



**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

Submitted on:
(COB Stamp)

Department Name: General Services
Department No.: 063
Agenda Date: June 24, 2025
Placement: Departmental Agenda
Estimated Time: 45 Minutes
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s): Kirk Lagerquist, Director, General Services
Contact Info: John Green, Assistant Director, General Services
SUBJECT: Approve Calle Real Campus Master Plan (County Project No. 8805), Adopt Calle Real Campus Design & Development Standards (County Project No. 23014) and Certify Final Environmental Impact Report for the Calle Real Campus Master Plan (County Project No. 21010), Second Supervisorial District

DocuSigned by:
Kirk Lagerquist
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County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Approve the 2022 Calle Real Campus Master Plan (Attachment A) which was presented to the Board, received and filed for record on September 13, 2022;
- b) Receive, adopt and file for record the Calle Real Campus Design and Development Standards (Attachment B) which establish consistent design and development principles for future development on the Calle Real Campus;
- c) Certify the Final Environmental Impact Report (FEIR), State Clearinghouse No. 2023100576, (Attachment C), for the Calle Real Master Plan (Project No. 21010) and adopt the mitigation monitoring and reporting program as conditions of approval for a project and incorporates those into the project pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
- d) Determine approval of the Calle Real Campus Master Plan and adoption of the Calle Real Design and Development Standards are exempt from the California Environmental Quality

Act pursuant to Section 15262 of the State Guidelines for the Implementation of California Environmental Quality Act, finding that the activities involve only feasibility or planning studies for possible future actions which the Board has not approved, adopted or funded (Attachment F).

Summary Text:

The Department of General Services is recommending four (4) Board of Supervisor actions related to the Calle Real Campus:

- **Approve the Calle Real Campus Master Plan.** This action is a required step to certify the Final Environmental Impact Report for the Calle Real Campus Master Plan and records the vision and long-term strategic goals for the Campus.
- **Adopt the Calle Real Design and Development Standards.** This action is necessary to maintain consistent design and development strategies for the Calle Real Campus Master Plan and future redevelopment efforts on the Campus.
- **Certify the Final Environmental Impact Report for the Calle Real Campus Master Plan and adopt the Mitigation Monitoring and Reporting Program.** This action is a critical step in the California Environmental Quality Act process to allow for the proposed redevelopment efforts to proceed with protections in place to mitigate potentially significant environmental impacts.

The final action is related to determining California Environmental Quality Act exemptions on the above-mentioned actions.

Discussion:

The Calle Real Campus Master Plan utilizes data collected and analyzed from facility condition assessments, market research, departmental interviews, departmental growth 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 campus. The conceptual plan outlines the potential phased implementation strategy, estimated timeline for implementation and projected financial impacts for redevelopment of the campus. The Master Plan employs a new vision for the Campus which optimizes departmental and operational synergies, replaces buildings beyond their useful life, determines efficient use of campus land, and allows for integration of modern, energy efficient technology and sustainable building concepts creating an improved environment for constituents and employees on campus.

The Calle Real Campus Master Plan proposes the build-out duration of 25 years. The Rough Order of Magnitude at completion of the Master Plan in 2022 was \$402,875,011.00 hard cost with at 15% design contingency (excludes escalation, furniture, fixtures and equipment).

The recommended actions do not obligate the County to fund any master plan projects. Each proposed project will be reviewed and considered individually at the appropriate time.

The Design and Development Standards provide the vision, intent, use parameters, suggested specifications (material, size limitations, type, performance expectations, etc.), character, guidelines and requirements for the buildings and exterior environments within the 300-acre Calle Real Campus Program Site. These Standards consistently communicate the County's planning and design principles

to internal stakeholders, outside agencies, design consultants, and contractors with the potential to apply across all County campuses.

The legal and environmental protections provided through California Environmental Quality Act by completing the environmental review process commence only after the Calle Real Campus Master Plan Program, series of related projects analyzed in the environmental review, is approved and the final environmental impact report (EIR) is certified.

The Calle Real Campus Environmental Impact Report is intended to:

- Inform decision-makers within the County, stakeholders and the public about the potential cumulative environmental impacts of the proposed Calle Real Campus Master Plan Program.
- Identify ways to minimize the impacts through mitigation measure strategies for the entire program.
- Compare the proposed Calle Real Campus Master Plan program to alternative solutions for achieving the same project objectives, while also potentially avoiding or lessening significant environmental impacts.

The potentially significant impacts requiring mitigation as stated in the Final Environmental Impact Report for the Calle Real Campus Master Plan are as follows:

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

The Environmental Impact Report does not have an expiration. However individual projects in the program, once project level details are defined, shall be compared to the data evaluated within the Program Environmental Impact Report to determine whether further California Environmental Quality Act analysis, or updates to the Environmental Impact Report, are necessary.

