

## **APPENDIX A**

### **Notice of Preparation and Comment Letters**

**Robert P. Deegan**  
Superintendent/President

**Governing Board**  
Nancy C. Chadwick, M.S.W., M.P.A.  
Mark R. Evilsizer, M.A.  
John J. Halcón, Ph.D.  
Nancy Ann Hensch, B.A.  
Paul P. McNamara, B.A.  
Student Trustee:  
A.S.G. President

**FILED**  
Ernest J. Dronenburg, Jr., Recorder County Clerk

OCT 23 2015

BY J. Samuela  
DEPUTY

## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PALOMAR COMMUNITY COLLEGE DISTRICT SOUTH EDUCATION CENTER

**DATE:** October 23, 2015

**TO:** Responsible, Trustee, and Other Jurisdictional  
Agencies and Other Interested Organizations and  
Individuals

**PROJECT TITLE:** Palomar Community College District South  
Education Center

**LEAD AGENCY:** Palomar Community College District

**PROJECT LOCATION:** 11111 Rancho Bernardo Road  
San Diego, CA 92127

**Notice is Hereby Given** that the Palomar Community College District (PCCD) has completed an assessment of the possible environmental effects of the following-described project, determined that an Environmental Impact Report (EIR) is appropriate, and prepared a Draft EIR analyzing the potential effects of the project described below. This determination has been made, and the Draft EIR has been prepared, according to the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the rules, regulations and procedures for implementing CEQA as adopted by PCCD.

**Project Description and Location:** The proposed project would establish the PCCD South Education Center on a 27-acre property located at 11111 Rancho Bernardo Road by converting the existing four-story, 110,000-square-foot building into a comprehensive community college education center; make improvements to the existing parking structure; erect a new 1,000-square-foot free-standing PCCD campus police facility; construct an approximately 1,200 foot-long looped road connecting the existing parking lot to the existing parking structure; construct minor drainage improvements; and install walkways, hardscape areas, and landscaping. Construction of the proposed project is anticipated to last approximately 18 months. The construction staging area would be located on the existing surface parking area within the project site.

**FILED IN THE OFFICE OF THE COUNTY CLERK**  
San Diego County on **OCT 23 2015**  
Posted **OCT 23 2015**  
Returned to agency on \_\_\_\_\_  
Removed \_\_\_\_\_  
Deputy J. Samuela

**Potential Project Impacts:** The Draft EIR has identified the following significant effects associated with the proposed project that can be mitigated to less than significant: Mitigation measures have been proposed that would upon implementation reduce all of the potentially significant impacts to less than significant levels. There are no significant environmental effects that cannot be avoided if the proposed project is implemented, nor are there significant irreversible environmental effects that cannot be avoided if the proposed project is implemented.

**Community Forum:** A community forum to discuss the proposed PCCD South Education Center is scheduled for Wednesday October 28, 2015. The Community Forum will begin at 6:30 pm, and will be held at the Mt. Carmel High School Gym, 9550 Carmel Mountain Rd., San Diego, CA 92129.

**Comment Period:** The Draft EIR will be available for review beginning October 23, 2015 and ending at 5:00 p.m. on December 7, 2015. Comments may be sent via mail, email or fax and should be addressed to: Mr. Dennis Astl, Palomar Community College District, San Marcos Campus, 1140 West Mission Road, San Marcos, CA 92069-1487; Phone: (760) 744-1150 x2772; Fax: (760) 761-3506; Email: [dastl@palomar.edu](mailto:dastl@palomar.edu).

**Obtaining the Draft EIR:** An electronic copy of the Draft EIR is available for public review online at: <http://www.palomar.edu/propm/LeftNav/Construction/EIR/SouthCenter.html>. Text copies of the Draft EIR are also available for public review at the PCCD San Marcos Campus Library located at 1140 West Mission Road, San Marcos, CA 92069-1487 and at the Rancho Bernardo Library, 17110 Bernardo Center Dr., San Diego, CA 92128.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Ballesteros-Perez". The signature is fluid and cursive, with the first name "Ron" being the most prominent.

Ron Ballesteros-Perez  
Assistant Superintendent/Vice President,  
Finance & Administrative Services  
Palomar College  
1140 West Mission Road  
San Marcos, CA 92069  
(760) 744-1150 x2109  
[rperez@palomar.edu](mailto:rperez@palomar.edu)

AUG 14 2015

*D. Zepeda*

DEPUTY

**Robert P. Deegan**  
Superintendent/President

## NOTICE OF PREPARATION

### PALOMAR COMMUNITY COLLEGE DISTRICT SOUTH EDUCATION CENTER ENVIRONMENTAL IMPACT REPORT

**Governing Board**  
Nancy C. Chadwick, M.S.W., M.P.A.  
Mark R. Evilsizer, M.A.  
John J. Halcón, Ph.D.  
Nancy Ann Hensch, B.A.  
Paul P. McNamara, B.A.  
Student Trustee:  
A.S.G. President

**DATE:** August 17, 2015

**TO:** Responsible, Trustee, and Other Jurisdictional Agencies and Other Interested Organizations and Individuals

**LEAD AGENCY:** Palomar Community College District

**PROJECT LOCATION:** 11111 Rancho Bernardo Road  
San Diego, CA 92127

In accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines (CCR Title 14, §§15082(a), 15103, and 15375), this Notice of Preparation (NOP) is hereby sent to inform you that the Palomar Community College District (PCCD) is preparing a draft Environmental Impact Report (EIR) to assess the environmental effects associated with implementation of the proposed PCCD South Education Center project (described below). The PCCD will be the Lead Agency to prepare an Environmental Impact Report (EIR) for the PCCD South Education Center project. The PCCD would like to know your views (or the views of your agency) as to the scope and content of the environmental information and analysis that should be contained in the PCCD South Education Center project EIR. The PCCD requests that any potential responsible or trustee agency respond to this NOP in a manner consistent with State CEQA Guidelines Section 15082(b).

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but **not later than September 17, 2015**. Please send your written responses, including the name of a contact person and phone number, to:

Mr. Dennis D. Astl  
Palomar Community College District  
San Marcos Campus  
1140 West Mission Road  
San Marcos, CA 92069-1487  
Phone: (760) 744-1150 x2772  
Fax: (760) 761-3506  
Email: [dastl@palomar.edu](mailto:dastl@palomar.edu)

Any comments received during the 30-day NOP public comment period will be considered in preparing the draft EIR. All parties that have submitted their names and mailing addresses will be notified of subsequent actions as part of the environmental review process. If you wish to be placed on the mailing list or have any questions about the proposed project, please contact Mr. Dennis D. Astl at the phone number provided above.

**PROJECT DESCRIPTION:** As shown in Figures 1 and 2, the proposed project is located at 11111 Rancho Bernardo Road within the Rancho Bernardo community in the City of San Diego, in San Diego County, California. The 27-acre project site is situated approximately 0.8 miles west of Interstate 15 on the south side of Rancho Bernardo Road. Access to the project site is currently provided via the existing four-way signalized intersection at Rancho Bernardo Road and Matinal Road. The driveway to the project site acts as the southern leg of this intersection.

In 2010, the PCCD acquired the 27-acre property at 11111 Rancho Bernardo Road as the future site for a new, southern campus location. The site has been previously developed with an unfinished light industrial park which consists of a four-story, 110,000-square foot building accompanied by a separate four-level, 574-space parking structure and 218 surface parking spaces that were constructed in 2008/2009. The existing building is a "warm shell" with limited interior improvements. The existing development generally occupies the central portion of the site with approximately 12.6 acres of the site remaining undeveloped pursuant to open space easements. The proposed project would establish the PCCD South Education Center by converting the existing four-story, 110,000-square-foot building into a comprehensive community college education center; make improvements to the existing parking structure; erect a new 1,000-square-foot free-standing PCCD campus police facility; construct an approximately 1,238 foot-long looped road connecting the existing parking lot to the existing parking structure; construct drainage improvements; and install walkways, hardscape areas, and landscaping.

The proposed project would make improvements to the existing site for use as the new PCCD South Education Center. The proposed project would include interior improvements to convert the existing four-story, 110,000-square foot building into a comprehensive community college education center, construction of a new police substation, and installation of walkways and landscaping. A conceptual site plan is shown in Figure 3.

Interior improvements would be made to the existing "warm shell" building to create an education center that meets the facility and space needs identified in the PCCD Educational Master Plan Update. The education center building is proposed to include the following: lobby; academic space (lecture and laboratory); faculty offices and support; library resource and instructional support lab; division offices and support; student support services; merchandizing and food services; physical plant facilities and support; security; and information systems.

The PCCD South Education Center is projected to serve 1,031 full-time equivalent students (FTES) at opening day and would accommodate 3,470 FTES at maximum capacity. It would also employ 38 full-time equivalent faculty (FTEF) and 37 staff and administrators. It is anticipated that typical hours of operation for the PCCD South Education Center would be from 7:00 a.m. to 10 p.m., Monday through Friday. In accordance with the PCCD Educational Master Plan Update recommendations, curricular offerings at the South Education Center are proposed to include a mixture of general education, career/technical education programs, and basic skills education, with the greatest emphasis placed on general education/transfer curriculum. The South Education Center would also consolidate course offerings that are presently offered at off-site locations in the southern area of the



long-term noise levels associated with operational activities, as well as the potential for exposure of persons to excessive groundborne vibration.

