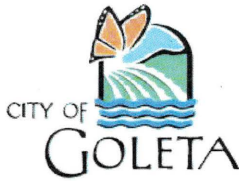


MAY 28 2020

STATE CLEARINGHOUSE



**NOTICE OF PREPARATION
FOR A DRAFT ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF SCOPING MEETING
BY THE ENVIRONMENTAL
HEARING OFFICER
(held electronically and telephonically)
June 18, 2020 at 4:00 P.M.**

**CALLE REAL HOTEL PROJECT
NO. 16-097-DP
5955 Calle Real; APN 069-110-018**

NOTICE IS HEREBY GIVEN that the Planning and Environmental Review Department of the City of Goleta has determined that an Environmental Impact Report (EIR) will be prepared for the above referenced project and is seeking input on the scope of the topics to be addressed within the EIR. The topics to be analyzed within the EIR are outlined on page 2 of this notice. In addition, a virtual scoping meeting conducted by the Environmental Hearing Officer will be held on June 18, 2020 as indicated below on page 3 for the Calle Real Hotel Project (Project) proposed by Paradigm Hotel Group.

Pursuant to of the Governor's Executive Order N-29-20 dated March 17, 2020 authorizing local jurisdictions subject to the Brown Act to hold public meetings telephonically and electronically in order to respond to the COVID-19 pandemic, the Environmental Hearing Officer hearing for June 18, 2020 will be conducted telephonically and electronically. The Council Chambers will not be open to the public during the meeting. The Environmental Hearing Officer and staff will be participating telephonically and will not be physically present in the Council Chambers.

PROJECT LOCATION: The Project would be located on an existing 1.98-acre site that was formerly occupied by Santa Barbara Motorsports at Calle Real at 5955 Calle Real within the City of Goleta, California. The existing building is a two-story, 13,327-square foot (sf) vacant retail building. The site is located near the intersection of Calle Real and North Fairview Avenue, north of U.S. Highway 101, east of Fairview Car Wash and AC4 Fitness, and west of Zodo's Bowling & Beyond. The project is proposed on Assessor's Parcel Number (APN) 069-110-018.

GENERAL PLAN: Community Commercial (C-C)

ZONING: Community Commercial (CC) (prior to April 3, 2020, the Zoning was C-2)

(Note: The Project application was deemed complete prior to September 1, 2019; therefore, pursuant to Title 17, Section 17.01.040(E.4), the project would be processed under the zoning regulations in effect at the time the application was deemed complete, unless the applicant elects to be processed under Title 17. If the application is processed under the zoning regulations in effect at the time the application was deemed complete, it must receive all required land use entitlements by December 31, 2021. Otherwise, the project shall be subject to all regulations of Title 17.)

BACKGROUND: The conceptual design of the Project has been reviewed by the Design Review Board (DRB) on August 9, 2016, November 29, 2016, November 18, 2018, and August

27, 2019. The conceptual design of the Project has since been revised to respond to concerns expressed by the DRB, which included, but were not limited to, size, bulk, scale and mass of the proposed structure, site circulation, and landscape design.

PROJECT DESCRIPTION: The Project would involve the demolition of the existing vacant building, grading of nearly the entire site, and construction of a three-story 128-room boutique hotel totaling 57,733 sf with a building footprint totaling 19,990 sf. The site is adjacent to commercially zoned lands developed for highway-related and neighborhood-serving commercial uses in the City of Goleta. The building would be at maximum 35 feet high, reaching 39 feet with an equipment screen. The building would include back-of-house operations areas, a pantry/kitchen area, ground-floor lounge area and patio, fitness room, a small laundry and a third-story patio. The Project would provide a total of 138 ground-level parking spaces (including 28 compact, 5 ADA compliant, and 7 motorcycle spaces) and 8 bicycle parking spaces. Project vehicular access would be provided via two (2) two-way driveways onto Calle Real in the northeast and northwest corners of the lot. Egress from both driveways would be restricted by the 3-foot median to right-turn movements onto Calle Real. The westbound ingress turn will only be allowed at the easterly driveway.

