

**NOTICE OF PREPARATION  
OF DRAFT ENVIRONMENTAL IMPACT REPORT  
NOTICE OF PUBLIC INFORMATION/SCOPING MEETING;  
MIRACOSTA COMMUNITY COLLEGE DISTRICT  
OCEANSIDE CAMPUS FACILITIES MASTER PLAN**

*Prepared for:*

**MiraCosta Community College District**  
1 Barnard Drive  
Oceanside, California 92056

*Prepared by:*

**DUDEK**  
605 Third Street  
Encinitas, California 92024  
*Contact: Sarah Lozano, AICP*

**JUNE 2017**



**Notice of Preparation of Draft Environmental Impact Report  
Notice of Public Information/Scoping Meeting;  
MCCCD Oceanside Campus Facilities Master Plan**

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**NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT;  
NOTICE OF PUBLIC INFORMATION/SCOPING MEETING**

<b>To:</b> State of California Office of Planning and Research State Clearinghouse 1400 Tenth Street Sacramento, California 95812	<b>From:</b> Tom Macias, Director of Facilities MiraCosta Community College District 1 Barnard Drive Oceanside, California 92056
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**Attention all Agencies, Organizations and Interested Parties:**

MiraCosta Community College District (MCCCD) will be the lead agency for the preparation of an environmental impact report (EIR) in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (hereafter CEQA Guidelines, 14 CCR 15000 et seq.). MCCCD has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines Sections 15082(a) and 15375. The EIR will address the environmental effects of the proposed 2016 Facilities Master Plan (proposed project) for the MCCCD Oceanside Campus. The MCCCD Oceanside campus is located at 1 Barnard Drive, which is north of SR 78, east of Rancho del Oro Drive and west of College Boulevard in the City of Oceanside, California (See Figure 1, Regional Map and Figure 2, Vicinity Map).

MCCCD has prepared the facilities master plan update to accommodate a projected increase in students, faculty and staff. As indicated on Figure 3, Proposed Campus Master Plan, the proposed project would consist of the addition of 10 new buildings including a Student Services Building, Gym Complex, Chemistry & Biotechnology Building, Allied Health Building, Arts/Media Services Building, Campus Police Building, Resource Center, Miscellaneous Support Buildings, Purchasing Building, Athletic Support Building, and a Tennis Support Building. The master plan also calls for the demolition of 18 buildings including two partial demolitions. These buildings include three gym complex buildings, nine temporary buildings, Buildings 2100 and 4800 (partial demolitions), the Police Station, Green House Building 61, Tennis Court Support Building 28, and the Athletics Storage Shed. Proposed modernization projects including new finishes, furniture, technology, and building systems which will extend the functional lifespan of the campus. Site improvement projects will add parking, correct infrastructure issues, and provide water-conscious landscaping. The proposed project would be developed in three successive phases and the analyses conducted by MCCCD will address, where applicable, the environmental impacts that could arise in each phase. A more detailed

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description of the proposed project, the project location, and the potential environmental effects associated with development of the proposed project, are provided in the Initial Study. A copy of this NOP and the Initial Study are available for review at the Oceanside Public Library located at 330 N. Coast Highway, Oceanside CA 92054 and on the MCCCD website at <http://miracosta.edu/administrative/facilities>.

MCCCD will be the lead agency with respect to preparation of the EIR for the project. MCCCD needs to know the views of your agency regarding the scope and content of the EIR relative to the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering permits or other project approvals. The failure of an agency to respond to this notice, or otherwise object to the conclusions made in the accompanying Initial Study, may prevent that agency from later asserting that issues excluded by the Initial Study should have been included in the Draft EIR.

Under CEQA, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. The public review period begins on June 16, 2017 and ends on July 17, 2017. Please send your written response to Tom Macias, Director of Facilities, MiraCosta Community College District, Building 4200 1 Barnard Drive, Oceanside, California 92056. We will also need the name of the contact person in your agency. Written responses may also be sent via email to: [tmacias@miracosta.edu](mailto:tmacias@miracosta.edu).

**Project Title:** MCCCD Facilities Master Plan Oceanside Campus

**Location:** The proposed project site is located on the MiraCosta College District Oceanside Campus, at 1 Barnard Drive, Oceanside, California 92056, east of Rancho Del Oro Drive, west of College Boulevard and north of State Route 78.

**List of Probable Environmental Effects:** As further described in the corresponding Initial Study, the proposed project potentially would affect the following environmental impact categories, which will be addressed in the Draft EIR: aesthetics/visual quality, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, transportation and traffic, utilities and service systems and tribal cultural resources. Cumulative impacts and alternatives will also be evaluated in the EIR.

