

COUNTY OF SANTA BARBARA  
GENERAL SERVICES

# Calle Real Campus

## Master Plan

### Design & Development Standards

### California Environmental Quality Act Final Environmental Impact Report

STATE CLEARINGHOUSE NO. 2023100576

June 24, 2025



# AGENDA

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- Calle Real Campus Master Plan
  - Overview
  - Goals
  - Phasing Strategy
- Calle Real Campus Design and Development Standards
  - Goals
  - Design and Development Standards Examples
  - Design and Development Standards Content
- Final Environmental Impact Report for the Calle Real Campus Master Plan
  - Program Overview and Site
  - Purpose of the California Environmental Quality Act
  - Final Environmental Impact Report Content
  - Final Environmental Impact Report Findings
  - California Environmental Quality Act Process
- Recommended Board Actions





COUNTY OF SANTA BARBARA  
GENERAL SERVICES

# Master Plan

## Calle Real Campus

2019 - 2022

# CALLE REAL CAMPUS MASTER PLAN: OVERVIEW

- Why:** A strategic vision for future development and opportunities
- What:** A basis to justify future decisions for campus development
- How:** Utilized data collected from facility condition assessments, market research, department interviews, growth forecasting, land studies and historical documents.
- Achieve the County's long-term strategic goals
- When:** Over the course of 30+ years
- Each project is developed/approved by Board of Supervisors
- As funding is realized either through grants, federal, state or county budgets



# CALLE REAL CAMPUS MASTER PLAN: GOALS



**Eliminate buildings beyond their useful lives & determine highest and best use** of campus land and properties



**One-stop service** center for Health & Human Services and Permitting (Planning & Development, Public Works, and Ag. Department ).



**Identify departmental synergies, potentially developing “precincts”** within the Calle Real campus in order to streamline services internally and externally



