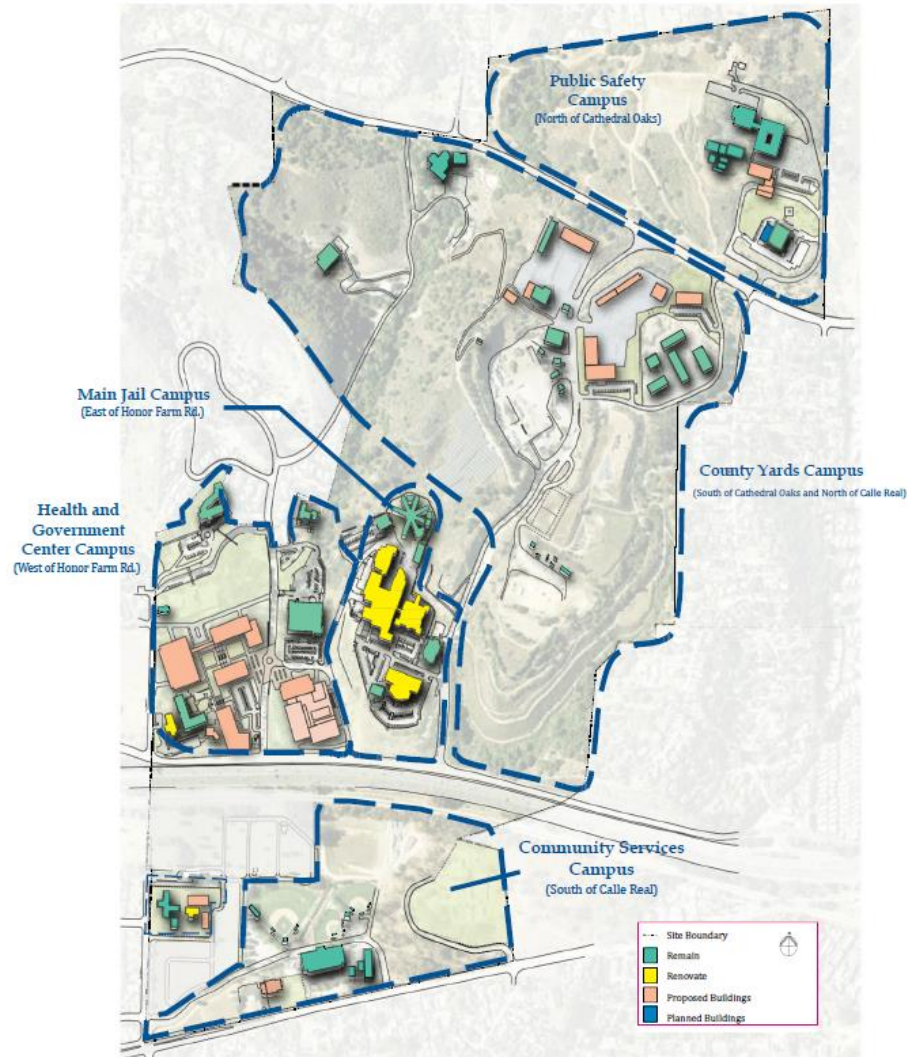

APPENDIX B2

Scoping Meeting PowerPoint Presentation

Calle Real Master Plan Project

CEQA Scoping Meeting – November 8, 2023



Introductions | Roles and Responsibilities

Santa Barbara County

- Lead Agency for CEQA review of the Project
- Responsible for adequacy and objectivity of the CEQA document for the Project

UltraSystems Environmental

- Environmental consultant retained by the County to prepare the Program EIR for the project

