

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH#** [Click here to enter text.](#)

Project Title: Via Real Hotel  
 Lead Agency: City of Carpinteria Contact Person: Nick Bobroff, Principal Planner  
 Mailing Address: 5775 Carpinteria Avenue Phone: 805-755-4407  
 City: Carpinteria Zip: 93013 County: Santa Barbara

**Project Location:** County: Santa Barbara City/Nearest Community: Carpinteria  
 Cross Streets: Via Real / Santa Monica Road Zip Code: 93013  
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 24 ' 20.23 " N / 119 ° 32 ' 05.1 " W Total Acres: 2.6  
 Assessor's Parcel No.: 004-017-022 Section: S31 Twp: T4N Range: R24W Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy#: US 101, SR 192 Waterways: Carpinteria Salt Marsh; Pacific Ocean; Santa Monica Creek  
 Airports: \_\_\_\_\_ Railways: UPRR Schools: Aliso Elementary School  
0.5 miles distance)

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec  (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial Sq. ft. 44,191 Acres 2.6 Employees 12  Mining: Mineral \_\_\_\_\_  
 :  
 Industrial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational [Click here to enter text.](#)  Hazardous Waste: Type \_\_\_\_\_  
 :  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Present Land Use/Zoning/General Plan Designation:**

The project site has a General Plan/Coastal Land Use Plan designation of General Commercial (GC), and a zoning designation of Commercial Planned Development with a Residential Overlay (CPD/R). The property is also subject to the Coastal Appeals (CA) and Flood Hazard (FH) Overlay districts.

**Project Description:** *(please use a separate page if necessary)*

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, meeting flood zone requirements and address site drainage needs. Onsite stormwater improvements include the use of pervious concrete paving in parking areas, use 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 side of the property to connect to existing main lines in Via Real and Trieste Lane. 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 through Trieste Lane, connecting to an existing main line on Venice Lane. 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 land striping to allow for left-turn movements and re-striping the bicycle lane across the project frontage.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".

If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # <u>5</u>	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>3</u>
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mtns. Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mtns. Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>5</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry and Fire Protection, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

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### Local Public Review Period (to be filled in by lead agency)

Starting Date October 17, 2022 Ending Date November 16, 2022

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Elevated Entitlements</u>	Applicant: <u>RAM Hotels, Attn: Kush Nathu</u>
Address: <u>280 E. Thousand Oaks Blvd, Suite H</u>	Address: <u>PO Box 52098</u>
City/State/Zip: <u>Thousand Oaks, CA 91360</u>	City/State/Zip: <u>Amarillo, TX 79159</u>
Contact: <u>Kevin Kohan, Principal Planner</u>	Phone: <u>(806) 683-0163</u>
Phone: <u>(805) 232-4383</u>	

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Signature of Lead Agency Representative:  Date: 10/10/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.