CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970

INITIAL STUDY OF
ACQUISITION OF CATHEDRAL OAKS SCHOOL
AND CONVERSION TO USE AS
AN ADULT EDUCATION CENTER

Santa Barbara City College
721 Cliff Drive
Santa Barbara, CA 93109

Santa Barbara Community College District
November 3, 1978

Prepared by
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Administrative Assistant
to the
Superintendent/President

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INTRODUCTION AND GENERAL DESCRIPTION

The Santa Barbara Community College District proposes to acquire Cathedral Oaks School, at 300 North Turnpike Road, from the Goleta Union School District and to convert the facility from an elementary school (K-6) to an Adult Education Center. It is planned to provide both credit and non-credit instruction at the site.

The buildings will be used essentially as is. No new structures are to be built. Some minor remodelling will be done. Restrooms will be modified to meet current handicapped standards. Some wiring changes will be required to accommodate the electrical equipment to be used in the proposed instructional program.

Because of the increase in the number of adults coming to the center, there will be a need for increased off-street parking. It is planned to provide approximately 250 new parking spaces in addition to the 50 already there.

PLANNED USE

The existing facility consists of six permanent buildings—a multitorium, an administrative center, and four classroom buildings housing 18 classrooms. It is planned to move all activities now carried on at 302 E. Montecito Street to this new site. The administrative offices and the Skills Center program at Montecito Street will occupy the administrative building (E on attached sketch). Apprenticeship classes, now held at Montecito Street, will occupy six classrooms.

The remainder of the classrooms will be used during day and evening for college credit and adult non-credit classes. Selection of these classes will be based upon local demand as evidenced by input solicited from Goleta Valley residents. Classes will, for the most part be lecture-type classes, with a few laboratory classes in general crafts, fine arts, sewing/tailoring, and cooking. The multitorium (B on the sketch) will be used for physical education and movement classes and larger lecture series.

It is planned to convert the asphalt playground at the rear of the facility (D on the sketch) to off-street parking. In addition, an approximately one-acre grassy area (K) will be developed for parking. Access to these parking areas will be via a two-way access road along the south edge of the property as shown on the sketch. Parking areas and the access road will be lighted at night while classes are in session.
ENVIRONMENTAL EFFECTS AND MITIGATION MEASURES

Use of the facility as an adult education center will produce several potential environmental effects that need to be considered. The adult clientele will be arriving in automobiles in much greater proportion than elementary school children, and they will be attending classes throughout the evening hours Monday through Thursday until ten o'clock.

Without provision for additional off-street parking this could cause considerable impact by on-street parking of automobiles on adjacent streets, especially Winding Way and La Gama Way. Typical parking ratios for college campuses are one stall for each 2.5 to 3 full-time equivalent student. This ratio is not adequate for a program of the type proposed for this site, since virtually all students are part-time. A ratio of two parking stalls for each three students is assumed.

It is estimated that the maximum number of persons using the facility at any time will be about 500. This would indicate 333 parking spaces are needed to accommodate peak capacity. Current plans call for about 300 spaces, so there will be a potential for some occasional parking spillover onto adjacent streets at peak periods. Most of the new parking areas proposed will be in the rear of the facility and invisible from the street. About half of this area is already covered with asphalt for a playground. The new access road, although not now paved, is used as a service drive to get to the rear of the facility. Drainage patterns will be unaffected.

There will an increase in traffic to and from the facility. However, the scheduling of classes will be such that this increase will not occur when peak loads from other sources occur. Daytime classes start on a staggered schedule at 9:00, 9:30, and 10:00 a.m. and will finish on a staggered schedule at 3:00, 3:30, and 4:00 p.m. Thus, student daytime traffic will not be concentrated at any one time and will occur at times other than the normal "rush hours" at 8:00 a.m. and 5:00 p.m. Evening classes will start at 7:00 and 7:30 and will be over at 9:00, 9:30, and 10:00 p.m.

The effects of vehicular noise and lighting glare on surrounding areas will be minimized by adding plantings along the south lot line and by screening light fixtures so as to direct lighting inward toward the center rather than toward neighboring structures. The facility is located on Turnpike Road, a major north-south artery and within a half-block of U. S. 101 freeway and commercial development along Calle Real. Therefore, it is not expected that noise and glare will increase significantly.

A bus turn-around will be provided in front of the school and negotiations are under way with the Metropolitan Transit District to provide bus service. It now appears that daytime service will be provided but that late evening service will not be feasible.