**Re-align campus with Renew** initiative to best serve constituents, staff, and stakeholders



**Maximize current vacant space** both within underutilized buildings, as well as vacant land

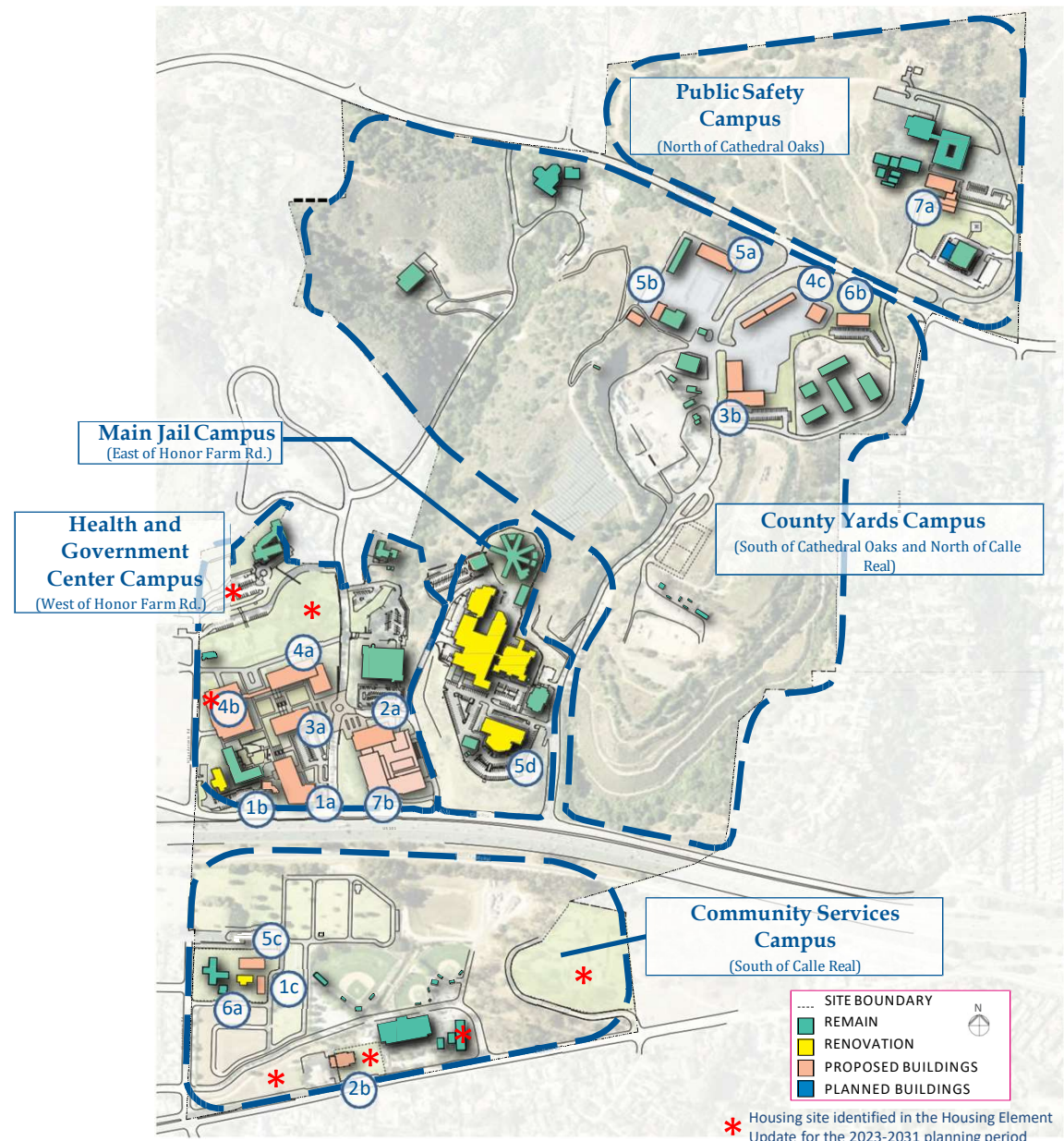




# CALLE REAL CAMPUS MASTER PLAN: PHASING STRATEGY

## PHASING STRATEGY OVERALL MASTER PLAN

PHASE 1	1a	New Behavioral Wellness Building
	1b	New Behavioral Wellness Program Building
	1c	Purchase temporary structure(s) for Sheriff Annex relocation
PHASE 2	2a	New Commons Building
	2b	New Fire Station 13
PHASE 3	3a	New Public Health Administration Building
	3b	New Shared Shop and Office Building
PHASE 4	4a	New Health Care Building
	4b	New Parking Structure/Workforce Housing Opportunity
	4c	New Public Works Flood Control Office and Shop
PHASE 5	5a	New Yard Dry Storage Building
	5b	Addition to Fleet Operations Building
	5c	New Coroners Office
	5d	Sheriff Administration Building Addition
PHASE 6	6a	Renovate Old Coroners Office/New Sheriff Annex Building
	6b	New Water Resources and Permits Building
PHASE 7	7a	New Fire Headquarters
	7b	New Government Building and Parking Structure



COUNTY OF SANTA BARBARA  
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# Design & Development Standards

Calle Real Campus

2024 - 2025





# CALLE REAL CAMPUS

## DESIGN & DEVELOPMENT STANDARDS: GOALS



**Embrace the natural topography and natural ecology** of the site



**Cultivate a cohesive image** of the Campus



**Promote a welcoming, memorable experience** for visitors and employees



**Ensure flexibility** for the development of the Calle Real Campus

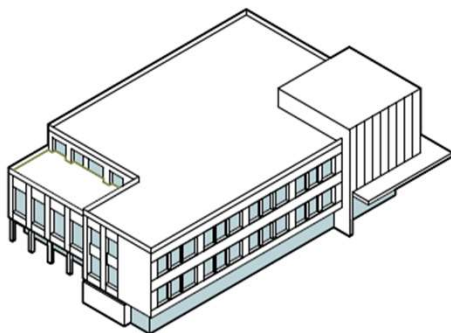


**Embrace the diverse and critical functions** that make the Calle Real Campus a working Campus

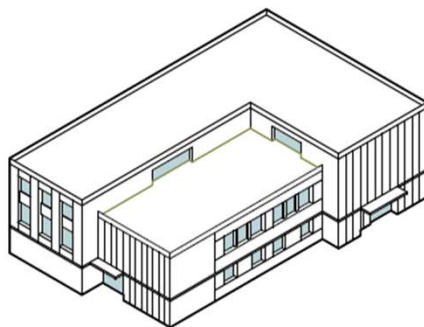


# CALLE REAL CAMPUS

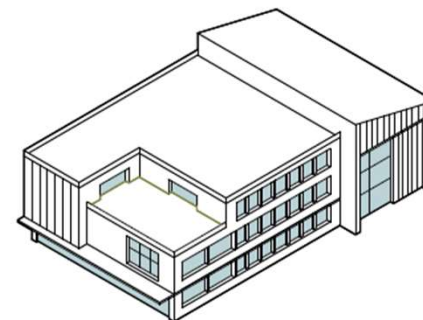
## DESIGN & DEVELOPMENT STANDARDS: BUILDING TYPOGRAPHY