County Project Manager

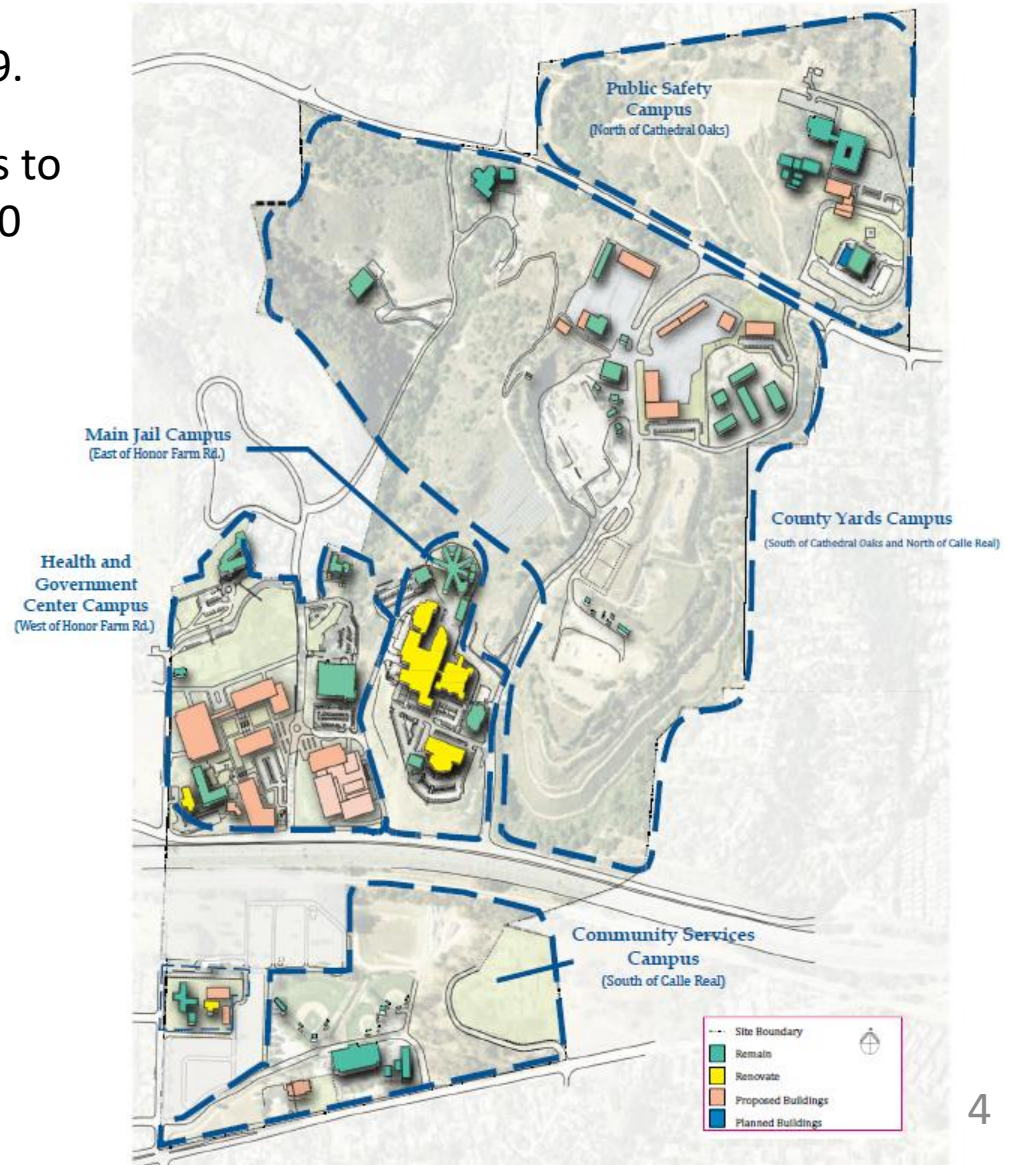
- Ashton Ellis/Capital Projects Division, General Services

Meeting Overview

- Introductions | Roles and Responsibilities
- Provide the project overview and timeline
- Brief Calle Real Master Plan Overview
- Overview of CEQA and Initial Study Findings
- Project Overview
- Purpose of the CEQA Scoping Meeting
- Program EIR Schedule
- Opportunity for the public to submit comments
- How to stay informed and comment

Calle Real Master Plan Overview

- Master Plan efforts began in 2019.
- The purpose of the Master Plan is to develop a long range vision (20-30 years) for the future of the Calle Real Campus.
- Goals of the Master Plan include:
 - Eliminate buildings beyond their useful lives,
 - Identify departmental synergies to streamline services,
 - Maximize current vacant space.
- Master Plan completed and presented to the Board of Supervisors in September 2022.



