



**NOTICE OF PREPARATION
OF A
PROGRAM ENVIRONMENTAL IMPACT REPORT
FOR THE
CALLE REAL CAMPUS MASTER PLAN**

DATE: October 23, 2023

TO: Responsible Agencies, Organizations and Interested Parties

PROJECT TITLE: Calle Real Campus Master Plan

Notice is hereby given that the County of Santa Barbara (County) as Lead Agency will be preparing a Program Environmental Impact Report (PEIR) as required by the California Environmental Quality Act (CEQA) for the proposed Calle Real Campus Master Plan Project identified below. We are requesting your comments on the scope and content of the PEIR.

PURPOSE OF THE NOTICE OF PREPARATION

The purpose of this notice is to: (1) serve as the Notice of Preparation to the Governor's Office of Planning and Research (OPR), Responsible Agencies, public agencies involved in funding or approving the proposed project, and Trustee Agencies responsible for natural resources affected by the proposed project, pursuant to 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 proposed project, and (3) to provide notice of the public scoping meeting.

PROJECT LOCATION

The County's Calle Real Campus (project site) located near the Santa Barbara City/Goleta City border in California, encompasses approximately 323 acres from Hollister Avenue, south of US 101, to an area just north of Cathedral Oaks, and includes 17 parcels (APNs: 059-120-003, 059-120-004, 059-140-023, 059-140-029, 061-040-012, 061-040-015, 061-040-016, 061-040-019, 061-040-020, 061-040-023, 061-040-024, 061-040-027, 061-040-030, 061-040-031, 061-040-038, 061-040-040, and 061-040-043). See attached Figure 1: Project Location.

In 1910, the County purchased the project site property. A Master Plan for the property was prepared by Gensler Associates, Inc. and was approved by the Board of Supervisors on September 13, 2022. The County is now preparing a PEIR to evaluate the environmental impacts associated with the implementation of the Master Plan.

PROJECT DESCRIPTION

The purpose of the Calle Real Campus Master Plan is to develop a long-range vision for the future of the campus. The proposed Master Plan divides the project site into five sections, from north to south: Public Safety Campus (53.9 acres), County Yards Campus (140.8 acres), Jail and Governmental Center Campus (43.6 acres), Health Campus (23.2 acres), and Community Services Campus (61.5 acres). See attached Figure 2: Project Site Overview.

The Campus has approximately 782,000 gross square feet of County facilities existing. Many buildings are underutilized and past useful site life. There are also eight different non-County entities located on campus. Goals of the Master Plan include, eliminate buildings beyond their

useful lives, identify departmental synergies to streamline services and maximize current vacant space. The main priority of the Master Plan is to consolidate County functions in the two central sections of Calle Real—that is, the Health and Government Center Campus and the County Yards Campus—for streamlined service delivery and to make the best use of the County’s land. By consolidating external-facing services and potentially relocating the County government seat from Downtown Santa Barbara, these two campuses will function as the Calle Real core. In total, nearly 475,000 square feet of existing buildings will remain and be renovated, with 539,000 square feet of new or expanded space being added over the life of the Master Plan—that is, approximately 2025-2050. The total building square footage at the project site at complete buildout would be approximately 1,024,279 square feet.

It should be noted that the Board of Supervisors will also be considering developing housing on the Campus in six possible locations to help meet the need for low income and workforce housing as part of the Housing Element Update (Note: there is a seventh site that already has a proposed project on it). There may be areas of the campus where there are competing demands and the Board of Supervisors will consider how to balance these needs. The environmental review of potential housing on the campus is being conducted separately in the Housing Element Update Program EIR. To review the locations of these potential housing sites please refer to the interactive map available online at: <https://www.countyofsb.org/3177/Housing-Element-Update>.

ENVIRONMENTAL ISSUES: An Initial Study has been prepared for the proposed Master Plan project. Based on the results of the Initial Study, the PEIR that will be prepared for the proposed project will include detailed analysis of the CEQA Guidelines Appendix G topical issue areas listed below.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soil
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The EIR will address the short-term and long-term effects of the proposed Project on the environment. The EIR will also evaluate the potential for the proposed Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated in the EIR. Mitigation measures will be proposed for those impacts that are determined to be potentially significant. A mitigation monitoring program will also be developed as required by CEQA Guidelines Section 15097.

PUBLIC SCOPING MEETING

A public scoping meeting will be held on **Wednesday, November 8, 2023 at 5:30 p.m.** to tell the public about the project and accept comments from the general public and interested parties. The public hearing meeting will be available in-person or virtual via Microsoft Teams. Spanish translation will also be available.

In-person meeting location: The County’s Employee University on the Calle Real Campus. It is located at 267 Camino Del Remedio, Santa Barbara, 93110. (Room capacity 40 people)

Virtual Meeting Registration Link (registration required to join the meeting virtually):

https://teams.microsoft.com/registration/czdL5pCYL0qHzSNyXfNazg,aJmwN_VdbEC1QugzckflTw,q9g6Hjcx70OWZ23T1AVhEw,nqrPJ4imXUi15t2c1hIOIQ,rLy1n_nZIEqoo9hM9GsJGg,c37-SjiAnkmlm4276EFWRg?mode=read&tenantId=e64b3773-9890-4a2f-87cd-23725df35ace&webinarRing=gcc

The environmental determination in the Initial Study prepared for the proposed project and this Notice of Preparation is subject to a 30-day public review period pursuant to California Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the environmental issues that have the potential to be affected by the proposed project and that should be addressed in the EIR.

