
APPENDIX A3

Notice of Completion Filed with The State Clearinghouse

Calle Real Campus Master Plan

Summary

SCH Number	2023100576
Lead Agency	Santa Barbara County
Document Title	Calle Real Campus Master Plan
Document Type	NOP - Notice of Preparation of a Draft EIR
Received	10/20/2023
Present Land Use	County Government Offices and Facilities/Institution/Government Facility/Recreational and Professional and Institutional
Document 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).

Contact Information

Name	Betsy Lindsay
Agency Name	UltraSystems Environmental
Job Title	Principal Project Manager
Contact Types	Consulting Firm
Address	16431 Scientific Way Irvine, CA 92618
Phone	(949) 788-4900
Email	blindsay@ultrasystems.com
Name	Ashton Ellis
Agency Name	County of Santa Barbara
Job Title	Sr. Project Manager
Contact Types	Lead/Public Agency

Address	1105 Santa Barbara Street Courthouse East Wing, 2nd Floor Santa Barbara, CA 93101
Phone	(916) 718-6922
Email	aellis@countyofsb.org

Location

Cities	Santa Barbara
Counties	Santa Barbara
Regions	Countywide
Cross Streets	County Road and Calle Real

Notice of Completion

State Review Period Start	10/20/2023
State Review Period End	11/20/2023
State Reviewing Agencies	California Air Resources Board (ARB), California Department of Corrections and Rehabilitation (CDCR), California Department of Fish and Wildlife, South Coast Region 5 (CDFW), California Department of Parks and Recreation, California Department of Transportation, District 5 (DOT), California Department of Transportation, Division of Aeronautics (DOT), California Department of Transportation, Division of Transportation Planning (DOT), California Department of Water Resources (DWR), California Governor's Office of Emergency Services (OES), California Highway Patrol (CHP), California Native American Heritage Commission (NAHC), California Natural Resources Agency, California Public Utilities Commission (CPUC), California Regional Water Quality Control Board, Central Coast Region 3 (RWQCB), Department of Toxic Substances Control, Office of Historic Preservation, State Water Resources Control Board, Division of Drinking Water
Development Types	Office (Sq. Ft. 1024200, Acres 14.9, Employees 500)
Local Actions	Master Plan
Project Issues	Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Drainage/Absorption, Economics/Jobs, Flood Plain/Flooding, Geology/Soils, Hazards & Hazardous Materials, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Schools/Universities, Sewer Capacity, Solid Waste, Transportation
Local Review Period Start	10/20/2023
Local Review Period End	11/18/2023

Attachments

Draft Environmental Document [Draft IS, NOI_NOA_Public notices, OPR Summary Form, Appx,]

02_SCH_NOC_Attachment A_2023-10-12 PDF 428 K

03_SCH_Summary_Form_2023-10-12 PDF 580 K

Final_Initial_Study_2023-10-12 PDF 16373 K

Final Document(s) [Approved_Certified draft environmental documents]

Final_NOP_2023-10-12 PDF 1415 K

Notice of Completion [NOC] Transmittal form

01_SCH_NOC_for_IS-NOP_2023-10-12_Signed PDF 332 K

Disclaimer: The Governor's Office of Planning and Research (OPR) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. You may also contact the OPR via email at state.clearinghouse@opr.ca.gov or via phone at [\(916\) 445-0613](tel:9164450613). For more information, please visit [OPR's Accessibility Site](#).



**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-SjjAnkmlm4276EFWRg?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

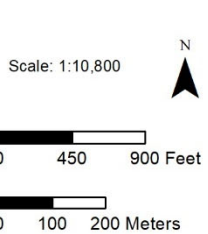
Figure 1: Project Location



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: I:\GIS\Projects\7208_Santa_Barbara_MP_EIR\MXD\7208_CalleRealCampus_3.0_Project_Location_2023_09_08.mxd
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community Santa Barbara County, 2020; UltraSystems Environmental, Inc., 2023.