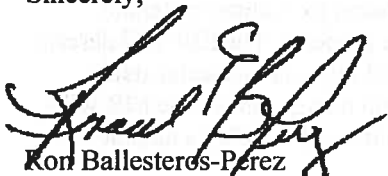
Paleontological Resources. The EIR will address the potential for the proposed project to directly or indirectly destroy a unique paleontological resource or site.

Transportation and Traffic. A traffic impact study will be prepared to forecast the proposed project's trip generation and evaluate the resulting near-term and long-term impacts on intersection and street segment level of service. The EIR will describe the findings of the traffic impact study and address the potential impacts related to performance of the circulation system, conformance with the applicable congestion management program, changes in air traffic patterns, inadequate emergency access, and conformance with applicable policies regarding public transit, bicycle, or pedestrian facilities.

The proposed project is not anticipated to result in impacts related to agriculture and forestry resources, cultural resources, geology and soils, hazards and hazardous materials, land use and planning, mineral resources, population and housing, public services, recreation, or utilities and service systems. These issues are anticipated to be addressed briefly in the Effects Found Not to Be Significant section of the EIR.

**Public Scoping Meeting:** A public scoping meeting will be conducted on Wednesday, August 26, 2015 from 5:30 to 7:30 p.m. at the Poway Branch Library, 13137 County Highway, Poway, CA 92064. Guests are welcome anytime between 5:30 to 7:30 p.m. Guests will be able to submit written or oral comments at the meeting, or mail them at a later date but within the Notice of Preparation (NOP) 30-day comment period described above.

Sincerely,



Ron Ballesteros-Perez  
Assistant Superintendent Vice President,  
Finance & Administrative Services  
Palomar College  
1140 West Mission Road  
San Marcos, CA 92069  
(760) 744-1150 x2109  
[rperez@palomar.edu](mailto:rperez@palomar.edu)

Attachments: Figures (3)

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on AUG 14 2015

Posted AUG 14 2015 Removed                     

Returned to agency on                     

Deputy D. Zepeda

district. The curricular offerings that ultimately define the program of instruction would be developed and change over time.

Construction of the proposed project is anticipated to last approximately 18 months. The construction staging area would be located on the existing surface parking area within the project site.

**TOPICS TO BE ANALYZED IN THE EIR:** The EIR will address potential direct, indirect and cumulative impacts associated with the environmental issues listed below. Detailed analyses will be conducted in order to ascertain the proposed project's effects on the environment and the relative degree of impact prior to implementation of mitigation measures. Where impacts are determined to be significant, mitigation measures will be prescribed with the purpose of reducing the proposed project's effects on those impacts either completely or to the maximum extent feasible. An analysis of alternatives to the proposed project will also be included in the EIR, including the No Project Alternative.

**Aesthetics.** The EIR will include a description of the prominent scenic resources in the vicinity of the project site and review of the existing policies that guide the design of future development on the project site. In particular, the analysis will focus on the potential aesthetic impacts associated with the new access road proposed on the hillside along the northeastern side of the property.

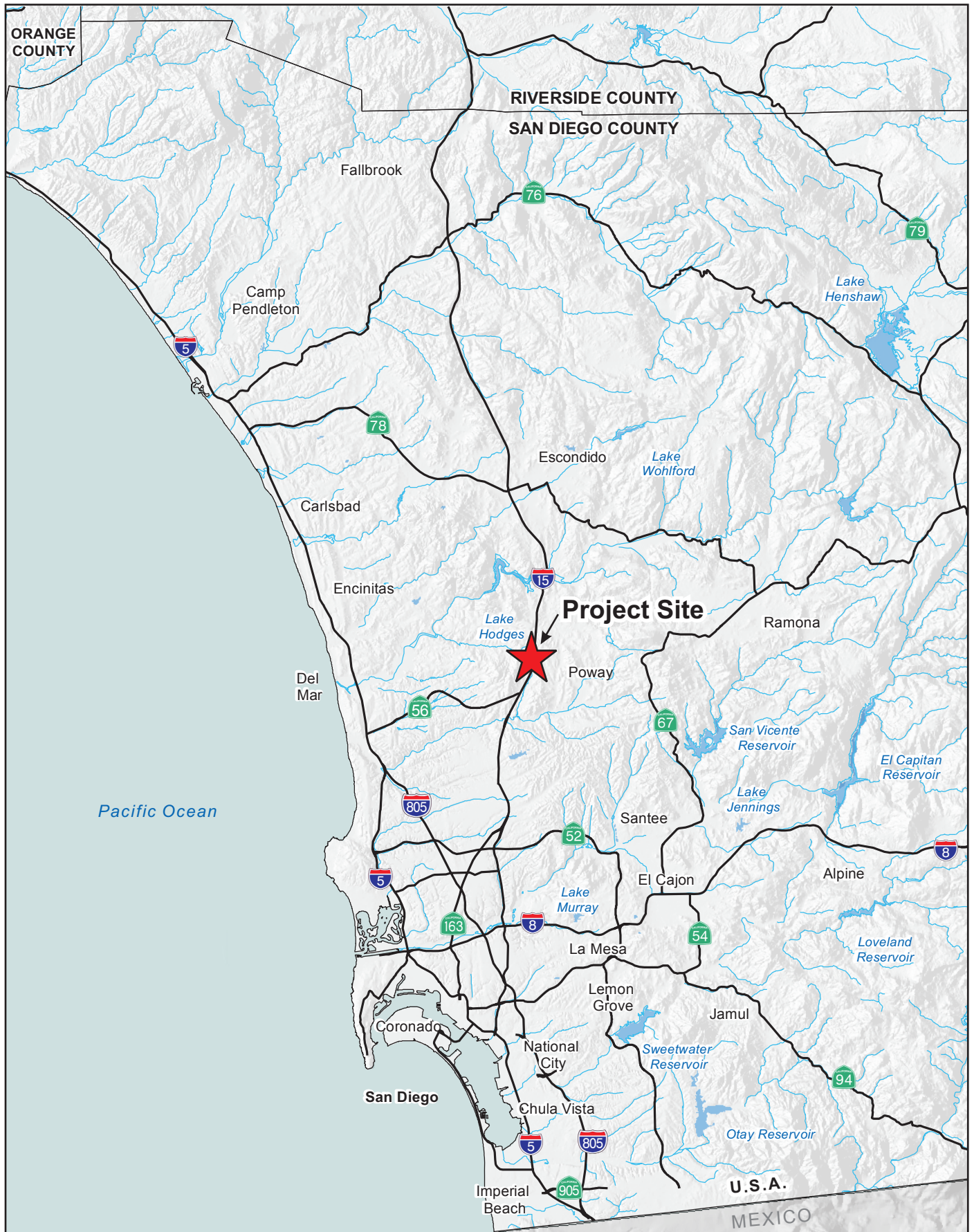
**Air Quality.** An air quality technical report will be prepared to evaluate potential impacts to air quality resulting from construction and operation of the proposed project. The EIR will describe the findings of the air quality technical report, focusing on conformance with the regional air quality strategy, exceedance of federal and state ambient air quality standards, cumulative increases in criteria pollutants, impacts of air pollutants on sensitive receptors, and odor impacts.

**Biological Resources.** A biological resources technical report will be prepared to evaluate potential impacts to biological resources located in the undeveloped portions of the property. The EIR will describe the findings of the biological resources technical report, including potential impacts to special status species, sensitive natural communities, wetlands, and wildlife corridors and nursery sites. The EIR will also discuss project consistency with applicable biological resources policies and the City's habitat conservation plan.

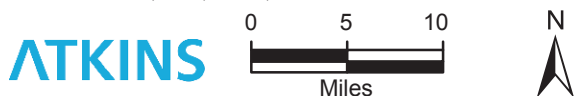
**Greenhouse Gas Emissions.** The EIR will include an overview of global climate change issues and a description of the most common greenhouse gas constituents. An inventory of greenhouse gas emissions resulting from the proposed project will be prepared and compliance of the proposed project with applicable greenhouse gas emissions reduction strategies will be assessed. The analysis will address the proposed project's contribution to the overall regional greenhouse gas inventory, as well as the extent to which the proposed project could help or hinder the attainment of the state's goal of reducing greenhouse gas emissions to 1990 levels by the year 2020, as stated in Assembly Bill 32.

**Hydrology and Water Quality.** The EIR will include a discussion of applicable regulations governing both hydrology and water quality. In particular, the EIR will address the potential impacts associated with hydromodification of the project site and potential water quality pollutants generated from construction and operation of the proposed project.