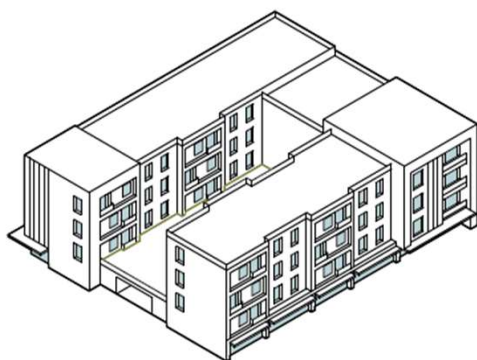
**Public-facing**



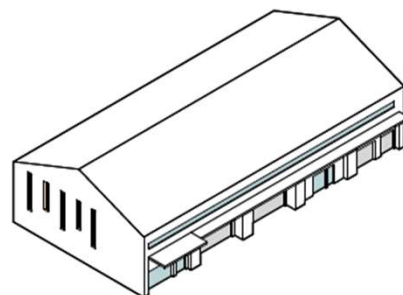
**Secure**



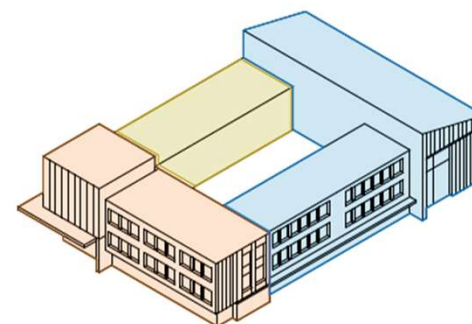
**Healthcare**



**Housing**



**Warehouse/Service**



**Mixed-use**

# CALLE REAL CAMPUS

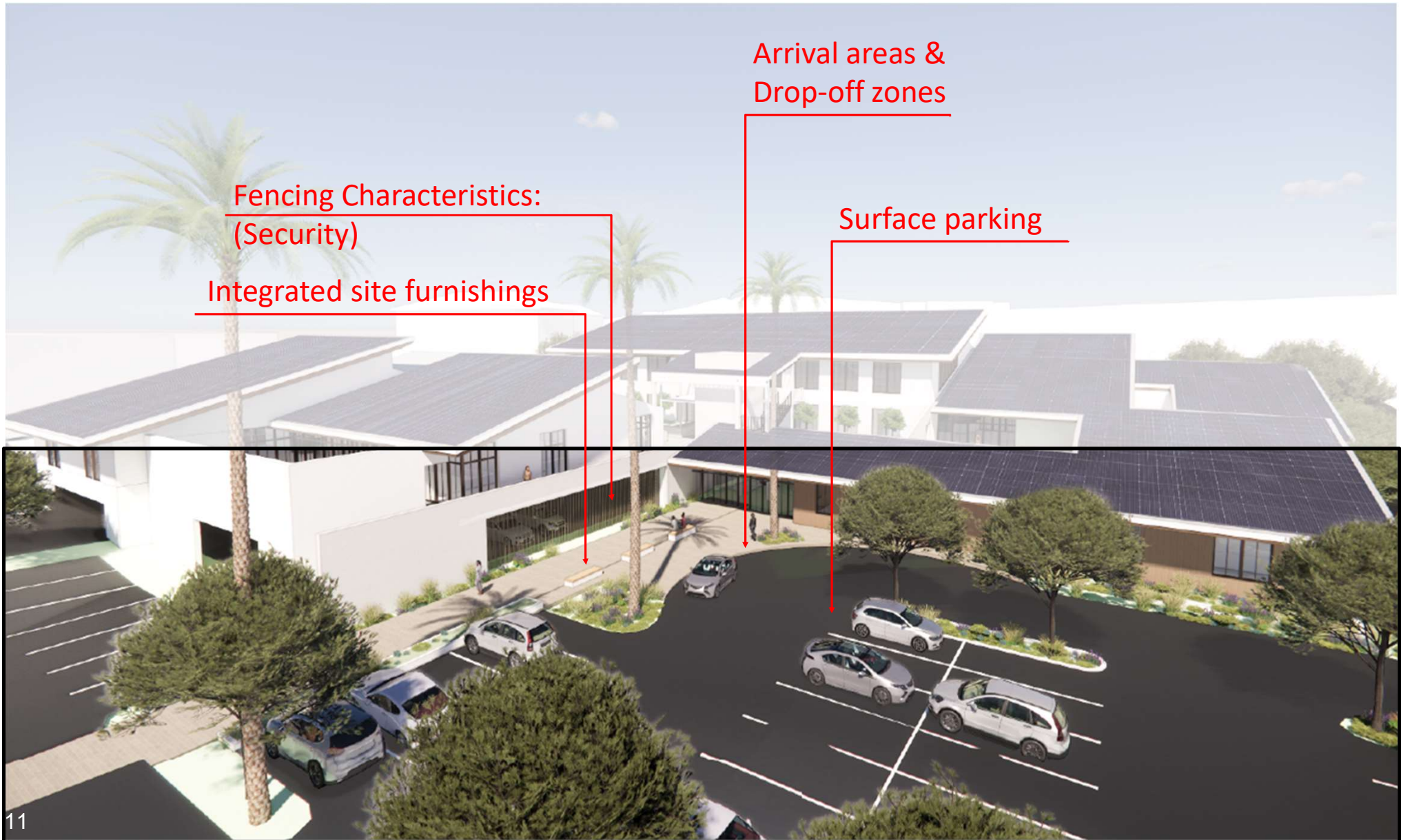
## DESIGN & DEVELOPMENT STANDARDS: ARCHITECTURAL





# CALLE REAL CAMPUS

## DESIGN & DEVELOPMENT STANDARDS: SITE DESIGN





# CALLE REAL CAMPUS

## DESIGN & DEVELOPMENT STANDARDS: SUSTAINABILITY

Passive Design Approach:

(Façade Shading)

Passive Design Approach:

(Indoor Comfort)

Renewable energy

(Solar panels)

