



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: General Services
Department No.: 063
For Agenda Of: September 13, 2022
Placement: Departmental
Estimated Time: 60 minutes
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Janette D. Pell, Director General Services, 805-568-2626
Director(s)
Contact Info: Patrick Zuroske, Asst. Director General Services, 805-568-3096
SUBJECT: Calle Real Campus Master Plan – District One and District Two

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

It is recommended that the Board of Supervisors:

- a) Receive and file the 2022 Calle Real Campus Conceptual Master Plan (Attachment 1); and
- b) Determine that receipt of the Conceptual Plan (defined below) is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15262 and 15378(b)(4) of the State Guidelines for the Implementation of CEQA, finding that the activities involve only feasibility or planning studies for possible future actions which the Board has not approved, adopted or funded and are the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant impact on the environment.

Summary Text:

M. Arthur Gensler Jr. and Associates, Inc. (Gensler), is the master planning firm that was awarded the Calle Real Master Plan contract. Gensler assembled a multi-disciplinary team of economists, cost estimators, urban planners, architectural and engineering professionals, and long-range strategists with expertise in master planning to develop the Calle Real Campus Master Plan (Master Plan) in for the County of Santa Barbara (County).

The Calle Real Campus Conceptual Master Plan (Conceptual Plan) utilizes data collected and analyzed from facility assessments, market research, department interviews, department forecasting, land studies and existing County documents such as the Calle Real Campus Urban Design Guidelines, Countywide Facilities Policy Framework, and the Eastern Goleta Valley Community Plan to achieve the County's long-term strategic goals for the Calle Real Campus (Campus). The Conceptual Plan outlines the potential phased implementation strategy, proposed timeline for implementation, and estimated financial needs of the Master Plan. The Master Plan employs a new vision for

the Campus which optimizes departmental and operational synergies, and allows for integration of modern, energy efficient technology and sustainable building concepts. The Master Plan recognizes future growth potential, creating an improved environment for constituents and employees on the Campus. Moreover, by employing smart growth strategies and integrating more energy efficient technologies into every facet of campus planning, the Master Plan has the opportunity to transform the Campus while minimizing, and potentially reducing, long-term impacts on the environment.

Background:

The County’s Calle Real Campus encompasses 300 acres on the Santa Barbara City/Goleta City border in Goleta, California. In 1910, the County purchased the Campus property, which spans from Hollister Avenue, South of US Highway 101, to just North of Cathedral Oaks. As funding permitted, the County developed the Campus, constructing buildings to operate and support County services and programs.

In 2003, the County developed the “Calle Real Campus Urban Design Guidelines” (Guidelines) which documented the history of the existing facilities on the Campus. The Guidelines, in conjunction with the “Countywide Facilities Policy Framework – County Facilities Master Planning” document, were created to establish the structure by which future facilities would be planned and implemented on the Campus. With the passage of time, aging infrastructure, and lack of previous Campus planning, it became evident that there was a need to develop a long-range facility plan to support the County’s future operations on the Campus.

On November 6, 2018, the Board of Supervisors (Board) authorized General Services to proceed with a solicitation for master planning services to support the need to create a long-term facilities strategy for the Campus.

On March 4, 2019, a Request for Proposal (RFP) was publicly released requesting qualified and experienced master planning firms to respond with a proposal for services associated with the development of the Calle Real Campus Master Plan. Four (4) firms responded to the RFP, and a professional services agreement was subsequently awarded to Gensler and approved by the Board on August 13, 2019.

A Steering Committee consisting of County executives was formed to develop the framework for the Master Plan and to provide strategic guidance through the entirety of the planning process to ensure the Master Plan objectives align with the decisions made. The initial objectives included:

- Eliminate buildings beyond their useful lives & determine the highest and best use of Campus land and property.
- Redevelop facilities that are past their useful life.
- Optimize existing building square footage and use of vacant land.
- Improve Campus synergy.
- Re-align the facilities plan with the County's Renew 2022 initiatives in order to best serve the constituents, staff, and stakeholders.