**Noise.** A noise technical report will be prepared to evaluate potential impacts to the local noise environment resulting from construction and operation of the proposed project. The EIR will describe the findings of the noise technical report, focusing on potential impacts to noise-sensitive land uses resulting from increases in traffic noise levels, short-term noise levels associated with construction activities, and

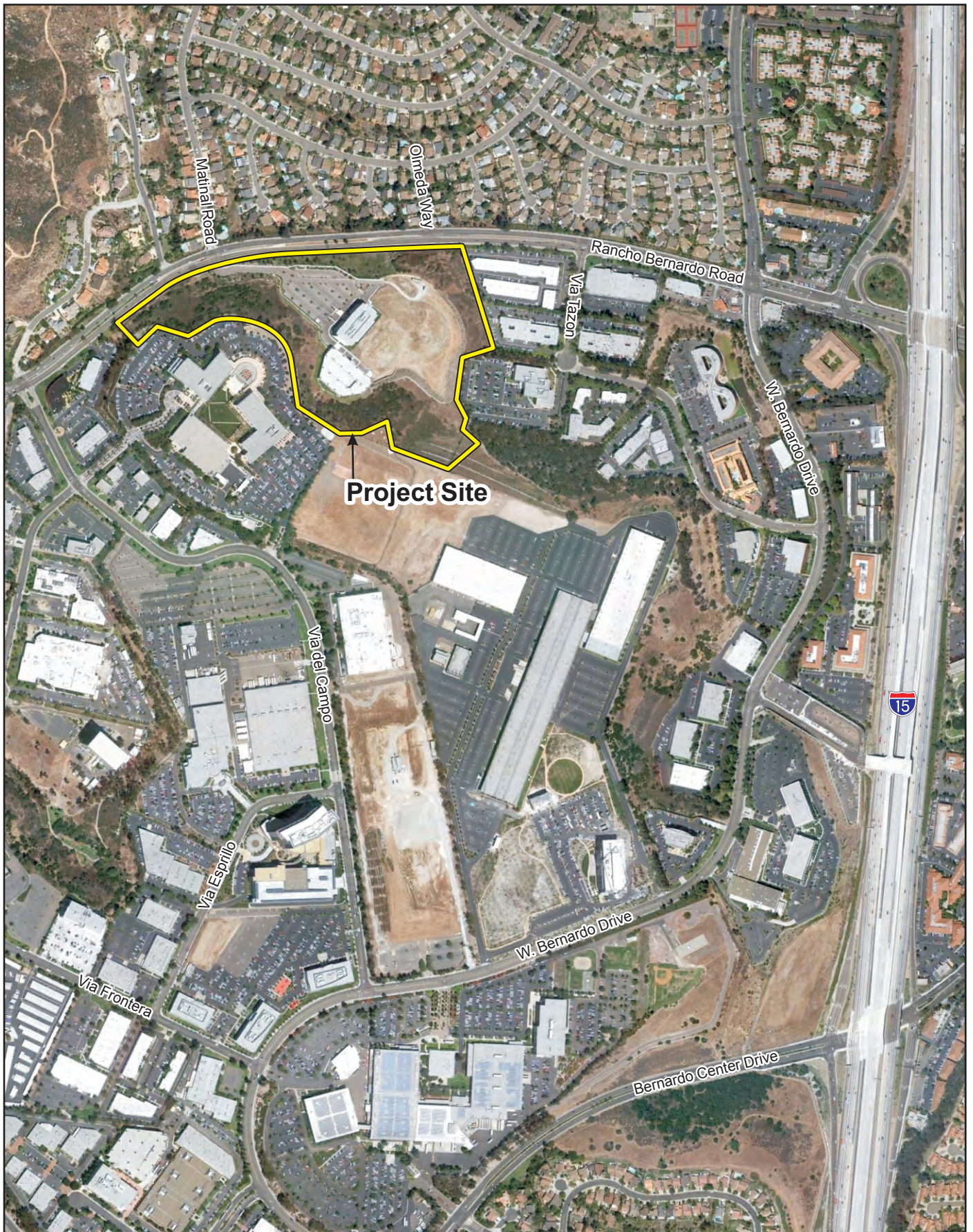


Source: SanGIS, 2009; CASIL, 2009

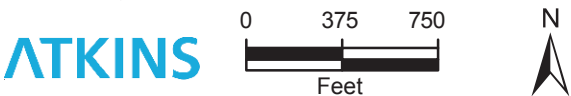


**REGIONAL LOCATION  
FIGURE 1**



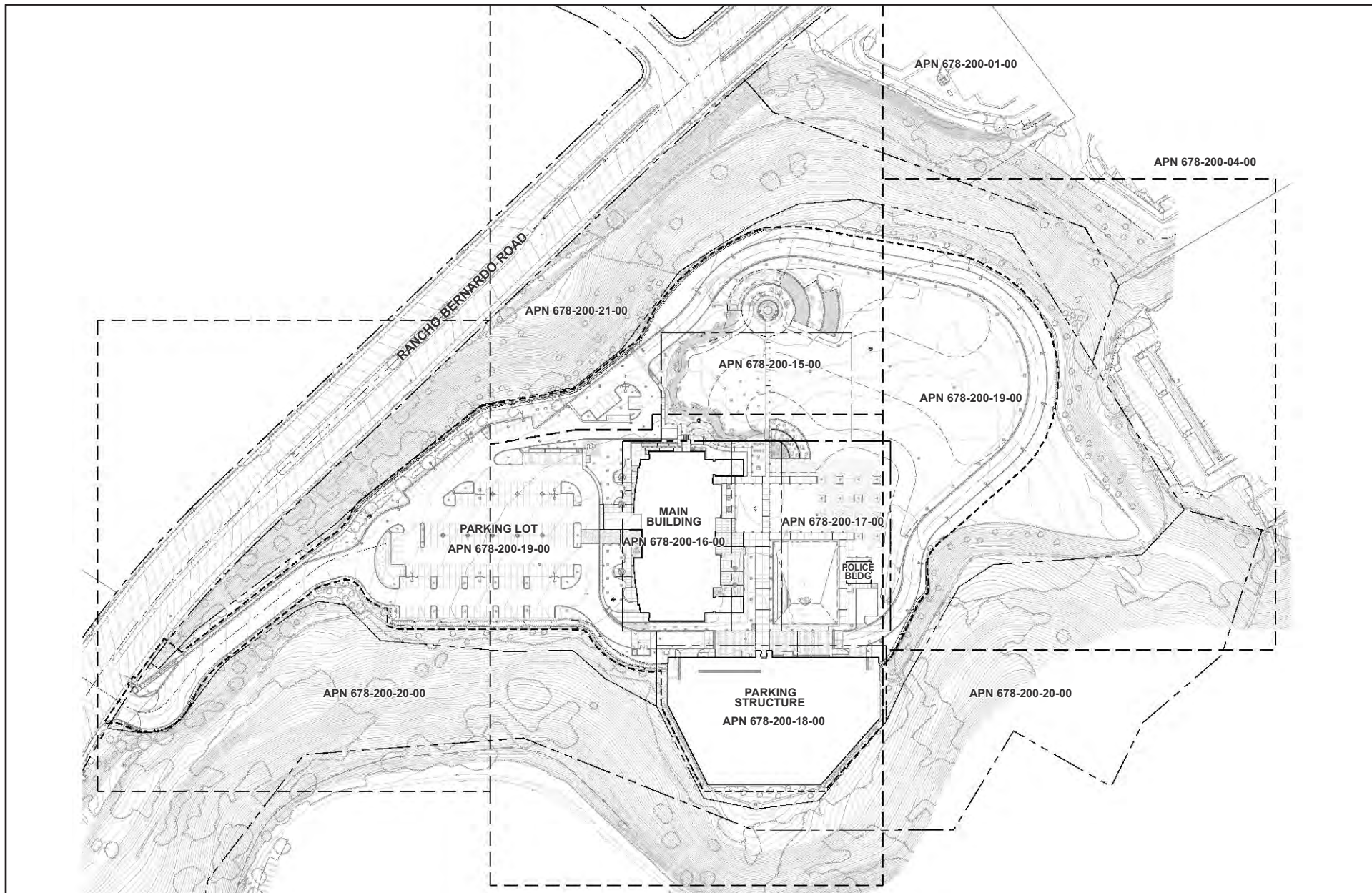


Source: Google Earth 2012



**PROJECT AREA  
FIGURE 2**





Source: LPA 2014

**ATKINS**

No Scale



**SITE PLAN  
FIGURE 3**

## AFFIDAVIT OF PUBLICATION

ATKINS  
3570 CARMEL MOUNTAIN RD SUITE 300  
SAN DIEGO CA 92130

STATE OF CALIFORNIA} ss.  
County of San Diego}

The Undersigned, declares under penalty of perjury under the laws of the State of California: That she is a resident of the County of San Diego. That she is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that he is not a party to, nor interested in the above entitled matter; that she is Chief Clerk for the publisher of

### THE SAN DIEGO UNION TRIBUNE

a newspaper of general circulation, printed and published daily in the City of San Diego, County of San Diego, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all the times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said City of San Diego, County of San Diego, for a period exceeding one year next preceding the date of publication of the notice hereinafter referred to, and which newspaper is not devoted to nor published for the interests, entertainment or instruction of a particular class, profession, trade, calling, race, or denomination, or any number of same; that the notice of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

August 17, 2015

*Cris Gaza*  
\_\_\_\_\_  
**Chief Clerk for the Publisher**  
**Cris Gaza**

I certify under penalty of perjury under the Laws of the State of California that the foregoing is true and correct, and that this affidavit is executed on September 24, 2015 in the City of San Diego, California.

