



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

**DATE:** October 18, 2024

**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 has prepared a Draft 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 Draft PEIR.

**PURPOSE OF THE NOTICE OF PREPARATION**

The purpose of this notice is to: (1) serve as the Notice of Availability 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 on the Draft PEIR to be prepared for the proposed project, and (3) to provide notice of a public 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 15 parcels (APNs: 059-120-003, 059-120-004, 059-140-023, 059-140-029, 061-040-012, 061-040-015, 061-040-019, 061-040-020, 061-040-021, 061-040-023, 061-040-024, 061-040-030, 061-040-031, 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 Campus (43.6 acres), Health and Governmental Center 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 was prepared for the proposed Master Plan project. Based on the results of the Initial Study, the Draft PEIR includes 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 Draft PEIR addresses the short-term and long-term effects of the proposed Project on the environment. The Draft PEIR evaluates the potential for the proposed Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project are evaluated in the Draft PEIR. 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 MEETING**

A public meeting will be held on **Wednesday, November 20, 2024 at 5:30 p.m.** to inform 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://events.gcc.teams.microsoft.com/event/1b72044a-0ed6-4b1e-9f21-3dd00eaa6292@e64b3773-9890-4a2f-87cd-23725df35ace>



The Draft PEIR is subject to a 45-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 18, 2024**, will remain active for more than 45-days, and end following the public scoping meeting on **December 6, 2024** at 5:00 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](mailto:aellis@countyofsb.org) with the subject line, "Public Comment: Calle Real Campus Master Plan Program EIR – Submitted XX/XX/2024". A response stating, "received", will be issued.

**Mail:** Ashton Ellis, Project Manager County of Santa Barbara 260 N. San Antonio Road, Santa Barbara, CA 93110.

**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, 4<sup>th</sup> Floor, Santa Barbara, CA 93101.

The Initial Study, Notice of Availability, 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:  
*John Green*  
954424251642422...

**John L. Green**  
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: \\gis\GIS\Projects\17208\_Santa\_Barbara\_MP\_EIR\MXD\17208\_CalleRealCampus\_3\_0\_Project\_Location\_2023\_11\_03.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.

November 03, 2023

Scale: 1:110,600

**Legend**

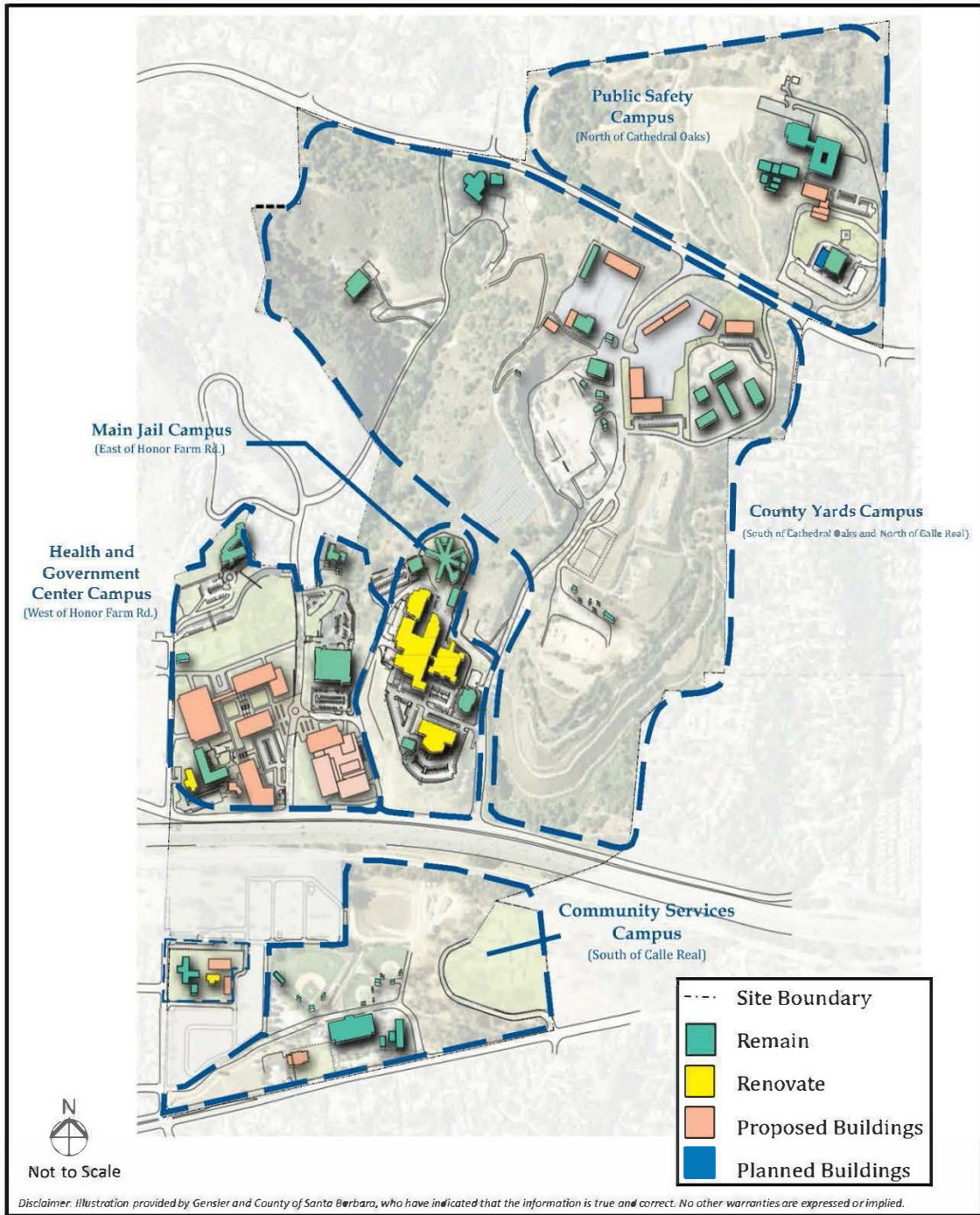
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Project Boundary

**Calle Real Campus  
Master Plan**

Project Location

Figure 2: Project Site Overview



**Calle Real Campus  
Master Plan**

Project Site Overview