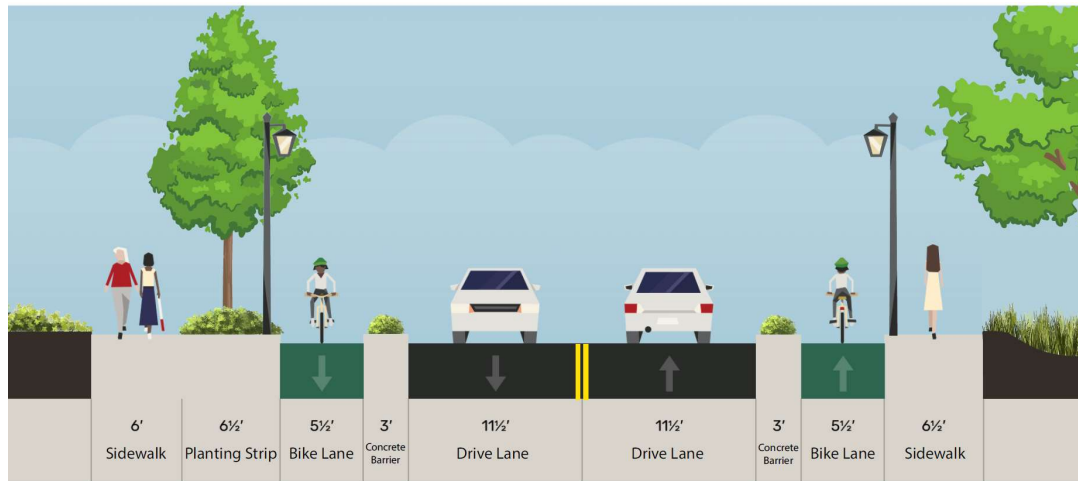
Outdoor water use reduction



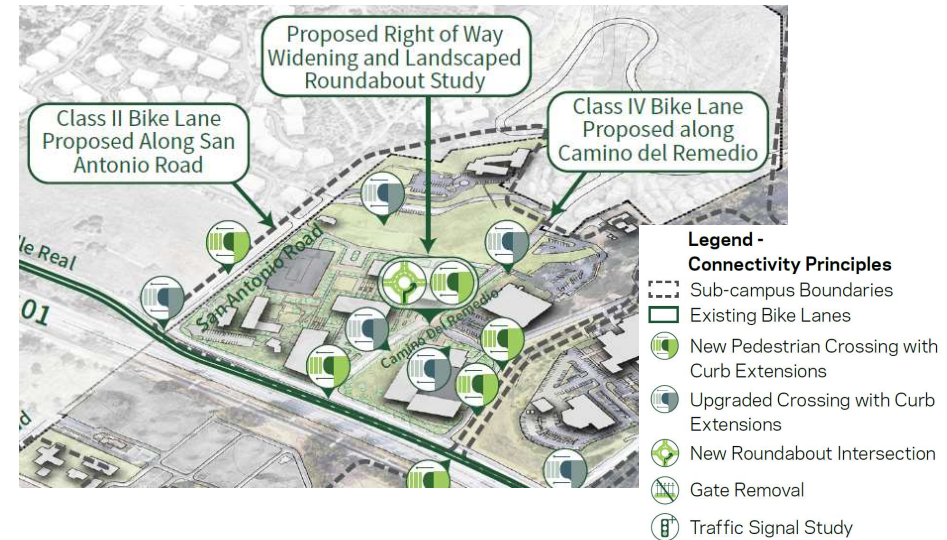
# CALLE REAL CAMPUS

## DESIGN & DEVELOPMENT STANDARDS: CONTENT

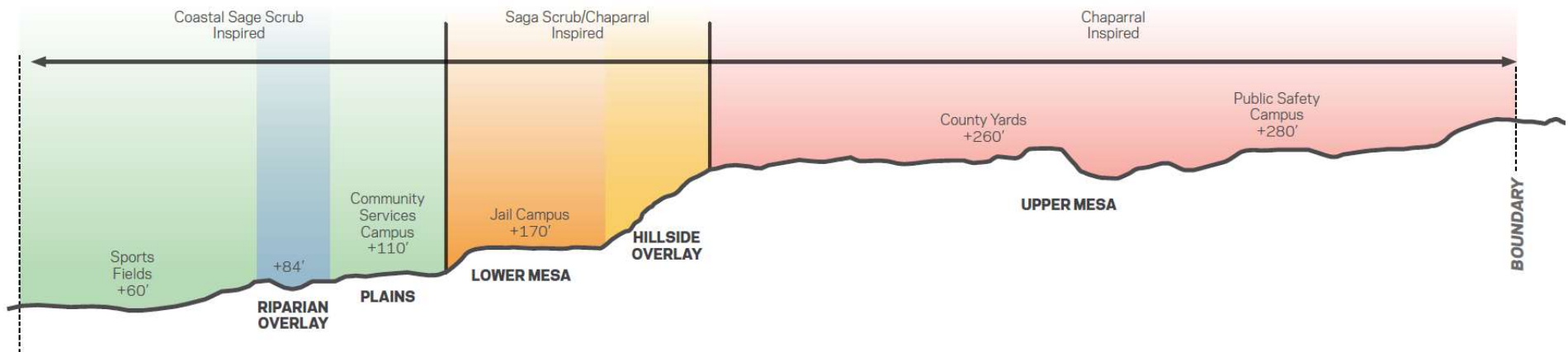
- 1.0 Introduction
- 2.0 Vision and Principles
- 3.0 Site Design Standards
- 4.0 Historical Preservation Standards
- 5.0 Access and Connectivity Standards**



