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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Via Real Hotel Project Draft Mitigated Negative Declaration

Lead Agency: City of Carpinteria

Contact Name: Nick Bobroff, Principal Planner

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Project Location: Carpinteria (*City*) Santa Barbara County (*County*)

Project Description (Proposed actions, location, and/or consequences).

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. The new two-story hotel would have a total square footage of 44,191 square feet and maximum height of 25 feet. Twelve employees are required to operate the hotel during every eight-hour shift.

The project includes a new driveway from Via Real, a 77-space surface parking lot, new site landscaping, hardscape and perimeter wall. An existing drainage feature and riparian woodland would be protected in place. Proposed utility improvements include a new 8" sewer main line and pump station, and a new 8" water main.

Project earthwork and grading calls for 4,700 cy of cut; 2,900 cy of fill; and 1,800 cy of net export. Proposed earthwork is needed to establish a level building pad; address flood zone requirements and address site drainage. Onsite stormwater measures include use of permeable pavement in parking areas; landscape retention areas and enhancement of an onsite detention basin.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics/Visual Resource impacts would be addressed through required design review with the City's ARB; screening of all mechanical equipment and trash areas; a night sky-friendly lighting plan; & an approved Sign Plan for the property.

Agricultural/Forestry Resource impacts would be addressed by requiring recordation and distribution of a "Right to Farm" Notice to all hotel guests concerning adjacent established and ongoing agricultural activities.

Biological Resource impacts would be address through required nesting bird surveys; a required riparian habitat restoration plan; and establishment of a stormwater treatment wetland.

Cultural Resource & Tribal Cultural Resource impacts would be addressed through standard cultural resource discovery practices for halting work in the affected area and evaluation by a qualified archaeologist and Native American monitor.

Geology & Soils impacts would be addressed through compliance with the project geotechnical report.

Hydrology & Water Quality impacts would be addressed through implementation of stormwater LID measures; compliance with NPDES permit requirements; implementation of a SWPPP; compliance with flood plain construction standards and receipt of a LOMR based on fill from FEMA; and compliance with CVWD requirements.

Noise impacts would be addressed through limitation of construction hours; shielding of mechanical equipment; limit idling of motorized equipment; use of sound curtains near residences; assignment of a noise monitor; and adherence to specified construction standards to achieve interior noise standards.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of known controversy related to the proposed project include:
the proposed intensity of use in terms of the scale and size of the proposed development, and general neighborhood compatibility;
potential impacts to adjacent agricultural operations and established access easement;
potential biological impacts to onsite riparian woodland and CCC-defined wetland/drainage feature;
potential downstream water quality impacts to Carpinteria Salt Marsh;
Generation of additional a.m. and p.m. peak hour traffic trips at nearby intersections; and impacts to on-street public parking in the project area.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish & Wildlife- Streambed Alteration Agreement
Regional Water Quality Control Board- Coverage under Construction General Permit
California Coastal Commission- Appeable development
Carpinteria-Summerland Fire Protection District
Carpinteria Valley Water District
Carpinteria Sanitary District