring during ground disturbance. However, the La Posta Band did not respond to the District's AB 52 consultation notification dated December 12, 2025, or to the District's subsequent telephone outreach on January 13, 2026. Accordingly, the District did not enter into AB 52 consultation with the La Posta Band, and the District's AB 52 consultation obligations with respect to the La Posta Band have been completed.

Consistent with the analysis of potential unrecorded archaeological resources (discussed in Section 3.4.5.2), areas of the campus that have been disturbed by the construction of existing campus development are classified as having low sensitivity and are not anticipated to contain TCRs. The District's AB 52 consultation with Campo, Jamul, and Viejas, discussed above, did not identify a need for tribal monitoring of ground-disturbing activities within previously disturbed areas of the District campuses. Therefore, the potential for impacts to TCRs within previously developed areas is considered low, and on-site tribal monitoring would not be required. Implementation of the Master Plan that would occur on previously developed areas of the campus would result in a less than significant impact related to TCRs. However, TCRs are anticipated to have the potential to occur in previously undeveloped areas. Therefore, there is the potential for the presence of previously unidentified TCRs within the vernal pool preserve, and implementation of the long-term Vernal Pool Community Trail Extension project could have the potential to cause a substantial adverse change in the significance of a TCR pursuant to California Public Resources Code, Section 21074.

Ground-disturbing activities associated with any future projects under the Master Plan could result in the inadvertent discovery of previously unknown human remains that could have cultural significance to local Native American Tribes. Such a discovery could result in a substantial adverse change in the significance of a TCR if the resource were damaged or removed without appropriate procedures. Therefore, future projects could result in an adverse impact due to the inadvertent discovery of previously unknown human remains that could have cultural significance to local Native American Tribes.

Project Level

The proposed English Gallery and Performing Arts Center Building and Early Education Center Building are proposed within areas of the campus that have been disturbed by the construction of existing campus development and are classified as having low sensitivity for unrecorded archaeological resources (as discussed in Section 3.4.5.2). As such, near-term projects, which require ground disturbance in low-sensitivity areas, are also anticipated to have a low potential for

encountering TCRs. Although the potential for encountering a TCR is low, ground-disturbing activities associated with development of near-term projects could result in the inadvertent discovery of human remains, which would be potentially significant.

Level of Significance Before Mitigation

Implementation of the Master Plan, for both long-term and near-term projects, would be less than significant regarding a substantial change in the significance of TCRs except the long-term Vernal Pool Community Trail Extension project, which would be potentially significant. In addition, both long-term and near-term projects could potentially result in the inadvertent discovery of human remains, which would be potentially significant.

Mitigation Measures

Program Level

Mitigation Measure CUL-4, as detailed in Section 3.4.5.2, would be required for the long-term Vernal Pool Community Trail Extension project. Mitigation Measure CUL-5, as detailed in Section 3.4.5.2, would be required for all long-term projects under the Master Plan.

Project Level

Mitigation Measure CUL-5, as detailed in Section 3.4.5.2, would be required for all near-term projects under the Master Plan.

Level of Significance After Mitigation

Implementation of Mitigation Measure CUL-4 and CUL-5 would reduce program-level and project-level impacts on TCRs to a less than significant level.

3.10.6 Cumulative Impacts

The following section addresses potential cumulative impacts relating to TCRs that could result from implementation of the project.

3.10.6.1 Tribal Cultural Resources

The geographic context for the analysis of cumulative impacts relative to TCRs is the County of San Diego. Development throughout the County, including reasonably foreseeable projects that involve ground-disturbing activities, has the potential to encounter and adversely affect previously unknown TCRs, including sites, features, places, cultural landscapes, sacred places, and objects that have cultural value to California Native American Tribes. The incremental loss or alteration of individual TCRs could contribute to the cumulative degradation of TCRs that reflect the history and cultural traditions of Native American peoples in the region. Although cumulative projects would be required to comply with applicable federal, state, and local requirements, including the requirements of Public

Resources Code, Section 21074, and AB 52, regulatory compliance does not necessarily ensure that all TCRs would be identified or that all adverse effects to such resources would be fully avoided. Therefore, the potential cumulative loss or degradation of TCRs in the County of San Diego would be a significant cumulative impact. However, for projects proposed under the Master Plan, implementation of Mitigation Measure CUL-4 and CUL-5 would reduce impacts on TCRs to a less than significant level. Therefore, the project's contribution to the cumulative impact would not be cumulatively considerable.

Chapter 4 Effects Found Not to Be Significant

Section 15128 of the California Environmental Quality Act (CEQA) Guidelines requires that an Environmental Impact Report (EIR) contain a brief statement disclosing the reasons why various possible significant effects of a project were found not to be significant and, therefore, would not be discussed in detail in the EIR. All environmental issue areas, including those found to have potentially significant impacts, are addressed in Chapter 3, Environmental Analysis, of this Program EIR (PEIR) except the following:

- Agriculture and Forestry Service
- Energy
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems
- Wildfire

These environmental issue areas were determined to result in no impact or less than significant impacts from implementation of the San Diego Miramar College Master Plan Project (Master Plan or project) and, therefore, are addressed separately in this chapter.

4.1 Agriculture and Forestry Resources

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Program Level and Project Level

The campus is fully developed and designated as Urban and Built-Up Land, pursuant to the Farmland Mapping and Monitoring Program of the California Natural Resources Agency (DOC 2026). The campus does not contain areas designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Program Level and Project Level

The California Land Conservation Act of 1965 (Williamson Act) enables counties and cities to designate agricultural preserves and offer preferential taxation based on a property's agricultural use value rather than on its market value. In return for the preferential tax rate, the landowner is required to sign a contract with the county or city in which the landowner agrees not to develop the land for a minimum 10-year period. As the District is exempt from local zoning and land use plan/element requirements, land owned by the District is not subject to Williamson Act contracts and is not zoned by the City for agricultural use. The campus is not bound by a Williamson Act contract (DOC 2022). Therefore, the Master Plan would not conflict with existing zoning for agricultural use or a Williamson Act contract. No impact would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

Program Level and Project Level

Because the District is exempt from local zoning, the District would not conflict with existing zoning of forest land. Additionally, the campus does not contain any forest land, timberland, or timberland zoned Timberland Production. Therefore, implementation of the Master Plan would not conflict with existing zoning or cause a rezoning of forest land, timberland, or Timberland Production. No impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

Program Level and Project Level

As previously stated, the campus does not contain any forest land, and no vegetation on site is cultivated for forest resources. Vegetation is limited to ornamental trees, shrubs, and turf. No forest land would be affected by the Master Plan. Therefore, implementation of the Master Plan would not result in the loss or conversion of forest land to non-forest use. No impact would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Program Level and Project Level

No farmland or forest land exists within the vicinity of campus, as described in Sections 4.1(a)–(d). Therefore, no farmland or forests would be converted to non-agricultural or non-forest use due to the Master Plan. Therefore, project implementation would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.

4.2 Energy

Would the project:

a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Program Level and Project Level

Construction

During construction of projects implemented under the Master Plan, temporary electric power would be provided by San Diego Gas & Electric (SDG&E) for as-necessary lighting and electronic equipment (including use for computers and heating, ventilation, and air conditioning within construction trailers), and electrically powered hand tools. The electricity used for construction activities would be temporary and minimal. It also would be used on an as-needed basis and, therefore, would not be wasteful, inefficient, or unnecessary. Natural gas is not anticipated to be required during construction of projects under the Master Plan. Fuels used for construction would primarily consist of diesel and gasoline, which are discussed below. Any minor amount of natural gas that may be consumed as a result of project construction activities would be temporary and negligible and would not occur in a wasteful manner.

Petroleum-based fuels, including gasoline and diesel, would be the primary source of energy during construction. Fuel consumed by construction equipment would be the primary source of energy consumption during construction, while the transportation of construction materials and construction workers would also use fuel resources. Heavy-duty construction equipment associated with construction activities, as well as haul trucks involved in moving dirt around the campus construction areas, are anticipated to rely on diesel fuel. Construction workers would travel to and from the campus throughout the duration of construction projects. It is assumed that construction workers would travel to and from the campus mainly in gasoline-powered vehicles. The projects implemented under the Master Plan would be required to comply with the California Air Resources Board's Airborne Toxics Control Measure, which restricts heavy-duty diesel vehicle idling time to no more than 5 minutes. Furthermore, the construction practices used on campus would be typical and would not require specialized construction equipment or otherwise present unusual circumstances in which substantial amounts of fuel would be required. In addition, given the high cost of fuel, contractors and the District have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of these resources during construction. Therefore, petroleum use during construction of the projects under the Master Plan, including both long-term and near-term projects, would be temporary and would not be wasteful or inefficient. Impacts during construction would be less than significant.

Operation

Once projects implemented under the Master Plan become operational, electricity would be used in a similar manner compared to existing conditions, which includes electricity for interior and exterior lighting, heating, ventilation, and air conditioning systems, computer and office equipment, refrigeration, electric vehicle (EV) charging stations, and additional building operations, such as security systems and elevators.

The projects implemented under the Master Plan would be required to comply with all federal, state, and District policies related to energy conservation. The new buildings constructed under the Master Plan would be all-electric in accordance with District sustainability policies outlined in the District Design Guidelines & Standards Manual. Therefore, no natural gas would be used in new campus buildings. These buildings would replace existing buildings that currently use natural gas, resulting in a potential decrease in campus natural gas use. Campus buildings would be required to comply with Title 24 Standards, and projects are further incentivized to reach energy efficiency above the Title 24 baseline as outlined in the District's Sustainability Levels framework. In addition, Administrative Procedure 6970 includes the goals of outperforming Title 24 energy efficiency standards by at least 20 percent and requiring that at least 5 percent of a project's total energy is generated on site from renewable sources. Buildings developed and modernized under the Master Plan would be more energy efficient than existing buildings to be demolished or improved.

The majority of fuel consumption during operation of the proposed projects under the Master Plan would be used by vehicles traveling to and from the campus for student, faculty, and staff commutes. As discussed in Section 4.6, Population and Housing, under the Master Plan, the Miramar College on-campus student population and employee population would increase. However, it is anticipated that this enrollment and job growth would occur as a result of an increase in students and employees from the project region, as community colleges are generally designed to target and serve local communities. Increases in enrollment would be expected to come from the existing and projected regional population and would not draw new people to the region or increase vehicle miles traveled. In addition, the Master Plan would encourage clean mobility options by including improvements such as new pedestrian promenades and connecters and improvements to the Miramar College Driveway to control vehicle access and allow for a more walkable and pedestrian-friendly campus, and continuing to provide transit passes for sale at the discounted student rate. Future increased fuel economy standards would also reduce fuel consumption.

In addition, petroleum would be used to power the District fleet. However, the District is currently purchasing zero-emissions vehicles for maintenance and facilities staff as the fleet requires replacement, which would reduce the amount of petroleum consumed by District vehicles over time compared to existing conditions. Implementation of the Master Plan would not increase the need for fleet vehicle use compared to existing conditions.

In summary, while the Master Plan would result in the consumption of petroleum-based fuels during operations, implementation of the Master Plan would not result in the wasteful, inefficient, or unnecessary consumption of petroleum-based energy resources. The Master Plan, including both long-term and near-term projects, would potentially decrease natural gas use, and energy use would be similar to existing conditions. Impacts during operation would be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Program Level and Project Level

The projects proposed under the Master Plan would comply with applicable energy standards and regulations during construction and would be built and operated in accordance with applicable building regulations in effect at the time of construction. These regulations would include California Green Building Standards Code (CALGreen), which contains requirements for construction waste reduction, indoor water use reduction, material selection, natural resources conservation, and site irrigation conservation, and the California Energy Code, which includes standards for on-site photovoltaic panels and battery storage systems, electric-ready requirements, indoor air quality requirements, and requirements for EV charging.

The District has outlined various policies that implement the renewable energy and energy efficiency guidance within the California Community Colleges Board of Governors' Climate Action and Sustainability Framework. At the District level, projects implemented under the Master Plan involving new construction, major renovations, and modernization, are required to incorporate the principles outlined in the District Sustainability Levels. Within the categories of project design, climate resilience, energy and carbon performance, water conservation and management, materials and waste, indoor environmental quality and wellness, community engagement and learning, and innovation, the Sustainability Levels framework outlines specific implementation methods that would be applied to these projects as feasible. Each project implemented under the Master Plan would be required to achieve a certified/coastal live oak level at minimum, which demonstrates significant sustainable strategies. Specific implementation methods that would relate to energy include employing all-electric construction, using an energy modeling analysis to inform selection of project energy systems, demonstrating energy savings up to 20 percent greater than Title 24 baseline standards, and generating at least 20 percent of the project's annual energy demand through on-site renewable energy sources such as photovoltaic systems or wind turbines.

In addition, projects implemented under the Master Plan would be required to comply with Administrative Procedure 6970 (Green Buildings), as discussed previously, which establishes criteria for new buildings, including but not limited to outperforming Title 24 energy efficiency standards by at least 20 percent and requiring that at least 5 percent of a project's total energy is generated on site from renewable sources. In addition, projects implemented under the Master Plan

that involve parking facilities would install EV charging stations, and new buildings would be all-electric to the extent feasible. In addition, the campus currently hosts an approximately 750-kilowatt (kW) solar panels system that generates renewable energy. The District has previously used programs intended to increase renewable energy generation, such as power purchase agreements for solar panels on other campuses. While no specific renewable energy facilities are part of the Master Plan improvements, the District would continue to evaluate the feasibility of incorporating such technology on campus as it is available and economically feasible. As such, implementation of the Master Plan, including both long-term and near-term projects, would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant.

4.3 Hydrology and Water Quality

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Program Level and Project Level

Construction

Construction activities associated with future development under the Master Plan could increase soil erosion due to earthmoving activities such as excavation, grading, soil compaction and moving, and soil stockpiling, resulting in sediment transport in runoff. Construction would also introduce typical pollutants (e.g., fuels, lubricants) and materials (e.g., metals, plastics, debris) that could enter the waterway through stormwater runoff. These pollutants have the potential to be transported downstream through erosion and overland flow, ultimately entering nearby waterways and contributing to degradation of surface and groundwater water quality. However, all construction-related activities associated with projects implemented under the Master Plan would be required to comply with the stormwater management and water pollution control requirements in the District Design Guidelines & Standards Manual, which have been developed in part to reduce the potential for adverse water quality effects associated with construction activities.

Projects that would involving clearing, grading, or excavation that causes soil disturbance of one or more acres is subject to the National Pollutant Discharge Elimination System (NPDES) General Permit For Stormwater Discharges Associated With Construction And Land Disturbance Activities Order WQ 2022-0057-DWQ NPDES No. CAS000002 (construction general permit). The construction general permit requires that non-stormwater discharges from construction sites be eliminated or reduced to the maximum extent practicable, that a Stormwater Pollution Prevention Plan (SWPPP) be developed governing project construction activities, and that routine inspections of stormwater pollution prevention measures and control practices be performed, including inspections before and after storm events. The specific best management practices

(BMPs) required of each future project would be determined during the SWPPP preparation process based on site-specific factors but would generally include measures in the categories of site inspection and maintenance, identification of potential pollutant sources, erosion control/soil stabilization, and post-construction BMPs. Master Plan projects greater than one acre would be required to implement all construction BMPs outlined in the SWPPP to protect downstream water quality and ensure compliance with the construction general permit. Upon construction completion, the construction general permit permittee for each Master Plan project would be required to submit a Notice of Termination to the Regional Water Quality Control Board to indicate that construction has been completed.

In compliance with the District Design Guidelines & Standards Manual, for projects that would disturb less than 1 acre, a Water Pollution Control Plan must be developed to manage sediment, materials, waste, and other pollutants in stormwater. With the continued implementation of the policies and regulatory requirements outlined in the District Design Guidelines & Standards Manual, which include the implementation of erosion and sediment control BMPs through a SWPPP or Water Pollution Control Plan, the construction of Master Plan projects, including long-term and near-term projects, would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

Operation

Implementation of the Master Plan would result in development changes and changes in impervious surface area, which could indirectly increase the total amount of pollutants in stormwater runoff and non-stormwater runoff traveling to on-site drainages and downstream receiving waters. In addition, landscaping and other irrigated open spaces associated with the projects under the Master Plan, when installed, could result in water quality impacts due to uncontrolled irrigation and the use of fertilizers or herbicides. However, land uses proposed under the Master Plan would be similar to existing land uses on campus and, therefore, would not introduce new types of pollutants.

