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 # 2025051396

Project Title: Surfliner Inn

Lead Agency: City of Carpinteria | Contact Person: Mindy Fogg
Mailing Address: 5775 Carpinteria Avenue | Phone: 805.755.4408
City: Carpinteria | Zip: 93013 | County: Santa Barbara

Project Location: County: Santa Barbara | City/Nearest Community: City of Carpinteria
Cross Streets: Linden Avenue and 5th Street | Zip Code: 93013
Longitude/Latitude (degrees, minutes and seconds): 34 ° 23 ′ 47.3 ″ N / 119 ° 31 ′ 20.8 ″ W Total Acres: 2.42
Assessor's Parcel No.: 004-105-011 and 004-105-026 | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: HWY 101 | Waterways: Pacific Ocean, Franklin Creek, Carpinteria Creek
Airports: N/A | Railways: UPRR | Schools: Aliso Elementary, Carp Childrens Project

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
☒ Commercial: Sq.ft. 30,000 | Acres 0.69 | Employees 17-19
☐ Industrial: Sq.ft. | Acres | Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type | MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type | MW
☐ Waste Treatment: Type | MGD
☐ Hazardous Waste: Type
☒ Other: Parking 75,415 SF (1.73 acres)

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: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Land Use: General Commercial (GC) and Open Space/Recreation (OSR). Zoning: Commerical Planned Development (CPD) and Recreation (REC).

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

The proposed hotel would be a two-story contemporary cottage-style hotel with rooftop deck and would have a building footprint of approximately 15,110 square feet, not including patios, walkways, terraces, and landscaping. The interior floor space is proposed to be 28,290 square feet in size and contain 36 guest rooms, a manager's unit, café, visitor center, and a roof-top bar/lounge/event and swimming pool areas. A total of 139 parking spaces would be provided for the project. The proposed project would operate under a conjunctive parking arrangement which would accommodate parking for hotel guests, hotel employees, and the general public within the reconfigured City Parking Lot #3 and the proposed City Parking Lot #4. A total of 25 electric vehicle car charging stations are proposed. The parking lots would feature both permeable and impermeable surfaces. The project also includes a total of eighteen bicycle storage and bicycle parking spaces.

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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

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

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

Starting Date January 22, 2026 Ending Date March 9, 2026

Lead Agency (Complete if applicable):

Consulting Firm: ESA
Address: 115 S. La Cumbre Lane, Suite 300
City/State/Zip: Santa Barbara, CA 93105
Contact: Brian Allee
Phone: 805.880.0922

Applicant: Whitt Hollis
Address: 1072 Casitas Pass Road, #172
City/State/Zip: Carpinteria, CA 93013
Phone: 805.570.5255

Signature of Lead Agency Representative: Mindy Fogg Digitally signed by Mindy Fogg Date: 2025.05.20 13:58:58 -07'00' **Date:** 01/20/2026

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