PROPOSED NEGATIVE DECLARATION
FOR
ACQUISITION OF GARFIELD SCHOOL
AND CONVERSION OF THE FACILITY
TO USE AS AN ADULT EDUCATION CENTER

Santa Barbara Community College District
October 9, 1980

Description:

Santa Barbara Community College District proposes to acquire the land and buildings known as Garfield School, at 310 W. Padre Street in the City of Santa Barbara (Assessor's Parcel Number 25-222-07) and to convert the facility to use as an Adult Education Center. Credit and non-credit classes will be offered from 9:00 A.M. to 10:00 P.M., Monday through Friday, and occasional special workshops will be offered on Saturdays. Modifications to the structures will be minimal involving rearrangements of office space only. The playground area will be converted to off-street parking to accommodate approximately 165 cars. Access to the parking area will be from Bath Street and either Los Olivos or Castillo Street. Parking lot lighting will be low intensity consistent with the residential nature of the neighborhood.

Determination of Significant Impact:

The principal environmental effects of this project have been addressed in the Initial Study. These are related to the fact that the adult clientele of the center will use personal automobiles to come and go. It is estimated that at peak usage there will be a maximum of 250-330 persons, both students and staff, at the facility, and that this will require 150-200 off-street parking spaces if it is not to impact the already stressed on-street parking situation.

Traffic flow will not be significantly impacted because classes will be scheduled at off-peak hours and will have staggered starting and ending times. Excellent bus service is available in the area through most of the day, and many students will be expected to walk, bicycle, or carpool to their classes.
Off-street parking will be adequate if not all rooms are used as classrooms simultaneously. At the present time, two rooms are planned to be used for theater storage. If these are later converted to classrooms, the district will attempt to negotiate for additional off-street parking with neighboring clinics and professional office facilities.

The proposed project will therefore not have a significant adverse impact on the environment.

Reasons for Finding of "No Significant Adverse Environmental Impact":

These findings are documented in the Initial Study on file in the Office of the Superintendent, Santa Barbara Community College District, 721 Cliff Drive, Santa Barbara. The staff has determined that there will be no significant adverse environmental impacts for the following reasons:

1. All potentially significant adverse impacts have been mitigated by measures described above and in the Initial Study.

2. This project does not constitute an increase of activities and programs now carried on by the district, but are merely a relocation of certain of these activities from an area which is severely impacted by parking problems.

Prepared By: Santa Barbara Community College District
721 Cliff Drive, Santa Barbara, CA 93109

The public hearing at which this proposed Negative Declaration will be presented for public comment will be held at 4:00 P.M., October 23, 1980, in Room A-211, Administration Building, Santa Barbara City College, 721 Cliff Drive, Santa Barbara, CA.
CALIFORNIA ENVIRONMENTAL QUALITY
ACT OF 1970

INITIAL STUDY OF THE ACQUISITION
OF GARFIELD SCHOOL AND CONVERSION
OF THE FACULTY TO USE AS AN
ADULT EDUCATION CENTER

SANTA BARBARA CITY COLLEGE
721 Cliff Drive
Santa Barbara, CA 93109

SANTA BARBARA COMMUNITY COLLEGE DISTRICT
September 30, 1980

Prepared By
Burton P. Miller
Administrative Assistant to the Superintendent-President
INITIAL STUDY OF THE
ACQUISITION OF GARFIELD SCHOOL
AND CONVERSION OF THE FACILITY
TO USE AS AN ADULT EDUCATION CENTER

INTRODUCTION AND DESCRIPTION

The Santa Barbara Community College District proposes to acquire Garfield School, 310 W. Padre Street, Santa Barbara, from the Santa Barbara 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. This center will replace the one now operated by the district at 914 Santa Barbara Street in downtown Santa Barbara, and the activities to be carried on at the new site are essentially the same as those now taking place downtown.

In addition to instructional activities, the facility will house a small administrative support staff, and it is planned to use some floor space for long-term storage of supplies.

The buildings will be used essentially as is. No new construction or extensive remodeling is expected. There will be minor remodeling to rearrange office space.