The majority of future projects would be constructed on previously developed sites where the reconfiguration of buildings, hardscape, and landscape could alter drainage patterns but would not substantially increase the amount of pollutant discharge. The District Design Guidelines & Standards Manual requires a Preliminary Water Quality Technical Report (WQTR) to be submitted to the District for review and comment at the 50 percent construction document submittal milestone, and the Final WQTR shall be submitted to the District for review and comment at the Division of the State Architect submittal milestone. The WQTR should include a preliminary water balance calculation to determine the need for post-construction BMPs based on existing and proposed site characteristics. Post-construction BMP types and locations must be refined during design development and construction drawing preparation to account for actual site conditions and must be done in compliance with the Phase II municipal separate storm sewer

system (MS4) permit. The selection, siting, sizing, and operation and maintenance requirements of the post-construction BMPs should be documented in a project-specific WQTR. The District is responsible for the installation, verification, ongoing implementation, and maintenance of permanent post-construction BMPs across campus.

Although there is potential for an increase in pollutants to enter storm drain systems and receiving waters, projects implemented under the Master Plan would be required to comply with the Phase II small MS4 permit and associated Stormwater Management Program. In addition, the District Design Guidelines & Standards Manual include the Landscape Standards, which state that all landscaped areas should be evaluated for potential low-impact development (LID) strategies, and that these areas may be used as vegetated swales or bioretention zones. In addition, the Landscape Standards state that stormwater from rooftops and other impervious surfaces should be directed into landscape areas where feasible.

Specific details related to new campus stormwater BMPs would be developed during required project-level design evaluations for both long-term and near-term projects. With the continued implementation of District Design Guidelines & Standards Manual policies, including the development of project-specific WQTRs to define post-construction BMPs consistent with MS4 regulatory requirements, and the implementation of LID measures for runoff reduction, water quality impacts associated with changes in stormwater runoff would be minimized. As such, operation of long-term and near-projects implemented under the Master Plan would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Impacts would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Program Level and Project Level

Implementation of the Master Plan would result in a net increase in building area on the campus. While the majority of long-term and near-term projects would reconfigure existing development areas composed of impervious surface, future projects could result in an increase in impervious surface area across campus. As a large portion of the campus is developed with impervious surfaces under existing conditions, the reconfiguration of these areas is not anticipated to increase the amount of impervious surface area on campus in a manner that would interfere with groundwater recharge. The campus is not in a groundwater basin or a local groundwater recharge area. The addition of impervious surface area on the campus would not impede groundwater recharge. As such, no groundwater extraction is anticipated to occur as a result of the implementation of the Master Plan. Thus, implementation of the Master Plan, including long-term and near-term projects, would not result in a substantial decrease in groundwater recharge or the

depletion of groundwater supplies such that the Master Plan would impede sustainable groundwater management of the basin. Impacts would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in a substantial erosion or siltation on- or off-site?

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

iv) Impede or redirect flood flows?

Program Level and Project Level

The development of long-term and near-term projects under the Master Plan could alter existing drainage patterns by changing the direction runoff is directed or creating more impervious surfaces, such as pavement and buildings, where none were before, as impervious surfaces do not allow the percolation of water down into soil. Rather, water is forced directly into storm drain systems or streams, where increases in erosion, siltation, and flood risks can occur. Increases in impervious surface area can also result in exceeding the existing capacity of stormwater facilities if substantial runoff is rerouted or stormwater flow or velocities are substantially increased.

During construction, projects implemented under the Master Plan would be required to implement the maintenance, inspection, and BMP requirements within a SWPPP or Water Pollution Control Plan, which would ensure that construction-period activities do not result in substantial water quality effects related to erosion, siltation, and surface runoff.

Projects under the Master Plan would not require mass grading or substantial changes in topography on the campus such that major drainage pattern changes would occur in off-site areas, and runoff would continue to drain toward curbs and gutters throughout campus and in adjacent streets, similar to existing conditions. Projects implemented under the Master Plan would be required to comply with the construction and post-construction requirements outlined in the District Design Guidelines & Standards Manual, which include compliance with the Phase II small MS4 permit, preparation of a SWPPP or Water Pollution Control Plan, preparation of a WQTR in which post-construction BMPs are identified, and the integration of LID concepts into project design to reduce runoff and increase water retention. The preparation of preliminary water balance calculations would determine whether individual projects on the campus would substantially alter runoff in a manner that requires alterations to the locations, sizes, or types of BMPs in the project vicinity, or whether new drainage features can connect to existing BMPs. New BMPs or alterations

to existing BMPs required for each project would be documented in a WQTR and installed during project construction. Compliance with these requirements would ensure that projects implemented under the Master Plan do not result in substantial erosion, siltation, runoff, or the exceedance of capacity of stormwater drainage systems as drainage changes occur.

In addition, the campus is not within a 100-year flood zone and would not result in the redirection of flood flows (FEMA 2024). As the Master Plan would not result in a substantial change in the drainage patterns of the site and would install BMPs to manage runoff where such changes would occur, the Master Plan projects would not result in substantial erosion, a substantial increase in the rate or amount of surface runoff such that flooding would occur, exceedance of stormwater infrastructure capacity, or flood flow alterations. Impacts would be less than significant.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Program Level and Project Level

Miramar College is not within 100-year flood and would not be subject to significant flood hazard (FEMA 2024).

Tsunamis are a type of earthquake-induced flooding produced by large-scale sudden disturbances of the sea floor. Tsunami waves interact with the shallow sea floor when approaching a landmass, resulting in an increase in wave height and a destructive wave surge into low-lying coastal areas. The campus is over approximately 8 miles inland from the Pacific Ocean. Additionally, according to the California Department of Conservation, the campus is outside the tsunami hazard zone (DOC 2024). Therefore, projects implemented under the Master Plan would not be affected by a tsunami.

A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam or other artificial body of water. The campus is about 0.7 mile west of Miramar Reservoir and would not be affected by a seiche.

Therefore implementation of long-term and near-term projects under the Master Plan would not release pollutants as the result of floods, tsunami, or seiche. No impact would occur.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Program Level and Project Level

The San Diego Basin Plan is the applicable Water Quality Control Plan to the campus. It designates beneficial uses and water quality objectives for ground and surface waters in the San Diego region. At the individual project level, compliance with Regional Water Quality Control Board permits and objectives through the implementation of a SWPPP and implementation of identified BMPs

during operation of projects implemented under the Master Plan would ensure that these projects do not conflict with or obstruct the implementation of the San Diego Basin Plan. In addition, the District Design Guidelines & Standards Manual includes requirements that individual projects would be required to implement during construction and operation to protect water quality and apply LID techniques. Adherence to these District requirements consistent with State Water Resources Control Board and Regional Water Quality Control Board permit programs would ensure that projects implemented under the Master Plan would be consistent with the objectives outlined in the San Diego Basin Plan.

The campus is not within a designated groundwater basin, and the nearest groundwater basin to the campus (Poway Valley Groundwater Basin) is assigned a very low priority basin (SWRCB 2026). Thus, no Sustainable Groundwater Management Plan applies to this basin, and the Master Plan would not result in conflicts with a Sustainable Groundwater Management Plan.

Therefore, implementation of the long-term and near-term projects under the Master Plan would not conflict with or obstruct implementation of a Water Quality Control Plan or Sustainable Groundwater Management Plan. Impacts would be less than significant.

4.4 Land Use and Planning

Would the project:

a) Physically divide an established community?

Program Level and Project Level

Implementation of the Master Plan, including the long-term and near-term projects, would occur within the boundaries of the existing campus. Future circulation improvements on the campus would strengthen pedestrian connections and walkability but would not impede connectivity of the surrounding community. Because no major development would occur outside the established campus boundaries, implementation of the Master Plan would not physically divide an established community. No impact would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Program Level and Project Level

Pursuant to California Government Code, Section 53094, local City zoning is not applicable to community college projects that enhance the District's ability to provide classroom education. As such, the Master Pla provides the applicable land use guidance for development on the campus. The District is the only agency with local land use jurisdiction over campus projects. Nevertheless, additional land use plans that would apply to the areas adjacent to the campus have been reviewed for this analysis where relevant to campus development.

Miramar College Facilities Path to 2035

As discussed further in Chapter 2, Project Description, the Master Plan is the educational and facilities master plan for Miramar College and is the applicable land use plan for the campus. The purpose of the Master Plan is to guide the orderly and coordinated development of the Miramar College campus to achieve District and campus program goals. The Master Plan includes designs and concepts for improvements and facility projects that are conceptual and intended to serve as a framework for the future detailed design of campus improvements as funding becomes available. The Master Plan establishes planning assumptions for future campus development based on projected enrollment and staffing needs. In addition to the projected student growth rate, facilities planning is based on the unique space needs of the programs that are lacking space or are most likely to grow.

While the Master Plan is the applicable land use planning document for Miramar College, it is a programmatic planning document rather than a plan adopted specifically to avoid or mitigate an environmental effect under CEQA. This Program EIR (PEIR) provides environmental review for the Master Plan under CEQA and discusses potential environmental effects of the project, considering where applicable those plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. Projects implemented under the Master Plan would be required to comply with the District Design Guidelines & Standards Manual, which provides District policies for design professionals and construction teams and the District Sustainability Levels framework designed to recognize, measure, and promote sustainable practices across District campuses and facilities. Future development projects that implement the Master Plan would be reviewed and approved at the appropriate level of the District, and such review would involve verification of conformance with applicable regulations that protect environmental resources and review for consistency with the environmental analysis in this PEIR. Therefore, implementation of the Master Plan would not cause a significant environmental impact due to a conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

City of San Diego and Mira Mesa Community Plan

Although the District is not subject to local land use planning documents such as the City's 2024 General Plan or community plans, the District strives to maintain consistency with local land use plans where feasible. The 2024 General Plan aims to direct new development projects into urbanized areas where a mix of uses occur and public infrastructure is available. Although the 2024 General Plan includes policies related to education facilities, it does not specifically address the District or Miramar College. However, the Master Plan would generally align with the principles of the 2024 General Plan by increasing density within the previously developed campus boundaries rather than expanding into undeveloped areas.

The 2022 Mira Mesa Community Plan includes Policy 6.2, Lease Agreements, which states, "Pursue lease agreements with private property owners and public agencies (e.g., San Diego Gas & Electric, San Diego Unified School District, California Department of Transportation, and San Diego Community College District) to incorporate active or passive recreation into existing buildings or surrounding grounds, where non-programmed space is available and appropriate for public use." Long-term projects under the Master Plan would include modernization improvements for recreation facilities, including Hourglass Field, which would include natural turf replacement and leveling of the turf to eliminate current trip hazards due to the existing conditions of the field. In addition, the existing trails within the 12-acre vernal pool preserve are proposed to be extended with additional elevated walks and additional viewing platforms to provide additional passive recreation within the campus. Overall, the Master Plan would be generally consistent with the goals and policies within the 2024 General Plan and 2022 Mira Mesa Community Plan.

2025 San Diego Association of Governments Regional Plan

The 2025 San Diego Association of Governments (SANDAG) Regional Plan is a long-range plan for transportation, land use, housing, and the environmental needs of the San Diego region through the year 2050. The goals of the 2025 Regional Plan include convenient and reliable movement of people and goods; equitable access to essential needs and opportunities; healthy communities and environment for everyone; and safe transportation network for all users (SANDAG 2025). The Master Plan would support the goals and objectives of the 2025 Regional Plan by implementing improvements to pedestrian and bicycle mobility on campus. Specific transit and mobility projects identified in the 2025 Regional Plan for implementation near campus would provide increased alternative transportation options for students and staff; the Master Plan would not interfere with implementation of these projects by SANDAG or other agencies. Therefore, the Master Plan would be consistent with the 2025 Regional Plan.

Airport Land Use Compatibility Plan

As discussed in Section 3.7, Hazards and Hazardous Materials, the entirety of the campus is within Review Area 2 of the Airport Influence Area associated with Marine Corps Air Station (MCAS) Miramar, which includes the Overflight Notification Area, Airspace Protection Compatibility Area, and Federal Aviation Administration Height Notification Area. However, the campus is not within the noise exposure contours or safety zones for MCAS Miramar.

Airport Influence Area Review Area 2 of MCAS Miramar establishes limits on the heights of structures, particularly in areas of high terrain, and the recordation of overflight notification documents. In accordance with the Review Area 2 requirements in the MCAS Airport Land Use Compatibility Plan (ALUCP), a land use action proposed under the Master Plan would be required to undergo Airport Land Use Commission review if it (SDCRAA 2008):

- Received a final Notice of Determination from the Federal Aviation Administration that the project would constitute a hazard or obstruction to air navigation;
- Would potentially penetrate protected airspace surfaces or otherwise meet applicable review criteria, including structures with heights exceeding 35 feet above ground level;
- Has the potential to create electrical or visual hazards to aircraft in flight; or
- Has the potential to cause an increase in the attraction of birds or other wildlife that can be hazardous to aircraft operations.

If any of these would apply to individual projects proposed under the Master Plan, the District, as the local agency, would be required to coordinate with the Airport Land Use Commission for determination of consistency with the MCAS ALUCP. As the projects implemented under the Master Plan would comply with the relevant policies outlined in the ALUCP for MCAS Miramar, the project would be consistent with the ALUCP.

Implementation of the Master Plan, including long-term and near-term projects, would not cause a significant environmental impact due to a conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant.

4.5 Mineral Resources

Would the project:

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

Program Level and Project Level

The project site is not known to contain mineral resources that would be of value to the region or state. According to the 2024 General Plan Conservation Element, the project site is mapped as an area where no mineral deposits are present (City of San Diego 2024). The project site is developed with campus uses and is surrounded by existing residential development and educational uses that would be incompatible with mineral extraction within the project site. Therefore, implementation of the Master Plan would not result in the loss of availability of a known mineral resource that would be a value to the region and residents of the state. No impact would occur.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Program Level and Project Level

As previously detailed, according to the 2024 General Plan Conservation Element, the project site is mapped as an area where no mineral deposits are present (City of San Diego 2024). Therefore, the

project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan, or other land use plan. No impact would occur.

4.6 Population and Housing

Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Program Level and Project Level

Construction of the individual projects under the Master Plan would temporarily increase construction employment opportunities. Given the relatively common nature and scale of the proposed future projects, the demand for construction employment is anticipated to be met within the existing and future labor market in the region. The size of the construction workforce would vary during the different stages of construction but would not be of a size such that a substantial number of laborers from outside the County would relocate for these employment opportunities. The District also specifically prioritizes hiring construction contractors from the local workforce pursuant to its Community Benefits Agreement with the San Diego Building and Construction Trades Council and many craft unions, which applies to construction contracts valued at $1 million or more. The Community Benefits Agreement outlines requirements for hiring local workers based on zip code; requires 80 percent of craft hours to be performed by County residents, active-duty military dependents, or current or former District students; and supports apprenticeship programs to continue development of the local construction workforce. Therefore, project construction would not directly or indirectly induce substantial population growth.

The project consists of the demolition, construction, and renovation of existing Miramar College buildings and facilities. The project would also provide various outdoor space enhancements, athletic field improvements, and pedestrian and roadway renovations. It is assumed that as facilities are constructed and modernized, more students would be attracted to on-campus programs. As discussed in Section 2.1.3, Campus Population Growth, a conservative growth rate of 1.5 percent annual growth rate has been selected to ensure that the environmental analysis accounts for reasonably foreseeable changes in enrollment and campus development over the next 20 years. With the application of this growth rate, 8,217 on-campus students are anticipated to attend Miramar College in 2045, an increase of 2,116 on-campus students compared to baseline (fall 2025) conditions.

Employee growth is anticipated to maintain the current student-to-staff ratio, which reflects established operational standards for delivering academic programs and student services at Miramar College. There were 1,656 total Miramar College employees in July 2025 (District 2025).

Assuming a proportional number of employees is required to serve the future student population, approximately 2,230 employees would be required in 2045. This represents an increase of 574 employees compared to baseline conditions.

The Master Plan does not propose new housing that would result in a direct increase in the regional population. Under the Master Plan, the Miramar College on-campus student population and employee population would increase. However, it is anticipated that this enrollment and job growth would occur as a result of an increase in students and employees from the project region, as community colleges are generally designed to target and serve local communities. Increases in enrollment would be expected to come from the existing and projected regional population and would not draw new people to the region. This projected regional growth is accounted for in SANDAG's population projections for the County. The regional population is expected to increase by approximately 112,944 individuals from 2022 through 2050 and reach 3.4 million, which represents an increase of 3.4 percent over this period (SANDAG 2025). The on-campus population is projected to grow by 2,690 individuals (2,116 students and 574 employees) from 2025 through 2045, which represents a growth rate of 1.5 percent per year. While the increase in on-campus population growth considered in this PEIR would outpace regional population growth, this 1.5 percent annual on-campus growth rate reflects the potential for attracting and accommodating more students in on-campus courses through implementation of planned improvements to campus facilities, academic offerings, and student services, while also providing a conservative approach for environmental analysis. Miramar College would continue to serve the regional population as it grows and would not induce substantial regional population growth.