Purpose of Public Scoping

- Initiates the CEQA environmental process
- Informs the public and responsible agencies about the proposed project
- Refine the scope of environmental review by including public feedback on the proposed project
- Informs the public about the environmental process
- Gathers input from the public and interested agencies on environmental issues and project alternatives to be addressed in the **Program Environmental Impact Report (PEIR)**

Project Overview

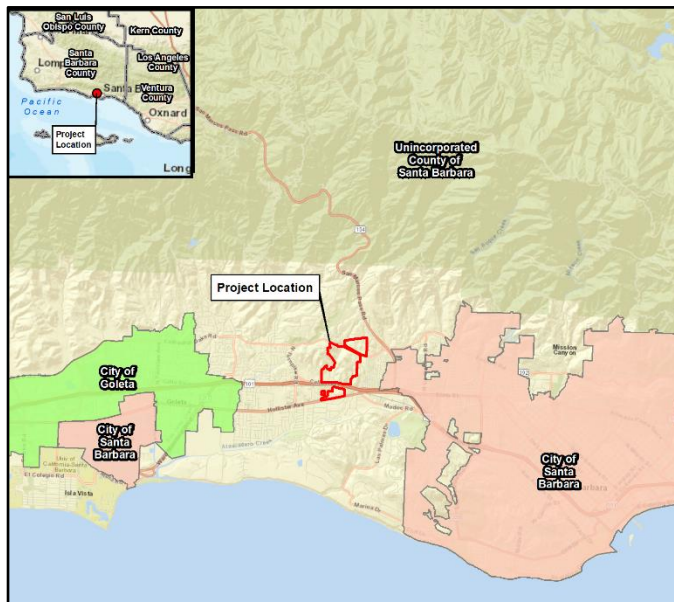
Calle Real Campus

- **Location**: Site spans from Hollister Avenue, south of US Highway 101, to an area just north of Cathedral Oaks
- **Size**: Approx. 323 Acres
- **Buildable Area**: 140.38 acres of developable land within the campus
- **Existing Facilities**: 782,000 gross sq. ft. of County facilities. Many buildings are being underutilized, and past useful site life
- **Other Entities On-site**: 8 different non-County entities located on campus. They include: American Institute of Architects (AIA) Archives; Alpha Resource Center; Ben Page Youth Center; Santa Barbara County Education Office; Hearts Adaptive Riding; Santa Barbara County Air Pollution Control District (APCD); Santa Barbara County Association of Governments (SBCAG); US Department of Veterans Affairs Clinic

Project Vicinity and Location

Distance to the Campus from Areas within the County

- **5.5 miles** to Downtown Santa Barbara
- **80 miles** from Guadalupe to the Campus
- **100 miles** from New Cuyama to the Campus



Path: [OpenGIS/Projeçer/2020_Santa_Barbara_GIS/2020_Caller/locampus_3_3_Projeç_Locampus_2023_1_03.mxd](#)
 Source: Layer credits: Source: Esri, DeLorme, Garmin, USGS, Intermap, INRAIR, IGN, Swis, NGA, GEBCO, CNES, Airbus, IGN, Esri, Japan, METI, Esri, Swis, Hong Kong, Esri, Korea, Esri, (France), HGCC, (OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (OpenStreetMap contributors, Esri, HERE, Garmin, (OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community Santa Barbara County, 2023; UltraSpeed Environmental, Inc., 2023).