PURPOSE OF NOTICE OF PREPARATION AND SCOPING MEETING: The City of Goleta will be the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare an EIR for this project. The purpose of this Notice of Preparation/Notice of Public Scoping Meeting is to obtain agency and public comment on the adequacy of the scope and content of the environmental information and analysis, including significant environmental issues, reasonable alternatives, and mitigation measures that should be included in the Draft EIR.

EIR SCOPE OF ANALYSIS: The EIR is intended to provide decision-makers and the public with information that enables them to consider the environmental consequences of the proposed project. The EIR would identify potentially significant effects, and any feasible means of avoiding or reducing the effects through project redesign, the imposition of mitigation measures, or implementation of alternatives to the project. The EIR will address the key issue areas listed in CEQA Guidelines Appendix G Checklist and cumulative impacts, which are:

Aesthetics	Air Quality
Cultural Resources	Greenhouse Gas Emissions
Hydrology/Water Quality	Land Use/Planning
Noise	Transportation
Tribal Cultural Resources	

In addition, the EIR will at a minimum address the following issues which are anticipated to have a less than significant finding:

Biological Resources	Energy
Geology/Soils	Hazards & Hazardous Materials
Population/Housing	Public Services
Recreation	Utilities/Service Systems
Wildfire	

The issues of Agriculture and Forestry Resources and Mineral Resources will be addressed but limited in scope due to their low significance to the Project or lack of presence of resources at the Project site.

VIRTUAL ENVIRONMENTAL HEARING OFFICER HEARING: The City of Goleta Environmental Hearing Officer will conduct a virtual public scoping meeting for the proposed project to receive oral and written testimony at the time and place listed below:

MEETING DATE AND TIME:	June 18, 2020 at 4:00 P.M.
PLACE	Goleta City Hall, Council Chambers 130 Cremona Drive, Suite B Goleta, California, 93117 (Electronically and Telephonically)

All interested parties are encouraged to attend the virtual scoping meeting and to present written and/or oral comments. **In light of the city's need to hold public meetings electronically and telephonically during the COVID-19 pandemic, written comments may also be submitted as instructed below or via email to the cityclerkgroup@cityofgoleta.org or by electronic means during the public hearing (date and time noted above), provided they are received prior to the conclusion of the public comment portion of the hearing.**

PUBLIC PARTICIPATION: Please register Environmental Hearing Officer meeting on June 18, 2020 at 4:00 PM PDT at:

ELECTRONIC PARTICIPATION: Please register for Environmental Hearing Officer Meeting on Jun 18, 2020 4:00 PM PDT at: <https://attendee.gotowebinar.com/register/3939220715896997644>

After registering, you will receive a confirmation email containing information about joining the webinar.

Webinar ID: 828-405-443

You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended.

You can also select the option to use your telephone, but you must use the Go To Webinar software to interact with the meeting. Select "Use Telephone" after joining the webinar in order to use your telephone.

Oral comments during a meeting may be made by electronic participation only.

NOTICE OF PREPARATION PUBLIC COMMENT PERIOD: The public comment period begins on May 28, 2020 and ends on June 27, 2020 (30 days). All letters should be addressed to Mr. Brian Hiefield, Associate Planner, City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117 or bhiefield@cityofgoleta.org. **All comments must be received no later than June 27, 2020 at 4:00 P.M.** Please limit comments to environmental issues. When possible, please use email to submit public comment. There is up to a 10-day delay in processing paper mail due to City of Goleta COVID 19 protocols put in place.

NOTE: In compliance with the Americans with Disability Act, if you need assistance to participate in the hearing, please contact the City Clerk's Office at (805) 961-7505. Notification at least 72 hours prior to the meeting will enable the staff to make reasonable arrangements.

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Notice of Preparation

Notice of Preparation

To: State Clearinghouse

P.O. Box 3044

Sacramento, CA 95812-3044

From: Brian Hiefield, Associate Planner

City of Goleta, 130 Cremona Drive, Suite B

Goleta, California, 93117

Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of Goleta

will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☐ is ☒ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Brian Hiefield, Associate Planner at the address shown above. We will need the name for a contact person in your agency.

Project Title: Calle Real Hotel Project

Project Applicant, if any: Paradigm Hotel Group

Date May 28, 2020

Signature Brian Hiefield

Title Associate Planner

Telephone (805) 961-7559

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15275, Governor's Office of Planning & Research

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