Affidavit of Publication of

Legal Advertisement  
Ad # 10936464

ORDERED BY: PAUL GARCIA

#### NOTICE OF PUBLIC

#### SCOPING MEETING

#### ENVIRONMENTAL

#### IMPACT REPORT

#### PALOMAR

#### COMMUNITY

#### COLLEGE DISTRICT

#### SOUTH EDUCATION

#### CENTER

NOTICE IS HEREBY GIVEN that the Palomar Community College District (PCCD) is preparing a draft Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines (CCR Title 14, §§15082(a), 15103, and 15375). PCCD, the Lead Agency, is preparing an EIR to assess the environmental effects associated with implementation of the proposed PCCD South Education Center project (described below). In compliance with CEQA Guidelines, the PCCD has established a 30-day public review period, beginning on August 7, 2015, to solicit comments and input on the Notice of Preparation (NOP). The PCCD would like to know your views (or the views of your agency) as to the scope and content of the environmental information and analysis that should be contained in the EIR. The PCCD requests that any potential responsible or trustee agency respond to this NOP in a manner consistent with State CEQA Guidelines Section 15082(b). Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than September 17, 2015. Please send your written responses, including the name of a contact person and phone number, to: Mr. Dennis D. Astl, Palomar Community College District, San Marcos Campus, 1140 West Mission Road, San Marcos, CA 92069-1487. Phone: (760) 744-1150 x2772; Fax: (760) 761-3506;

Email: [dstl@palomar.edu](mailto:dstl@palomar.edu)

An overview of the proposed project, a location map, and potential environmental effects associated with implementation of the project are contained within the NOP which can be viewed at the address listed above and at the Rancho Bernardo Branch Library located at 17110 Bernardo Center Dr, San Diego, CA 92128.

Any comments received during the 30-day NOP public comment period will be considered in preparing the draft EIR. All parties that have submitted their names and mailing addresses will be notified of subsequent actions as part of the environmental review process. If you wish to be placed on the mailing list or have any questions about the proposed project, please contact Mr. Dennis D. Astl at the phone number provided above.

**PROJECT LOCATION:** The proposed project is located at 11111 Rancho Bernardo Road within the Rancho Bernardo community in the City of San Diego, in San Diego County, California. The 27-acre project site is situated approximately 0.8 miles west of Interstate 15 on the south side of Rancho Bernardo Road. Access to the project site is currently provided via the existing four-way signalized intersection at Rancho Bernardo Road and Matinal Road. The driveway to the project site acts as the southern leg of this intersection.

**PROJECT DESCRIPTION:** In 2010, the PCCD acquired the 27-acre property at 11111 Rancho Bernardo Road as the future site for a new, southern campus location. The site has been previously developed with an unfinished light industrial park which consists of a four-story, 110,000-square foot building accompanied by a separate four-level, 574-space parking structure and 218 surface

parking spaces that were constructed in 2008/2009. The existing building is a "warm shell" with limited interior improvements. The proposed project would establish the PCCD South Education Center by converting the existing four-story, 110,000-square-foot building into a comprehensive community college education center; make improvements to the existing parking structure; erect a new 1,000-square-foot free-standing PCCD campus police facility; construct an approximately 1,238 foot-long looped road connecting the existing parking lot to the existing parking structure; construct drainage improvements; and install walkways, hardscape areas, and landscaping. Construction of the proposed project is anticipated to last approximately 18 months. The construction staging area would be located on the existing surface parking area within the project site.

**TOPICS TO BE ANALYZED IN THE EIR:** The EIR will address potential direct, indirect and cumulative impacts associated with aesthetics, air quality, biological resources, greenhouse gas emissions, hydrology and water quality, noise, paleontological resources, and transportation and traffic. Detailed analyses will be conducted in order to ascertain the proposed project's effects on the environment and the relative degree of impact prior to implementation of mitigation measures.

Where impacts are determined to be significant, mitigation measures will be prescribed with the purpose of reducing the proposed project's effects on those impacts either completely or to the maximum extent feasible. An analysis of alternatives to the proposed project will also be included in the EIR, including the No Project Alternative. The proposed project is not anticipated to result in impacts related to agriculture and forestry

resources, cultural resources, geology and soils, hazards and hazardous materials, land use and planning, mineral resources, population and housing, public services, recreation, or utilities and service systems. These issues are anticipated to be addressed briefly in the Effects Found Not to Be Significant section of the EIR.

**PUBLIC SCOPING MEETING:** A public scoping meeting will be conducted in an open house-style format on Wednesday, August 26, 2015 from 5:30 to 7:30 p.m. at the Poway Branch Library, 13137 County Highway, Poway, CA 92064. Guests will be able to submit written comments at the meeting, or mail them at a later date but within the Notice of Preparation (NOP) 30-day comment period described above.



EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX  
DIRECTOR

Notice of Preparation

August 17, 2015

To: Reviewing Agencies  
  
Re: South Education Center  
SCH# 2015081039

Attached for your review and comment is the Notice of Preparation (NOP) for the South Education Center draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Dennis D. Astl  
Palomar Community College District  
2554 Sweetwater Springs Boulevard  
San Marcos, CA 92069-1487

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency



**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2015081039  
**Project Title** South Education Center  
**Lead Agency** Palomar Community College District

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**Type** NOP Notice of Preparation  
**Description** The proposed project would establish the PCCD South Education Center by converting the existing four-story, 110,000 sf building into a comprehensive community college education center; make improvements to the existing parking structure; erect a new 1,000 sf free-standing PCCD campus police facility; construct an approximately 1,238 foot-long looped road connecting the existing parking lot to the existing parking structure; construct drainage improvements; and install walkways, hardscape areas, and landscaping.

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**Lead Agency Contact**

**Name** Dennis D. Astl  
**Agency** Palomar Community College District  
**Phone** 760 744 1150 x2772 **Fax**  
**email**  
**Address** 2554 Sweetwater Springs Boulevard  
**City** San Marcos **State** CA **Zip** 92069-1487

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**Project Location**

**County** San Diego  
**City** San Diego  
**Region**  
**Cross Streets** I-15  
**Lat / Long** 33° 1' 22.6" N / 117° 5' 19" W  
**Parcel No.** various  
**Township** **Range** **Section** **Base**

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**Proximity to:**

**Highways** I-15  
**Airports**  
**Railways**  
**Waterways** Lake Hodges  
**Schools** Various  
**Land Use** Various

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**Project Issues** Aesthetic/Visual; Air Quality; Biological Resources; Drainage/Absorption; Noise; Schools/Universities; Traffic/Circulation; Water Quality; Growth Inducing; Landuse; Cumulative Effects

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**Reviewing Agencies** Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Office of Emergency Services, California; Native American Heritage Commission; California Highway Patrol; Caltrans, District 11; Air Resources Board; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 9

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**Date Received** 08/17/2015 **Start of Review** 08/17/2015 **End of Review** 09/15/2015





TO  
Dennis Astl  
Palomar College

Sept.8, 2015

Greetings, Mr Astl:

I am responding to your invitation in the Rancho Bernardo newspaper to provide feedback concerning the projected opening of your RB Branch. I concur with the editorial in this paper questioning the ethics of an end run around the RB Planning Council and the inquiry meetings completely out of RB locations.

More particularly, I write as a 30 year resident of Westwood, who, of all residents will be most impacted. My home sits on the northeast corner of Rancho Bernardo Road and Matinal Road, only yards away from the proposed driveway entrance to the RB Branch of Palomar College. I share all the concerns of Westwood residents about traffic, particularly the temptation to park on Matinal Road and streets closest to the facility. If I hear your plans rightly, there will be between hundreds and a thousand or more daily entries and exits to the college for at least 13 hours a day. As you are aware, the 50 mph limit as traffic roars east and west on Rancho Bernardo regularly exceeds 60 miles an hour. This is already a dangerous intersection. My home and my neighbors' home on the northwest corner have witnessed some horrific crashes that have impacted our property and homes.

Twelve years ago, the local Westwood club and RB caved in to developers of 4S Ranch who wanted to replace our wooden fences with a concrete block wall. If today I had another driver crash through this flimsy hollow concrete block wall, that car and driver would drive right into my family room (unlike when I had double reinforced wooden fencing and stands of old trees on both sides). .

There is no avoiding the reality of increasing dangers of traffic congestion. What is sad is the devolution of an established neighborhood. Thirty years ago, my home was on the last street of the west boundary of San Diego.



I realized there would be residential development.. but not the prospect of sharing my home and intersection with a moving behemoth.. never.

As I noted earlier, of all homes, mine will be most impacted in property values. I foresee a drastic drop in my home value: its' desirability sharply devalued as people see the risks, dangers, and loss of quiet and privacy with the constant in and out traffic. I shall seek projections of the financial cost to me.. which will be frightening as I anticipated keeping my home indefinitely.

If you can put yourself in my place and the place of my neighbors I hope you will allow yourself to picture the impact on you and your family if this was your corner of the world. You would not accept it.

The one amelioration I see is to find some other access to entry to this projected branch. That would not be a solution but at least an acknowledgment that the College's decision to go ahead will have a rolling negative impact for the hundreds of families in Westwood for decades to come. Neighborhoods. after all, are our hope for reconciliation.

Respectfully submitted,

Judith Allison, Ph.D  
17007 Matinal Road  
San Diego, Ca 92127  
jaallison@san.rr.com

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 11, DIVISION OF PLANNING

4050 TAYLOR ST, M.S. 240

SAN DIEGO, CA 92110

PHONE (619) 688-6960

FAX (619) 688-4299

TTY 711

www.dot.ca.gov



*Serious drought.  
Help save water!*

August 26, 2015

11-SD-15

PM 23.68

South Education Center  
NOP SCH#2015081039

Mr. Dennis Astl  
Palomar Community College District  
2554 Sweetwater Springs Boulevard  
San Marcos, CA 92069-1487

Dear Mr. Astl:

The California Department of Transportation (Caltrans) has received the Notice of Preparation for the South Education Center Project (SCH# 2015081039), dated August 17, 2015, located on Rancho Bernardo Road near Interstate 15 (I-15). Caltrans has the following comment:

Please provide a copy of the Traffic Impact Study once available.