November 03, 2023

Scale: 1:10,800

N

0 450 900 Feet

0 100 200 Meters

Legend

 Project Boundary

Calle Real Campus Master Plan

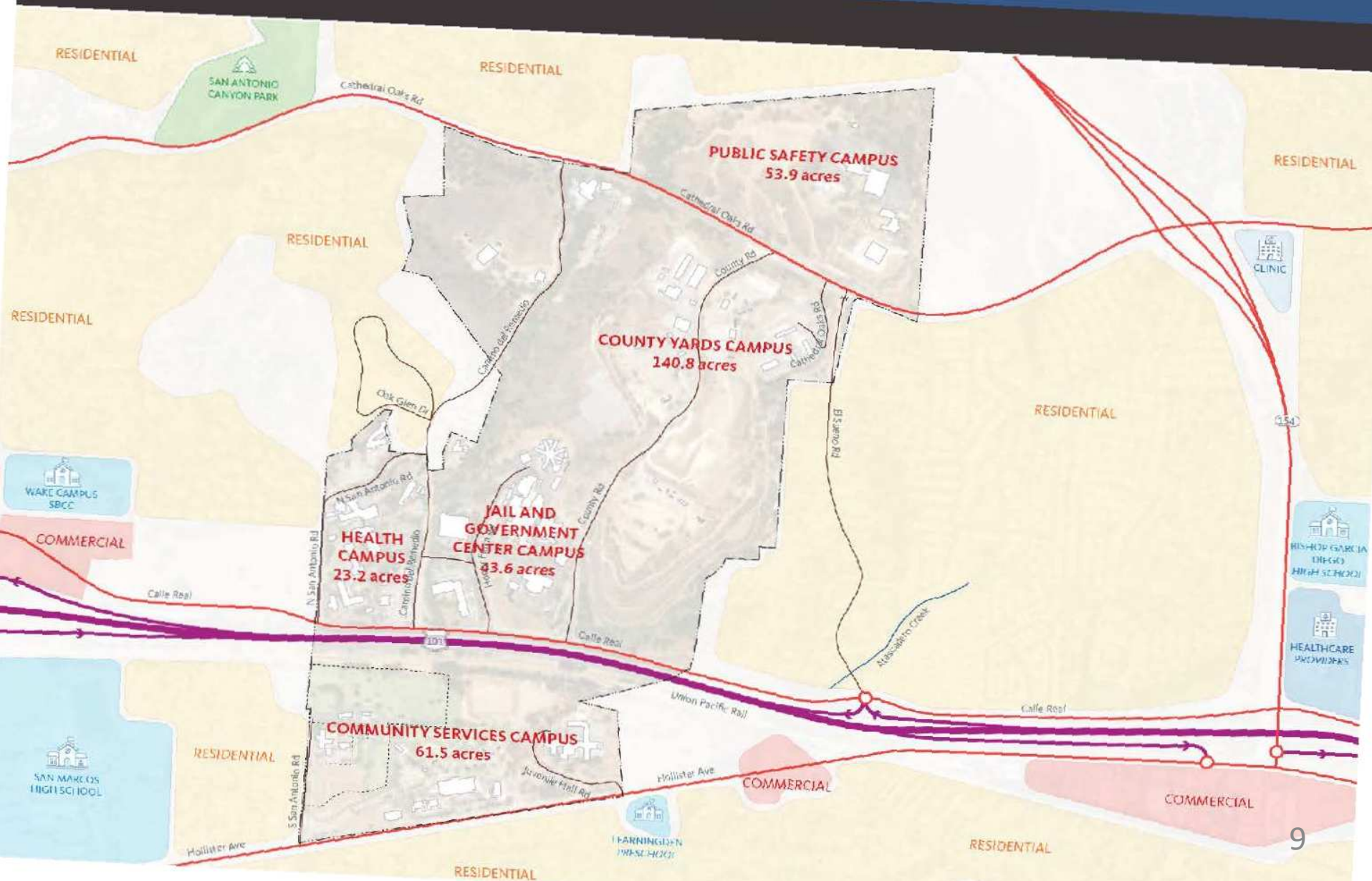
Project Location

Project History

Calle Real Campus Development

- **1910:** Approx. 300 acres purchased; first buildings were public health related
- **1970:** Construction of new facilities for relocation of Sheriff HQ to the Campus
- **1980s:** Portion of middle campus sold for residential development
- **2003:** Calle Real Urban Design Guidelines developed
- **2019 - 2022:** Calle Real Master Plan developed by Gensler