Proposed Camino del Remedio Street Improvements



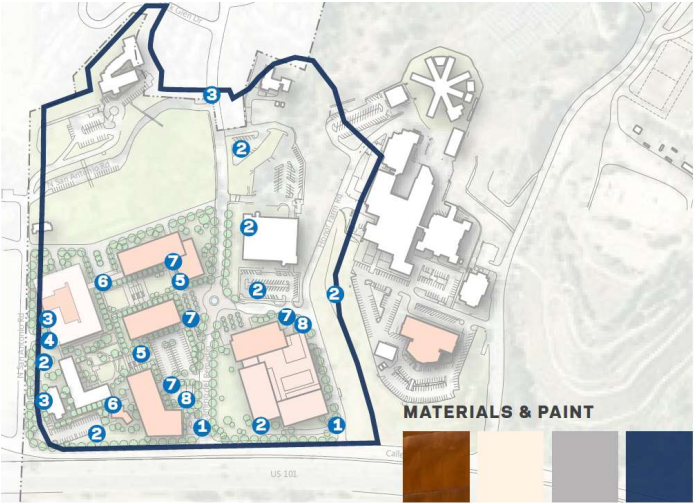
- 6.0 Infrastructure Standards
- 7.0 Sustainability Standards
- 8.0 Landscape Standards**



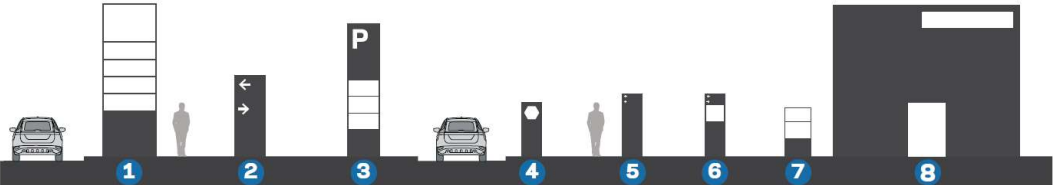
# CALLE REAL CAMPUS

## DESIGN & DEVELOPMENT STANDARDS: CONTENT

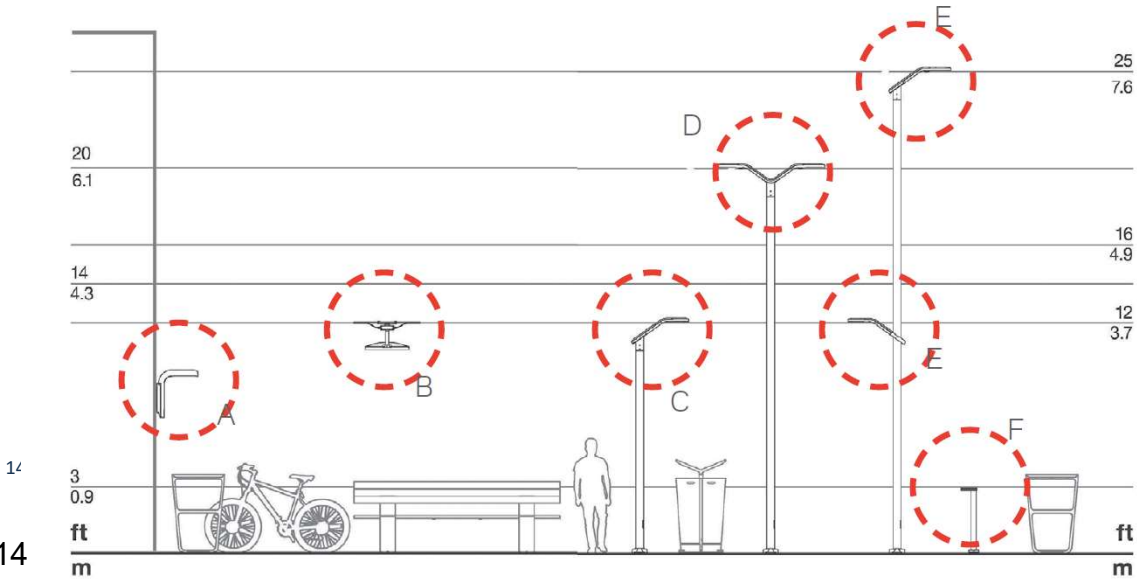
9.0	Architectural Standards
10.0	Signage and Wayfinding Standards



- 01. Site Identity Monument
- 02. Vehicular Direction Signs
- 03. Parking Identity Signs
- 04. Code-Required Signs
- 05. Pedestrian Direction Signs
- 06. Directory Signs
- 07. Building Identity Monument
- 08. Building Identity Signs



11.0	Public Art Standards
12.0	Exterior/Outdoor Lighting Standards



- A. Wall Mounted
- B. Catenary System
- C. Pedestrian Pole
- D. Parking Pole
- E. Roadway and Pedestrian Combination Pole
- F. Bollard

13.0	Safety and Security Standards
14.0	Sub-Campus Standards
15.0	Implementation



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# Final Environmental Impact Report (EIR)