If you have any questions, please contact Roy Abboud at (619) 688-6968.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Armstrong".

JACOB M. ARMSTRONG, Branch Chief  
Development Review Branch

---

**Subject:** FW: Palomar College Campus RB Rd Impact

**Importance:** High

-----Original Message-----

From: Eelia Henderscheid [mailto:eeliagh@netwiz.net]

Sent: Saturday, September 05, 2015 7:36 PM

To: Astl, Dennis D. <dastl@palomar.edu>

Cc: Carla Moluf <csjmoluf@gmail.com>; Terry Norwood <terrynorwood68@gmail.com>; dalejh100@yahoo.com; llanikai@aol.com

Subject: Palomar College Campus RB Rd Impact

Dear Mr. Astl, Eelia Henderscheid here at 17155 Matinal Rd. I am almost at the junction of Rancho Bernardo Road and Matinal Road, where your college is at 11111 Rancho Bernardo Road. I understand from the News Journal of Sep 3, that we have until the 17th to make any issues or concerns regarding the opening of the Palomar College at Rancho Bernardo Road known to you. I am very concerned that the college students are going to be parking here, rather than on the campus. I think we need to make it very clear the college students cannot park in the Westwood area. What will you do to keep students from parking in our residential area? If you cannot guarantee they won't park on our street, then we may have to require parking permits on our streets and I think you should have to bear the cost of that. Frankly I think this is a bad location for a college. There is already bad traffic here, and the noise pollution and other pollution is going to become greater. If your students are parking in the Westwood area to avoid paying for parking, then they will be causing havoc with the morning traffic and commuters, not to mention the traffic already extant with parents taking their kids to the Westwood Elementary school. What do you plan to do to mitigate all of these issues?

Sincerely,  
Eelia Henderscheid

---

**Subject:** FW: 11111 Rancho Bernardo Rd Extension

**Importance:** High

**From:** Eelia Henderscheid [<mailto:eeliagh@netwiz.net>]

**Sent:** Tuesday, September 08, 2015 2:28 PM

**To:** Astl, Dennis D. <[dastl@palomar.edu](mailto:dastl@palomar.edu)>

**Cc:** [manager@rbwestwoodclub.com](mailto:manager@rbwestwoodclub.com); Terry Norwood <[terrynorwood68@gmail.com](mailto:terrynorwood68@gmail.com)>; Carla Moluf <[csjmoluf@gmail.com](mailto:csjmoluf@gmail.com)>; [llanikai@aol.com](mailto:llanikai@aol.com); [dalejh100@yahoo.com](mailto:dalejh100@yahoo.com); [MarkKersey@sanidiego.gov](mailto:MarkKersey@sanidiego.gov)

**Subject:** 11111 Rancho Bernardo Rd Extension

Dear Mr. Dastl, below for your review, you have my email to Mr. Kersey our district city councilman, expressing my concerns regarding your college extension at 11111 Rancho Bernardo Rd from Sept 6 of this year, in response to your notice to us in the News Journal, giving us until the 17<sup>th</sup> to make comments to you regarding the extension. Below that you have an email from Mr. Jack Straw from August of 2010, in reply to my concerns about your college extension at 11111 Rancho Bernardo Rd. Now we find we are back dealing with the same concerns and problems. Mr. Straw says that you were considering not charging parking fees to your students to deal with the possibility of students trying to park for free and thus avoid, or attempting to avoid encroachment on our neighborhood – which on the whole seems like a very reasonable idea. As you will see from my email to Mr. Kersey, I have listed other concerns. One that I did not voice was whether it might be possible to have another entrance to help traffic in and out of the facility? Younger drivers are not the best, with young kids going to our Westwood Elementary school and walking there, having parking issues on Matinal could be problematic. I hope that you will address these questions as much as you are able. Please bear in mind that many families live here and that the impact of your college could be substantial - hopefully to the positive! I hope that you and your establishment will treat with us fairly and with care toward those who live here.

Sincerely,

Eelia Henderscheid

**From:** Eelia Henderscheid [<mailto:eeliagh@netwiz.net>]

**Sent:** Sunday, September 6, 2015 12:05 PM

**To:** 'MarkKersey@sanidiego.gov'

**Cc:** [dalejh100@yahoo.com](mailto:dalejh100@yahoo.com); Carla Moluf ([csjmoluf@gmail.com](mailto:csjmoluf@gmail.com)); Terry Norwood ([terrynorwood68@gmail.com](mailto:terrynorwood68@gmail.com)); [llanikai@aol.com](mailto:llanikai@aol.com)

**Subject:** Palomar College Campus at 11111 Rancho Bernardo Rd

Dear Mr. Kersey, my name is Eelia Henderscheid, and I live in Rancho Bernardo's Westwood area at 17155 Matinal Rd., 92127. I am very concerned about the impact that the new Palomar College Campus at 11111 Rancho Bernardo Rd will have on traffic, traffic safety, and our neighborhood cleanliness, quiet, crime and parking.

According to the RB and 4S Ranch News Journal we have until the 17th to make our issues known to Palomar. I wanted to be certain that you are in the loop, and that you are aware of the possible impact that Palomar's branch campus may have on our neighborhood? I also hope that you can help us moving forward with any issues that may occur having to do with the new Palomar College Campus?

As to traffic, Rancho Bernardo Rd is already dangerous. At the junction of Matinal and Rancho Bernardo Rd it is a blind corner both directions due to the growth of plants and the fact that Matinal is on a very steep grade. Also it is a blind curve coming east on Rancho Bernardo Road down the hill before 11111 Rancho Bernardo Road.



Traffic moves very quickly on Rancho Bernardo road and often does not heed the speed limit. People have been killed and injured in this section. It concerns me that students who do not wish to pay for parking will attempt to park in our neighborhood – taking up parking, and then they will possibly attempt to cross against traffic, and this could be disastrous for their safety.

An increase in traffic, which is already high in the morning with commuters and parents dropping off kids at Westwood Elementary, could cause problems. There is already early morning foot traffic with parents and kids going to Westwood. Having an influx of others in cars and on foot will not be good for the neighborhood in traffic, cleanliness and parking. I am also concerned about having students in the area and how this may affect crime.

With regard to possible parking problems, what can you do to be certain we will not be inundated by students? What would it take make this a parking permit area if that should become necessary?

What impact studies have been done on traffic and traffic safety?

What impact studies have been done on the influx of students and parking in the neighborhood?

What impact studies have been done on neighborhood safety?

What impact studies have been done on crime rate and impact of having a college in the area?

What environmental surveys have been done and how will having this influx of people effect our air quality?

I have lots of questions, and I hope that you can help answer them, and help protect our neighborhood.

I look forward to hearing from you.

Sincerely,  
Eelia Henderscheid

**From:** Straw, Jack [<mailto:JStraw@sandiego.gov>]  
**Sent:** Thursday, August 12, 2010 5:21 PM  
**To:** [eeliagh@netwiz.net](mailto:eeliagh@netwiz.net)  
**Subject:** RE: Palomar Extension in Rancho Bernardo

Hi Eelia and Dale,

I have spoken with a representative from Palomar College about some of the issues you expressed concerns about. I know that they are specifically looking at the parking issue by toying with the idea of not charging for parking passes so that students won't park in the neighborhoods to avoid buying a pass. It is also my understanding that Palomar College will be having a representative speaking and fielding questions at the next Rancho Bernardo Community Council meeting on Thursday, August 26<sup>th</sup>. The RBCC meets at the Rancho Bernardo Library at 7:00 pm. I encourage you to show up and ask these same questions of the Palomar College representative and give them your suggestions as well.

Regards,  
Jack Straw  
[JStraw@sandiego.gov](mailto:JStraw@sandiego.gov)  
619-236-7018  
Council Representative

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**Subject:** FW: WESTWOOD Neighborhood Resident Questions FW: Palomar New Campus in RB  
**Importance:** High

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**From:** Rajaa Issa [<mailto:rajaami@hotmail.com>]  
**Sent:** Friday, September 04, 2015 9:33 AM  
**To:** Astl, Dennis D. <[dastl@palomar.edu](mailto:dastl@palomar.edu)>  
**Subject:** Palomar New Campus in RB

Dear Mr. Astl.

I am a resident in Westwood neighborhood. I am writing this email in reference to the new development planned for the Palomar new campus across from where we live. I have few questions and concerns that I hope you can help me with.

1- I understand that the student capacity will be around 1000. What is the estimated number of staff? What is the number of additional cars estimated per day? What is the proposed schedule of the classes (morning, evening, all day, weekends?). Also, what is the projected future full capacity (when build the additional 2 buildings in the future)?

2- It looks like the campus will have one entrance, across the street from Matinal Rd on Rancho Bernardo Rd leading to Westwood Elementary (short walk). Do you expect students/visitors to park in our neighborhood? Will there be sufficient paid and free parking spots available within the campus? Do you anticipate any safety issues with the Westwood elementary school so close?

3- Having a single entrance to the campus can create big traffic problems. The traffic lights at RB Rd & W Bernardo Dr. needs to be studied very carefully. It is already clogged during rush hours. Being "commuter-campus" might cause more traffic that lasts all day. Noise level will likely increase as well. Are there proposals to boost the public transportation, connect to Via Trazon from the other side of the campus, or other measures to reduce traffic impact?