The projects proposed under the Master Plan also would not indirectly induce population growth, as no extension of infrastructure is proposed that would allow for future development where it does not currently occur. Project implemented under the Master Plan would connect to existing utilities, including water, sewer, electricity, and telecommunication services. The surrounding area is already developed with urban uses and infrastructure, and the connection of proposed buildings to existing infrastructure would not provide new utilities or other infrastructure to support growth in a previously undeveloped area.

Therefore, implementation of the Master Plan, including long-term and near-term projects, would not directly or in indirectly induce substantial population growth. Impacts would be less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Program Level and Project Level

The Master Plan would not displace existing people or housing. The project consists of the demolition, construction, and renovation of existing campus buildings and facilities. No housing units currently exist on the campus. Therefore, the project would not displace substantial

numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impact would occur.

4.7 Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?

Program Level and Project Level

Miramar College does not have its own fire department and, therefore, relies on the City of San Diego Fire-Rescue Department (SDFD), who is responsible for responding to emergencies that occur throughout the City and on the campus itself. The nearest fire station to the campus is SDFD Station 44 at 10011 Black Mountain Road, approximately 0.35 mile to the south.

The construction of projects under the Master Plan could increase demand for SDFD services due to an increase in facilities and student and staff population on the campus. However, implementation of projects would not require the construction of new SDFD facilities or the expansion of existing fire protection facilities. The campus is within the existing service areas of SDFD Fire Station 44 and, therefore, has already been accounted for in terms of SDFD service areas in the City.

According to the Performance Audit of the Fire-Rescue Department's Emergency Medical Response Process (Performance Audit) prepared by the City, the average response time for the Miramar College area (Council District 6) was 9 minutes and 11 seconds from fiscal year 2023 through fiscal year 2025, which exceeds the arrival time standard of 6 minutes and 30 seconds that is established by the SDFD (City of San Diego 2026a). Although the Performance Audit did not identify additional fire station facilities as a recommendation for the SDFD to improve their response times, the 2024 General Plan EIR identifies planned fire stations in the City. No new stations are planned to serve the campus (City of San Diego 2024). If the City decides to build any new stations, the City would be responsible for project-level environmental review of the proposed fire station and implementation of applicable mitigation measures from the 2024 General Plan EIR or other environmental review process.

The Master Plan would update and modernize existing space and construct new buildings to meet current and future instructional and technology needs and would not generate new or excessive fire risk. Each individual long-term and near-term project design would comply with applicable state and District building regulations in place to reduce the risk of fire. These would include the California Building Code and California Fire Code fire safety and building materials requirements

and the District requirements related to emergency access, sprinkler and fire hydrants, building materials, and compliance with California Building Code fire safety requirements. The Master Plan would not result in the need for new or physically altered fire protection facilities; therefore, no substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities would occur. Impacts would be less than significant.

b) Police protection?

Program Level and Project Level

The District Police Department provides police protection services on campus. District police officers provide the primary law enforcement response on and around Miramar College. The District coordinates with the City of San Diego Police Department, operating under a Memorandum of Understanding regarding responsibilities to respond to and investigate crimes on or adjacent to District properties (District 2025).

The District Police Department is headquartered at 1536 Frazee Road but has a campus police substation is at 10440 Black Mountain Road. According to the 2026 District Police Department Policy Manual, calls are dispatched based on the following priority levels and allotted response thresholds (District 2026):

- Priority 1 calls, defined as those involving life or death situations, serious crimes in progress, and/or imminent injury, should be dispatched within 5 minutes.
- Priority 2 calls are defined as emergency calls that are non-life threatening. All priority 2 calls should be dispatched within 30 minutes.
- Priority 3 calls are non-emergency calls where there is no immediate or potential threat to life or property, including cold reports, service calls and officer self-initiated activity. Priority 3 calls should be handled as soon as practicable.

The growth in enrollment and employment that is projected on campus could increase demand for police protection services due to an increase in the student and staff population on the Miramar College campus. Campus population growth would not affect police protection facilities off campus where commuting student, faculty, and staff would reside as the increase in the on-campus population would come from the existing regional population where police services are already provided.

As the population at the campus increases through buildout of the Master Plan, the District would be responsible for ensuring the District Police Department is adequately staffed to ensure that the above response times are maintained. No specific improvements to physical police protection facilities are proposed under the Master Plan. Should the District determine that new or expanded police protection facilities are required to ensure that adequate response times are maintained on the campus, the new or expanded facility would undergo environmental review to determine if it is within the scope of the environmental analysis contained in this PEIR and, if so, applicable

mitigation measures would be applied. As is the case for other future campus projects, if a future police protection-related project is determined to be outside the scope of this PEIR, then a separate environmental document would be prepared, and potentially significant environmental impacts would be mitigated to the extent feasible.

As discussed previously, implementation of the Master Plan would serve the existing regional population, which is expected to grow throughout buildout of the Master Plan through 2045. Should police protection facilities be necessary to serve this increase in regional population in the future, they would undergo environmental review under CEQA and be required to comply with City development regulations and environmental review requirements. Implementation of the Master Plan would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities or the need for new or physically altered police protection facilities. Impacts would be less than significant.

c) Schools?

Program Level and Project Level

The growth in enrollment and employment that is projected on the campus would come from the existing and projected regional population, and implementation of the Master Plan would not directly contribute to population growth and would accommodate projected enrollment growth. Further, implementation of the Master Plan would not increase the off-campus population where school services are currently provided. While increases in the regional population could increase the demand for school services and require new or expanded San Diego Unified School District facilities, these facilities would not be necessitated by the increase in the on-campus population of Miramar College. In addition, no housing would be provided on the campus. Children of students, faculty, and staff who live off campus would typically attend the schools designated by the San Diego Unified School District for their neighborhood; therefore, these students would be spread throughout the school district. The San Diego Unified School District would conduct environmental review of new school facilities required to accommodate regional growth within their district, and compliance with federal, state, and local regulations would be required prior to the construction of the new facilities. Implementation of projects under the Master Plan would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities or the need for new or physically altered school facilities. Impacts would be less than significant.

d) Parks?

Program Level and Project Leve

The District offers various recreational facilities and programs on the campus in addition to the various City parks and recreational facilities in the surrounding area. While the campus student

and staff population is anticipated to increase over the buildout period of the Master Plan and, therefore, increase the use of the existing campus and City parks and recreational facilities and programs, such growth would not exceed that expected for the region (refer to Section 4.6). Projects implemented under the Master Plan would include various outdoor space enhancements and athletic field improvements. As part of the long-term projects, a new 300-space parking structure would include a synthetic grass athletic field and tennis courts on the roof of the structure to add usable square footage to the existing athletics program. A new Athletics Building would be constructed in the southern portion of campus and would include a gym, locker rooms, classrooms, and training rooms and provide flexible spaces to meet the evolving needs of the athletics program. A new outdoor basketball court and pickleball court would be constructed to support the proposed Athletics Building. Modernization improvements are proposed for Hourglass Field in the southwestern portion of campus. Improvements would include natural turf replacement and leveling of the turf. Additionally, the Master Plan would include improvement to the existing vernal pool preserve with an extension to the existing trail that would include elevated walks and additional viewing platforms. The new and expanded recreational facilities proposed under the Master Plan would continue to provide students and surrounding community members with adequate recreational opportunities as the campus population grows.

The recreation opportunities provided for students and staff on campus may reduce the demand that campus populations place on public recreational facilities in other areas of the City. As growth in the on-campus student population would not bring growth beyond that anticipated for the region, the project is not anticipated to result in a substantial increase in the demand for or use of off-campus recreational facilities that would not otherwise be developed or maintained by the City. Implementation of the Master Plan is not anticipated to substantially increase the use of City parks such that there would be a need for new or physically altered parks in the City beyond those planned by the City.

Although the projects proposed under the Master Plan do include new and physically altered recreation and open space areas on the campus, environmental impacts associated with those projects are analyzed throughout this PEIR, and mitigation is prescribed where feasible for potentially significant impacts. Therefore, implementation of projects under the Master Plan would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks. Impacts would be less than significant.

e) Other public facilities?

Program Level and Project Level

The City of San Diego Public Library currently operates 36 branches throughout the City. Although Miramar College provides students with library services at the Library Learning and Resources Center, students may also choose to use the various public libraries throughout the City. The campus

is identified within the San Diego Public Library Master Plan planning zone of Zone A – North San Diego (City of San Diego 2023). The libraries in Zone A currently exceed the minimum-space-per-capita target, but additional space would be needed to maintain this level of service as the area's population increases. The on-campus enrollment growth that is anticipated at the Miramar College campus would come from existing and planned regional population growth and would not draw new people to the region served by the City of San Diego Public Library system. Any new or renovated City libraries proposed by the City would be required to undergo separate environmental review in which feasible mitigation would be prescribed for potentially significant impacts. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities. Impacts would be less than significant.

4.8 Recreation

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?

Program Level and Project Level

As previously detailed, the District offers various recreational facilities and programs on campus in addition to the various City parks and recreational facilities in the surrounding area. While the campus student and staff population is anticipated to increase over the buildout period of the Master Plan and, therefore, increase the use of the existing campus and City parks and recreational facilities and programs, such growth would not exceed that expected for the region. Projects implemented under the Master Plan would include various outdoor space enhancements and athletic field improvements. The existing recreational facilities and open space areas on campus have historically been used for recreational purposes by both campus populations and the surrounding community and are maintained by the District Facilities Services Department staff on an ongoing basis. The new and expanded recreational facilities proposed under the Master Plan would continue to provide students and surrounding community members with adequate recreational opportunities as the campus population grows. Therefore, implementation of projects under the Master Plan would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Impacts would be less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Program Level and Project Level

The Master Plan consists of the demolition, construction, and renovation of existing campus buildings and facilities, including various outdoor space enhancements and athletic field improvements, as detailed in Section 4.7(d), Public Services.

Although implementation of the Master Plan would involve the construction and expansion of recreational facilities on campus which have the potential to cause an adverse physical effect on the environment, these potential impacts are addressed throughout this PEIR as part of the proposed Master Plan. Mitigation measures have been provided, as appropriate, to reduce potentially significant construction impacts and operational impacts associated with the proposed recreational facilities. Therefore, construction of the new recreation facilities would not result in additional significant impacts beyond those already identified throughout this PEIR. Impacts would be less than significant.

4.9 Utilities and Service Systems

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Program Level and Project Level

Long-term and near-term projects proposed under the Master Plan would require connections to the existing utility infrastructure within and surrounding campus. More specific information about each utility type is provided in the following sections; however, the overall procedure for determining the utility requirements for future projects applies to each utility. During the design phase of District projects, civil engineering consultants develop projections of project utility demands to confirm that existing utility capacity is available to serve the project in combination with existing campus and/or adjacent development. Based on the proposed projects largely replacing existing use types with more modern facilities, it is not anticipated that upsizing or replacement of off-site utility mains would be required. Rather, individual projects would connect to the existing utilities available within and surrounding the project site.

As these connections to existing infrastructure are anticipated to occur within the area considered in the analysis throughout this PEIR or in adjacent, disturbed areas to replace existing utility connections, potential impacts associated with construction of these utility connections are considered throughout this PEIR. As such, mitigation measures would be implemented during such construction if applicable based on the proposed locations. Where connections to City-owned infrastructure rather than privately owned District infrastructure are proposed, the District would coordinate with the City to provide the relevant demand and capacity information and receive approval to construct new connections in compliance with relevant City policies.

If future projects are determined to require additional off-site utility construction, the environmental impacts of such a project would be required to be considered in accordance with CEQA and mitigated where feasible. As no such projects are currently anticipated to be required

to serve projects under the Master Plan, further analysis of potential environmental impacts of off-site utility construction is outside the scope of the project considered throughout this PEIR would be speculative based on unknown project locations and components.

Water

Miramar College is in a fully developed area of the City currently served by existing water infrastructure operated and maintained by the City's Public Utilities Department. The projects proposed under the Master Plan would involve the construction of additional building space, which could result in an increase in demand for water supplies. Future water efficiency improvements that would occur through the redevelopment of older campus buildings would partially offset potential increases in water demand resulting from the increase in building area on campus. Campus development projects would adhere to state and District water efficiency policies that require the installation of water-efficient plumbing fixtures and the use of drought-tolerant vegetation to reduce outdoor water use. The existing water infrastructure on campus is anticipated to have adequate capacity and pressure to serve the projects proposed under the Master Plan, which would connect to existing water pipelines. The construction or replacement of water infrastructure would occur in accordance with the domestic water system requirements in the District Design Guidelines & Standards Manual. The construction impacts of providing water infrastructure connections to the proposed Master Plan facilities have been assessed throughout this PEIR and mitigation measures would be implemented during construction of utility connections where applicable. No relocation or construction of additional off-site water facilities that would cause environmental effects beyond those disclosed herein would be required. Implementation of projects under the Master Plan would not require or result in the relocation or construction of new or expanded water facilities that could cause significant environmental effects that are not already analyzed in this PEIR.

Wastewater

Wastewater generated on the campus is currently transported to the Point Loma Wastewater Treatment Plan (PLWTP) via a network of on-campus plumbing infrastructure maintained by the District, which then connects to existing wastewater conveyance infrastructure within adjacent City streets, easements, and rights-of-way. Connections to sewer mains that traverses the campus serve the majority of on-campus development. Additional sewer connections to the campus network of wastewater pipelines and laterals would occur throughout the campus but would not result in the need to expand or otherwise replace the existing sewer main. The potential environmental effects associated with the construction of future connections to sewer infrastructure are included in the analysis of the proposed construction activities provided throughout this PEIR, and these connections would be constructed in accordance with applicable District standards. The District Design Guidelines & Standards Manual includes the Plumbing and Piping System Requirements section in Section 2.2, General Specifications, which outlines

plumbing design and construction standards to ensure safe, sanitary, reliable, and maintainable wastewater conveyance systems throughout all District facilities. As outlined in this section, plumbing design and installations on District properties would adhere to applicable codes, District specifications, and regulatory agency requirements where applicable. No other new, relocated, or expanded off-site sewer infrastructure would be required, and no associated environmental effects would occur beyond those considered in this PEIR for future sewer connections.

Stormwater Drainage

Currently, stormwater on the campus drains toward existing curbs, gutters, and landscaped areas throughout campus or within adjacent streets. With implementation of the proposed Master Plan development, stormwater would drain in a similar manner toward existing curbs, gutters, and landscaped areas. Projects implemented under the Master Plan would incorporate LID features and water quality treatment infrastructure consistent with the requirements in the District Design Guidelines & Standards Manual and state stormwater permit conditions. Because the majority of future campus development would occur within previously developed and largely impervious areas, the overall quantity of stormwater runoff from the project site is not anticipated to increase substantially such that off-site infrastructure capacity would be exceeded. On-site stormwater capture, treatment, and conveyance infrastructure would be adjusted for future projects based on the required WQTR findings and recommendations (as detailed in Section 4.3, Hydrology and Water Quality). Further, as outlined in the Sanitary and Storm Sewer Systems section of the District Design Guidelines & Standards Manual, stormwater drainage systems on District properties would be constructed in accordance with the California Plumbing Code and in coordination with local authorities if connections to City-owned infrastructure are proposed. The anticipated stormwater improvements would be constructed within the campus and would not require new off-site drainage channels, culverts, or regional stormwater infrastructure. Therefore, the Master Plan would not result in the construction of stormwater drainage facilities that could cause significant environmental effects that are not analyzed throughout other sections of this PEIR.

Electricity

Electricity service to Miramar College is provided by SDG&E through a network of underground power lines throughout campus. Once projects implemented under the Master Plan become operational, electricity would be used in a similar manner compared to existing conditions, which includes electricity for interior and exterior lighting, heating and cooling systems, computer and office equipment, refrigeration and cooking equipment in dining halls, EV charging stations, and additional building operations, such as security systems and elevators. Throughout the implementation of the Master Plan, connections would be made to the existing power lines on the campus to provide power to new or renovated facilities, the effects of which are addressed throughout the PEIR. Therefore, implementation of the Master Plan would not require or result in

the relocation or construction of new or expanded electric power facilities that could cause significant environmental effects that are not analyzed throughout other sections of this PEIR.