Because the building is to be used by an adult clientele, there will be a need for off-street parking. It is planned to convert the playground area to a parking lot accommodating approximately 165 cars.

DESCRIPTION

The facility in question is located at 310 W. Padre Street. The immediately surrounding area is predominantly mixed residential with both single and multiple housing units. Zoning is R-3. One block north of the school the zoning changes to C-0. There has been considerable development in that area which surrounds Santa Barbara Cottage Hospital. Most of this development consists of medical professional offices and clinics, the principal one being Sansum Clinic on W. Pueblo Street. Immediately south of the school zoning changes to R-4.
The school consists of one main building containing ten classrooms, cafeteria, auditorium, offices, and restrooms, and three woodframe out buildings. The remainder of the 3.27-acre property is either landscaped in shrubbery and grass or covered with asphalt.

The college plans to use the facility primarily as an Adult Education Center. It will replace the facility at 914 Santa Barbara Street which is to be sold. The instructional activities proposed for the site are essentially those non-credit classes now conducted at the Santa Barbara Street location. These include lecture and laboratory classes in crafts, fine arts, languages, literature and home economics. A few credit classes may be offered at the new site if studies indicate that sufficient demand exists for such off-campus classes. These will be lecture-type classes which do not require expensive special equipment. The auditorium is planned to be used for larger lecture classes, and possibly studio theater.

The largest of the wood frame buildings, consisting of rooms 12 and 13, is planned to be used for storage of theater equipment and materials if sufficient parking can be provided without removing this building. If necessary, this building can be removed to provide off-street parking. At some time in the future it may also be used for classrooms.

The two smaller wood frame buildings will be used for storage of supplies for the district. In addition, the cafeteria will be converted to storage and office space, and the present kitchen will become additional classroom space. Thus, there are potentially ten to thirteen classrooms in addition to the auditorium.

The school will be converted to its planned use with minimal remodeling. Some interior rearrangements of floor space may be required for office areas, but classrooms will be used as is.

It is planned to convert the asphalt playground at the rear (north site) of the facility to off-street parking. Access to this parking area will be via entrances and exits on Bath Street and either Castillo Street or Los Olivos Street.
ENVIRONMENTAL EFFECTS

The only aspects of this project which have potentially significant environmental impacts relate to the use of automobiles to get to and from the facility. In particularly, on-street parking in the area is already a serious problem with both sides of most streets heavily used by residents, employees, and clients for parking. Since the staff and students of the Adult Education program are adults, it is to be expected that many of them will use personal cars to get to and from classes.

If it is assumed that the classes are roughly half lecture and half laboratory, with maximum enrollments of 25 and 20, respectively, and that the auditorium would accommodate an audience of 75, the maximum usage of the facility would be 300-365 persons, depending upon whether rooms 12 and 13 are used as classrooms or used for other purposes.

Rarely, if ever, will the facility be used at its maximum possible capacity. Rather, a reasonable upper limit is that attendance will be about 75 percent of maximum or 225-300 persons because of under-enrollment, attrition, and absenteeism. In addition there is an administrative staff of 18 and a faculty at any given time of up to 13. Thus, there may be, at any one time, as many as 250 to 330 persons on site.

Several factors tend to mitigate the potential effects of this influx of people.

The City Traffic Department has stated that the adjacent streets, although currently heavily used for parking, are not near capacity in terms of traffic flow. The only exception is Mission Street, which at peak hours is now approaching its maximum capacity. Flow of traffic on Mission will soon be facilitated by the installation of planned traffic lights at the Bath and Castillo Street intersections. US 101 Freeway, which could be used by some as an access route to the center is very heavily used between Mission and La Cumbre Road.

Although US 101 and Mission Streets have peak traffic loads that are near capacity, these peaks occur at periods when use of the Adult Education Center will be minimal, i.e., between 7:00 and 9:00 A.M. and between 4:00 and 6:00 P.M. Daytime classes at the Adult Education Center will be scheduled to begin at 9:00 and 10:00 A.M., ending at noon and at 1:00 and 2:00 P.M., ending at 4:00 P.M. Thus, whatever impact this project generates on these thoroughfares
will take place after the morning peak and before the evening peak. Also by staggering the starting times of classes, the effect will be dispersed throughout the off-peak hours. On Fridays, when there may be exceptionally heavy tourist traffic on US 101, there will be significantly fewer classes. Evening classes will also be staggered, starting at 7:00 and 7:30 P.M., after the peak hours, and ending at 9:30 and 10:00 P.M.