4- Neighborhood improvements. Do you anticipate that there will be a positive impact on the area? in what way? Are there public services and access given to locals? Also are there any community programs proposed?

I am interested to hear more details.

Thank you  
Rajaa Issa

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The IS team in Atkins has scanned this email and any attachments for viruses and other threats; however no technology can be guaranteed to detect all threats. Always exercise caution before acting on the content of an email and before opening attachments or following links contained within the email.

**Rancho Bernardo Community Planning Board**

P.O. Box 270831, San Diego, CA 92198

*www.rbplanningboard.com*

September 17, 2015

Mr. Dennis Astl  
Palomar Community College District, San Marcos Campus  
1140 West Mission Road  
San Marcos, CA 92069-1487

RE: Notice of Preparation to Prepare an Environmental Impact Report for the Palomar Community College District South Education Center

Dear Mr. Astl:

On September 17, 2015, the Rancho Bernardo Community Planning Board reviewed the information provided in the Notice of Preparation (NOP) to prepare an Environmental Impact Report (EIR) for the Palomar Community College District (PCCD) South Education Center. The NOP was first reviewed by the Planning Board's Development Review Committee (DRC) on September 9, at which time representatives from PCCD were present to provide information about the project and to receive initial input from the DRC. The recommendations from the DRC were then forwarded to the full Planning Board for consideration.

**Project Description:**

The project, as presented in the NOP, involves the construction and operation of a new southern campus for the PCCD in Rancho Bernardo. The 27-acre project site is located at 11111 Rancho Bernardo Court, at the intersection of Rancho Bernardo Road and Matinal Road. The project site was previously graded and partially developed in accordance with development plans approved by the City of San Diego for three 110,000-square-foot office buildings. PCCD proposes to maintain the existing access road and extend it around the site to provide a better connection to an existing parking structure. The existing four-story building will be converted to a full service education center (110,000 square feet). A 1,000-square-foot campus police facility and an outdoor quad area will be constructed to the northeast of the existing parking structure. Project construction will occur over a period of approximately 18 months, with the campus intended to be operational in fall 2017. The maximum capacity of the facility is 3,470 full time equivalent students (FTES), supported by 38 full-time equivalent faculty and 37 staff/administrators. Operating hours will be 7 am to 10 pm, Monday through Friday. A 150-seat community room could be available for use on the weekends.

**Responses to the NOP:**

Description of the Project - The draft EIR should provide a detailed description of all aspects of the project including construction and long-term operation. The grading proposed to create a new internal access road to the parking structure, and any other grading that may be required, should be described in terms of volumes of cut and fill, maximum slope gradients, erosion control measures

incorporated into the scope of the project both during construction and over the life of the project. Although not addressed in the NOP, if material is to be removed from the site, the total cubic yards of material to be transported off the site should be provided along with information regarding the number of truck trips that would be generated by this activity and the route that would be used to transport the material from the project site to an appropriate disposal site. If any encroachment into existing open space is necessary, that too should be addressed.

The project description should also provide general information about the types of construction activity that will occur on the site and the anticipated work hours/days. If construction is proposed at night, then additional information regarding night lighting and anticipated noise levels should also be provided.

The project description should also address the building design, lighting of roadways, sidewalks, buildings, and parking areas, and the types and extent of signage to be provided on site.

Although the NOP does not imply that there are any plans for the future expansion of the proposed facility, if there is the potential for expansion at this site to accommodate additional full time equivalent students at some point in the future, that information should be addressed in the draft EIR in accordance with CEQA.

Aesthetics/Visual Quality – The project site may be visible from one or more residential areas in Rancho Bernardo, therefore, the draft EIR should analyze the potential impacts related to night lighting from building illumination, lighted signage, lighting in the parking lot and parking structure, security lighting, and lighting along the access road and new loop road. To minimize impacts related to lighting, including impacts to Palomar Observatory from sky glow, all lighting should be shield to direct lighting downward while still providing lighting to ensure adequate security on the site.

Noise – The draft EIR should address potential noise impacts to nearby residential development during construction, as well as during the long term operation of the facility. Noise sources might include the use of outdoor public address systems, audible sounds to announce the start or end of class, and outdoor student activities. Appropriate mitigation measures should be developed and incorporated into the scope of the project as applicable.

Transportation and Traffic – A traffic study should be conducted for the project that addresses existing and projected future traffic volumes in the project vicinity; including but not limited to the intersections along Rancho Bernardo Road immediately to east and west of the project site (e.g., Via del Campo, Matinal Road, Via Tazon, West Bernardo Drive, north and southbound I-15 ramps, Bernardo Center Drive, Pomerado Road, and Duenda). The traffic study should also analyze potential alternative travel routes that may develop as drivers seek alternative ways to move through the area. Of particular concern are the streets in the Westwood neighborhood. The cumulative effects to traffic circulation of this project along with other projects currently being developed and/or planned for the area (e.g., construction of a new Sharp Rees-Sealy facility on West Bernardo Drive) should also be addressed. Improving access to transit should be evaluated as a possible mitigation measure for impacts related to traffic congestion.



Rancho Bernardo Community Planning Board  
NOP – Palomar Community College District Southern Campus

Parking – The project is planned to accommodate 3,470 FTES and 75 faculty, staff, and administrators. A total of 792 on-site parking spaces are proposed. The draft EIR should describe how the total parking spaces to be provided will or will not be adequate to accommodate all users. If adequate spaces are not available on site or if there will be a charge for parking, the draft EIR must address the potential effects to the surrounding area as users attempt to find parking offsite. No parking is permitted along Rancho Bernardo Road and no transit opportunities are currently available along Rancho Bernardo Road in the vicinity of the project, therefore, the only nearby alternative would be the Westwood community to the north. Adequate mitigation should be provided to ensure that the Westwood community is not adversely affected by parking issues related to the current proposal.

Public Services – The draft EIR should evaluate the potential effect that this facility could have on current response times at the Rancho Bernardo Fire Station.

Greenhouse Gas (GHG) Emissions – A potential GHG reduction strategy would be establishing a transit route from the Rancho Bernardo Transit Center to the proposed campus, which would reduce the number of trips generated by the project.

The Rancho Bernardo Community Planning Board appreciates the opportunity to provide responses to the NOP for this project and we look forward to reviewing the draft EIR when it is made available for public review and comment.

Sincerely,



Mike Lutz, Chairman  
Rancho Bernardo Community Planning Board

cc: City Councilmember Mark Kersey  
Tony Kempton, City of San Diego Planning Department

# RINCON BAND OF LUISEÑO INDIANS

## Culture Committee

1 W. Tribal Road • Valley Center, California 92082 •  
(760) 297-2621 or (760) 297-2622 & Fax: (760) 704-8411



August 17, 2015

Dennis C. Astl  
Palomar Community College District  
San Marcos Campus  
1140 West Mission Road  
San Marcos, CA 92069

**Re: South Education Center Project**

Dear Mr. Cleveland:

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for inviting us to submit comments on the South Education Center Project. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

The Rincon Band has concerns for the impacts to historic and cultural resources and the finding of items of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is not within the Luiseño Aboriginal Territory. We recommend that you locate a tribe within the project area to receive direction on how to handle any inadvertent findings according to their customs and traditions.

If you would like information on tribes within your project area, please contact the Native American Heritage Commission and they will assist with a referral.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Jim McPherson  
Manager  
Rincon Cultural Resources Department

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**Subject:** FW: No To Rancho Bernardo Campus

From: Sharon Reynolds [mailto:sharonreynolds2@me.com]  
Sent: Thursday, September 17, 2015 11:29 PM  
To: Astl, Dennis D. <dastl@palomar.edu>  
Subject: No To Rancho Bernardo Campus

To Dennis Astl and Palomar Community College,

I'm writing you to express my objection to the proposed Rancho Bernardo Campus Site from environmental and community stand point. Your Site Choice is flawed. It's not going to work for the community or adjacent businesses.

1. Rancho Bernardo Road is not wide enough to handle the increase traffic. Nor is it able to expand.
2. There is only one entrance and exit to the site for all transportation, one lane to enter, one lane to exit, same single drive way. Entrance and Exit (one in the same)
3. Emergency Vehicles will be limited to respond, base on this narrow drive way.
4. Not enough parking spaces for staff or students causing an overflow into neighborhoods and commercial businesses.
5. One access road from I-15 which will slow if not stall North and Southbound I-15 traffic.
6. Heavy Increase in noise to the neighborhoods and The Rancho Bernardo Valley.
7. Transportation and Traffic Study should include Pomerado Road and Rancho Bernardo Road/ Espola.
8. Westwood Community impact will be forever changed with noise, heavy traffic, higher Greenhouse Gas Emissions.
9. Parking Spaces of 793 on-site parking is not enough for the amount of students. Leaving hundreds/thousand of cars to find parking off site.
10. 4SRanch residents will be impacted with traffic and noise.
11. Westwood Community Parks, Schools and Senior Care Facility and neighborhoods will have Mira Mesa Traffic Congestion.

Education doesn't mean up taking away our work and neighborhoods safety.

Respectfully Yours,  
Sharon Reynolds  
Rancho Bernardo

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The IS team in Atkins has scanned this email and any attachments for viruses and other threats; however no technology can be guaranteed to detect all threats. Always exercise caution before acting on the content of an email and before opening attachments or following links contained within the email.