Natural Gas

Miramar College currently receives natural gas from SDG&E for the heating of buildings and water, other mechanical processes, and in laboratories. The District policy is for new buildings to be all-electric and not use natural gas for processes that can rely instead on electricity, such as building or water heating. Natural gas may only be used in select instances where electricity would not serve the intended use and with prior approval by the District Architect. The older buildings on campus are generally those planned for demolition; therefore, natural gas use would be reduced compared to existing conditions as many of these buildings currently use natural gas. As centralized building and water heating equipment requires replacement, these sources of natural gas consumption would also be replaced with electric equivalents, thereby reducing natural gas consumption. As implementation of future campus projects would result in a net decrease in natural gas consumption, implementation of the Master Plan would not require or result in the relocation or construction of new or expanded natural gas facilities that could cause significant environmental effects. Rather, buildout of the Master Plan would remove or cap the majority of the existing natural gas connections on campus.

Telecommunication Facilities

Telecommunication connections for projects implemented under the Master Plan would be made to existing infrastructure that is underground throughout Miramar College. As such, implementation of the Master Plan would not require or result in the relocation or construction of new or expanded telecommunications facilities that could cause significant environmental effects.

Therefore, implementation of the Master Plan, including long-term and near-term projects, would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Program Level and Project Level

Based on water bills detailing the campus' water usage in 2025 and 2026, the campus consumes approximately 6.4 million gallons of water per year under existing conditions (serving 1,199,302 gross square feet [gsf] of existing building area). To estimate the amount of water that would be consumed at full buildout of the Master Plan, the existing rate of water consumption per gsf of building area was calculated and applied to the future gsf on campus. This determined that full

buildout of the Master Plan (which would serve approximately 1,403,404 gsf of building area) would require approximately 7.5 million gallons of water per year, which would be a net increase of 1.1 million gallons per year (equal to approximately 3.3 acre-feet [AF] per year) compared to existing conditions. This estimate is considered conservative as future campus projects would adhere to state and District water efficiency policies that require the installation of water-efficient plumbing fixtures. In addition, the total amount of landscaped area requiring watering is not anticipated to increase proportionally to building area as considered in this estimate, and where additional landscaping is added, it would use drought-tolerant vegetation.

The City's 2025 Urban Water Management Plan demonstrates that there will be sufficient water supplies available to meet demands for existing and planned future developments projected to occur by 2050 (City of San Diego 2026b). The plan estimates water supply and demand in 5-year increments over a 25-year period to determine if available supplies will meet the City's projected water demand under normal, dry, and multiple-dry year scenarios. Based on a normal water supply year, the estimated water supply will meet projected water demand between 173,510 AF in 2030 and 178,259 AF in 2050. Based on a single-dry year forecast, the estimated water supply will meet the projected water demand between 180,450 AF in 2030 and 185,390 AF in 2050. During a multiple-dry year scenario, the estimated water supply will meet the projected demands wherein demand is projected to be higher at the beginning of the modeled five-year cycle and then reduce as conservation efforts are enforced due to continued drought conditions (City of San Diego 2026b). Because the water supply demand at Miramar College would be a small portion of the City's overall water supply, which is obtained through various sources to provide flexibility, there would be sufficient water supply for full buildout of the Master Plan. Additionally, the District would continue water conservation efforts to reduce water demand. Therefore, the City would have sufficient water supplies available to serve campus development and reasonably foreseeable future development during normal, dry, and multiple-dry years. Impacts would be less than significant.

c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Program Level and Project Level

Implementation of the Master Plan would increase the amount of on-campus building space. The number of on-campus students and employees is anticipated to increase over the Master Plan buildout period. Such increases would result in the generation and discharge of additional wastewater from the campus, which would require treatment at the PLWTP, the municipal wastewater treatment facility operated by the City for wastewater from the project site. The PLWTP treats approximately 175 million gallons of wastewater per day and has a treatment capacity of 240 million gallons per day (City of San Diego 2025b). Based on the District water usage on campus described previously and California Emissions Estimator Model (CalEEMod)

default assumptions for the ratio of indoor to outdoor water use, it was estimated that under existing conditions, Miramar College uses approximately 4.1 million gallons per year of indoor water (translating in part to wastewater). Assuming that wastewater that would be generated during full buildout of the Master Plan at the same rate per gsf as under existing conditions, full buildout out of the Master Plan would result in approximately 4.7 million gallons of wastewater generated per year. This represents a net increase of 600,000 gallons per year, or approximately 0.006 million gallons per day, compared to existing conditions. This increase in demand would represent less than 1 percent of the remaining daily wastewater treatment capacity of the PLWTP (which has a capacity of 250 million gallons per day) and would be accommodated within the existing capacity of the wastewater treatment plant. Therefore, implementation of projects under the Master Plan would not exceed the PLWTP capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, Implementation of the Master Plan, including the long-term and near-term projects, would be accommodated by existing wastewater treatment facilities, which would have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Impacts would be less than significant.

d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Program Level and Project Level

The solid waste generated at Miramar College is currently sent to Miramar Landfill, Sycamore Landfill, or Otay Landfill. The Miramar Landfill has a remaining capacity of approximately 11,080,871 cubic yards of solid waste and is expected to close January 1, 2031; the Sycamore Landfill has a remaining capacity of 113,972,637 cubic yards and is expected to close December 31, 2042; and the Otay Landfill has a remaining capacity of 21,194,008 cubic yards and is expected to close February 28, 2030 (CalRecycle 2025).

During construction, projects implemented under the Master Plan would comply with District and regional regulations regarding the disposal of construction-related material. Implementation of the plans and diversion strategies required by these regulations would prevent the majority of construction waste from being disposed of in a landfill.

Based on solid waste generation default values in CalEEMod for the land use types and size of projects proposed under the Master Plan, full buildout of the Master Plan is anticipated to generate approximately 211.7 tons of solid waste per year. Using the Volume-To-Weight Conversion Chart for Campus Waste (loose) published by the U.S. Environmental Protection Agency (USEPA), this would equate to approximately 912 cubic yards of solid waste per year (USEPA 2026). This amount of solid waste would be minimal compared to the remaining capacity of the existing landfills and would not exceed the remaining capacity of the existing regional landfills discussed previously. However, each of the three landfills that the campus' solid waste is currently set to

have closure dates before the Master Plan operational year of 2045. The City is currently planning for these closures by exploring options for new landfill sites, implementing a resource recovery facility at Miramar Landfill to further reduce or recycle materials, and reducing the overall pressure on regional landfill space by increasing waste diversion to 90 percent by 2035. Development of the projects proposed under the Master Plan would not impede the implementation of these City actions. Projects implemented under the Master Plan would comply with state and District regulations related to waste reduction and recycling, which would further reduce the amount of solid waste produced on the campus that goes to landfill facilities. As such, implementation of long-term and near-term projects under the Master Plan would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts would be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Program Level and Project Level

During demolition (where required), clearing and grubbing, and grading activities, the projects implemented under the Master Plan would produce excavated soils, green waste, asphalt and concrete, and other construction and demolition waste. The types of demolition debris that would likely be generated during construction would include metals, concrete and asphalt, brick, masonry, wood, drywall, carpet and carpet padding, ceramic tile, roofing materials, doors, windows, and fixtures. In addition, the operation of new, renovated, and expanded facilities proposed under the Master Plan would contribute additional non-recyclable and/or non-reusable waste that would be deposited at Miramar Landfill.

Although the District is not obligated to adopt waste diversion goals that are in line with the state's goals established in Assembly Bill 939 and Assembly Bil 341, the District Design Guidelines & Standards Manual identifies the goal of achieving a minimum "end-of-project" recycling rate of 75 percent for non-hazardous solid waste and a further goal of 90 percent diversion from landfills and incinerators by weight, including both demolition and construction waste (District 2025). These goals exceed the minimum CALGreen requirement to divert 65 percent of construction and demolition waste from landfills. Projects implemented under the Master Plan would be required to implement construction waste management plans to minimize the amount of construction waste that is disposed of in landfills in compliance with CALGreen and the District goals for construction waste reduction. Further, the Sustainability Levels framework identifies incentives for implementing sustainable procurement policies and using at least 30 percent recycled building materials, which projects under the Master Plan would implement as feasible.

In compliance with state laws and programs to divert solid waste from landfills, Miramar College provides recycling and organic waste disposal options on campus. Future projects implemented

under the Master Plan would be supplied with the appropriate disposal containers and signage to continue these programs within new facilities. No new land use types are proposed that would result in noncompliance with solid waste reduction goals or regulations. The District and Miramar College would continue to implement, promote, and improve the campus-wide comprehensive waste prevention, recycling, and diversion programs and would monitor the progress of existing programs to identify additional methods for reducing, capturing, and diverting more solid waste over time. Therefore, implementation of long-term and near-term projects under the Master Plan would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Impacts would be less than significant.

4.10 Wildfire

If in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Program Level and Project Level

Construction of the Master Plan consists of the demolition, construction, and renovation of existing campus buildings and facilities. The project would also provide various outdoor space enhancements, athletic field improvements, and pedestrian and roadway renovations. As discussed in Section 3.7, Hazards and Hazardous Materials, the County of San Diego's (County's) Office of Emergency Services provides Evacuation Planning Map Books that identify emergency relocation and evacuation zones through the County. As future Master Plan projects would be constructed within the campus boundaries, construction work would not substantially impair emergency response or evacuation plans which direct evacuation toward major City roads. Construction-related activities may require the temporary partial lane or road closure to roads on the campus during construction that would interfere with an Emergency Response Plan or Emergency Evacuation Plan. As detailed in Section 3.9, Transportation, a Traffic Control Plan would be put in place as a mitigation measure of the PEIR to avoid impaired emergency response or evacuation during construction. However, circulation improvements proposed under the Master Plan would not prevent their continued use as emergency evacuation routes.

Once operational, projects under the Master Plan would not conflict with campus emergency response or evacuation plans. Newly constructed and renovated buildings would occur in areas that currently provide emergency access and would continue to include fire access consistent with applicable portions of the California Fire Code. The District has developed its Emergency Communications Response Plan (Administrative Procedure 7415.2), which implements Board Policy 7415, Fire, Earthquake and Disaster Safety, to ensure dissemination of information to students, employees, and the community in a consistent and effective manner in the event of an emergency. Additionally, as discussed in Section 4.7, emergency response to the campus would

involve the SDFD and/or District Police Department, depending on the nature of the emergency. Miramar College would continue to implement its campus-wide emergency plan, which addresses the campus community's planned response to emergency access on the campus and any necessary required evacuations.

Throughout the buildout of the Master Plan, there would be an increase in building area and on-campus student enrollment. As this development and enrollment increase occurs, the District would continue to evaluate the Emergency Response Programs and Plans that are in place and expand the staff responsible for the execution of the Emergency Response Plans as necessary. In addition, the projects implemented under the Master Plan would incorporate the required fire safety elements and would not exacerbate wildfire risks. Therefore, the Master Plan would not substantially impair an adopted Emergency Response Plan or Emergency Evacuation Plan. Impacts would be less than significant.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Program Level and Project Level

According to City's Very High Fire Hazard Severity Zone Map (City of San Diego 2025), Miramar College is in a local responsibility area, outside a designated Very High Fire Hazard Severity Zone. In addition, the campus is in a primarily developed area. There are no wildlands or heavily vegetated areas on the campus that could experience wildfire risks. In addition, Master Plan projects would not change the existing boundary of the college campus and would not involve any actions changing the safety hazards involving wildland fires.

The Master Plan consists of the demolition, construction, and renovation of existing campus buildings and facilities The addition of new buildings to campus would not exacerbate fire risk, as each project would be constructed in accordance with applicable regulations intended to protect occupants and buildings from fire events. At the state level, this would include compliance with the California Building Code, which requires the use of ignition-resistant materials, the installation of automatic fire sprinkler and alarm systems, defensible space establishment, and the inclusion of fire access roads. At the District level, new buildings on District properties would be required to comply with the fire-related requirements in the District Design Guidelines & Standards Manual, including the development of a project-specific fire accessibility site plan and fire flow data report with approval by the Division of the State Architect, compliance with California Fire Code requirements for interior finishes, and compliance with the California Building Code fire access road requirements.

Implementation of long-term and near-term projects under the Master Plan would not exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant.

c) Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Program Level and Project Level

The Master Plan includes projects that would improve circulation, including the modification to the Miramar College Driveway and North Campus Road widening. In addition, the Master Plan includes replacement or upgrade of existing utility infrastructure on an as-needed basis, primarily with construction of new facilities.

Miramar College does not have existing overhead power lines, and no projects implemented under the Master Plan would involve the construction of overhead power lines that exacerbate fire risk. Future projects under the Master Plan could require additional emergency water sources such as fire sprinklers and hydrants. Vegetation management within the existing campus boundary is conducted as part of the District's ongoing maintenance practices. The temporary and ongoing impacts on the environment that would occur as a result of infrastructure improvements related to fire protection proposed on campus would occur within the project site and are addressed throughout the relevant sections of this PEIR. Therefore, implementation of the Master Plan would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk. Impacts would be less than significant.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Program Level and Project Level

Wildfires can greatly reduce the amount of vegetation on hillsides. Slope failures, mudflows, and landslides are common in areas where steep hillsides and embankments are present, and such conditions would be exacerbated in a post-fire environment where vegetative cover has been removed. The campus is relatively level, with gentle gradients down to the south and west. Moderately sloping, south-facing hillsides are present in the southern portion of the campus. The campus is within an area mapped as being least susceptible to landslides. Therefore, the risk of post-fire instability on and surrounding the project site would be minimal.

The College is mapped within Zone X (FEMA 2012), and the project site is not within a 100-year flood zone. In addition projects implemented under the Master Plan would not require mass grading or substantial changes in topography on the campus, and runoff would continue to drain toward existing and new curbs and gutters throughout the campus. Therefore, implementation of the Master Plan would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Therefore, implementation of the Master Plan, including long-term and near-term projects, would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Impacts would be less than significant.

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Chapter 5 Other CEQA Considerations

Section 15126 of the California Environmental Quality Act (CEQA) Guidelines requires that all aspects of a project be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. As part of this analysis, the Environmental Impact Report (EIR) must identify the following three components, which are addressed in this chapter:

- Significant environmental impacts that could not be avoided if the project is implemented
- Significant, irreversible environmental impacts that would be involved in the project should it be implemented
- Growth-inducing impacts of the project

5.1 Significant and Unavoidable Environmental Impacts

Section 15126.2(c) of the CEQA Guidelines requires that an EIR describe any significant impacts that could not be avoided, even with the implementation of feasible mitigation measures. The environmental effects of the San Diego Miramar College Master Plan Project (Master Plan or project) on various aspects of the environment are discussed in detail in Chapter 3, Environmental Analysis, of this PEIR. Chapter 3 identifies the potential environmental impacts of the project and recommends mitigation measures to reduce impacts where feasible.

As discussed further in Section 3.4, Cultural Resources, implementation of the near-term projects would not cause a substantial adverse change in the significance of historical resources, and no impact would occur. However, implementation of the Master Plan has the potential to cause a substantial adverse change in the significance of historical resources directly through alterations, additions, demolitions, and/or construction of long-term projects. To mitigate future potential adverse impacts on historical resources located on San Diego Miramar College (project site, Miramar College, or campus), Mitigation Measures CUL-1 through CUL-3 would apply to proposed alterations, additions, demolitions, and/or construction involving any of these resources:

- Public Safety A-2 Building
- Heavy Duty Diesel Technology C-1 Building
- English I Building
- Eastern half of Hourglass Field

Mitigation Measures CUL-1 through CUL-3 would reduce potential impacts on historical resources to the extent feasible; however, impacts would remain significant after mitigation for future projects that do not comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties as determined under Mitigation Measure CUL-1. Refer to Section 3.4.5.1 for additional details.

5.2 Significant and Irreversible Environmental Impacts

Section 15126.2(d) of the CEQA Guidelines requires a discussion of any significant, irreversible environmental changes that would be caused by the project. Generally, a project would result in significant, irreversible environmental impacts if the following would occur:

- The project would involve a large commitment of nonrenewable resources.
- The primary and secondary impacts would generally commit future generations to similar uses (e.g., a highway improvement that provides access to a previously inaccessible area).
- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project.
- The proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy).