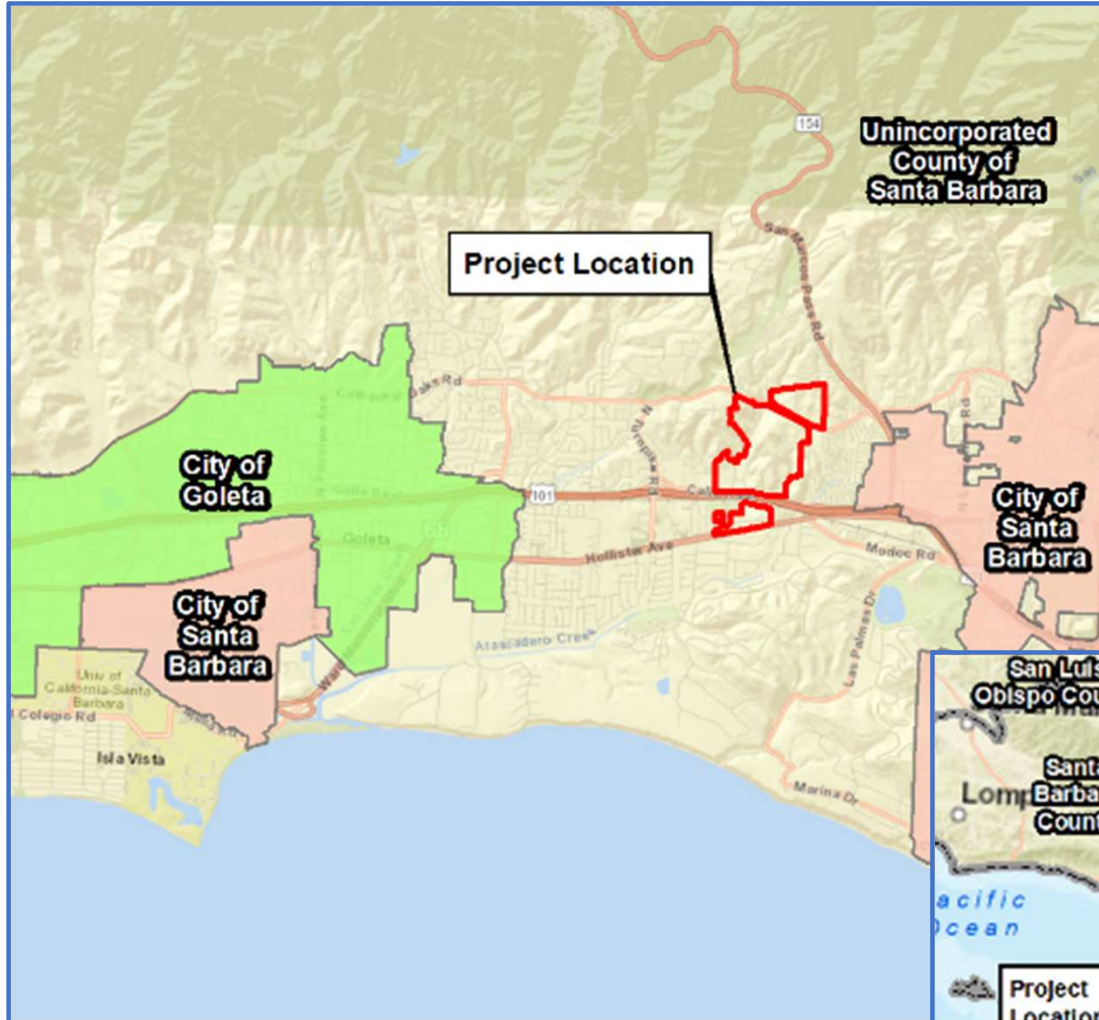
For the Calle Real Campus Master Plan

2023 - 2025



# CALLE REAL CAMPUS

## FINAL ENVIRONMENTAL IMPACT REPORT: LOCATION + SITE



- 323 total acres of Campus area
- 96.59 acres identified for potential development
- 44.79 acres could be developed with intervention (i.e.: fire hazard mitigation, landfill site mitigation)