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**Subject:** FW: EIR for RB campus

**From:** [km1908k@aol.com](mailto:km1908k@aol.com) [<mailto:km1908k@aol.com>]

**Sent:** Friday, September 18, 2015 12:02 AM

**To:** Astl, Dennis D. <[dastl@palomar.edu](mailto:dastl@palomar.edu)>

**Subject:** EIR

September 17, 2015

Dear Mr. Astl,

I am writing to express my concerns related to the Palomar College Rancho Bernardo campus. I live on Matinal Road in Westwood about two blocks down from Rancho Bernardo road. Two of my biggest concerns involve: potential problems associated with off campus parking, and noise from the campus being able to be heard in the neighborhood.

I am very concerned that Palomar students will take up so much space parking along the road in this Westwood neighborhood that I will not be able to park in front of my home and possibly not even within a reasonable distance from it. This would be a big problem because due to my occupation I often have to pack and unpack a large amount of items into and out of my car. My father who comes to visit me here has walking problems due to severe arthritis in both his knee and shoulder. He would not be able to park at a distance and walk to the house.

I am also concerned that students may leave trash( fast food wrappers, cups, and cigarette butts) in the street gutter and on the edge of my property. I don't have air conditioning and therefore need to have my windows open starting in the late afternoon in an attempt to cool the house. I am concerned that some students may sit in their cars outside of my house or on the retaining wall surrounding my house and smoke which would cause dangerous chemicals to come into my home. The extra vehicles driving around the neighborhood will cause more air pollution to enter my home as well as noise pollution from loud engines, blaring, booming music and the turning on and off of obnoxiously high-pitched car alarms. Although I currently consider crime in this area to be basically non-existent, a lot of harmless things can cause a car alarm to sound and students won't be close enough to turn it off within a reasonable amount of time if they are in class. Please encourage students to park on campus if they are planning to get to the campus by car.

I am also worried that noise from the campus will be able to be heard down here. Even now pre-Palomar, sound from anything happening in the neighborhood echoes off the hill across the street from my house and becomes magnified so I am worried that the same thing will happen with sounds from the campus. The sounds from the campus I am worried about would be coming from music being played through speakers outdoors and electronic bells signaling the start or end of a class or possibly chimes from a large Big Ben style clock. So I am requesting that you please only have music be played indoors and if you have bells please make them only be able to be heard inside the building and if you have a big clock please don't have it chime every hour.

I am also concerned for the students in the event of an emergency that there is only one road leading into and out of the campus. Maybe you could make a deal with one of the nearby businesses that has a driveway that goes out to West Bernardo drive and you could have a road going over to their driveway that normally would be closed off with a gate but it would be able to be opened in an emergency as an alternate escape route .

Although I have expressed concerns about the campus I do know that Palomar offers a valuable educational opportunity for students. In the early to mid 1990's I attended Palomar College at the main San Marcos location and earned an associate degree. I always purchased a parking permit, but every semester for the first two weeks to a month I was forced to park in an adjacent neighborhood until enough students for whatever reason stopped attending and parking spaces on campus became available. Some others had different ideas but I personally tried to be as considerate as possible to that neighborhood while I unavoidably temporarily parked there and I hope that the students attending now will show similar respect to this neighborhood.

Thank you,

Sincerely,

Kathleen Rhodes





# San Diego County Archaeological Society, Inc.

Environmental Review Committee

4 September 2015

To: Mr. Dennis D. Astl  
Palomar Community College District  
San Marcos Campus  
1140 West Mission Road  
San Marcos, California 92069-1487

Subject: Notice of Preparation of a Draft Environmental Impact Report  
Palomar Community College District South Education Center

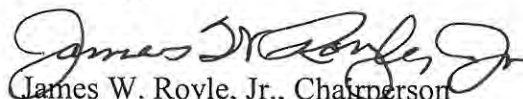
Dear Mr. Astl:

Thank you for the Notice of Preparation for the subject project, which was received by this Society last month.

Given the degree of grading previously conducted on the property in question, and the absence of any potentially historic structures, we agree that no impacts to cultural resources are likely. We therefore agree that the topics studied in the DEIR need not include cultural resources.

SDCAS appreciates being included in the distribution of this Notice of Preparation.

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: SDCAS President  
File



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**Subject:** FW: Concerns About Palomar College Campus Site

From: Greengables59 [greengables59@yahoo.com]  
Sent: Tuesday, September 15, 2015 2:30 PM  
To: Astl, Dennis D.  
Subject: Concerns About Palomar College Campus Site

Mr. Astl,

I am a resident of Poway, which is situated adjacent to the Rancho Bernardo area. I am writing to express my concern about the the Palomar College plan to create a Rancho Bernardo campus. I believe that this plan will create a traffic nightmare in the proposed area. There is already too much traffic on Rancho Bernardo Road, particularly in the vicinity of the I-15 entrance and exit and especially during peak hours. This will only get worse with the addition of 1,000 students plus an unknown number of campus faculty members traveling on the existing two-lane wide roads. I am certain that other residents share in this concern and that it is taken into serious consideration.

Sincerely,

Pat Savana

---

**Subject:** FW: Palomar College Satellite in RB

**Importance:** High

**From:** Patrick Sheehan [<mailto:psheehan@san.rr.com>]

**Sent:** Tuesday, September 08, 2015 8:31 AM

**To:** Astl, Dennis D. <[dastl@palomar.edu](mailto:dastl@palomar.edu)>

**Cc:** [lsheehan57@gmail.com](mailto:lsheehan57@gmail.com)

**Subject:** Palomar College Satellite in RB

Dear Dennis,

I am a Westwood resident and, while I am thrilled that Palomar is finally moving forward with their satellite campus in Rancho Bernardo, I have serious concerns about the parking situation. I live on Capilla Rd. and can anticipate many students parking on my street as well as on Matinal Road. What are the plans to make sure that this does not happen? Is there ample parking on campus? If so, how much will be charged for a parking pass? Will “No Palomar College parking” signs be erected along Matinal Road and Capilla Rd? I have two college-aged children and KNOW what they will do to save a few bucks—is it possible to incorporate free parking for all Palomar students and staff? I look forward to your response. While I am excited to have college students in the neighborhood, as I think they bring a vibrancy and joie-de-vivre to most communities, I don’t want the thrill to be dampened by congesting Westwood’s streets and the probable trash that comes with students walking to and from campus—again—I have two college-aged kids and know how messy they can be. Thank you for your time, and good luck with the new campus!

Sincerely,  
Lisa Sheehan

---

**Subject:** FW: Rancho Bernardo Community Planning Board Meeting Thursday September 17  
**Attachments:** Agenda September 2015.pdf; response to NOP for the Palomar Community College District RB Campus.docx; Background info Palomar Community College District RB Campus.docx

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**From:** Astl, Dennis D. [mailto:dastl@palomar.edu]  
**Sent:** Wednesday, September 16, 2015 6:58 AM  
**To:** Gropen, Laura; Garcia, Paul S; Sandman, Diane M  
**Cc:** Miller, Christopher; Gonzales, Adrian D.; Perez, Ron  
**Subject:** FW: Rancho Bernardo Community Planning Board Meeting Thursday September 17

All,

See the below email and attachments that are going to be presented at the RB Planning Review Committee meeting on the 17th. These are the questions that we heard at our meeting last week with the design review committee.

Let me know if you have any questions.

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**From:** Victoria Touchstone [torieaires@gmail.com]  
**Sent:** Tuesday, September 15, 2015 5:47 PM  
**To:** Astl, Dennis D.  
**Cc:** Mike Lutz  
**Subject:** Rancho Bernardo Community Planning Board Meeting Thursday September 17

Dennis - We very much appreciate PCCD's participation in our Development Review Committee Meeting last week. The information provided was very helpful.

The South Campus (Rancho Bernardo) NOP is on the full Planning Board's agenda this Thursday, September 17 at 7:00 PM (agenda attached). You are more than welcome to attend. Because our regular meeting is scheduled for September 17, someone from the Board will be sending our response to the NOP via email that evening. I have attached the draft letter for your information, but it will not be official until the full Board takes action. Mike Lutz, the Planning Board Chairman will be presenting the project for me as I cannot attend the meeting.

Thank you again,

Vicki Touchstone



public review and comment. The Planning Board responded to the Notice of Preparation for this EIR. The Regional Issues Committee will present recommended comments for both the draft Plan and draft Program EIR. Comments are due September 29, 2015.

**ITEM #10      APPOINTMENT OF BOARD VACANCIES (5 Min)      VOTING ITEM**

Vote on individuals presenting themselves for Board district vacancies who have already attended one required meeting this year. There are presently vacancies in the following districts: B (Eastview), C (Oaks North), D (Swim and Tennis).

**ITEM #13      COMMITTEE REPORTS (see attached draft of minutes)**

Bylaws Ad-Hoc.....	Don Gragg
Development Review.....	Vicki Touchstone
Publicity/Elections/Nominating.....	John Cochran
Regional Issues.....	Vicki Touchstone
Traffic & Transportation.....	