The Final Environmental Impact Report is largely program level, meaning that the individual project details in the Calle Real Campus Master Plan Program are limited at the time of the California Environmental Quality Act analysis and require some level of assumption to evaluate. The County Public Works Department's Materials Processing and Sorting project and Phase 1 of the Calle Real Campus Master Plan was reviewed at a project level for the purposes of the Environmental Impact Report.

Background:

The County's Calle Real Campus (Campus) encompasses approximately 300 acres in the unincorporated area of Santa Barbara County between the Santa Barbara and Goleta city limits. Between 1910, when the County purchased the Campus, and the 2000's, the County developed the Campus, constructing buildings to support County services using an ad hoc development strategy.

In 2019, the County contracted with M. Arthur Gensler Jr. and Associates, Inc. (Gensler) to develop a long-range Master Plan for the Campus that supports the County's future vision for the land and County services offered.

The Calle Real Campus Master Plan was presented to the Board on September 13, 2022 to receive and file the document for record. At that time, General Services was directed to pursue a Program Environmental Impact Report (EIR) to evaluate the environmental impacts associated with the conceptual redevelopment of the Campus as described within the long-range Master Plan.

On November 7, 2022, a Request for Qualifications (RFQ), was released for interested environmental firms to guide the County through the EIR process.

UltraSystems Environmental Incorporated (UltraSystems) was determined to be the most qualified out of two (2) responses received and awarded a Professional Services Agreement (PSA) on March 21, 2023. The environmental process was led by UltraSystems with the County of Santa Barbara as Lead Agency. The entirety of the Calle Real Campus Master Plan and proposed redevelopment is included in this environmental review.

The environmental review process began in April 2023 with data collection, followed by the development and public release of the Notice of Preparation and Initial Study on October 23, 2023. The public review and comment period of these documents was open from October 23 to December 8, 2023.

A Public Scoping Meeting was held in-person and virtually on Wednesday, November 8, 2023, to explain:

- The information contained in the Initial Study.
- The environmental review process.
- The projects proposed on the Calle Real Campus.

In June 2024, concurrently with the ongoing environmental impact report process, the County released a Request for Qualifications for planning consultants to develop the Calle Real Campus Design and Development Standards.

In October 2024, Hellmuth, Obata & Kassabaum, Inc. was found to be the most qualified and awarded a Professional Services Agreement to develop the standards. Focus group meetings were held between October 2024 and March 2025 with several County departments including General Services, Planning & Development and Public Works.

The Notice of Availability and Draft Environmental Impact Report was released to the public on October 18, 2024. The public comment period was open from October 18 to December 6, 2024. A public hearing was held to present and discuss the findings of the Draft Environmental Impact Report in-person and virtually on Wednesday, November 20, 2024.

Public comments and responses were incorporated into the Final Environmental Impact Report between December 9, 2024 and March 2025.

Internal County review, UltraSystem's quality control review and issuance of the Final Environmental Impact Report was completed in April 2025.

The Calle Real Campus Design and Development Standards were completed on April 18, 2025.

Fiscal and Facilities Impacts:

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The funding for the Calle Real Campus Master Plan was included in the Capital Outlay Fund 30, Project No. 8805 budget between Fiscal Year 2019-20 and Fiscal Year 2022-23.

The Calle Real Campus Design and Development Standards Project is included in the Fiscal Year 2024-25 Capital Outlay Fund 30, Project No. 23014 budget.

The Calle Real Campus Master Plan Environmental Impact Report Project is included in the Fiscal Year 2024-25 Capital Outlay Fund 30, Project No. 21010 budget.

There are no fiscal or facilities impacts associated with the recommended actions. Fiscal and facility impacts associated with projects identified in the Calle Real Master Plan will be determined at the time of project approvals and the adoption of the mitigation monitoring and reporting program.

Special Instructions:

Provide one (1) duplicate, stamped and certified copy of the Final Calle Real Campus Master Plan Environmental Impact Report, one (1) duplicate of the Design and Development Standards and one (1) stamped copy of the Minute Order to Ashton Ellis, Project Manager, General Services Department, 260 N. San Antonio Road, 2nd Floor Capital Project Division, Santa Barbara, CA 93110.

Attachments:

Attachment A – Calle Real Campus Master Plan

Attachment B – Calle Real Campus Design and Development Standards

Attachment C – Final Environmental Impact Report for the Calle Real Campus Master Plan

Attachment D – Technical Appendices of the Final Environmental Impact Report for the Calle Real Campus Master Plan

Attachment E – California Environmental Quality Act Findings of Fact for the Calle Real Campus Master Plan Final Environmental Impact Report

Attachment F – California Environmental Quality Act Notice of Exemption: Calle Real Campus Master Plan and Calle Real Campus Design and Development Standard

Contact Information:

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