



San Diego Community College District

City College · Mesa College · Miramar College · College of Continuing Education

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San Diego Community College District Notice of Preparation of a Draft Program Environmental Impact Report for the San Diego College of Continuing Education Facilities Master Plan

Date: December 15, 2025

Subject: Notice of Preparation of a Draft Program Environmental Impact Report

To: State Clearinghouse, Responsible and Trustee Agencies, Interested Individuals and Organizations

Lead Agency: San Diego Community College District

Project Title: San Diego College of Continuing Education Facilities Master Plan

NOTICE IS HEREBY GIVEN that the San Diego Community College District (District) will prepare a Program Environmental Impact Report (PEIR) for the San Diego College of Continuing Education (SDCCE) Facilities Master Plan (FMP or project). The purpose of this notice is to (1) serve as a Notice of Preparation (NOP) of the PEIR pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082; and (2) advise and solicit comments and suggestions regarding the scope and content of the PEIR to be prepared for the project.

NOTICE OF PREPARATION: The District, as the lead agency under CEQA, is soliciting public and agency input on the scope and content of the PEIR to be prepared for the project. The District requests that responsible and trustee agencies respond in a manner consistent with CEQA Guidelines Section 15082(b). Pursuant to California Public Resources Code Section 21080.4, responsible and trustee agencies must submit any comments in response to this notice no later than 30 days after receipt. The public review period will start on Monday, December 15, 2025, and will close on Tuesday, January 13, 2026. A copy of the NOP can be viewed electronically on the District's website at: <https://www.sdccd.edu/departments/operations/construction/index.aspx>, as well as at the District Planning, Design, and Construction office, 1450 Frazee Road, Suite 500, San Diego, California 92108.

WRITTEN COMMENTS: We ask that any person wishing to comment on the NOP provide written comments by the end of the public review period at **5:00 p.m., Tuesday, January 13, 2026**. Electronic comments are preferred and can be sent via email to: SDCCDMeasureHH@sdccd.edu with **"NOP Comments for SDCCE FMP"** in the subject line. Comments may also be submitted by mail to the following address, provided they are postmarked no later than the close of the public review period:

**San Diego Community College District
1450 Frazee Road, Suite 500
San Diego, California 92108**

PROJECT LOCATION: The project area, or FMP area, refers to all improvement areas collectively across the following seven existing campuses, plus a new offsite campus expansion site: Educational Cultural Complex (ECC), Continuing Education Mesa (MES), CE Miramar (MIR), West City (WCC), Cesar E. Chavez (CHA), Mid-City (MCC), and North City Campus (NCC). In addition, the MCC campus includes an off-site campus expansion site located at 5322 El Cajon Boulevard in San Diego. Individual improvement areas on each campus are referred to as project sites. All seven existing campuses and the new MCC expansion site are in the City of San Diego, San Diego County. Figure 1, Regional Location, shows the location of all eight sites, and Figures 2a through 2g, Project Location, show aerial photographs of each campus and their boundaries. The campuses are described as follows:

- **ECC.** 4343 Ocean View Boulevard, San Diego, California 92113. ECC (27 acres) is in the Southeastern San Diego community planning area (CPA). Refer to Figure 2a, ECC.
- **MES.** 7350 Armstrong Place, San Diego, California 92111. MES (0.98 acre) is in the Clairemont Mesa CPA. The MES campus is bounded by Mesa College Drive to the west and Armstrong Place to the east. Refer to Figure 2b, CE Mesa.
- **MIR.** 10440 Black Mountain Road, San Diego, California 92126. MIR (1.66 acres) is in the Mira Mesa CPA. The campus is bounded by South Campus Drive to the east and the rest of the campus to the north, south, and west. Refer to Figure 2c, CE Miramar.
- **WCC.** 3249 Fordham Street, San Diego, California 92110. WCC (3.6 acres) is in the Midway-Pacific Highway CPA. The campus is bounded by Kenyon Street to the southwest and Fordham Street to the southeast. Refer to Figure 2d, West City.
- **CHA.** 1901 Main Street, San Diego, California 92113. CHA (0.86 acre) is in the Barrio Logan CPA. The campus is bounded by Main Street to the north, Cesar E. Chavez Parkway to the west, and both East Harbor Island and the San Diego Metropolitan Transit System UC San Diego Blue Line to the south. Refer to Figure 2e, Cesar E. Chavez.
- **MCC and MCC Expansion.** 3792 Fairmount Avenue (main campus) and 5322 El Cajon Boulevard (MCC Expansion Site), San Diego, California 92105. The MCC (0.73 acre) and the MCC Expansion Site (0.69 acre) are both in the Mid-City: City Heights CPA. Refer to Figure 2f.1, Mid-City, and Figure 2f.2, Mid-City Expansion Site.
- **NCC.** 8355 Aero Drive, San Diego, California 92123. NCC (0.07 acre) is in the Kearny Mesa CPA. The campus is bounded by Aero Drive to the north, a fire lane to the east, Aero Place to the south, and residential land uses to the west. Refer to Figure 2g, North City.