**ITEM #14      LIAISON REPORTS**

Community Council.....	Robin Kaufman
Community Planners Committee (CPC).....	Mike Lutz
SANDAG.....	Robin Kaufman
San Dieguito River Park .....	Don Gragg/Robin Kaufman
San Pasqual/Lake Hodges Planning Group....	Laurie Madsen

**ITEM #15      OLD BUSINESS**

**ITEM #16      NEW BUSINESS**

**ADJOURNMENT:**

**NEXT REGULAR BOARD MEETING:**

Thursday, October 15, 2015 @ 7:00 PM  
RB Swim & Tennis Club – Club 21 Room

**STANDING SUB-COMMITTEE MEETINGS**

**Administrative Committee**

6:00 PM - Monday, 10 days prior to Board meeting  
RB Swim & Tennis Club - Ceramics Room

**Publicity/Election Committee**

TBA

**Development Review Committee**

6:00 PM – Tuesday prior to Admin. meeting  
RB Swim & Tennis Club – Ceramics Room

**Regional Issues Committee**

7:00 PM – Tuesday prior to Admin. meeting  
RB Swim & Tennis Club – Ceramics Room

**Traffic & Transportation Committee**

6:00 PM – 4th Monday of month  
RB Swim & Tennis Club – Ceramics Room

**Rancho Bernardo Community Planning Board**

P.O. Box 270831, San Diego, CA 92198

[www.rbplanningboard.com](http://www.rbplanningboard.com)

September 17, 2015

Mr. Dennis Astl  
Palomar Community College District, San Marcos Campus  
1140 West Mission Road  
San Marcos, CA 92069-1487

RE: Notice of Preparation to Prepare an Environmental Impact Report for the Palomar Community College District South Education Center

Dear Mr. Astl:

On September 17, 2015, the Rancho Bernardo Community Planning Board reviewed the information provided in the Notice of Preparation (NOP) to prepare an Environmental Impact Report (EIR) for the Palomar Community College District (PCCD) South Education Center. The NOP was first reviewed by the Planning Board's Development Review Committee (DRC) on September 9, at which time representatives from PCCD were present to provide information about the project and to receive initial input from the DRC. The recommendations from the DRC were then forwarded to the full Planning Board for consideration.

**Project Description:**

The project, as presented in the NOP, involves the construction and operation of a new southern campus for the PCCD in Rancho Bernardo. The 27-acre project site is located at 11111 Rancho Bernardo Drive, at the intersection of Rancho Bernardo Road and Matinal Road. The project site was previously graded and partially developed in accordance with development plans approved by the City of San Diego for three 110,000-square-foot office buildings. PCCD proposes to maintain the existing access road and extend it around the site to provide a better connection to an existing parking structure. The existing four-story building will be converted to a full service education center (110,000 square feet). A 1,000-square-foot campus police facility and an outdoor quad area will be constructed to the northeast of the existing parking structure. Project construction will occur over a period of approximately 18 months, with the campus intended to be operational in fall 2017. The maximum capacity of the facility is 3,470 full time equivalent students (FTES), supported by 38 full-time equivalent faculty and 37 staff/administrators. Operating hours will be 7 am to 10 pm, Monday through Friday. A 150-seat community room could be available for use on the weekends.

**Responses to the NOP:**

Description of the Project - The draft EIR should provide a detailed description of all aspects of the project including construction and long-term operation. The grading proposed to create a new internal access road to the parking structure, and any other grading that may be required, should be described in terms of volumes of cut and fill, maximum slope gradients, erosion control measures



incorporated into the scope of the project both during construction and over the life of the project. Although not addressed in the NOP, if material is to be removed from the site, the total cubic yards of material to be transported off the site should be provided along with information regarding the number of truck trips that would be generated by this activity and the route that would be used to transport the material from the project site to an appropriate disposal site. If any encroachment into existing open space is necessary, that too should be addressed.

The project description should also provide general information about the types of construction activity that will occur on the site and the anticipated work hours/days. If construction is proposed at night, then additional information regarding night lighting and anticipated noise levels should also be provided.

The project description should also address the building design, lighting of roadways, sidewalks, buildings, and parking areas, and the types and extent of signage to be provided on site.

Although the NOP does not imply that there are any plans for the future expansion of the proposed facility, if there is the potential for expansion at this site to accommodate additional full time equivalent students at some point in the future, that information should be addressed in the draft EIR in accordance with CEQA.

Aesthetics/Visual Quality – The project site may be visible from one or more residential areas in Rancho Bernardo, therefore, the draft EIR should analyze the potential impacts related to night lighting from building illumination, lighted signage, lighting in the parking lot and parking structure, security lighting, and lighting along the access road and new loop road. To minimize impacts related to lighting, including impacts to Palomar Observatory from sky glow, all lighting should be shield to direct lighting downward while still providing lighting to ensure adequate security on the site.

Noise – The draft EIR should address potential noise impacts to nearby residential development during construction, as well as during the long term operation of the facility. Noise sources might include the use of outdoor public address systems, audible sounds to announce the start or end of class, and outdoor student activities. Appropriate mitigation measures should be developed and incorporated into the scope of the project as applicable.

Transportation and Traffic – A traffic study should be conducted for the project that addresses existing and projected future traffic volumes in the project vicinity; including but not limited to the intersections along Rancho Bernardo Road immediately to east and west of the project site (e.g., Via del Campo, Matinal Road, Via Tazon, West Bernardo Drive, north and southbound I-15 ramps, Bernardo Center Drive). The traffic study should also analyze potential alternative travel routes that may develop as drivers seek alternative ways to move through the area. Of particular concern are the streets in the Westwood neighborhood. The cumulative effects to traffic circulation of this project along with other projects currently being developed and/or planned for the area (e.g., construction of a new Sharp Rees-Sealy facility on West Bernardo Drive) should also be addressed. Improving access to transit should be evaluated as a possible mitigation measure for impacts related to traffic congestion.

Parking – The project is planned to accommodate 3,470 FTES and 75 faculty, staff, and administrators. A total of 792 on-site parking spaces are proposed. The draft EIR should describe how the total parking spaces to be provided will or will not be adequate to accommodate all users. If adequate spaces are not available on site or if there will be a charge for parking, the draft EIR must address the potential effects to the surrounding area as users attempt to find parking offsite. No parking is permitted along Rancho Bernardo Road and no transit opportunities are currently available along Rancho Bernardo Road in the vicinity of the project, therefore, the only nearby alternative would be the Westwood community to the north. Adequate mitigation should be provided to ensure that the Westwood community is not adversely affected by parking issues related to the current proposal.

Public Services – The draft EIR should evaluate the potential effect that this facility could have on current response times at the Rancho Bernardo Fire Station.

Greenhouse Gas (GHG) Emissions – A potential GHG reduction strategy would be establishing a transit route from the Rancho Bernardo Transit Center to the proposed campus, which would reduce the number of trips generated by the project.

The Rancho Bernardo Community Planning Board appreciates the opportunity to provide responses to the NOP for this project and we look forward to reviewing the draft EIR when it is made available for public review and comment.

Sincerely,

Mike Lutz, Chairman  
Rancho Bernardo Community Planning Board

cc: City Councilmember Mark Kersey  
Tony Kempton, City of San Diego Planning Department

**Notice of Preparation of an Environmental Impact Report  
for the Palomar Community College District - Rancho Bernardo Campus  
Background Information**

**Project Overview:**

The Palomar Community College District (PCCD) proposes to construct and operate a new southern campus in Rancho Bernardo on a 27-acre parcel at 11111 Rancho Bernardo Drive, located to the south of the intersection of Rancho Bernardo Road and Matinal Road. Access to the site would be via Rancho Bernardo Road at the signalized intersection with Matinal Road.

The project site was previously approved by the City of San Diego for the development of three 110,000-square-foot office buildings. The site was partially developed with an access road and sidewalk from Rancho Bernardo Road up to the site, a four-story building, 574-space parking structure, and 218 surface parking spaces when PCCD purchased the site in 2010.. The existing building will be converted to a full service education center (110,000 square feet), including a lobby, lecture and laboratory facilities, faculty offices and support, library resource and instruction support lab, merchandizing and food services, and other support facilities. PCCD also proposes to construct a 1,000-square-foot campus police facility and an outdoor quad area on the site. A 150-seat community room is also proposed. Project construction will occur over a period of approximately 18 months, with the campus intended to be operational in fall 2017.

Initially, the campus will serve 1,031 full-time equivalent students. The maximum capacity will be 3,470 FTES. The campus will also be supported by 38 full-time equivalent faculty and 37 staff/administrators. Operating hours will be 7 am to 10 pm, Monday – Friday. More information is available in the NOP.

**California Environmental Quality Act (CEQA) Process:**

The Notice of Preparation (NOP) is the first step in the CEQA process. The PCCD proposes to prepare an environmental impact report (EIR) to address the potential effects to the environment of implementing the proposed project. The NOP process provides the interested public with the opportunity to identify potential issues that should be addressed in the EIR. The PCCD will then prepare the EIR and present it to the public for review and comment. It is not until the public comment period is completed and all comments to the EIR have been reviewed and responded to that the PCCD's governing board will consider initiation of the project.

**Planning Board Review:**

The Development Review Committee considered the NOP at a meeting on Wednesday, September 9. Three representatives from PCCD were present to provide information about the proposed project. The DRC raised the following issues, which are addressed in greater detail in the attached draft letter to the PCCD: traffic circulation and congestion, parking, lighting/glare, dark skies, public services (fire), and cumulative effects related to traffic. Responses to the NOP are due on September 17, 2015.