Staff hours are also staggered so that not all staff members will be arriving or leaving at the same time. Administrative staff hours generally do not coincide with the starting and ending classes.

There are other factors that tend to mitigate the potential traffic effects of this project. The Metropolitan Transit District has two routes (3 and 23) running along Bath Street past the facility, providing each service until 9:30 P.M. The facility is located in an area that is still basically residential so that many students might be expected to walk. Plans are progressing to extend the Modoc Road bikeway along Mission Street to Castillo and Bath Streets, thence downtown which will encourage the use of bicycles.

The bikeway project will also convert Castillo and Bath Streets to one-way streets from Mission Street south and restrict parking on these streets which should greatly facilitate traffic flow along these streets. Finally, it is common for two or more friends to enroll in these classes together so that a certain amount of car pooling can be expected to take place.

In estimating the number of automobiles coming to and from an Adult Education Center, it is common for the college to assume two cars for every three persons. Considering all of the above factors, this seems like a safe assumption to use for this project. Thus, one might expect a maximum of 150 to 200 student cars (depending on the use of Rooms 12 and 13) and 30 staff cars at any given time.

The district plans to convert the entire playground area north of the school to off-street parking. A preliminary estimate by an engineering consultant indicates that, at 400 square feet per space, this area will accommodate 160 spaces without removal of any of the present structures. It is
estimated that restriction of 15-20 percent of these spaces to compact cars will increase the number of spaces to at least 165. This is adequate to handle the student needs if all rooms are not in use simultaneously. At the relatively few times when all rooms including 12 and 13 are in use, there may be a shortage of available off-street parking. These occasions, based on long past experience, will occur in the evenings when on-street parking is less in demand by employees and visitors at nearby clinics and professional offices. It is possible also that arrangements can be made with owners of other nearby parking lots to share their lots during evening hours.

A separate parking area will be provided on the Castillo Street side of the property for staff. This will extend from about the present Kindergarten room to the north lot line, and will be screened from the view of neighbors. It will be entered off Castillo Street. This entrance will also be used by vehicles picking up or delivering materials stored at the site. These vehicles will be small trucks and/or vans only and will make infrequent trips.

Lighting for all parking areas will be low intensity and directed so as not to be offensive to neighboring properties.

The main entrance and exit to the student parking area will be on Bath Street. It is planned to have an entrance/exit at one other street (either Los Olivos or Castillo) pending discussions yet to take place with Sansum Clinic which has announced plans to put parking in a lot directly north of the school property and along an existing alley to Los Olivos Street.

The possible impact of this project on the free passage of emergency vehicles to Santa Barbara Cottage Hospital has been discussed with the Santa Barbara Fire Department. The SBFD sees no problems arising from the project and has further discussed the matter with 911 Emergency Services, Inc., ambulance company who also saw no significant adverse impact.

It should also be noted that this project will remove the majority of the College's downtown Adult Education activity from the downtown area where there is a very severe parking problem. The downtown center has insufficient parking for staff and no parking for students. During the daytime, students must park on the street or in municipal parking lots. In the evening the situation is relieved somewhat by use of private lots in the vicinity and by
the reduced demand for municipal and on-street parking by downtown shoppers and employees. This move should constitute a significant mitigation of parking congestion in the vicinity of Santa Barbara, Carrillo, and Canon Perdido Streets, and, because of the measures described above, will have only minimal impact on the Garfield School neighborhood.