The educational programs proposed for this site will not be an expansion of programs in the District. All programs and classes to be held at this center are being moved from other sites in the District. With the possible exception of the Skills Center and apprentice programs being moved from Montecito Street, all programs will be particularly responsive to the educational needs of residents of the Goleta Valley. Current programs at Montecito Street...
also draw significant numbers of people from Goleta. Thus, persons from Goleta who are now or would in the future travel into Santa Barbara will be expected to travel a lesser distance for these services. This may be expected to effect some overall saving in gasoline and create less air pollution from vehicular exhaust.

Since there is no expansion of the programs of the District, there should be no net increase in consumption of resources such as electricity and water. Because of paving over of some of the grassy area, water consumption for landscaping will probably decrease.

LOCATION AND NEIGHBORHOOD

The site is located at 300 N. Turnpike Road. This is about one-half block north of Calle Real, the frontage road for U. S. 101 freeway. For the most part, development along Calle Real is commercial and the school site lies along the north side of this commercial development. East of the site is an avocado grove, and to the north are single family homes. Across Turnpike Road, development is all in single-family residences along Turnpike Road, Winding Way, and La Gana Way.

RECOMMENDED NEGATIVE DECLARATION

Because the potentially adverse environmental effects in this project will be mitigated by the measures described above, staff believes that there will be no significant effects on the environment and, therefore, recommends that a Negative Declaration be issued for this project.
Appendix H
ENVIRONMENTAL INFORMATION FORM
(To be completed by applicant)

Date Filed ___________________________

GENERAL INFORMATION

1. Name and address of developer or project sponsor: Santa Barbara City College

2. Address of project: 300 N. Turnpike Road, Santa Barbara, CA
   Assessor's Block and Lot Number 67-230-10

3. Name, address, and telephone number of person to be contacted concerning this project: Burton E. Miller, Santa Barbara City College, 721 Cliff Drive, Santa Barbara, CA 93109 (805) 965-0581

4. Indicate number of the permit application for the project to which this form pertains: __________________________

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: __________________________

6. Existing zoning district: __________________________

7. Proposed use of site (Project for which this form is filed): Adult Education Center

PROJECT DESCRIPTION

8. Site size: 9.72 acres
9. Square footage: __________________________
10. Number of floors of construction: One
11. Amount of off-street parking provided: __________________________
12. Attach plans:
13. Propose scheduling:
14. Associated projects: None
15. Anticipated incremental development: None
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.
17. If commercial, indicate the type, whether neighborhood, city or regionally orient-
ed, square footage of sales area, and loading facilities.
18. If industrial, indicate type, estimated employment per shift, and loading facilities.
19. If institutional, indicate the major function, estimated employment per shift, es-
timated occupancy, loading facilities, and community benefits to be derived from the project.
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

YES NO
X   21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.
X   22. Change in scenic views or vistas from existing residential areas or public lands or roads.
X   23. Change in pattern, scale or character of general area of project.
YES  NO

24. Significant amounts of solid waste or litter.
25. Change in dust, ash, smoke, fumes or odors in vicinity.
26. Change in ocean, bay, lake, stream or ground water quality or quantity,
or alteration of existing drainage patterns.
27. Substantial change in existing noise or vibration levels in the vicinity.
28. Site on filled land or on slope of 10 percent or more.
29. Use of disposal of potentially hazardous materials, such as toxic
   substances, flammables or explosives.
30. Substantial change in demand for municipal services (police, fire, water,
   sewage, etc.).
31. Substantially increase fossil fuel consumption (electricity, oil, natural gas,
   etc.).
32. Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

33. Describe the project site as it exists before the project, including information on
    topography, soil stability, plants and animals, and any cultural, historical or scenic aspects.
    Describe any existing structures on the site, and the use of the structures. Attach photo-
    graphs of the site. Snapshots or polaroid photos will be accepted.
34. Describe the surrounding properties, including information on plants and animals
    and any cultural, historical or scenic aspects. Indicate the type of land use (residential,
    commercial, etc.), intensity of land use (one-family, apartment houses, shops, department
    stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach
    photographs of the vicinity. Snapshots or polaroid photos will be accepted.

CERTIFICATION: I hereby certify that the statements furnished above and in the
attached exhibits present the data and information required for this initial evaluation to
the best of my ability, and that the facts, statements, and information presented are true
and correct to the best of my knowledge and belief.

Date

(Signature)

(Note: This is only a suggested form. Public agencies are free to devise their own format
for initial studies.)