Between September 2019 and January 2020, Gensler released department questionnaires, conducted interviews with departments and individual supervisors to understand long-term strategies, mined data collected from historic County documents, conducted market research and analyzed existing land conditions to develop three (3) master plan options to present to the Steering Committee.

While the pandemic delayed progress from March 2020 through March 2021, the Steering Committee eventually reconvened to refine the master plan options to a single preliminary Conceptual Plan. The following presentations of the Conceptual Plan were conducted between December 2021 and August 2022.

- Department – Child Support Services _____(12/1/2021)

- Department – Clerk-Assessor-Recorder_____ (12/1/2021)
- Department – Human Resources_____ (1/7/2022)
- Department/Division – Office of Emergency Management_____ (1/7/2022)
- Department – Agricultural Department_____ (1/7/2022)
- Department – General Services_____ (1/10/2022)
- Department – Public Works_____ (1/12/2022)
- Department – Treasurer-Tax Collector_____ (1/12/2022)
- Department – Social Services_____ (1/18/2022)
- Department – Fire_____ (1/19/2022)
- Department – Sheriff_____ (1/25/2022)
- Department – Public Health_____ (1/31/2022)
- Department – Behavioral Wellness_____ (2/1/2022)
- Department – Community Services_____ (2/9/2022)
- Department – County Counsel_____ (6/1/2022)
- Department – Planning & Development_____ (7/5/2022)
- Supervisor District 1 – Das Williams_____ (8/11/2022)
- Supervisor District 2 – Gregg Hart_____ (8/5/2022)
- Supervisor District 3 – Joan Hartmann_____ (8/25/2022)
- Supervisor District 4 – Bob Nelson_____ (8/4/2022)
- Supervisor District 5 – Steve Lavagnino_____ (8/17/2022)
- All Departments – Executive teams_____ (8/29/2022)

With consideration of the comments received in response to the presentations, Gensler finalized the Conceptual Plan on August 18, 2022.

CEQA:

Receipt of the Conceptual Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15262 and 15378(b)(4) of the State Guidelines for the Implementation of CEQA, finding that the activities involve only feasibility or planning studies for possible future actions which the Board has not approved, adopted or funded, and are the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant impact on the environment.

Following the receipt of the Conceptual Plan, the County will pursue a programmatic environmental impact report prior to implementation of the Master Plan.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

Funding Source	FY2019-20 thru FY2021-22	FY2021-22 thru FY2022-23	Total One-Time Project Cost
Fund 0030 - Capital Outlay Fund	\$ 500,000.00	\$ 350,000.00	\$ 850,000.00

Fiscal Narrative:

Initial project funding of \$500,000 was budgeted in the FY 2019-20 fiscal year, in the Capital Outlay Fund (Fund 0030); this portion of the project funding was spent as of June 30, 2022.

The FY 2021-22 Fund 0030 Approved Budget included an additional \$350,000 to finalize the Conceptual Plan and initiate a programmatic CEQA analysis for the implementation phase of the project. The balance remaining of these funds as of June 30, 2022, totaling \$314,785, have been carried over and re-budgeted this fiscal year, FY 2022-23.

The funding for the implementation phase of the Calle Real Master Plan has not been budgeted or committed yet. Furthermore, the Board is not committed to any particular projects described by the Plan.

Key Risk Factors:

General Services will be working closely with design, construction, and other project vendors to execute the vision of the Calle Real Master Plan. The availability of funds, staff availability to oversee the design and implementation efforts, and unknown future economic and environmental factors all play a role in the viability of the implementation of the Master Plan.

Special Instructions:

N/A

Attachments:

1. Attachment 1 – Calle Real Campus Master Plan
2. Attachment 2 – Notice of Exemption

Authored by:

Ashton Ellis, Project Manager – Capital Projects Division, General Services