5.2.1 Irreversible Commitment of Resources

The projects proposed under the Master Plan would involve a series of site improvement and facility projects on the campus to accommodate projected enrollment through 2045. Construction of the projects proposed under the Master Plan would require the use of renewable resources such as lumber and other forest products, which could be expected to be replenished over the lifetime of each of the projects because sustainably harvested lumber supplies are increased as seedlings mature into trees. As such, the development of projects proposed under the Master Plan, including long-term and near-term projects, would not result in the irreversible commitment of renewable resources. Nevertheless, there would be an incremental increase in the demand for these resources during construction of the near-term projects and buildout of the Master Plan.

Construction of projects under the Master Plan would also result in the use of nonrenewable resources, including building materials (e.g., concrete asphalt, petrochemical construction materials, steel, copper and other metals, and sand and gravel) and fossil fuels, including the use of fossil fuels for construction equipment, the transport of construction materials to the project site and the transportation of construction workers to and from the project site (e.g., natural gas, gasoline, diesel fuel, and other petroleum-based products). These materials and the resources used in their production are available in a finite supply and are generally not retrievable, although some of the materials are recyclable. Construction materials like concrete and asphalt, for example, can be crushed and recycled as road base. Projects constructed under the Master Plan would comply with the San Diego Community College District (District) Design Guidelines & Standards Manual, which includes incentives and requirements related to the recycling of construction materials where possible. However, the recycling of these resources for project construction cannot be assured, and the project should be considered to result in an incremental increase in the demand for nonrenewable construction materials and fuels.

During operation, the projects implemented under the Master Plan would result in an irretrievable commitment of nonrenewable resources, such as energy resources and fossil fuels. Long-term energy resources include fuel consumed for the heating and cooling of buildings, transportation of people and goods, as well as for lighting and other energy-related needs. Electricity consumption during operation would increase the consumption of oil, coal, and natural gas to the extent the utility provider (San Diego Gas & Electric [SDG&E]) relies on such resources to generate electricity. Accordingly, this represents a long-term commitment to the continued consumption of these resources. As mandated by Senate Bill 1020, 100 percent of retail sales of electricity to California end-use customers are required to come from eligible renewable energy resources and zero-carbon resources by December 31, 2045. This statewide requirement would apply to SDG&E, which would, in turn, provide the District with electricity to ensure that the electricity used by the District at full buildout of the Master Plan would come from renewable energy and zero-carbon resources. As discussed in Section 4.2, Energy, of this PEIR, the Master Plan, including long-term and near-term projects, would not result in significant impacts related to wasteful use of energy, including fuel consumption, and electricity or natural gas use.

5.2.2 Irreversible Environmental Changes

Implementation of the Master Plan, including long-term and near-term projects, would result in irreversible environmental changes. Irreversible environmental changes are typically associated with the environmental topics of agriculture and forestry resources, biological resources, cultural resources, paleontological resources, mineral resources, and Tribal Cultural Resources, as removal of these resource types is generally not reversible once development has occurred.

The Miramar Campus is currently developed, and no agriculture and forestry or mineral resources occur on the site. As such, implementation of projects under the Master Plan would not result in irreversible changes to agriculture and forestry resources or mineral resources. Further discussions of project impacts related to these resources are provided in Chapter 4, Effects Found Not to be Significant.

As identified in Section 3.3, Biological Resources, implementation of the Master Plan has the potential to result in direct and indirect impacts on one special-status species: San Diego fairy shrimp (*Branchinecta sandiegonensis*). However, near-term and long-term projects implemented under the Master Plan would be required to implement Mitigation Measures BIO-1 through BIO-10, which would reduce program-level and project-level impacts on special-status species to a less than significant level. In addition, although implementation of the Master Plan has the potential to result in impacts on sensitive vegetation communities, and the program-level and project-level impacts would be significant prior to mitigation, implementation of Mitigation Measures BIO-2, BIO-3, BIO-4, BIO-5, BIO-9, and BIO-10 would reduce program-level and project-level impacts on sensitive communities to a less than significant level. Although implementation of the Master Plan has the potential to result in impacts on wetland or jurisdictional aquatic resources, and program-level and project-level impacts would be significant prior to mitigation, implementation of

Mitigation Measures BIO-2, BIO-4, BIO-5, BIO-10, BIO-11, and BIO-12 would reduce program-level and project-level impacts to a less than significant level. Therefore, no irreversible net loss of habitat or special-status species would occur.

As discussed in Section 5.1 and in Section 3.4, Mitigation Measures CUL-1 through CUL-3 would reduce potential impacts on historical resources to the extent feasible at the program-level; however, program-level impacts would remain significant and unavoidable after mitigation for future projects that do not comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties as determined under Mitigation Measure CUL-1. The near-term projects would not result in changes to historical resources, and no impact would occur at the project level. Nonetheless, if historical resources are demolished or altered as part of the implementation of the Master Plan such that the eligibility of the resource is impaired, such changes would be irreversible.

Implementation of the Master Plan's long-term and near-term projects would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5, except the long-term Vernal Pool Community Trail Extension project, which could result in an adverse impact due to unanticipated discovery of archaeological resources. Implementation of Mitigation Measure CUL-4 would reduce impacts to a less than significant level. In addition, implementation of the Master Plan, including long-term and near-term projects, could potentially result in inadvertent discovery of human remains. Implementation of Mitigation Measure CUL-5 would reduce impacts to a less than significant level. Similarly, as discussed in Section 3.10, Tribal Cultural Resources, ground-disturbing activities associated with any future projects under the Master Plan could result in the inadvertent discovery of previously unknown human remains that could have cultural significance to local Native American Tribes. Implementation of Mitigation Measures CUL-5 would reduce impacts to a less than significant level.

As discussed further in Section 3.5, Geology and Soils, the campus is primarily underlain by geologic units with a high paleontological resource sensitivity (the Lindavista Formation and Friars Formation), with the southeastern corner of campus mapped as having low paleontological resource sensitivity. Excavation activities proposed under the Master Plan would have the potential to result in disturbance of paleontological resources. However, implementation of Mitigation Measures GEO-1 through GEO-4, as applicable, would reduce program-level and project-level impacts on paleontological resources to a less than significant level. Therefore, no irreversible loss of paleontological resources would occur.

Implementation of the Master Plan would result in modifications to internal circulation and pedestrian connections, including modifications to Miramar College Driveway with the addition of a traffic circle and closure of the eastern portion of the road, the demolition of parking lots, the creation of a parking structure, and the widening of North Campus Drive to add street parking. However, the project would not involve road or highway improvements that would provide access

to previously inaccessible areas where resources would begin to be used. As such, implementation of projects under the Master Plan would not result in significant irreversible secondary impacts.

5.2.3 Potential Environmental Damage from Accidents

As described in Section 3.7, Hazards and Hazardous Materials, construction of projects under the Master Plan would involve the on-site use and/or storage of hazardous materials/wastes such as fuels, lubricants, solvents, concrete, and paint. While these substances could pose a potential health risk to construction workers and to the public during transport, handling of these materials would occur in accordance with applicable federal, state, and District regulations. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, nearby schools, the public, and the environment. Construction contractors would be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited requirements imposed by the U.S. Environmental Protection Agency, California Department of Toxic Substance Control, and San Diego Regional Water Quality Control Board. These regulations, and the accompanying oversight, would prevent potential impacts related to reasonably foreseeable upset and accident conditions from the release of hazardous materials used during construction activities.

Implementation of projects under the Master Plan would involve the demolition and renovation of various buildings, many of which were constructed when fewer regulations on building materials were in effect. Federal regulations banned the use of lead-based paints (LBPs) for residential structures in 1978, and regulations banning asbestos have continued to evolve as recently as 2024, although the U.S. Environmental Protection Agency rule first issued in 1989 (then later remanded) began the phase-out of asbestos-containing materials (ACMs) in many industries. Due to the age of the structures proposed for demolition and renovation, there is potential for the presence of LBPs or ACMs in these structures and proposed demolition activities could result in the release of LBP and ACMs, if they are present. As detailed in the District Design Guidelines & Standards Manual, a hazardous materials survey is required to identify materials that require specialized handling prior to demolition of campus building. If hazardous materials are identified, the District employs a contractor licensed for abatement and removal of the identified hazards to manage construction involving these materials as required by the U.S. Environmental Protection Agency and California Division of Occupational Safety and Health regulations. Demolition and associated waste disposal would also occur in accordance with the applicable regulations for managing hazardous building materials, which would protect construction workers, the public, and the environment from adverse effects resulting from the accidental release of LBPs or ACMs.

The expansion of campus facilities could also lead to a long-term increase in the amount of hazardous materials used on campus. However, the types of hazardous materials used at Miramar College are not expected to change as a result of the Master Plan because the future projects would

involve existing campus land use types. The quantities of common hazardous materials that are used for cleaning, maintenance, and landscaping activities would increase as additional building and landscape areas are added to campus. Campus operations that require less common types of hazardous materials include laboratory and clinic uses and vehicle maintenance. No specific changes to laboratory programming are proposed under the Master Plan, although future increase in on-campus enrollment could slightly increase the use of hazardous materials in campus laboratories. The slight increase in the quantities of these materials that are used would not create a significant hazard to the public or the environment as management of these materials would continue to occur in accordance with applicable federal, state, County of San Diego (County), and District regulations as outlined in the Miramar College Chemical Hygiene Program and Hazardous Materials Business Plan. The Miramar College Chemical Hygiene Program and Hazardous Materials Business Plan would be updated where relevant to reflect these changes in the locations of hazardous materials and associated disposal or shutoff locations. Adherence to all applicable regulations would ensure that the hazardous materials used for campus operations are properly managed such that no substantial hazards to the public or the environment occur.

As detailed in Section 3.7, the campus is at the formally known Linda Vista Valley Auxiliary Field. It was identified as a formerly used defense site, which could contain potential contamination or munitions from past Department of Defense activities. Ground-disturbing activities related to construction of long-term and near-term projects could encounter hazards related to formerly used defense sites. If munitions and explosives of concern, unexploded ordnance, or munition debris are on the project site, construction activities would have the potential to disturb and possibly explode these munitions with related contamination, which would create a significant hazard to the public and the environment through reasonably foreseeable upset and accident conditions. This could result in a significant hazard to the public or the environment. However, implementation of Mitigation Measure HAZ-1 would reduce program-level and project-level impacts to a less than significant level through the development of procedures to be followed prior to and during construction activities in the event munitions, unexploded ordnance, and/or munition debris are discovered. Therefore, the potential for the projects under the Master Plan to cause significant irreversible environmental damage from an accident or upset of hazardous materials would be less than significant.

5.3 Growth-Inducing Impacts

As required by Section 15126.2(d) of the CEQA Guidelines, an EIR must discuss ways in which a proposed project could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. Additionally, the EIR must discuss the characteristics of the project that could encourage and facilitate other activities that could significantly affect the environment either individually or cumulatively. Growth can be induced in several ways, such as through the elimination of obstacles to growth, the stimulation of economic activity in the region, or the establishment of policies or other precedents that directly

or indirectly encourage additional growth. Under CEQA, this growth is not to be considered necessarily detrimental, beneficial, or of significant consequence. Induced growth would be considered a significant impact if it can be demonstrated that the potential growth, directly or indirectly, significantly affects the environment.

In general, a project could foster economic or population growth in a geographic area if the project removes an impediment to growth (e.g., the establishment of an essential public service, the provision of new access to an area, or a change in zoning or General Plan Amendment approval) or economic expansion or growth occurs in an area in response to the project (e.g., changes in revenue base or employment expansion). Since the General Plan of a community defines the location, type, and intensity of growth, it is the primary means of regulating development and growth in that community. The District and campus are not subject to the 2024 City of San Diego General Plan, and the applicable growth management plan for the campus would be the District enrollment plans. Physical space necessitated by such enrollment growth is described in the Master Plan. These circumstances are further described below.

5.3.1 Direct Population Growth

Under the Master Plan, the Miramar College on-campus student population and employee population would increase. However, it is anticipated that this on-campus enrollment and job growth would occur as a result of an increase in students and employees from the project region, as community colleges are generally designed to target and serve local communities. Increases in enrollment would be expected to come from the existing and projected regional population and would not draw new people to the region. This regional growth is projected in the San Diego Association of Government's population projections for the County, which anticipate the regional population to increase by approximately 112,944 individuals from 2022 through 2050 and reach 3.4 million people, which represents an increase of 3.4 percent over this period (SANDAG 2025).

The on-campus population is projected to grow by 2,690 individuals (2,116 students and 574 employees) from 2025 through 2045, which represents a growth rate of 1.5 percent per year. While the increase in on-campus population growth considered in this PEIR would outpace regional population growth, this 1.5 percent annual on-campus growth rate reflects the potential for attracting and accommodating more students in on-campus courses through implementation of planned improvements to campus facilities, academic offerings, and student services while also providing a conservative approach for environmental analysis.

The physical environmental impacts associated with the construction and operation of the Master Plan, including long-term and near-term projects, are analyzed in Chapter 3 and Chapter 4 of this PEIR. This analysis has demonstrated that there are adequate services available to serve the full buildout of the Master Plan and the anticipated on-campus enrollment growth that is anticipated to occur by 2045.

5.3.2 Elimination of Obstacles to Growth

Elimination of obstacles to growth refers to the extent to which a proposed project removes infrastructure limitations or provides infrastructure capacity, or removes regulatory constraints that could result in growth unforeseen at the time of project approval.

The elimination of either physical or regulatory obstacles to growth is considered a growth-inducing effect. A physical obstacle to growth typically involves the lack of public service infrastructure. The extension of public service infrastructure, including roadways, water mains, and sewer lines, into areas that are not currently provided with these services would be expected to support new development. Similarly, the elimination or change to a regulatory obstacle, including existing growth and development policies, could result in new growth.

The Master Plan campus improvements would be within the boundaries of Miramar College, which is a developed area served by existing public utilities and services. The campus is also surrounded by urban development served by these utilities and services under existing conditions. The projects under the Master Plan would not include the extension or expansion of public services beyond connections or upgrades to the existing infrastructure within the immediate vicinity that are required to serve the projects implemented under the Master Plan; refer to Sections 4.7, Public Services, and 4.9, Utilities and Service Systems:

- Water and sewer service to the campus is currently provided by the City, which would continue to serve the campus as buildout of the Master Plan occurs.
- Solid waste disposal service for the campus would continue to be provided by the City and taken to a landfill with sufficient capacity.
- The project would not result in the need for new or physically altered facilities related to fire services, police services, schools, or libraries.

Because development projects under the Master Plan would not extend public service or utility infrastructure to undeveloped areas, it would not result in the removal of an obstacle to growth that would lead to future growth.

Relative to regulatory obstacles, implementation of projects under the Master Plan would not change the allowable development types or intensities outside the boundaries of the campus and, therefore, would not remove a regulatory obstacle to growth.

5.3.3 Economic Expansion or Growth

The Master Plan would implement on-campus improvements to accommodate projected enrollment increases and associated increases in faculty and staff on campus. Construction of the projects under the Master Plan would involve additional construction employment opportunities. Given the relatively common nature and scale of proposed future projects, the demand for construction employment is anticipated to be met within the existing and future labor market in the region. The

size of the construction workforce would vary during the different stages of construction but would not be of a size such that a substantial number of laborers from outside the County would relocate for these employment opportunities. The District also specifically prioritizes hiring construction contractors from the local workforce pursuant to its Community Benefits Agreement with the San Diego Building and Construction Trades Council and many craft unions.

Under the Master Plan, the Miramar College on-campus student population and employee population would increase. However, it is anticipated that this enrollment and job growth would occur as a result of an increase in students and employees from the project region, as community colleges are generally designed to target and serve local communities. Therefore, increases in enrollment are expected to come from the existing and projected regional population and would not draw new people to the region. No significant physical effects are anticipated to result from economic growth generated by projects implemented under the Master Plan.

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Chapter 6 Alternatives

6.1 Introduction

Section 15126.6 of the California Environmental Quality Act (CEQA) Guidelines requires that an Environmental Impact Report (EIR) describe a reasonable range of alternatives to a proposed project that could feasibly attain most of the project objectives while avoiding or considerably reducing any of the significant impacts of the proposed project. In addition, a "No Project" Alternative must be analyzed in the document. CEQA also requires that an environmentally superior alternative be identified from among the alternatives. The environmentally superior alternative is the alternative with the fewest or least severe adverse environmental impacts. When the No Project Alternative is the environmentally superior alternative, the EIR must also identify an environmentally superior alternative from among the other alternatives (CEQA Guidelines, Section 15126.6[e][2]).

The CEQA Guidelines emphasize a commonsense approach. The alternatives shall be reasonable, "foster informed decision making and public participation," and focus on alternatives that avoid or substantially lessen the significant impacts (CEQA Guidelines, Section 15126.6[a]). CEQA does not require that an EIR present the alternatives analysis in the same level of detail as the assessment of the proposed project and does not require that every conceivable alternative to a project be considered.