NOTE: Authority cited: Sections 21083 and 21087, Public Resources Code. Reference:
Sections 21000-21176, Public Resources Code.

History: 1. New Appendix H filed 10-8-75; effective thirtieth day thereafter (Register
    75, No. 40). Note: Order designates that compliance with this appendix is
    authorized but not mandatory before 1-1-77.
2. Amendment filed 2-2-78; effective thirtieth day thereafter (Register 78,
   No. 5).
Appendix I
ENVIRONMENTAL CHECKLIST FORM
(To be completed by Lead Agency)

I. BACKGROUND
1. Name of Proponent: Santa Barbara City College
2. Address and Phone Number of Proponent:
   721 Cliff Drive
   Santa Barbara, CA 93109
   Phone: (805) 965-0581
3. Date of Checklist Submitted: 11-9-78
4. Agency Requiring Checklist: Santa Barbara Community College District
5. Name of Proposal, if applicable: Acquisition of Cathedral Oaks School and conversion to use as an Adult Education Center

II. ENVIRONMENTAL IMPACTS
(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

1. Earth. Will the proposal result in:
   a. Unstable earth conditions or in changes in geologic substructures?
   b. Disruptions, displacements, compaction or overcovering of the soil?
   c. Change in topography or ground surface relief features?
   d. The destruction, covering or modification of any unique geologic or physical features?
   e. Any increase in wind or water erosion of soils, either on or off the site?
   f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?
   g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

2. Air. Will the proposal result in:
   a. Substantial air emissions or deterioration of ambient air quality?
   b. The creation of objectionable odors?
   c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

3. Water. Will the proposal result in:
   a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?
   b. Changes in absorption rates, drainage patterns or the rate and amount of surface water runoff?
   c. Alterations to the course or flow of flood waters?
   d. Change in the amount of surface water in any water body?
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<th><strong>YES</strong></th>
<th><strong>MAYBE</strong></th>
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4. **Plant Life.** Will the proposal result in:
   a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?
   b. Reduction of the numbers of any unique, rare or endangered species of plants?
   c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?
   d. Reduction in acreage of any agricultural crop?

5. **Animal Life.** Will the proposal result in:
   a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?
   b. Reduction of the numbers of any unique, rare or endangered species of animals?
   c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?
   d. Deterioration to existing fish or wildlife habitat?

6. **Noise.** Will the proposal result in:
   a. Increases in existing noise levels?
   b. Exposure of people to severe noise levels?

7. **Light and Glare.** Will the proposal produce new light or glare?

8. **Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area?

9. **Natural Resources.** Will the proposal result in:
   a. Increase in the rate of use of any natural resources?
   b. Substantial depletion of any nonrenewable natural resource?

10. **Risk of Upset.** Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?

12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?

13. Transportation/Circulation. Will the proposal result in:
   a. Generation of substantial additional vehicular movement?
   b. Effects on existing parking facilities, or demand for new parking?
   c. Substantial impact upon existing transportation systems?
   d. Alterations to present patterns of circulation or movement of people and/or goods?
   e. Alterations to waterborne, rail or air traffic?
   f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?

14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:
   a. Fire protection?
   b. Police protection?
   c. Schools?
   d. Parks or other recreational facilities?
   e. Maintenance of public facilities, including roads?
   f. Other governmental services?

15. Energy. Will the proposal result in:
   a. Use of substantial amounts of fuel or energy?
   b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:
   a. Power or natural gas?
   b. Communications systems?
   c. Water?
   d. Sewer or septic tanks?
   e. Storm water drainage?
   f. Solid waste and disposal?

17. Human Health. Will the proposal result in:
   a. Creation of any health hazard or potential health hazard (excluding mental health)?
   b. Exposure of people to potential health hazards?

18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? [X]  

20. Archeological/Historical. Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building? [X]  

   (a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? [X]  
   (b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) [X]  
   (c) Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) [X]  
   (d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? [X]  

III. DISCUSSION OF ENVIRONMENTAL EVALUATION  

IV. DETERMINATION  
(To be completed by the Lead Agency)  

On the basis of this initial evaluation:  

☐ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.  
[X] I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.  

☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.  

Date ___________________________  
(Signature) ______________________  

(Note: This is only a suggested form. Public agencies are free to devise their own format for initial studies.)  


History:  
1. New Appendix I filed 10-8-76; effective thirtieth day thereafter (Register 76, No. 41). Note: Order designated that compliance with this appendix is authorized but not mandatory before 1-1-77.  
2. Amendment filed 2-2-78; effective thirtieth day thereafter (Register 78, No. 5).