Overall Site Context



Photos of Existing Campus Facilities



Modular Offices



Aerial View of Campus and Adjacent Areas



Public Works Operations



Emergency Sediment Ops

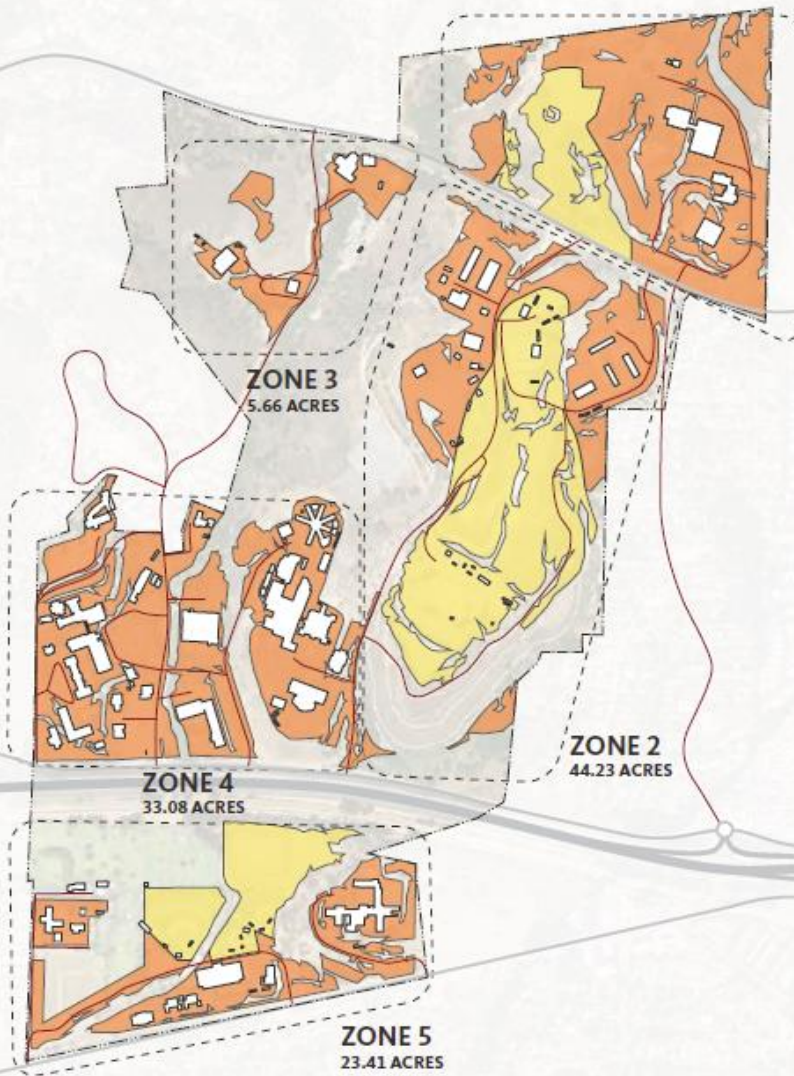


Emergency Sediment Stockpiles



Aerial View of Public Safety Campus

Potential Development Area

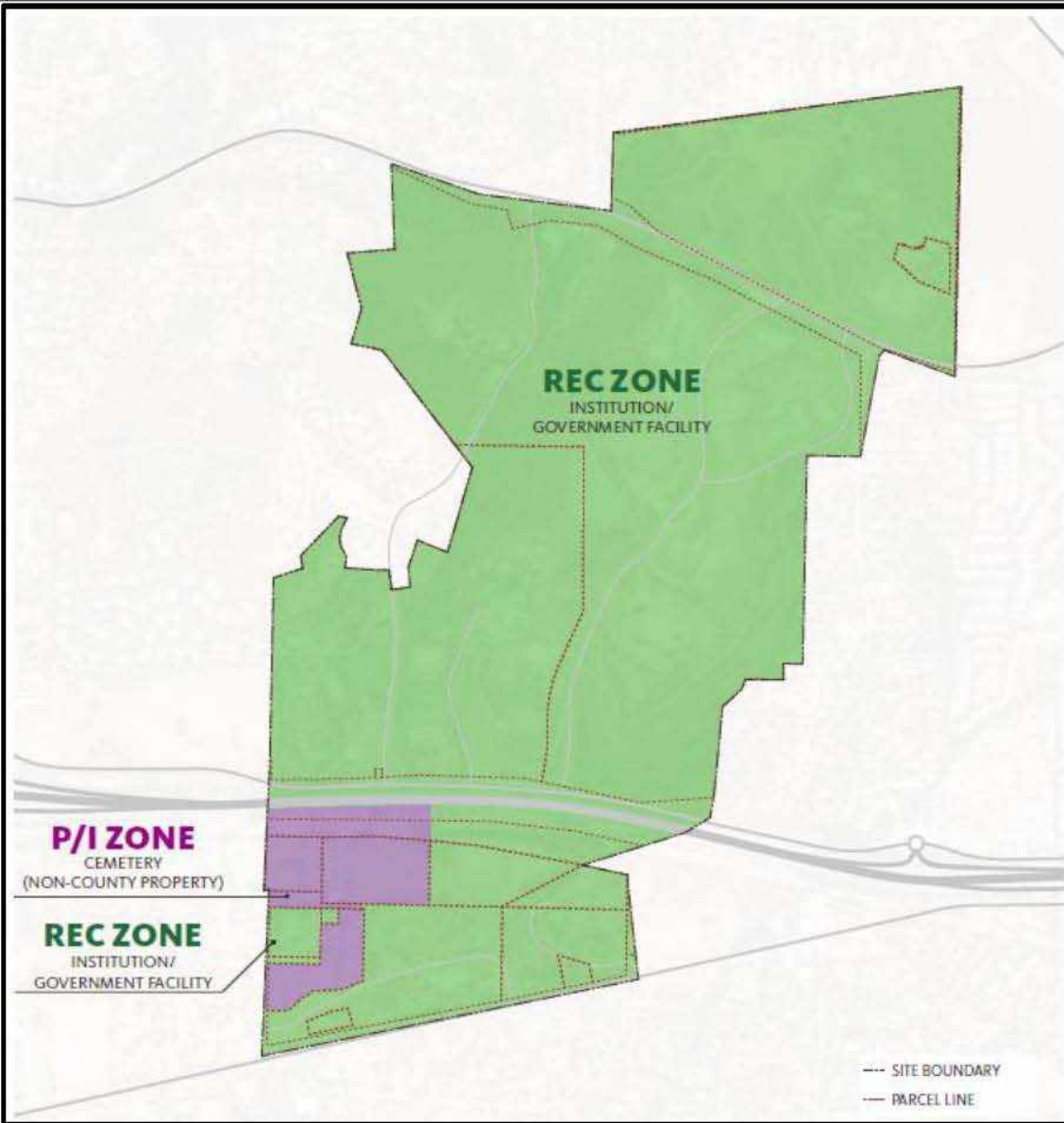


323 Acres = Total Campus Area

96.59 Acres = Identified for Potential Development

44.79 Acres = Could be Developed w/Intervention (i.e., Fire Hazard Mitigation, Closing Existing Landfill, Relocation of Functions)

Zoning



ZONING: Rec Zone (Recreation Zone)

LAND USE DESIGNATION:

Institution/Government/Facility

MIN LOT SIZE: 1 acre

MIN SETBACK:

Front-Primary: 50 feet from road center line;
20 feet from right-of-way

Front-Secondary: 10 feet or 20% of lot width
if lot width < 100 feet;
same as primary front setback
if lot width ≥ 100 feet

Side: 10 feet;

25 feet on a lot abutting a residential zone

Rear: 10 feet;

25 feet on a lot abutting a residential zone

MAX BUILDING HEIGHT: 25 feet

DENSITY/D.U.:

Determined through subdivision or planning
permit approval.

MAX SITE COVERAGE: 20%

PARKING:

Office: 1/300 GSF

Multiple Family:

Studio/1-bedroom: 1/unit

2-bedroom: 1/unit

3-bedroom & more: 2/unit

Visitor: 0.2/unit

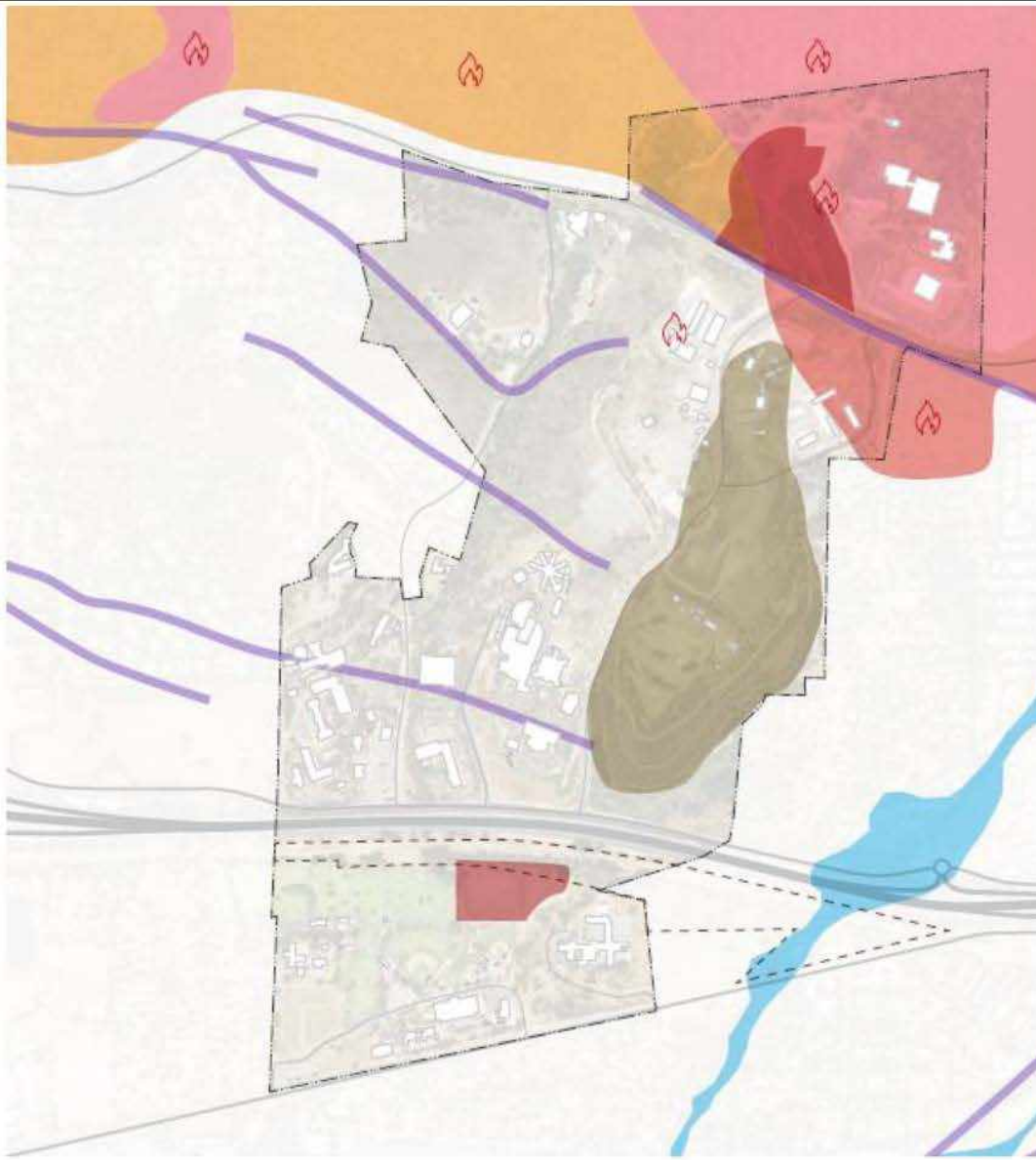
Medical Service - Hospitals:

1/2 beds & 1/3 employees

Processing, Manufacturing:

1/1.5 employees (no less than 1/500 GSF)

Opportunities & Constraints



- SITE BOUNDARY
- HIGH FIRE HAZARD SEVERITY ZONES IN STATE RESPONSIBILITY AREA
- VERY HIGH FIRE HAZARD SEVERITY ZONES IN STATE RESPONSIBILITY AREA
- VERY HIGH FIRE HAZARD SEVERITY ZONES IN LOCAL RESPONSIBILITY AREA
- DEBRIS AND SEDIMENT MANAGEMENT
- FOOTHILL CLOSED LANDFILL
- 100 YEAR FLOOD HAZARD AREA
- QUATERNARY FAULTS
- HOLLISTER AT MODOC SPECIAL PROBLEM AREA

The campus sits within several environmentally sensitive areas and zones. To the far north lie high fire zones. A large closed landfill dominates the center-west portion of the campus, making it unsuitable for most development types. A debris and sediment management area also sits within the lower portion of the campus.