To develop a reasonable range of alternatives to the proposed San Diego Miramar College Master Plan Project (Master Plan or project), the San Diego Community College District (District) considered:

- Project objectives
- Significant impacts of the project
- Other alternatives considered

As the near-term projects are portions of the overall Master Plan, there are no impacts of the near-term projects that are unique to those projects and not also identified at the program level of analysis. As such, this alternatives analysis is provided at a programmatic level of analysis, considering the Master Plan as a whole rather than alternatives to individual near-term projects analyzed at the project level.

This chapter includes a description of how the project alternatives were developed, an evaluation of the alternatives in comparison to the project, and identification of the environmentally superior alternative.

6.2 Project Objectives

The process of identifying potential alternatives involves consideration of the objectives for the project, which are described in Section 2.3, Project Objectives, in Chapter 2, Project Description, and restated below:

1. Provide the facilities and infrastructure needed to accommodate projected enrollment through 2045.
2. Reinvigorate the campus entry experience and create a strong sense of arrival for students and the broader community through the westward expansion of buildings.
3. Revitalize the campus core by improving north–south connections, reducing vehicular traffic, adding pedestrian pathways, and enhancing multipurpose open spaces.
4. Provide adequate, adaptable academic space to meet evolving program needs.
5. Create a hierarchy of open spaces and use landscape to unify the campus.
6. Reinforce the existing land use by strategically placing new infill projects.
7. Minimize the loss of instructional space and interruptions to campus activities during construction.
8. Incorporate sustainability features in future campus development and programming to align with state climate targets and the California Community Colleges Chancellor's Office directives.

6.3 Significant Environmental Effects of the Project

Alternatives considered under CEQA should avoid or substantially lessen one or more significant environmental impacts that would occur with implementation of the project as proposed. As such, this alternatives analysis focuses on the issues discussed in Program Environmental Impact Report (PEIR) Sections 3.1 through 3.10 where the project was found to have the potential to result in significant impacts on the environment related to these topics. Environmental issues where there was determined to be no impact or a less than significant impact at the program-level, including those discussed in Chapter 4, Effects Found Not to Be Significant, are not carried forward into this alternatives analysis because it was determined that there is no potential for the project to result in significant impacts on these resources. Accordingly, the alternatives would not avoid or substantially lessen environmental impacts associated with these resources and no further analysis is warranted.

The alternatives analysis focuses on the issue areas where the analysis provided in PEIR Sections 3.1 through 3.10 concludes that there would be a significant and unavoidable impact or less than significant impact with mitigation. In summary, the project would result in significant but mitigated impacts for the following environmental issue areas:

- Aesthetics (Light and Glare)
- Biological Resources (Special-Status Species, Sensitive Natural Communities, Wetlands, Migratory Wildlife Species)

- Cultural Resources (Archaeological Resources and Human Remains)
- Geology and Soils (Paleontological Resources)
- Hazards and Hazardous Materials (Accidental Releases, Emergency Response and Evacuation Plans)
- Noise (Exceedance of Noise Standards, Groundborne Vibration)
- Transportation (Emergency Access)
- Tribal Cultural Resources (Tribal Cultural Resources)

Mitigation measures identified in this PEIR would reduce the impacts listed above below a level of significance. However, one significant impact would remain despite implementation of mitigation to the extent feasible:

- Cultural Resources (Historic Resources)

Impacts related to all other environmental issue areas were determined to be less than significant or not impacted with implementation of the Master Plan.

6.4 Alternatives Considered but Rejected

The CEQA Guidelines state that an EIR should identify alternatives that were considered by the lead agency but were rejected and should briefly state the reasons underlying the lead agency's determination. Among factors used to eliminate alternatives from detailed consideration in the EIR is the failure to meet most of the basic project objectives or inability to avoid significant environmental effects (CEQA Guidelines, Section 15126.6[c]).

As part of the Master Plan development process and the alternatives identification process for this PEIR, several alternatives were considered that would expand or redevelop campus facilities in a different way than proposed in the Master Plan and detailed as part of the project described in Chapter 2 of this PEIR. Some of these alternatives were determined to be infeasible or not to meet the purpose of the alternatives analysis. The following describes some of the preliminary concepts considered as alternatives to the Master Plan and the reason(s) underlying their rejection from further analysis.

6.4.1 No Project Alternative – No New Development

CEQA Guidelines, Section 15126.6(e), requires that a "No Project" Alternative be evaluated along with its impacts to allow decision-makers to compare the impacts of approving the project with the impacts of not approving the project. The "no project" analysis considers what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. A no new development alternative would allow general maintenance and repairs to continue on campus but

would not involve the construction of new facilities or major renovations of existing facilities that require discretionary approval or environmental review.

A No Project Alternative wherein no new development or improvements to campus facilities occur is not reasonably foreseeable based on regulatory limitations related to Measure HH. Voter approval of Measure HH in the November 5, 2024, election authorized the District to issue $3.5 billion in general obligation bonds to fund new construction, facility modernization, sustainability improvements, safety upgrades, and campus infrastructure enhancements across its campuses. The first sale of $850 million in bonds was completed in January 2025. Proceeds from the sale of bonds authorized under Measure HH are required to be used for the general purposes set forth in the ballot measure or bond sale unless otherwise authorized by the District Board of Trustees based on specific findings. While an alternative with no new development may avoid environmental effects associated with implementation of the Master Plan, it would continue campus operations within aging facilities and would not fulfill project objectives related to improvements in on-campus offerings, in addition to not being reasonably foreseeable based on the bond funding obligations of Measure HH. Therefore, this alternative was rejected from further analysis.

6.4.2 Alternative Campus Location

Under this alternative, a new campus would be constructed in another location within the District and the alternative campus would accommodate the new buildings and improvements envisioned in the Master Plan for the campus. As specified in CEQA Guidelines, Section 15126.6(f)(2), the key question in considering an alternative location is whether the significant effects of the project would be avoided or substantially lessened by placing the project in another location. While no specific location within the District has been identified as available to accommodate a new campus, it is likely that the construction and operation of an alternative campus location would result in new potential environmental impacts depending on the selected location. These effects could potentially include increased construction emissions, the need for new utilities and public services resulting in impacts on natural resources, increased vehicle miles traveled (VMT) due to commutes between campuses, and inconsistency with local planning documents, among others that are not expected under the project.

The construction of an alternative campus would also require the inefficient duplication of facilities and services. While there is potential for some individual projects proposed under the Master Plan to occur in other locations throughout the District's service area, many of the projects would improve or expand existing campus programming and therefore depend on collaboration with existing campus programs. When the District has acquired or used properties that are not contiguous to its existing campuses (e.g., College of Continuing Education spaces and administrative offices), it has done so for functions that can operate independently from campus services such as student support, student life, dining, and collaborative department spaces. Because the District already has three main campuses and multiple locations providing courses through the

College of Continuing Education within its service area, the construction of a new campus would be a duplication of educational facilities resulting in the inefficient use of funds and an increase in environmental effects. Accordingly, this alternative was rejected from further analysis.

6.5 Analysis of Project Alternatives Selected for Evaluation

The following alternatives are analyzed in this chapter:

- **Alternative 1:** No Project – Near-Term Projects Only Alternative
- **Alternative 2:** Historic Resource Avoidance Alternative
- **Alternative 3:** Biological and Cultural Avoidance Alternative

These alternatives were determined to adequately represent the range of feasible alternatives required under CEQA for the project. Alternative 1, No Project – Near-Term Projects Only Alternative, is included, as required by CEQA Guidelines, Section 15126.6(e), as an alternative that represents reasonably foreseeable conditions if the project is not approved. Alternative 2, Historic Resource Avoidance Alternative, focuses on the avoidance of historic resources on campus to avoid the significant and unavoidable impact of the project. Alternative 3, Biological and Cultural Avoidance Alternative, is considered to avoid the significant but mitigated impacts on natural resources within the vernal pool preserve. Detailed descriptions of the alternatives are presented below, along with an evaluation of their environmental impacts and ability to meet project objectives, as summarized in Table 6-1 and Table 6-2.

6.5.1 Alternative 1: No Project – Near-Term Projects Only Alternative

As previously discussed, CEQA Guidelines, Section 15126.6(e), requires evaluation of a No Project Alternative to consider what would be reasonably expected to occur if the project were not approved. A No Project Alternative that results in no new campus development is not reasonably foreseeable, in part due to funding obligations for the bonds that have already been sold or are authorized to be sold under Measure HH. Therefore, under this alternative, only the near-term projects would be implemented: the English Gallery and Performing Arts Center Building and the Early Education Center Building projects. As bond sales authorized by Measure HH have occurred, the District is obligated to use those funds for projects or purposes listed in the Measure HH ballot measure and/or subsequent bond sale. Without additional funding beyond the bond sales authorized by Measure HH, the long-term projects identified in the approved Master Plan would not be constructed.

With this alternative, campus operations would continue as they do under baseline conditions. No new buildings or other improvements planned in the Master Plan and requiring discretionary approval by the District other than the near-term projects would be constructed. However, minor and ongoing maintenance of existing facilities and infrastructure that do not require District discretion or

environmental review could continue. Such projects could involve replacement of broken equipment or features, repainting, or movement of campus functions between existing spaces.

As student growth is anticipated to continue as a result of increases in the regional population and demand for community college courses rather than in connection with upgraded facilities or new programming, the growth in student enrollment considered part of the project in this PEIR could continue; however, some of this growth may instead be accommodated through online enrollment. The ability for students to enroll in on-campus courses could be limited by the use of only existing facilities, which would remain generally in their existing conditions, and the near-term project facilities.

6.5.1.1 Impact Analysis

Aesthetics (Light and Glare)

The No Project – Near-Term Only Projects Alternative would result in similar light sources as the project but is anticipated to be less intensive, as the amount of new construction would be reduced. As described in the analysis in Section 3.1.5.4, implementation of only the near-term projects proposed under this alternative could create new sources of substantial light or glare. Mitigation Measures AES-1 and AES-2 would continue to apply to the near-term projects under this alternative, which would reduce impacts related to the creation of light or glare to a level that is less than significant. In comparison with the project, new sources of light and glare would be reduced (as light and glare associated with long-term projects would not occur, such as new sources of athletic field and parking structure lighting), but existing campus light and glare associated with near-term projects would remain. Overall, light and glare impacts associated with this alternative would be reduced compared to the project.

Biological Resources (Special-Status Species, Sensitive Natural Communities, Wetlands, Migratory Wildlife Species)

As described in the project-level analysis in Section 3.3.5.1, implementation of the near-term projects proposed under the No Project – Near-Term Only Projects Alternative could result in impacts to nesting birds during tree or vegetation removal and temporary impacts as a result of construction activities. Implementation of Mitigation Measures BIO-4 through BIO-10 would reduce these impacts to a level that is less than significant under this alternative. As this alternative would not involve development in the vernal pool preserve (a long-term project) the mitigation measures identified for related program-level impacts (BIO-1 through BIO-3) would not be required. Therefore, significant but mitigated impacts related to special-status species would still occur under this alternative but would be substantially reduced compared to the project.

The No Project – Near-Term Projects Only Alternative would also avoid direct impacts related to sensitive habitats and wetlands compared to the project, as construction of the near-term projects would only occur within already developed portions of the campus. However, construction

activities have the potential to result in minor indirect effects, such as the generation of fugitive dust that could temporarily affect adjacent sensitive vegetation communities or wetlands or jurisdictional aquatic resources, including the vernal pool preserve. Implementation of Mitigation Measure BIO-10 would reduce impacts to a less than significant level. As this alternative would not involve development in the vernal pool preserve (a long-term project), the mitigation measures identified for related program-level impacts (BIO-2 through BIO-5, BIO-9, BIO-11, and BIO-12) would not be required. Therefore, significant but mitigated impacts related to sensitive habitats and wetlands would still occur under this alternative but would be substantially reduced compared to the project.

The No Project – Near-Term Projects Only Alternative would occur in developed areas of campus and would not interfere with wildlife movement or nursery sites. A less than significant impact would occur, and no mitigation would be required compared to the project. Mitigation Measure BIO-7 identified for the program-level impacts would not be required.

Overall, the severity of potential impacts would be reduced compared to the project due to reduced levels of disturbance to biological resources.

Cultural Resources (Historic Resources, Archaeological Resources, Human Remains)

As described in the project-level analysis in Section 3.4.5.1, the near-term projects proposed under this alternative would not cause a substantial adverse change in the significance of historical resources, and no impact would occur. As implementation of the long-term projects under the Master Plan would potentially alter the significance of historical resources, the project would result in significant and unavoidable impacts even with implementation of Mitigation Measures CUL-1 through CUL-3. Therefore, this alternative would avoid the long-term projects' impacts on historic resources.

Similarly, the near-term projects' ground-disturbing activities would occur in a low sensitivity for archaeological resources based on the previous disturbance for campus development and would therefore not affect unknown archaeological resources. Compared to the project, which would involve ground-disturbing activity for the long-term Vernal Pool Community Trail Extension project on land not previously developed and would require Mitigation Measure CUL-4 to reduce impacts to below a level of significance, this alternative would avoid impacts on archaeological resources, and Mitigation Measure CUL-4 would not be required.

The No Project – Near Term Projects Only Alternative would result in similar but less intensive impacts to human remains compared to the project, as the amount of ground disturbing activity and the likelihood of inadvertently encountering previously unknown human remains would be reduced. As described in the project-level analysis in Section 3.4.5.3, the near-term projects have the potential to disturb human remains, though unlikely. Mitigation Measure CUL-5 would

continue to apply to the near-term projects under this alternative, which would reduce impacts to human remains to below a level of significance, similar to the project.

Overall, the severity of potential impacts would be reduced compared to the project due to reduced levels of disturbance and potential for inadvertent discoveries.

Geology and Soils (Paleontological Resources)

The No Project – Near-Term Projects Only Alternative would result in less ground disturbance than the project but could still affect paleontological resources. As described in the project-level analysis in Section 3.5.5.6, ground-disturbing activities required for the construction of the near-term projects proposed under this alternative would occur in high sensitivity paleontological resource areas and could therefore result in the disturbance of paleontological resources. Mitigation Measures GEO-1 through GEO-4 would continue to apply to construction of the near-term projects under this alternative. Under this alternative, these mitigation measures would reduce impacts on paleontological resources to a level that is less than significant. Overall, the severity of impacts on paleontological resources would be reduced compared to the project due to reduced levels of disturbance and potential for inadvertent discoveries.

Hazards and Hazardous Materials (Accidental Releases, Emergency Response and Evacuation Plans)

As described in Section 3.7.5.2, ground-disturbing activities related to construction of near-term projects could encounter potential contamination or munitions from munitions and explosives of concern, unexploded ordnance, or munition debris related to the Linda Vista Valley Auxiliary Field a designated formerly used defense site (FUDS). However, implementation of Mitigation Measure HAZ-1 would reduce the potential for the accidental release of hazardous materials to less than significant. Overall, less construction activity and ground disturbance would occur under this alternative and the potential to encounter contamination or munitions from munitions and explosives of concern, unexploded ordnance, or munition debris would be reduced compared to the project (as long-term projects would not occur). Therefore, impacts related to significant hazards to the public or the environment involving the release of hazardous materials into the environment would be reduced compared to the project but would still require the implementation of mitigation.

As described in Section 3.7.5.6, during construction of the near-term projects under this alternative, there is potential for staging or construction to result in temporary changes to roadway configurations and access. However, implementation of Mitigation Measure TRA-1 under this alternative would continue to reduce impacts related to construction period emergency access to a level that is less than significant. Once operational, Miramar College would continue to implement its campus-wide Emergency Plan, which addresses the campus community's planned response to emergency access on the campus and any necessary required evacuations and operation of the near-term projects would not impair an adopted Emergency Response Plan or Emergency

Evacuation Plan. Overall, less construction activity would occur under this alternative and the temporary effects to emergency access and public roadways during construction would be limited in duration and geographic extent compared to the project. Therefore, impacts related to emergency response and evacuation plans would be reduced compared to the project but would still require the implementation of mitigation.