# CALLE REAL 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



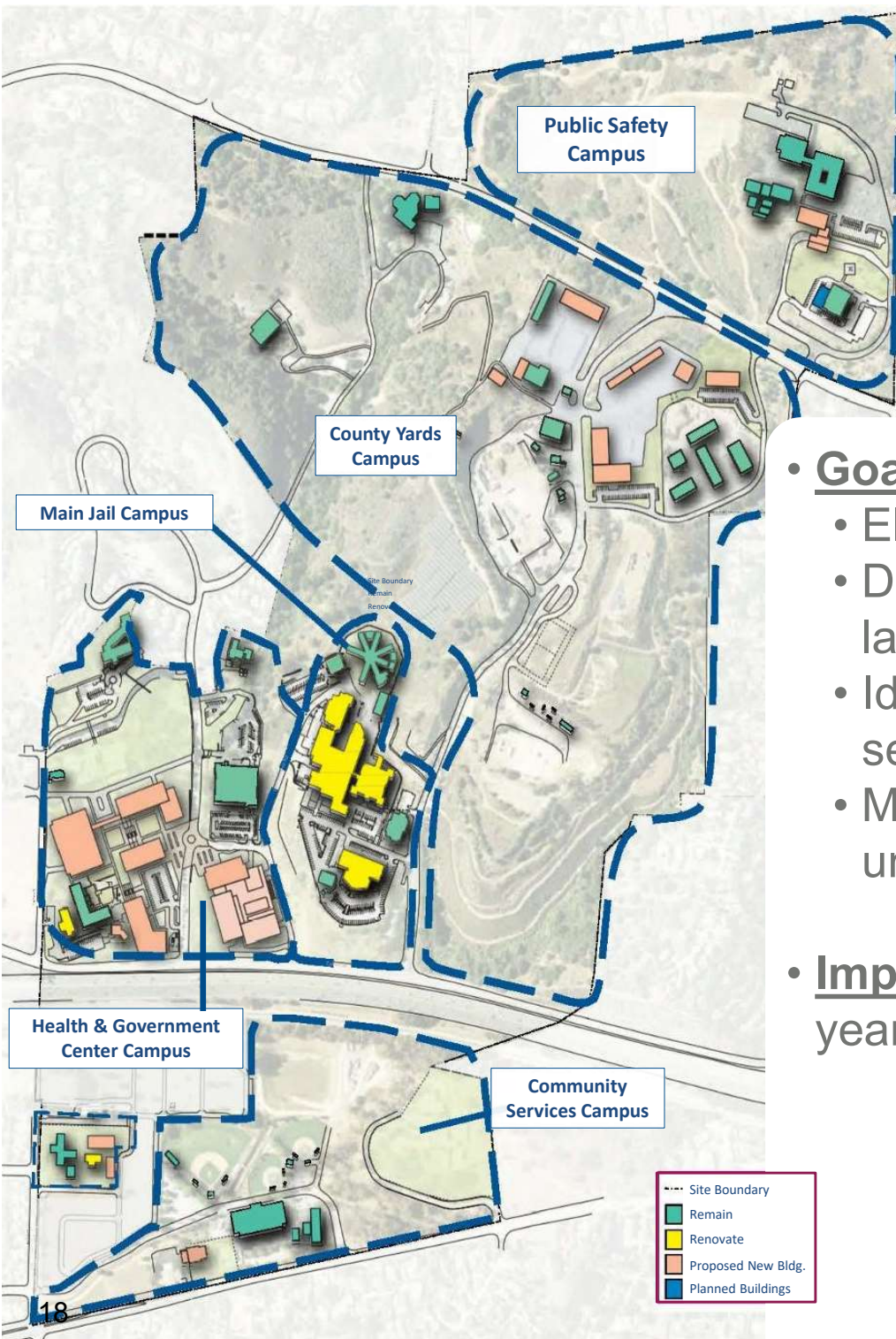
# CALLE REAL CAMPUS MASTER PLAN PROGRAM OVERVIEW

- **Purpose:** Develop a long-range vision for the future of the Calle Real Campus.

- **Goals:**

- Eliminate buildings beyond useful life;
- Determine highest and best use of campus land and properties;
- Identify department synergies to streamline service delivery;
- Maximize current vacant space both within underutilized buildings, as well as vacant land.

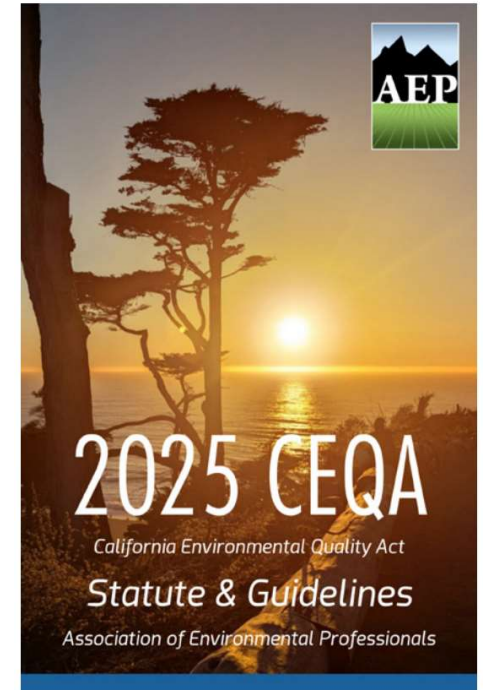
- **Implementation:** 7 proposed phases over 30-year period.



Description	Total SF
Existing County Buildings	791,700 SF
Proposed New	538,835 SF
Proposed for Demolition	306,300 SF
Net Change	232,535 SF

# PURPOSE OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- Requires state and local agencies to evaluate and consider the environmental impacts during the decision-making process
- Informs decision makers and the public about the proposed project and potential environmental impacts
- Provides an opportunity for agencies and the public to comment on environmental issues
- Identify ways to reduce or avoid environmental impacts through mitigation and/or project alternatives
- Disclose significant and unavoidable impacts



# CALLE REAL CAMPUS

## FINAL ENVIRONMENTAL IMPACT REPORT: CONTENT

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- Introduction to the Program or series of projects
- Response to comments
- Revisions, clarifications and corrections to the Draft Environmental Impact Report
- Mitigation Monitoring and Reporting Program
- Technical Appendices



# CALLE REAL CAMPUS

## FINAL ENVIRONMENTAL IMPACT REPORT: FINDINGS

### No Impacts/Less Than Significant Impacts identified in the Initial Study and not discussed in detail in the Final EIR:

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

### Less Than Significant Impacts Not Requiring Mitigation:

Aesthetics	Hydrology and Water Quality
Energy	Utilities and Service Systems
Greenhouse Gas Emissions	