PROJECT BACKGROUND: As one of the largest non-credit colleges in California, the SDCCE continually engages in planning to guide future decisions, using many documents such as an organizational strategic plan, sustainability and technology plans, and individual departmental plans. The FMP is an important part of the SDCCE's planning resources, with a specific focus on future decisions related to campus architecture and physical spaces. It provides a physical planning framework to guide decision-making regarding campus architecture and site development, and it identifies development opportunities as opportunity sites and performance improvements. Pre-project planning began in May 2021 and involved regular engagement with college and District leadership, as well as campus stakeholder groups, continuing through January 2022. The FMP was finalized in March 2022.

PROPOSED PROJECT: The FMP focuses on future decisions regarding campus architecture and physical spaces across its seven campuses: ECC, MES, MIR, WCC, CHA, MCC, and NCC. Note that of the seven campuses, CHA and NCC do not involve any major exterior structural demolition of existing buildings or ground disturbances. An offsite expansion option for the MCC was identified in the FMP, and the District has selected a site for this option. Table 1, Proposed Improvements Summary outlines planned improvements for each campus per the FMP.

Table 1. Proposed Improvements Summary

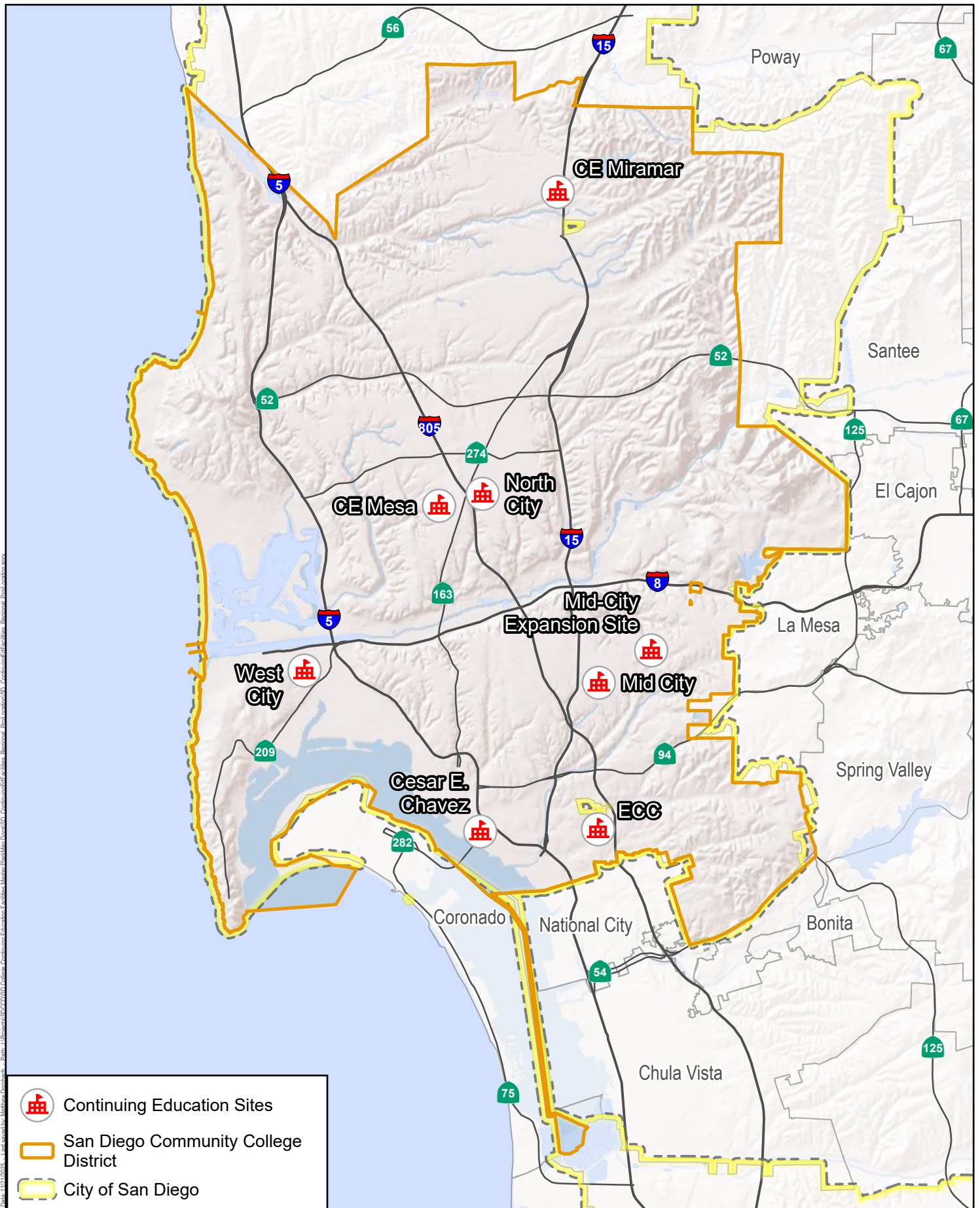
Campus	Proposed Improvements
1.ECC (Educational Cultural Complex) 4343 Ocean View Boulevard San Diego, CA 92113	<ul style="list-style-type: none"> • Building expansion to accommodate existing programs not exceeding 10,000 square feet. • North campus entry enhancement (theater expansion [approximately 50 additional seats]/amphitheater, interior, parking, and landscaping). • Automotive expansion – Northwest building to be demolished and a replacement building to be constructed to accommodate the existing program. • Child Development relocation. • Potential surface parking enhancement/reconfiguration. • Relocation of ceramics studio to the auto shop building. • Building Trades Training Center (Welding) Expansion (approximately 7,000 square feet) and improvements.
2.CE Mesa 7350 Armstrong Place San Diego, CA 92111	<ul style="list-style-type: none"> • New courtyard creation – loss of parking stalls. • New approximately 40,000 gross square feet building (campus expansion) (0.7 acre). • New parking structure for approximately 150 parking stalls. • New classroom addition (481 square feet). • Enclosure and temperature control of existing, naturally ventilated corridors and stairs. • Main entry expansion (approximately 3,000) and enhancement, including College branding and wayfinding.
3.CE Miramar 10440 Black Mountain Road San Diego, CA 92126	<ul style="list-style-type: none"> • Replacement of the existing building (approximately 26,580 square feet) with a two-story building (approximately 49,000 square feet). • Playground shade (canopy or large shade trees). • Exterior student lounge.
4. West City 3249 Fordham Street San Diego, CA 92110	<ul style="list-style-type: none"> • New building expansion (approximately 15,400 square feet). • New parking structure to replace lost parking spaces from the building and parking structure construction. The current campus provides 208 stalls. • Front garden expansion (4,600 square feet).
5. Cesar E. Chavez 1901 Main Street San Diego, CA 92113	<ul style="list-style-type: none"> • Various interior and minor exterior improvements (lobby enhancement, courtyard enhancement, rooftop enhancement, lounge enhancement, office area reconfiguration).
6. Mid-City 3792 Fairmount Avenue San Diego, CA 92105	<ul style="list-style-type: none"> • Various interior improvements (entry and lobby enhancement, office area reconfiguration, classroom upgrades). • The FMP includes a campus expansion option involving the acquisition of a property. The District has selected a 0.69-acre site at 5322 El Cajon Boulevard, located approximately 1.3 miles northeast of the existing MCC. Development of this expansion site would involve demolishing the existing approximately 3,800-square-foot commercial building and constructing and operating a multi-story building with approximately 45,000 gross square feet and associated parking structure.
7. North City 8355 Aero Drive San Diego, CA 92123	<ul style="list-style-type: none"> • Courtyard and student lounge enhancement/other interior modifications. • Parking garage rooftop enhancement/walking path creation. • Coordinate with the City of San Diego to enhance the pathway from the bus stops to the building entrance.