Public comment will start after receiving this notice beginning **October 23, 2023** and remain active for 30-days following the public scoping meeting, or **December 8, 2023** at 11:59 p.m. PST. Public comments shall be accepted via email, mail or hand delivered to the Clerk of the Board by following the information below:

Email: aellis@countyofsb.org with the subject line, "Public Comment: Calle Real Campus Master Plan Program EIR – Submitted XX/XX/2023". A response stating, "received", will be issued.

Mail: Ashton Ellis, Senior Project Manager County of Santa Barbara 1105 Santa Barbara Street Courthouse East Wing, 2nd Floor Santa Barbara, CA 93101.

Hand Delivered to the Clerk of the Board, 105 E. Anapamu 4th Floor, Santa Barbara, CA 93101. The clerk shall time stamp the comment and provide a copy back to the filer. The comments shall be legible or typed.

A printed copy of the Initial Study is available for review at the County's Clerk of the Board Office located at 105 E. Anapamu, 4th Floor, Santa Barbara, CA 93101.

The Initial Study, Notice of Preparation, public hearing meeting information and other documents associated with the Calle Real Master Plan Program Environmental Impact Report process can be found on the Santa Barbara County Website at the following address: <https://www.countyofsb.org/3885/23382/Calle-Real-Campus-Master-Plan>.

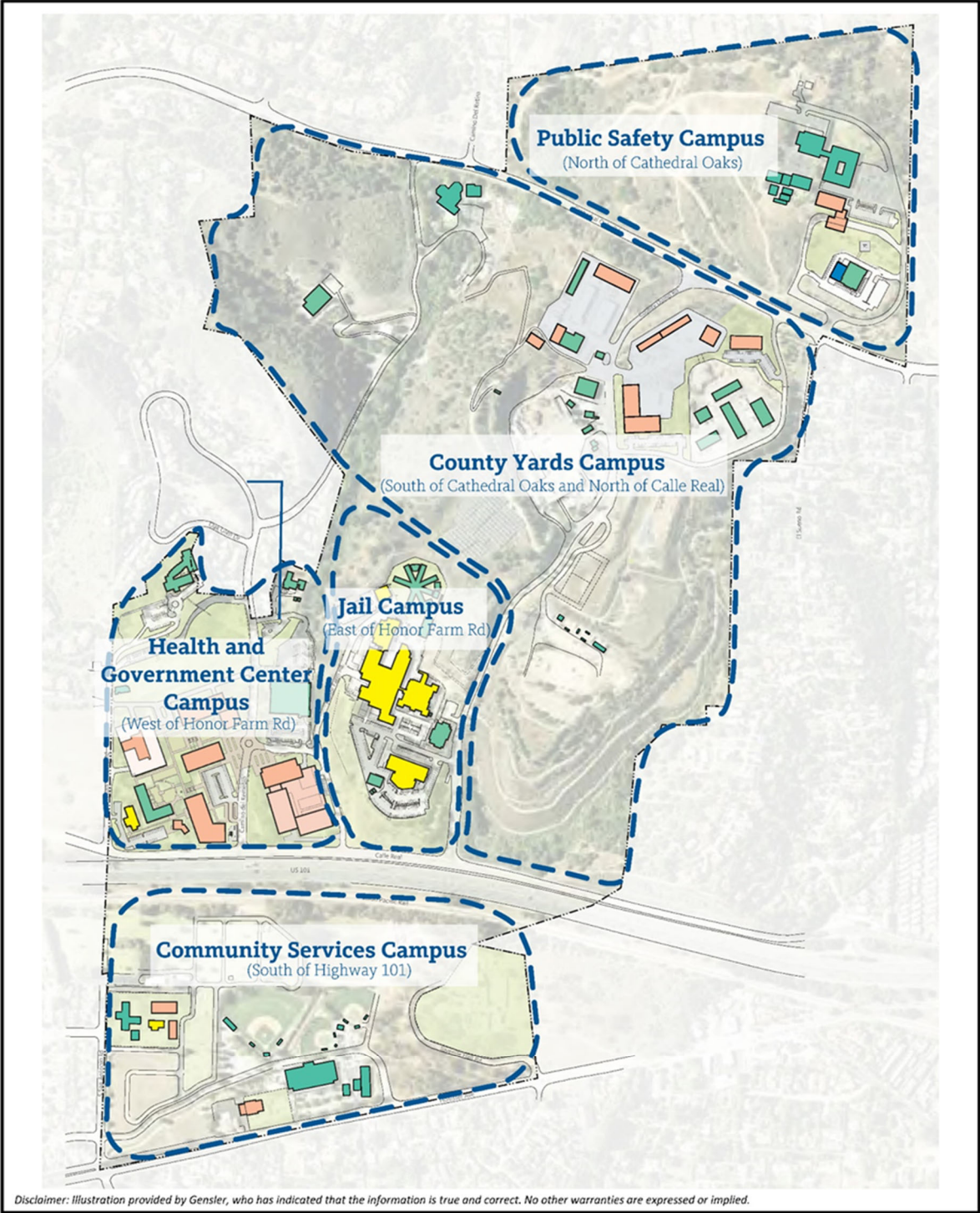
Sincerely,

DocuSigned by:

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Patrick Zuroske
Assistant Director, General Services
County of Santa Barbara

Figure 2: Project Site Overview



Source: Gensler, 2022.