# CALLE REAL CAMPUS

## FINAL ENVIRONMENTAL IMPACT REPORT: FINDINGS (continued)

### Potentially Significant Impacts Requiring Mitigation:

Air Quality	Geology and Soils/ Paleontological Resources	Transportation
Biological Resources	Hazards and Hazardous Materials	Tribal Cultural Resources
Cultural Resources	Noise	Fire Protection and Wildlife Hazards

### Level of Significance After Mitigation:

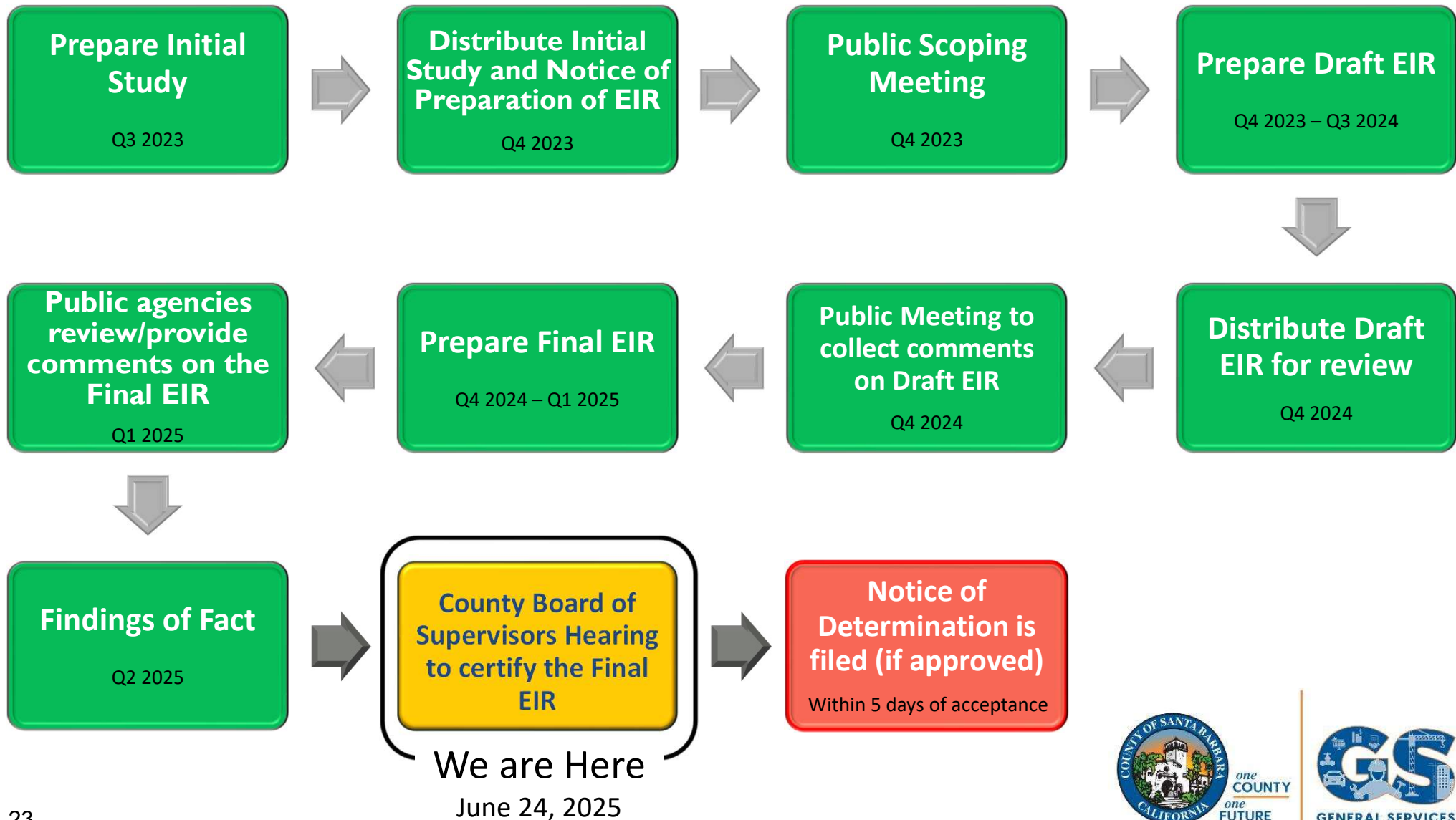
Less Than Significant for all potentially significant impacts identified in the Final Environmental Impact Report

### Significant and Unavoidable Impacts:

NONE



# CEQA ENVIRONMENTAL IMPACT REPORT: PROCESS



# CALLE REAL CAMPUS

## BOARD OF SUPERVISORS JUNE 24, 2025: RECOMMENDED ACTIONS

- **Approve** the 2022 Calle Real Campus Master Plan.
  - \* This action does not subject the Board to funding commitments
  - \* Required to certification of the Final Environmental Impact Report
- **Adopt** the Calle Real Campus Design & Development Standards.
- **Certify** the Final Environmental Impact Report for the Calle Real Campus Master Plan and **adopt** the Mitigation Monitoring and Reporting Program.



# THANK YOU