All campuses would include a combination of performance improvements and pilot projects that would require low capital investment, including the following: a creative content center (workshop-type space), gender-neutral restrooms, lactation rooms, HyFlex classrooms, portable battery borrowing stations, enhanced bike lockers, improved signage, shared offices, outdoor leisure seating, hallway enhancements, an outdoor classroom with power and Wi-Fi, and mobile printing stations.

POTENTIAL ENVIRONMENTAL EFFECTS: In compliance with CEQA Guidelines Sections 15060(d) and 15082, the District will not be preparing an initial study and will begin work directly on the Draft PEIR. CEQA Guidelines Section 15168 states that a PEIR may be prepared on a series of actions that can be characterized as one large project and are related either (1) geographically; (2) as logical parts in the chain of contemplated actions; (3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or (4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways. The PEIR provides an opportunity to consider together the impacts of campuswide development under the FMP and will be prepared in accordance with the requirements of the CEQA Statutes and Guidelines, as amended. Pursuant to CEQA Guidelines Section 15146 the degree of specificity in the PEIR will correspond to the degree of specificity involved in the FMP and known project designs. The PEIR will focus on the environmental effects that can be expected to occur from implementation of the FMP, including defined near-term projects, but will not be as detailed regarding the long-term development or construction projects that may follow. However, the PEIR is intended to streamline environmental review for future projects, including updates to the FMP that may be necessary to ensure consistency with the scope and purpose of the FMP.

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

The Draft PEIR will address the short- and long-term direct, indirect, and cumulative effects of the project on the environment. Where feasible, mitigation measures will be proposed for impacts that are determined to be potentially significant. In addition, in accordance with CEQA Guidelines Section 15126, the PEIR will describe a range of reasonable alternatives to the project that would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.





Source: SanDAG, 2015; Maxar Imagery, 2023.





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Source: SanDAG, 2015; Maxar Imagery, 2023.



Mid-City Expansion Site

Source: SanDAG, 2015; Maxar Imagery, 2023.



Harris & Associates



0 75 150
Feet

Figure 2f.2

Project Location - Mid-City Expansion Site

San Diego College of Continuing Education Facilities Master Plan



Source: SanDAG, 2015; Maxar Imagery, 2023.