Noise (Exceedance of Noise Standards, Groundborne Vibration)

The No Project – Near-Term Projects Only Alternative would result in less intensive impacts related to increases in ambient noise levels and groundborne vibration compared to the project, as the amount of construction would be reduced. As described in the project-level analysis in Section 3.8.7.1, construction of the English Gallery and Performing Arts Center Building project and Early and Education Center Building project could generate a substantial temporary increase in noise and Mitigation Measure NOI-1 would continue to apply under this alternative to reduce temporary noise impacts below a level of significance. Operational noise impacts associated with the English Gallery and Performing Arts Center Building project and Early Education Center Building project would remain less than significant. As only implementation of the near-term projects would occur under this alternative, the significant long-term impacts that require implementation of Mitigation Measure NOI-2 for stationary source noise impacts would not occur. Therefore, the No Project – Near-Term Projects Only Alternative would result in reduced impacts related to noise compared to the project but would still require implementation of Mitigation Measure NOI-1.

As described in Section 3.8.7.2, construction of the English Gallery and Performing Arts Center Building project and Early Education Center Building project would not result in the generation of excessive groundborne vibration. Mitigation Measure NOI-3 would not be required for the No Project – Near-Term Only Projects Alternative. Once operational, the near-term projects would result in less than significant vibration impacts under this alternative similar to the project. Therefore, vibration impacts would be reduced compared to those identified for the project.

Transportation (Emergency Access)

Implementation of the near-term projects under this alternative would not cause permanent changes to City roadways that would result in inadequate emergency access but, as described in the analysis of hazards above, could result in temporary changes to roadway configurations and access. Construction-related activities may require the temporary partial lane or road closure to roads on the campus during construction that would interfere with an Emergency Response Plan or Emergency Evacuation Plan. While the District would maintain emergency access, these procedures are not expressly mandated by law, absent a permit condition or mitigation requirement. Therefore, on-campus construction could temporarily impair emergency access, and this alternative would also implement Mitigation Measure TRA-1 to reduce impacts related to construction period emergency access to a level that is less than significant. Overall, temporary

effects to emergency access and public roadways during construction would be limited in duration and geographic extent compared to the project, and impacts related to emergency response and evacuation plans would be reduced compared to the project.

Tribal Cultural Resources (Tribal Cultural Resources)

The No Project – Near-Term Projects Only Alternative would reduce the potential to affect Tribal Cultural Resources. As described in the project-level analysis in Section 3.10.5.1, the near-term projects implemented under this alternative would be within an area classified as low sensitivity for unrecorded archaeological resources and would therefore not be required to implement Mitigation Measure CUL-4, as the long-term Vernal Pool Community Trail Extension project would not occur. The potential to disturb human remains due to ground disturbing activities would remain and this alternative would continue to require Mitigation Measure CUL-5 to reduce impacts to Tribal Cultural Resources to below a level of significance. Therefore, this alternative would reduce impacts on Tribal Cultural Resources compared to the project due to the reduced level of disturbance.

6.5.1.2 Ability to Meet Project Objectives

The No Project – Near-Term Projects Only Alternative would make progress toward multiple project objectives but would not fulfill these objectives to the same extent as the project. The implementation of only the near-term projects would allow the District to partially provide adequate, adaptable academic space to meet evolving program needs, as outlined in Project Objective 4, as the Master Plan would not be fully realized and implemented. Project Objective 5 would be partially met as the implementation of the near-term English Gallery and Performing Arts Center Building complex would create community plaza with landscaping to help unify the campus but would not fully achieve a hierarchy of open spaces since the Vernal Pool Preserve Community Trail Extension project would not be constructed. In addition, the No Project – Near-Term Only Alternative would partially meet Project Objective 6 as it would reinforce the existing land use by strategically placing new infill projects within the boundaries of the existing campus with the construction of the English Gallery and Performing Arts Center Building and the Early Education Center Building, but would not include long-term infill projects in the remaining portions of campus. Project Objectives 7 and 8 would be partially achieved for the near-term projects as the District would implement sustainability features and minimize the loss of instructional space during construction; however, the campus sustainability improvements associated with new construction replacing additional aging buildings in the long-term would not be realized.

Focusing only on the near-term projects under this alternative would conflict with Project Objective 1 to accommodate projected enrollment. The ability for students to enroll in on-campus courses could be limited without increases in building capacity. In addition, the No Project – Near-Term Projects Only Alternative would not meet Project Objectives 2 and 3 as the long-term projects

reconfiguring the entranceway of campus (the Miramar College Driveway project) and associated pedestrian connections and North Campus Drive Parking project would not be implemented.

In summary, this alternative would partially fulfill five objectives (Project Objectives 4 through 8) and not achieve three objectives (Project Objectives 1, 2, and 3).

6.5.2 Alternative 2: Historic Resource Avoidance Alternative

None of the structures or facilities proposed for demolition or modernization under the Master Plan currently meet the 50-year age threshold to be considered historic. However, several buildings would meet the age threshold to potentially be considered historic over the next 20-year planning horizon of the Master Plan (refer to Section 3.4, Cultural Resources). The Historic Resource Avoidance Alternative would not include alterations to the potentially future historical resources on campus identified as having the potential to be affected by long-term campus projects. The potential future historical resources include: the Public Safety A-2 Building, Heavy Duty Diesel Technology C-1 Building, English I Building, and the eastern half of Hourglass Field. Therefore, projects under this alternative would not include the Public Safety A-2 Building Modernization project, Heavy Duty Diesel Technology C-1 Building project, Welcome and Multicultural Center Building project, and Athletics Building and Courts project. The remaining improvements total approximately 153,500 gross square feet (gsf) of new construction and 6,876 gsf of demolition, resulting in a net increase of 146,624 gsf of campus building space. Under this alternative, the total parking spaces created and on-campus student enrollment growth could remain the same as proposed with the project.

6.5.2.1 Impact Analysis

Aesthetics (Light and Glare)

The Historic Resource Avoidance Alternative would avoid alterations to the potentially future historical resources on campus. Similar to the project, there is the potential for sources of light and glare generated by the projects implemented under this alternative, but it is anticipated to be less intensive, as the amount of new construction would be reduced. Mitigation Measures AES-1 and AES-2 would continue to be required to reduce these impacts below a level of significance. In comparison with the project, new sources of light and glare would be reduced (as light and glare associated with some long-term projects would not occur), but existing campus light and glare associated with the projects that would move forward would remain. Overall, light and glare impacts associated with this alternative would be reduced compared to the project.

Biological Resources (Special-Status Species, Sensitive Natural Communities, Wetlands, Migratory Wildlife Species)

As this alternative would avoid potentially future historical resources on campus but would still involve construction and demolition activity in other locations on campus (including in the vernal

pool preserve area), potential direct and indirect impacts on special-status species, sensitive vegetation communities, wetlands, and migratory wildlife species would occur in a similar manner as the project.

As discussed in Section 3.3.5.1, development implemented on campus could result in direct and indirect impacts on special-status species. As such, similar to the project, this alternative would require implementation of Mitigation Measures BIO-1 through BIO-10, which would reduce impacts to a level that is less than significant. Further, improvements in the vernal pool preserve (e.g., Extension of Vernal Pool Community Trail project) that would occur under the Historic Resource Avoidance Alternative could result in direct impacts on vernal pool, Diegan coastal sage scrub, and non-native riparian habitat. Therefore, direct permanent and temporary impacts on sensitive vegetation communities would occur. As such, this alternative would continue to implement Mitigation Measures BIO-2 through BIO-5, BIO-9, and BIO-10 to reduce impacts on sensitive habitats to a less than significant level. In addition, under this alternative, direct impacts on wetlands or jurisdictional aquatic resources would be potentially significant for improvements in the vernal pool preserve, and implementation Mitigation Measures BIO-2, BIO-4, BIO-5, BIO-10, BIO-11, and BIO-12 would be required. Finally, implementation of the Historic Resource Avoidance Alternative would include the long-term project within the vernal pool preserve, which provides localized habitat that may support nesting by common and migratory bird species. Removal or disturbance of vegetation during the breeding season could result in direct impacts on active nests. Therefore, under this alternative, impacts on migratory bird species would be potentially significant and implementation of Mitigation Measure BIO-7 would be required. Overall, impacts would be similar to those identified for the project.

Cultural Resources (Historic Resources, Archaeological Resources, Human Remains)

The Historic Resource Avoidance Alternative would not include alterations to the buildings and facilities that have potential to be considered historic over the next 20-year planning horizon, and therefore this alternative would not include the Public Safety A-2 Building Modernization project, Heavy Duty Diesel Technology C-1 Building project, Welcome and Multicultural Center Building project, and Athletics Building and Courts project as described in the Master Plan. Therefore, this alternative would not result in changes to the significance of a potential historical resource. As such, this alternative would result in less than significant impacts on historic resources and would not be required to implement Mitigation Measures CUL-1 through CUL-3. Under this alternative, the significant and unavoidable impact on historic resources associated with the project would be avoided, and impacts on historic resources would instead be less than significant with no mitigation required, representing a reduced impact compared to the project.

The Historic Resource Avoidance Alternative would still include the long-term Vernal Pool Community Trail Extension project, which would occur on land not previously developed which

has the potential to affect unanticipated discovery of archaeological resources. The cultural resources monitoring program outlined in Mitigation Measure CUL-4 would continue to be implemented for ground disturbance under this alternative in a similar manner to the project. Similarly, Mitigation Measure CUL-5 would be implemented for all projects to reduce impacts to human remains below a level of significance. Therefore, impacts on archaeological resources and human remains would be reduced below a level of significance with mitigation, consistent with the impacts of the project.

Geology and Soils (Paleontological Resources)

The Historic Resource Avoidance Alternative would not include alterations to the potentially future historical resources on campus, and therefore would result in less ground disturbance than the project. However, the alternative would still involve ground-disturbing activity in other locations mapped as high paleontological resource sensitivity. Future development projects under this alternative would be required to implement Mitigation Measures GEO-1 through GEO-4, as applicable. These measures would reduce potential impacts on paleontological resources below a level of significance under this alternative. Overall, the severity of impacts on paleontological resources would be reduced compared to the project due to reduced levels of disturbance and potential for inadvertent discoveries.

Hazards and Hazardous Materials (Accidental Releases, Emergency Response and Evacuation Plans)

The Historic Resource Avoidance Alternative would not include alterations to the potentially future historical resources on campus but would still involve ground-disturbing activity that could encounter potential contamination or munitions from munitions and explosives of concern, unexploded ordnance, or munition debris related to the Linda Vista Valley Auxiliary Field a designated FUDS. Consistent with the project, the Historic Resources Avoidance Alternative would be required to implement Mitigation Measure HAZ-1. This measure would reduce potential impacts for the accidental release of hazardous materials to less than significant under this alternative. Overall, less construction activity and ground disturbance would occur under this alternative and encounter of potential contamination or munitions from munitions and explosives of concern, unexploded ordnance, or munition debris would be reduced compared to the project. Therefore, impacts related to significant hazard to the public or the environment would be reduced compared to the project but would still require the implementation of mitigation.

The Historic Resource Avoidance Alternative would not include alterations to the potentially future historical resources on campus but would still involve construction activity across the campus. Similar to the project, construction-related activities may require the temporary partial lane or road closure to roads on the campus during construction that would interfere with an Emergency Response Plan or Emergency Evacuation Plan. Similar to the project, the Historic

Resources Avoidance Alternative would be required to comply with Mitigation Measure TRA-1, which would reduce impacts related to emergency access on campus below a level of significance. Overall, less construction activity would occur under this alternative, and the temporary effects to emergency access and public roadways during construction would be limited in duration and geographic extent compared to the project. Therefore, impacts related to emergency response and evacuation plans would be reduced compared to the project but would still require the implementation of mitigation.

Noise (Exceedance of Noise Standards, Groundborne Vibration)

The Historic Resource Avoidance Alternative would not include alterations to the potentially future historical resources on campus but would still involve construction activity across the campus. Similar to the project, this alternative could generate a substantial temporary increase in ambient noise levels during construction within 185 feet of a noise-sensitive land use (NSLU) and as a result of nighttime construction. Consistent with the project, the Historic Resources Avoidance Alternative would be required to implement Mitigation Measure NOI-1 to reduce construction noise impacts to less than significant. Once operational, similar sources of noise to the project would result under this alternative, including stationary equipment. This alternative would not alter vehicular traffic volumes and traffic noise impacts would remain less than significant. However, campus development projects under this alternative would require new mechanical equipment that could generate noise levels in excess of the applicable thresholds. Consistent with the project, the Historic Resources Avoidance Alternative would be required to implement Mitigation Measure NOI-2 to reduce impacts to a less than significant level. Impacts related to exceedance of noise standards would be similar to those identified for the project.

Similar to the project, construction of this alternative has the potential to result in the generation of excessive groundborne vibration to both on-campus NSLUs and off-campus NSLUs. Consistent with the project, the Historic Resources Avoidance Alternative would implement Mitigation Measure NOI-3 to reduce vibration impacts during construction to a level that is less than significant. Overall, impacts would be similar to those identified for the project.

Transportation (Emergency Access)

The Historic Resource Avoidance Alternative would not include alterations to the potentially future historical resources on campus but would still involve construction activity across the campus. Similar to the project, construction-related activities may require the temporary partial lane or road closure to roads on the campus during construction that would interfere with an Emergency Response Plan or Emergency Evacuation Plan. Similar to the project, the Historic Resources Avoidance Alternative would be required to comply with Mitigation Measure TRA-1, which would reduce impacts related to emergency access on campus below a level of significance. Additionally, the individual development projects proposed under this alternative would be

required to provide or maintain adequate emergency access in accordance with building code requirements, including those that address fire truck lanes, hose pull distances, and security systems, and operational impacts would remain less than significant. Overall, temporary effects to emergency access and public roadways during construction would be limited in duration and geographic extent compared to the project (as some long-term projects would not move forward compared to the project), and impacts related to emergency response and evacuation plans would be reduced compared to the project.

Tribal Cultural Resources (Tribal Cultural Resources)

The Historic Resource Avoidance Alternative would still include the long-term Vernal Pool Community Trail Extension project, which would occur on land not previously developed, and has the potential for the presence of previously unidentified resources. Implementation of Mitigation Measure CUL-4 would continue to be implemented for ground disturbance related to the Vernal Pool Community Trail Extension project in a similar manner to the project. In addition, similar to the project, ground-disturbing activities associated with the Historic Resource Avoidance Alternative could result in the inadvertent discovery of previously unknown human remains that could have cultural significance to local Native American Tribes and implementation of Mitigation Measure CUL-5 would be required to reduce impacts. Overall, impacts of this alternative would be similar to the project.

6.5.2.2 Ability to Meet Project Objectives

As discussed above, the Historic Resource Avoidance Alternative would not include alterations to the potentially future historical resources, and therefore projects under this alternative would not include the Public Safety A-2 Building Modernization project, Heavy Duty Diesel Technology C-1 Building project, Welcome and Multicultural Center Building project, and Athletics Building and Courts project as described in the Master Plan. Under this alternative, however, the on-campus student enrollment growth could remain the same as proposed with the project.

This alternative would meet Project Objectives 1, 2, 3, 5, 7, and 8. This alternative would accommodate projected growth in on-campus student enrollment through upgraded and reorganized facilities while avoiding potential future historic resources. In addition, this alternative would continue to provide a strong sense of arrival for students and a westward expansion of buildings (as the western proposed projects would continue to move forward under this alternative, along with the Miramar College Driveway Modification project). This alternative would include circulation and pedestrian improvements as outlined in the Master Plan that would reinvigorate the campus entry experience and revitalize the campus core by reducing vehicular traffic and adding pedestrian pathways (Miramar College Driveway Modification project). A hierarchy of open space would still be provided through campus-wide landscape improvements and construction of the Vernal Pool Preserve Community Trail Extension project consistent with the Master Plan. In

addition, instructional space interruptions would be minimized as feasible consistent with the project and sustainability features would continue to be provided in new facilities.

Project Objectives 4 and 6 would be partially met as this alternative would result in a reduced net increase of campus building space compared to the project which would reduce the ability of the project to provide adequate adaptable academic space to meet evolving program needs envisioned in the Master Plan. In addition, this alternative would not include the demolition of the existing Heavy Duty Diesel Technology C-1 Building and English I Building which would limit the ability to strategically place new infill projects.

The Historic Resource Avoidance Alternative would accomplish six objectives (Project Objectives 1, 2, 3, 5, 7, and 8) and partially meet two objectives (Project Objectives 4 and 6).

6.5.3 Alternative 3: Biological and Cultural Resources Avoidance Alternative

To avoid impacts on natural resources, this alternative would avoid construction within 100 feet of previously undeveloped land containing sensitive vegetation communities, which consists of the existing 12-acre vernal pool preserve in the northwestern portion of campus. Avoidance within this area would also avoid areas with archaeological resource sensitivity due to the undeveloped nature of the vernal pool preserve. Compared with the Master Plan, this alternative would exclude the Vernal Pool Community Trail Extension project. Under this alternative, the total gsf of campus buildings and on-campus student enrollment growth is assumed to remain the same as proposed with the project.