In view of the above considerations, a Negative Declaration is recommended.
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 Community College District
2. Address of project: 310 W. Padre St., Santa Barbara 93105
3. Assessor's Block and Lot Number: 25-222-07
4. Name, address, and telephone number of person to be contacted concerning this project: Burton P. Miller, Santa Barbara City College, 721 Cliff Drive, Santa Barbara, CA 93109 (805) 965-0581
5. Indicate number of the permit application for the project to which this form pertains: ________________________________
6. 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:
   __________________________________________
   __________________________________________
   __________________________________________
7. Proposed use of site (Project for which this form is filed): Adult Education Center

PROJECT DESCRIPTION

8. Site size: 3.27 acres
9. Square footage: 22,789 (existing)
10. Number of floors of construction: one
11. Amount of off-street parking provided: Approx. 165 spaces
12. Attach plans.
13. Propose scheduling.
14. Associated projects: None
15. Anticipated incremental development:
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N/A
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: N/A
18. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: Adult Education, maximum occupancy approx. 250, Staff 20-30
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
   ______    ______
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 photographs 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  9/30/80

(Signature)

For ____________________________

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


History: 1. New Appendix H filed 10-8-76, effective thirtieth day thereafter (Register 76, 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 Community College District
2. Address and Phone Number of Proponent:
   721 Cliff Drive
   Santa Barbara, CA 93109
   (805) 599-0581
3. Date of Checklist Submitted  9/30/80
4. Agency Requiring Checklist  Santa Barbara Community College District
5. Name of Proposal, if applicable  Acquisition of Garfield School and Conversion to Use as an Adult Education Center to replace 914 Santa Barbara Street

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 sub-
      structures?  YES MAYBE NO  X
   b. Disruptions, displacements, compaction or overcovering
      of the soil?  X
   c. Change in topography or ground surface relief features?  X
   d. The destruction, covering or modification of any unique
      geologic or physical features?  X
   e. Any increase in wind or water erosion of soils, either on or
      off the site?  X
   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?  X
   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?  X
   b. The creation of objectionable odors?  X
   c. Alteration of air movement, moisture or temperature, or
      any change in climate, either locally or regionally?  X

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?  X
   b. Changes in absorption rates, drainage patterns or the rate
      and amount of surface water runoff?  X
   c. Alterations to the course or flow of flood waters?  X
   d. Change in the amount of surface water in any water body?  X
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?
   --- X

f. Alteration of the direction or rate of flow of ground waters?
   --- X

g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?
   --- X

h. Substantial reduction in the amount of water otherwise available for public water supplies?
   --- X

i. Exposure of people or property to water related hazards such as flooding or tidal waves?
   --- X

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)?
      --- X
   b. Reduction of the numbers of any unique, rare or endangered species of plants?
      --- X
   c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?
      --- X
   d. Reduction in acreage of any agricultural crop?
      --- X

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)?
      --- X
   b. Reduction of the numbers of any unique, rare or endangered species of animals?
      --- X
   c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?
      --- X
   d. Deterioration to existing fish or wildlife habitat?
      --- X

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

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

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

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

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?
    --- X
11. **Population.** Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?  
   - **YES**  
   - **MAYBE**  
   - **NO**  

12. **Housing.** Will the proposal affect existing housing, or create a demand for additional housing?  
   - **YES**  
   - **MAYBE**  
   - **NO**  

13. **Transportation/Circulation.** Will the proposal result in:  
   - a. Generation of substantial additional vehicular movement?  
      - **NO**  
   - b. Effects on existing parking facilities, or demand for new parking?  
      - **NO**  
   - c. Substantial impact upon existing transportation systems?  
      - **NO**  
   - d. Alterations to present patterns of circulation or movement of people and/or goods?  
      - **NO**  
   - e. Alterations to waterborne, rail or air traffic?  
      - **NO**  
   - f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?  
      - **YES**  

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?  
      - **NO**  
   - b. Police protection?  
      - **NO**  
   - c. Schools?  
      - **NO**  
   - d. Parks or other recreational facilities?  
      - **NO**  
   - e. Maintenance of public facilities, including roads?  
      - **NO**  
   - f. Other governmental services?  
      - **NO**  

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

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

17. **Human Health.** Will the proposal result in:  
   - a. Creation of any health hazard or potential health hazard (excluding mental health)?  
      - **NO**  
   - b. Exposure of people to potential health hazards?  
      - **NO**  

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?  
   - **NO**
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

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


(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?

(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.)

(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.)

(d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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.

☐ 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 9/30/80

(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).