**Public Information/Scoping Meeting:** MCCCD will hold a public information/scoping meeting to discuss the proposed project, and to obtain information regarding the content and scope of the Draft EIR. The meeting will take place on June 29, 2017, at 6:30 p.m., on the MCCCD campus

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at the Building 3400 (Student Center), Atzlan Conference Room 3449, 1 Barnard Drive, Oceanside, California. All public agencies, organizations, and interested parties are encouraged to attend and participate at this meeting. The failure of any public agency, organization, or interested party to attend this scoping meeting or submit written comments may prevent that agency, organization, or party from later asserting that issues excluded by the Initial Study should have been included in the Draft EIR.



Tom Macias

Director of Facilities, MCCCD



Date

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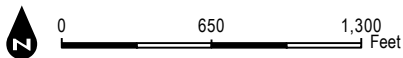
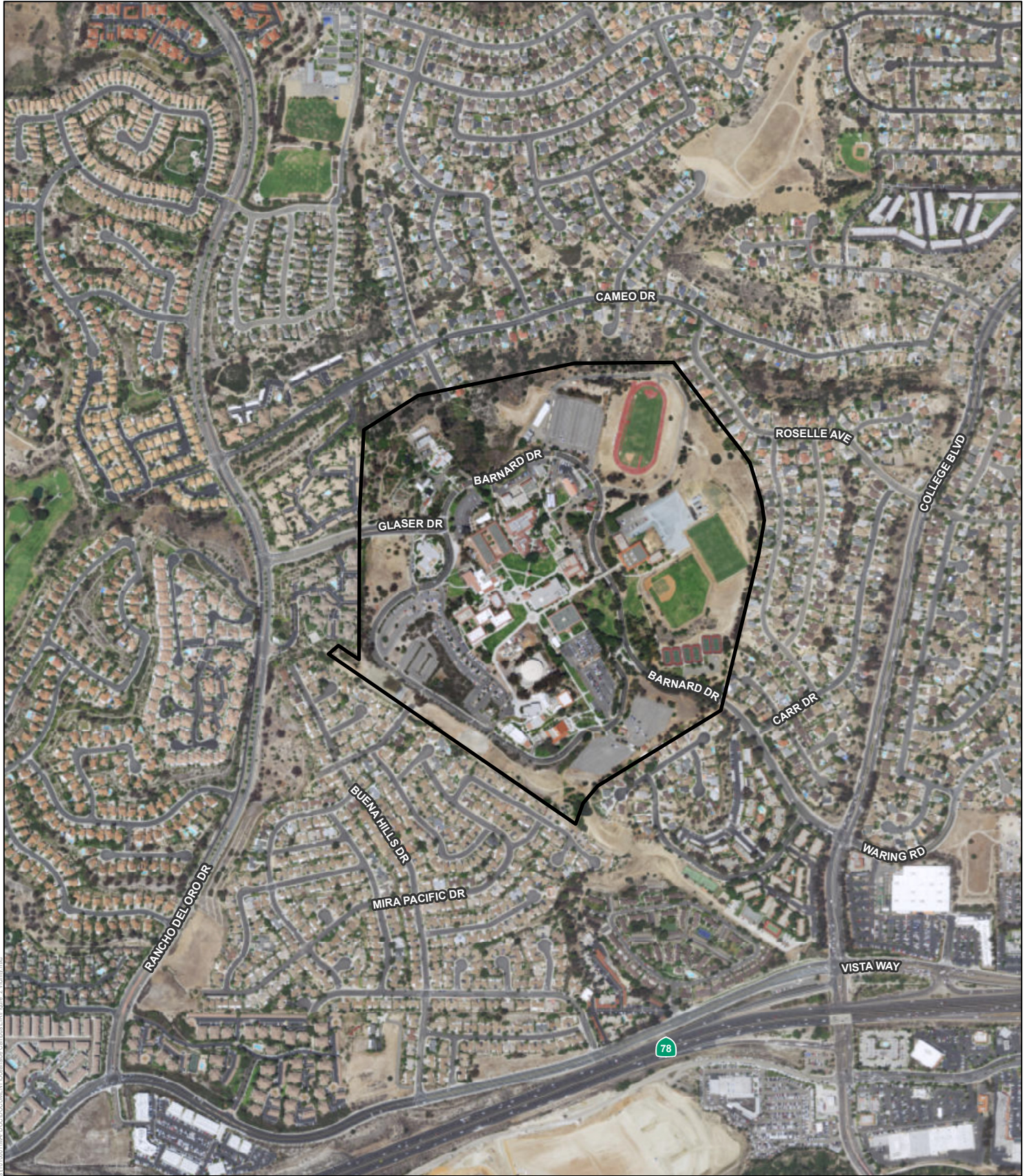


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 Project Site

**DUDEK**

SOURCE: NAIP 2016

MCCCD Oceanside Campus Facilities Master Plan Notice of Preparation

**FIGURE 2**  
Vicinity Map

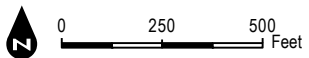


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 Project Site

SOURCE: NAIP 2016, Stenberg 2017

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MCCC Oceanside Campus Facilities Master Plan Notice of Preparation

**FIGURE 3**  
Proposed Campus Master Plan



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