



**DRAFT
MITIGATED NEGATIVE DECLARATION**

**VIAL REAL HOTEL
4110 Vial Real, Carpinteria, CA 93013**

Development Plan / Coastal Development Permit

Project 16-1822-DP/CDP

Applicant:

Kush Nathu, RAM Hotels
PO Box 52098
Amarillo, TX 79159
(806) 683-0163 / kush@ramhotels.net

Public Review Dates:

October 17, 2022 until November 16, 2022 at 5:00 p.m.

**Environmental Review Committee (ERC) Meeting
November 1, 2022 at 4:00 p.m.
Carpinteria City Hall- Council Chambers
5775 Carpinteria Avenue
Carpinteria, CA 93013**

Contact:

**Nick Bobroff, Principal Planner
Community Development Department
City of Carpinteria
805-755-4407 / nickb@carpinteriaca.gov**

**NOTICE OF AVAILABILITY OF
DRAFT MITIGATED NEGATIVE DECLARATION
FOR THE PROPOSED VIA REAL HOTEL PROJECT
4110 VIA REAL, CARPINTERIA, CA 93013**

Date of this Notice: October 17, 2022

PROJECT 16-1822-DP/CDP

Project Description: RAM Hotels proposes to construct and operate a 72-guestroom hotel on a 2.6-acre site. An existing single-story 5,678 square foot church building and all associated improvements would be demolished and removed to accommodate the proposed project. The new two-story hotel would have a building footprint of 22,460 square feet and a total square footage of 44,191 square feet. Maximum height of the hotel would vary from 21 feet 10 inches to 25 feet, measured from the new finished grade to the top of the roof parapet. The hotel building would include a fitness center, business center, breakfast area, meeting room, outdoor pool and outdoor garden patio. The hotel would also include typical support and back-of-house services. Twelve employees are anticipated to be required to operate the hotel during every eight-hour shift.

The project would be served by a single driveway, accessed from Via Real, and located at the southeastern corner of the property. A 77-space surface parking lot and two loading zones would serve the project. The project includes new site landscaping, lighting, and hardscape throughout the site. A new masonry perimeter wall would be constructed along the side and rear property lines. An existing separate paved private driveway easement located along the west side of the property is proposed to remain, and is not part of the proposed project.

The project requires earthwork and grading (estimated at 4,700 cubic yards of cut; 2,900 cubic yards of fill; net export of 1,800 cubic yards of cut) in order to establish a level building pad, meet flood zone requirements and address site drainage needs. Onsite stormwater improvements include the use of pervious concrete paving in parking areas, used of distributed landscaped retention basins around the building perimeter, and expansion and improvement of a landscaped stormwater detention basin located along the project's frontage.

An existing man-made drainage feature located near the westerly boundary of the property is proposed to be protected in place and enhanced as riparian habitat, including a 50-foot protective buffer. A separate area of riparian woodland located along the northern (rear) property line would also be protected in place.

Proposed utility improvements anticipated as part of the project include installation of a new eight-inch water line along the east side of the property to connect to existing main lines in Via Real and Trieste Lane (north of the project site). New water meters and connections for the building, irrigation system and fire protection system would tie the

proposed hotel into the new water line. A new fire hydrant would be installed at the rear northeast corner of the hotel. A new eight-inch sewer line would be extended through the east side of the property and up Trieste Lane, connecting to an existing main line on Venice Lane (north of the project site). A new underground sewer pump station would be placed at the northeast corner of the hotel's parking lot, underneath a parking space. An existing sewer pump house and force main would be removed from the site during demolition.

Proposed offsite and frontage improvements include reconstruction the driveway curb cut and apron at the project entrance, new street lane striping to allow for left-turn movements and re-striping the bicycle lane across the project frontage.

Project Location: The proposed Via Real Hotel project is located at 4110 Via Real, Carpinteria, CA 93013; Assessor's Parcel Number (APN): 004-017-022

Comments: The City of Carpinteria Community Development Department is soliciting comments on the adequacy and completeness of the analysis and proposed mitigation measures described in the Draft Mitigated Negative Declaration (MND). You may comment on the Draft MND by providing testimony at the Environmental Review Committee (ERC) meeting on November 1, 2022 at 4:00 p.m. to be held in the Council Chambers at Carpinteria City Hall, 5775 Carpinteria Avenue, and/or submitting written comments prior to the close of the comment period on November 16, 2022 at 5:00 p.m.

Environmental Impacts: The Community Development Department has prepared an MND pursuant to the requirements of the California Environmental Quality Act (CEQA), Public Resources Code §21000 et seq., the State CEQA Guidelines, 14 CCR §15000 et seq., and the City of Carpinteria Guidelines for the Implementation of CEQA. The MND identifies and discusses potential impacts, mitigation measures, residual impacts and monitoring requirements for identified subject areas. The MND finds the potential for significant environmental impacts related to Aesthetics; Agricultural and Forestry Resources; Biological Resources; Cultural Resources; Geology and Soils; Hydrology and Water Quality; Land Use and Planning; Noise; and Tribal Cultural Resources, and requires mitigation measures to reduce the impacts to less than significant levels.

Document Availability: The MND and all documents referenced therein are available for a 30-day public review and comment period commencing on October 17, 2022, and may be accessed on the City's website* at:

<https://carpinteriaca.gov/city-hall/city-clerk/agendas/>

(*scroll to "Environmental Review Committee" section towards the bottom of the page)

A copy of the MND is also available at Carpinteria City Hall at 5775 Carpinteria Avenue, Carpinteria, CA 93013 and at the Carpinteria Branch Library at 5141 Carpinteria Avenue, Carpinteria, CA 93013.

How to Comment: Please provide written comments to Nick Bobroff, Principal Planner, Community Development Department, at 5775 Carpinteria Avenue, Carpinteria, CA 93013 or by email at: nickb@carpinteriaca.gov no later than 5:00 p.m. on November 16,

2022. Separate notice of the dates of future public hearings to consider the MND and project approval will be provided.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the Community Development Department by email at lorenae@ci.carpinteria.ca.us or by phone at 755-4410 or the California Relay Service at (866) 735-2929. Notification two business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

Date: October 10, 2022

Signature:  _____

Title: Community Development Director

Telephone: (805) 755-4414

Email: steveg@carpinteriaca.gov