6.5.3.1 Impact Analysis

Aesthetics (Light and Glare)

The Biological and Cultural Resource Avoidance Alternative would avoid construction within the existing vernal pool preserve in the northwestern portion of campus. Similar to the project, there is the potential for sources of light and glare generated by the projects implemented under this alternative to result in light spillover or create new sources of glare that affect adjacent properties or roadways, and Mitigation Measures AES-1 and AES-2 would be required to reduce these impacts below a level of significance. Overall, impacts would be similar to those identified for the project.

Biological Resources (Special-Status Species, Sensitive Natural Communities, Wetlands, Migratory Wildlife Species)

The Biological and Cultural Resource Avoidance Alternative would avoid construction within the vernal pool preserve in the northwestern portion of campus. However, removal of ornamental vegetation and other features (e.g., trees, shrubs, and riprap areas) during the nesting bird season (January 15 through August 31) could result in direct impacts on nesting birds as a result of construction activities. Implementation of Mitigation Measures BIO-4 through BIO-10 would

reduce these impacts to a level that is less than significant under this alternative. As this alternative would not involve development in the vernal pool preserve, the mitigation measures identified for related program-level impacts (BIO-1 through BIO-3) would not be required. Therefore, significant but mitigated impacts related to special-status species would still occur under this alternative but would be substantially reduced compared to the project.

The Biological and Cultural Resource Avoidance Alternative would also avoid direct impacts related to sensitive habitats and wetlands compared to the project as the long-term project within the vernal pool preserve would not occur, and construction of projects under this alternative would only occur within already developed portions of the campus. However, construction activities have the potential to result in minor indirect effects, such as the generation of fugitive dust that could temporarily affect adjacent sensitive vegetation communities or wetlands or jurisdictional aquatic resources, including the vernal pool preserve. Implementation of Mitigation Measure BIO-10 would reduce impacts to a less than significant level. As this alternative would not involve development in the vernal pool preserve, the mitigation measures identified for related program-level impacts related to the vernal pool project (Mitigation Measures BIO-1 through BIO-6 and BIO-11 and BIO-12) would not be required. Therefore, significant but mitigated impacts related to sensitive habitats and wetlands would still occur under this alternative but would be substantially reduced compared to the project.

The projects implemented under the Biological and Cultural Resources Alternative would occur in developed areas of campus only and would not interfere with wildlife movement or nursery sites. A less than significant impact would occur, and no mitigation would be required compared to the project. Mitigation Measure BIO-7 identified for the program-level impacts associated with the vernal pool project would not be required.

While mitigation measures would be required for this alternative, overall, the severity of potential impacts would be reduced compared to the project due to reduced levels of disturbance to biological resources.

Cultural Resources (Historic Resources, Archaeological Resources, Human Remains)

Under this alternative, construction would not occur within the vernal pool preserve, however, alterations to the potentially future historical resources on campus would still occur. This alternative would be required to implement Mitigation Measures CUL-1 through CUL-3. Similar to the project, impacts on potential future historic resources would remain significant and unavoidable.

Avoidance of construction within the vernal pool preserve would also avoid areas with archaeological resource sensitivity due to the undeveloped nature of the vernal pool preserve. Compared with the Master Plan, this alternative would exclude the Vernal Pool Community Trail Extension project, and this alternative would not require the implementation of Mitigation Measure

CUL-4. As such, impacts on archaeological resources would be avoided under this alternative compared to the project.

The potential exists for unknown burials to be present within the campus, and ground disturbing activities associated with the implementation of this alternative could disturb human remains, similar to the project. Mitigation Measure CUL-5 would continue to be implemented in a similar manner to the project and would reduce impacts to human remains below a level of significance.

As such, although impacts would be less intensive, the Mitigation Measures CUL-1 through CUL-3 and CUL-5 for the project would continue to apply to this alternative and overall impacts would remain significant and unavoidable.

Geology and Soils (Paleontological Resources)

The Biological and Cultural Resources Avoidance Alternative would avoid ground disturbance within the vernal pool preserve. However, the majority of the campus is primarily underlain by geologic units assigned a high paleontological resource sensitivity, with the southeastern corner of campus mapped as having low paleontological resource sensitivity. Similar to the project, the Biological and Cultural Resources Avoidance Alternative would still involve ground-disturbing activity on campus, and impacts on paleontological resources would occur, similar to the project. Therefore, impacts on paleontological resources could still occur under this alternative and projects would be required to implement Mitigation Measures GEO-1 through GEO-4, as applicable. Under this alternative, these measures would reduce impacts on paleontological resources below a level of significance, similar to the project.

Hazards and Hazardous Materials (Accidental Releases, Emergency Response and Evacuation Plans)

The Biological and Cultural Resources Avoidance Alternative would avoid ground disturbance in the vernal pool preserve, but would still involve ground-disturbing activity throughout campus that could encounter potential contamination or munitions from munitions and explosives of concern, unexploded ordnance, or munition debris related to the Linda Vista Valley Auxiliary Field. Consistent with the project, this alternative would be required to implement Mitigation Measure HAZ-1. This measure would reduce potential impacts related to the accidental release of hazardous materials to less than significant under this alternative, and impacts would be similar to those identified for the project.

The Biological and Cultural Resources Avoidance Alternative would still involve construction activity across the campus (just not within the vernal pool preserve). Similar to the project, construction-related activities may require the temporary partial lane or road closure to roads on the campus during construction that would interfere with an Emergency Response Plan or Emergency Evacuation Plan. Similar to the project, the Biological and Cultural Resources

Avoidance Alternative would be required to comply with Mitigation Measure TRA-1, which would reduce impacts related to emergency access on campus below a level of significance. Impacts would be similar to those identified for the project.

Noise (Exceedance of Noise Standards, Groundborne Vibration)

While this alternative would avoid construction within the vernal pool preserve, projects throughout campus would be implemented and would result in construction that could exceed thresholds when occurring within 185 feet of sensitive receptors. Similar to the project, this alternative would therefore be required to implement Mitigation Measure NOI-1 to reduce construction period noise impacts below a level of significance. Once operational, similar sources of noise to the project would result under this alternative, including stationary equipment. This alternative would not alter vehicular traffic volumes and traffic noise impacts would remain less than significant. However, campus development projects would require new mechanical equipment that could generate noise levels in excess of the applicable thresholds. Consistent with the project, this alternative would be required to implement Mitigation Measure NOI-2 to assess proposed stationary noise sources within identified screening distances and apply identified site-specific design features, if needed, to reduce noise levels at neighboring uses. Similarly, when construction occurs within screening distances established for vibration, Mitigation Measure NOI-3 would be required to avoid significant vibration during construction. With implementation of these mitigation measures, construction period noise and vibration impacts would be reduced below a level of significance. Construction impacts would be similar to those identified for the project. Overall, impacts would be similar to those identified for the project.

Transportation (Emergency Access)

While construction would not occur within the vernal pool preserve, the Biological and Cultural Resources Avoidance Alternative would still involve construction and demolition activity in other locations on campus, which could interfere with on-campus emergency access during construction. This alternative would be required to implement Mitigation Measure TRA-1 to reduce impacts below a level of significance. Similar to the project, the individual development projects proposed under this alternative would be required to provide or maintain adequate emergency access in accordance with building code requirements, including those that address fire truck lanes, hose pull distances, and security systems, and operational impacts would remain less than significant. Overall, impacts of this alternative would be similar to the project.

Tribal Cultural Resources (Tribal Cultural Resources)

Under the Biological and Cultural Resources Avoidance Alternative, construction within the undeveloped vernal pool preserve would be avoided. Compared with the Master Plan, this alternative would exclude the Vernal Pool Community Trail Extension project, and this alternative would not require the implementation of Mitigation Measure CUL-4. However, as this alternative

would still involve ground disturbing activity on the remainder of the campus, Mitigation Measure CUL-5 would continue to be applied in the same manner as the project if human remains are encountered during construction and would reduce impacts below a level of significance. Overall, impacts would be reduced under this alternative compared to the project.

6.5.3.2 Ability to Meet Project Objectives

As discussed above, this alternative would avoid construction within 100 feet of previously undeveloped land containing natural vegetation communities, which in turn would also avoid construction in areas with archaeological resource sensitivity. This alternative would exclude the Vernal Pool Community Trail Extension project. Under this alternative, the total gsf of campus buildings and on-campus student enrollment growth is assumed to remain the same as proposed with the project.

As the primary educational and student support facilities envisioned in the Master Plan would still be implemented under this alternative, Project Objectives 1, 4, and 6 would be achieved. The overall buildout potential would remain consistent with the project; therefore, this alternative would provide facilities and infrastructure to accommodate projected growth in on-campus student enrollment, would provide adequate, adaptable academic space to meet evolving program needs, and would reinforce the existing land use by strategically placing new infill projects.

This alternative would also include the Miramar College Drive Modification project that would improve circulation and pedestrian connections to achieve Project Objectives 2 and 3. This alternative would also achieve Project Objectives 7 and 8 as sustainability features would continue to be provided in new facilities, and instructional space interruptions would be minimized as feasible.

Project Objective 5 would be partially met as this alternative would include campus-wide landscape improvements to help unify the campus but would not fully achieve a hierarchy of open spaces since the Vernal Pool Preserve Community Trail Extension project would not be constructed.

The Biological and Cultural Resources Avoidance Alternative would accomplish seven objectives (Project Objectives 1, 2, 3, 4, 6, 7, and 8) but would partially achieve one objective (Project Objective 5).

6.6 Environmentally Superior Alternative

An EIR is required to identify the environmentally superior alternative, the alternative having the potential for the fewest environmental impacts, from among the range of reasonable alternatives that are evaluated. Table 6-1 provides a summary comparison of the alternatives with the project to highlight if each alternative would result in a similar, greater, or lesser impact regarding potentially significant impacts. In addition, Table 6-2 provides a summary comparison of the alternatives with the project to determine if each alternative would meet the objectives of the project.

Based on a comparison of the overall environmental impacts for the described alternatives (refer to Table 6-1), the No Project – Near-Term Projects Only Alternative is identified as the environmentally superior alternative. This alternative would eliminate the project's significant and unavoidable impact associated with historic resources. Additionally, two thresholds that were previously determined to require mitigation under the project would no longer require mitigation under this alternative (archaeological resources and excessive groundborne vibration). Finally, the severity of the impacts that were determined to be less than significant with mitigation under this alternative would be reduced compared to the impacts of the project due to the overall reduction in construction and development. Out of the eight stated objectives, the No Project – Near-Term Projects Only Alternative would not be able to fulfill three objectives and would partially fulfill five objectives.

Since the No Project Alternative is selected as the environmentally superior alternative, the PEIR shall also identify an environmentally superior alternative among the other alternatives in accordance with CEQA Guidelines, Section 15126.6(e)(2). Of the remaining alternatives, the environmentally superior alternative would be the Historic Resource Avoidance Alternative. Significant and unavoidable impacts associated with historic resources would be avoided (unlike the project and unlike the Biological and Cultural Resources Avoidance Alternative), and remaining impacts that were determined to be less than significant with mitigation under this alternative would be similar or reduced compared to the impacts of the project. Out of the eight stated objectives, this alternative would be able to fulfill six objectives and partially fulfill two objectives.

Table 6-1. Comparison of Potentially Significant Impacts for Alternatives to the Project

Impact	Project	Alternatives		
		Alternative 1: No Project – Near-Term Projects Only	Alternative 2: Historic Resource Avoidance Alternative	Alternative 3: Biological and Cultural Resources Avoidance Alternative
Section 3.1, Aesthetics				
Threshold 4: Light and Glare	LTSM	LTSM <	LTSM <	LTSM =
Section 3.3, Biological Resources				
Threshold 1: Candidate, Sensitive, or Special-Status Species	LTSM	LTSM <	LTSM =	LTSM <
Threshold 2: Riparian Habitat and Other Sensitive Natural Communities	LTSM	LTSM <	LTSM =	LTSM <
Threshold 3: Wetlands	LTSM	LTSM <	LTSM =	LTSM <
Threshold 4: Native Resident or Migratory Fish or Wildlife Species	LTSM	LTSM <	LTSM =	LTS <
Section 3.4, Cultural Resources				
Threshold 1: Historical Resources	SU	LTS <	LTS <	SU =
Threshold 2: Archaeological Resources	LTSM	LTS <	LTSM =	LTS <
Threshold 3: Human Remains	LTSM	LTSM <	LTSM =	LTSM =
Section 3.5, Geology and Soils				
Threshold 6: Paleontological Resources	LTSM	LTSM <	LTSM <	LTSM =
Section 3.7, Hazards and Hazardous Materials				
Threshold 2: Accidental Releases	LTSM	LTSM <	LTSM <	LTSM =
Threshold 6: Emergency Response or Evacuation Plans	LTSM	LTSM <	LTSM <	LTSM =
Section 3.8, Noise				
Threshold 1: Exceedance of Noise Standards	LTSM	LTSM <	LTSM =	LTSM =
Threshold 2: Excessive Groundborne Vibration or Noise	LTSM	LTS <	LTSM =	LTSM =
Section 3.9, Transportation				
Threshold 4: Inadequate Emergency Access	LTSM	LTSM <	LTSM <	LTSM =
Section 3.10, Tribal Cultural Resources				
Threshold 1: Tribal Cultural Resources	LTSM	LTSM <	LTSM =	LTSM =

Notes: LTS = Less than Significant Impact; LTSM = Less than Significant With Mitigation; SU = Significant and Unavoidable; < = reduced impact relative to the project; = = same/similar impacts relative to the project

Table 6-2. Ability of Project Alternative to Meet the Project Objectives

Project Objectives	Ability of Alternatives to Meet the Project Objectives		
	Alternative 1: No Project Alternative – Near-Term Projects Only	Alternative 2: Historic Resource Avoidance Alternative	Alternative 3: Biological and Cultural Resources Avoidance Alternative
1. Provide the facilities and infrastructure needed to accommodate projected enrollment through 2045.	No	Yes	Yes
2. Reinvigorate the campus entry experience and create a strong sense of arrival for students and the broader community through the westward expansion of buildings.	No	Yes	Yes
3. Revitalize the campus core by improving north–south connections, reducing vehicular traffic, adding pedestrian pathways, and enhancing multipurpose open spaces.	No	Yes	Yes
4. Provide adequate, adaptable academic space to meet evolving program needs.	Partially	Partially	Yes
5. Create a hierarchy of open spaces and use landscape to unify the campus.	Partially	Yes	Partially
6. Reinforce the existing land use by strategically placing new infill projects.	Partially	Partially	Yes
7. Minimize the loss of instructional space and interruptions to campus activities during construction.	Partially	Yes	Yes
8. Incorporate sustainability features in future campus development and programming to align with state climate targets and the California Community Colleges Chancellor's Office directives.	Partially	Yes	Yes

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Chapter 7 List of Preparers and Agencies Consulted

This chapter lists the lead agency and consultants who prepared this Program Environmental Impact Report (PEIR) for the San Diego Miramar College Master Plan Project (Master Plan or project) and technical reports that provided information used in the preparation of this PEIR.

7.1 Lead Agency

San Diego Community College District

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Emily Perez, Assistant District Architect

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Harris & Associates

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Janelle Firoozi, Project Manager

Elizabeth Kim, Strategic Advisor

Esther Daigneault, Senior Environmental Analyst

Kelsey Hawkins, PMP, Noise Specialist

Sharon Toland, AICP, Senior Air Quality, Greenhouse Gas, and Noise Specialist

Erika Eidson, Principal Biologist

Chris Thomson, Senior Biologist

Donna Beddow, RPA, Principal Investigator/Senior Archaeologist

Rocky Ciarmoli, Archaeologist

Lindsey Messner, Publications Services Manager

Leona Vander Molen, Technical Editor

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Matthew Dornbach, GIS Analyst

7.3 Technical Report Consultants

7.3.1 Air Quality Analysis – Harris & Associates

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7.3.2 Biological Resources Letter Report – Harris & Associates

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Chris Thomson, Senior Biologist

7.3.3 Cultural Resources Technical Report – Harris & Associates

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7.3.4 Geology and Soils Technical Study – Ninyo & Moore

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7.3.8 Local Mobility Analysis – Linscott, Law & Greenspan Engineers

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None.

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None.

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None.

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Chapter 5: Other CEQA Considerations

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Chapter 6: Alternatives

None.

Chapter 7: List of Preparers and Agencies Consulted

None.

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