Constraints Overlay



- SITE BOUNDARY
- HIGH FIRE HAZARD SEVERITY ZONES IN STATE RESPONSIBILITY AREA
- VERY HIGH FIRE HAZARD SEVERITY ZONES IN STATE RESPONSIBILITY AREA
- VERY HIGH FIRE HAZARD SEVERITY ZONES IN LOCAL RESPONSIBILITY AREA
- DEBRIS AND SEDIMENT MANAGEMENT
- FOOTHILL CLOSED LANDFILL
- 100 YEAR FLOOD HAZARD AREA
- QUATERNARY FAULTS
- HOLLISTER AT MODOC SPECIAL PROBLEM AREA
- ENVIRONMENTALLY SENSITIVE HABITAT
- SPORTS/RECREATIONAL
- GOLETA CEMETERY - NON-COUNTY PROPERTY
- MONARCH BUTTERFLY SITE
- SLOPE >20%
- MAJOR R.O.W

Purpose of the PEIR

- Provide full disclosure of significant effects and a means to reduce, avoid, and minimize those effects
- Inform decision-makers and the public about potential environmental effects of the proposed activities
- Identify ways to avoid or reduce potential environmental effects
- Consider a reasonable range of alternatives
 - Consistent with project objective
 - Ability to reduce or avoid impacts
 - Feasibility: Can it be built, permitted, or allowed under law
- Provide an opportunity for public involvement in the planning and decision-making process

What will be in the PEIR

- Description of the project
- Description of alternatives
- We will analyze and disclose environmental impacts:
 - Reasonably foreseeable direct and indirect environmental impacts
 - Potentially significant environmental impacts
- Where impacts are significant, we would:
 - Identify mitigation measures and alternatives that substantially lessen or avoid effects
- Provide other consideration, cumulative impacts and growth-inducing impacts
- Provide a Mitigation Monitoring and Reporting Program

Initial Study Findings

The Initial Study (IS) found No Impacts or Less Than Significant Impacts for the environmental topics identified below. As such, they will not be analyzed further in the PEIR:

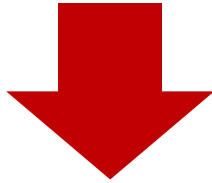
Agriculture and Forestry Resources	Population and Housing
Land Use and Planning	Public Services
Mineral Resources	Recreation

The Initial Study (IS) concluded that Potentially Significant Impacts could occur regarding the environmental topics identified below. As such, they will be addressed in the PEIR:

Aesthetics	Energy	Hydrology and Water Quality	Utilities and Service Systems
Air Quality	Geology and Soils	Noise	Wildfire
Biological Resources	Greenhouse Gas Emissions	Transportation	Mandatory Findings of Significance
Cultural Resources	Hazards and Hazardous Materials	Tribal Cultural Resources	

Program EIR Process

We are Here



RELEASE OF NOP

Q4 2023

PUBLIC SCOPING
MEETING

Q4 2023

TECHNICAL
STUDIES

Q4 2023

PREPARE DRAFT
PEIR

Q4 2023
To
Q2 2024

DRAFT PEIR
CIRCULATED
FOR PUBLIC
COMMENT

Q3 2024

PUBLIC
HEARINGS &
FINAL PEIR

Q3 2024

PUBLIC PARTICIPATION PROCESS

Comment Period

Tonight

- Make a comment during Q&A
- Complete a comment sheet

After Tonight

Submit comments via mail or email to:

Ashton Ellis, Senior Project Manager

County of Santa Barbara

1105 Santa Barbara Street

Courthouse East Wing, 2nd Floor

Santa Barbara, CA 92101

T: 916.718.6922

E: aellis@countyofsb.org

Website: <https://www.countyofsb.org/3885/23382/Calle-Real-Campus-Master-Plan>



Comments must be postmarked on or before **December 8, 2023**
to be made part of the Scoping Phase.

QUESTIONS/ANSWERS & COMMENTS