September 08, 2023



Legend

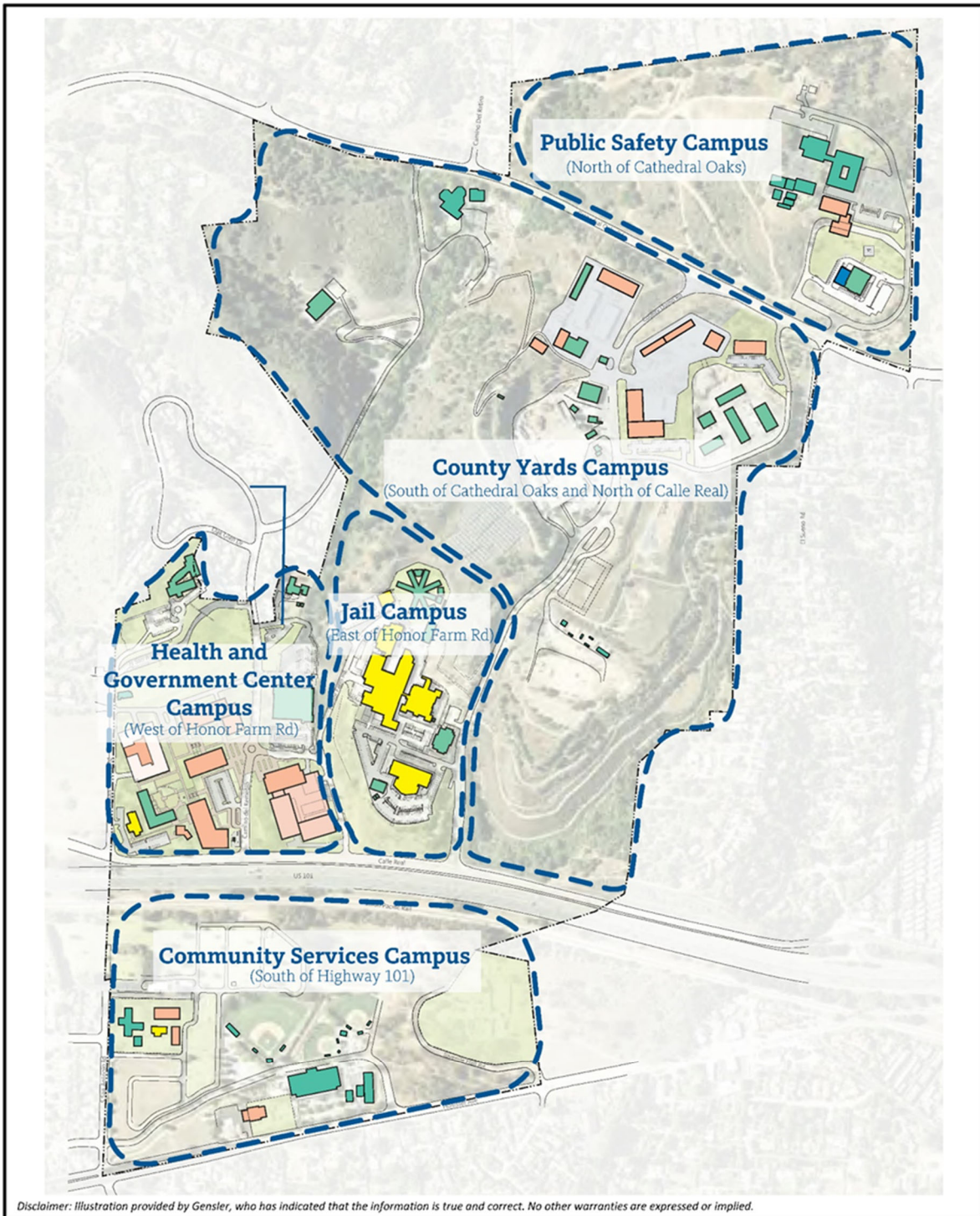
Project Boundary

Calle Real Campus
Master Plan

Project Location



Figure 2: Project Site Overview



Source: Gensler, 2022.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Calle Real Campus Master Plan

Lead Agency: County of Santa Barbara Contact Person: Ashton Ellis
 Mailing Address: 1105 Santa Barbara Street, Courthouse East Wing, Second Floor Phone: 916-718-6922
 City: Santa Barbara Zip: 93101 County: Santa Barbara

Project Location: County: Santa Barbara City/Nearest Community: City of Goleta
 Cross Streets: County Road and Calle Real Zip Code: 93110

Longitude/Latitude (degrees, minutes and seconds): 34 ° 26 ' 32 " N / 119 ° 46 ' 33 " W Total Acres: 323

Assessor's Parcel No.: See Attachment A Section: 1, 2, 11, 12 Twp.: 4N Range: 28W Base: Goleta

Within 2 Miles: State Hwy #: 1, 154, 192 Waterways: Atascadero Creek, San Antonio Creek
 Airports: Santa Barbara Airport Railways: Union Pacific Schools: See Attachment A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 259 Acres 4.9+
 Office: Sq.ft. 1,024,200 Acres 14.9 Employees 500+ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: open space: approx. 300+ acres Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Institutional (County Yards, Health and Jail)

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

County Government Offices and Facilities/Institution/Government Facility/Recreational and Professional and Institutional

Project Description: *(please use a separate page if necessary)*

See Attachment A

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

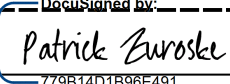
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>5</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>3</u> |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 10/23/2023 Ending Date 12/08/2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>UltraSystems Environmental, Inc.</u>	Applicant: <u>County of Santa Barbara</u>
Address: <u>16431 Scientific Way</u>	Address: <u>1105 Santa Barbara Street, Courthouse East Wing, Second Floor</u>
City/State/Zip: <u>Irvine, CA 92618</u>	City/State/Zip: <u>Santa Barbara, CA 93101</u>
Contact: <u>Betsy Lindsay</u>	Phone: <u>916-718-6922</u>
Phone: <u>949-788-4900</u>	

Signature of Lead Agency Representative:  **Date:** 10/12/2023
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Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Calle Real Campus Master Plan Update

Attachment A to the State Clearinghouse Notice of Completion & Environmental Document Transmittal

Project Assessor's Parcel Numbers:

The Specific Plan area includes the following Assessor's Parcel Numbers (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; 061-040-043.

Schools within a 2-mile radius of the project site:

El Camino School
San Marcos High School
AAPLE Academy
Hope Elementary School
SBCC School of Extended Learning
Bishop Garcia Diego High School
Santa Barbara County ROP
Santa Barbara Charter School

Project Description:

The Santa Barbara County's (County) 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. A Master Plan for the Calle Real Campus was prepared by Gensler Associates, Inc. and was approved by the County's Board of Supervisors on September 13, 2022. 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).

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