



The Surfliner Inn

499 & 399 Linden Avenue

Draft Environmental Impact Report (EIR)
Environmental Review Committee Meeting

February 18, 2026

Project 23-2254-DP/CUP/CDP/ARB



Resources

<https://carpinteriaca.gov/city-hall/community-development/linden-inn-project>

Notice of Availability (NOA) for Draft Environmental Impact Report and Environmental Review Committee (ERC) public hearing

Public Comment Period: January 22 through March 9, 2026

Public ERC Meeting: Wednesday, February 18, 2026 at 5:30 p.m., City Hall

Documents:



- [Notice of Availability](#)
- [Draft Environmental Impact Report for Surfliner Inn project](#)
- [EIR Appendices](#)
- [EIR Executive Summary](#)

Click here for Surfliner Inn Project Frequently Asked Questions:

[Surfliner Inn Frequently Asked Questions](#)

[Project Development Application Updates](#)



Overview

- Introductory Comments and Background
- Purpose of Draft EIR
- Chapters in the Draft EIR
- Proposed Description
- Issue Areas
- Impacts and Mitigation Measures
- Alternatives
- Draft EIR Schedule & Public Participation





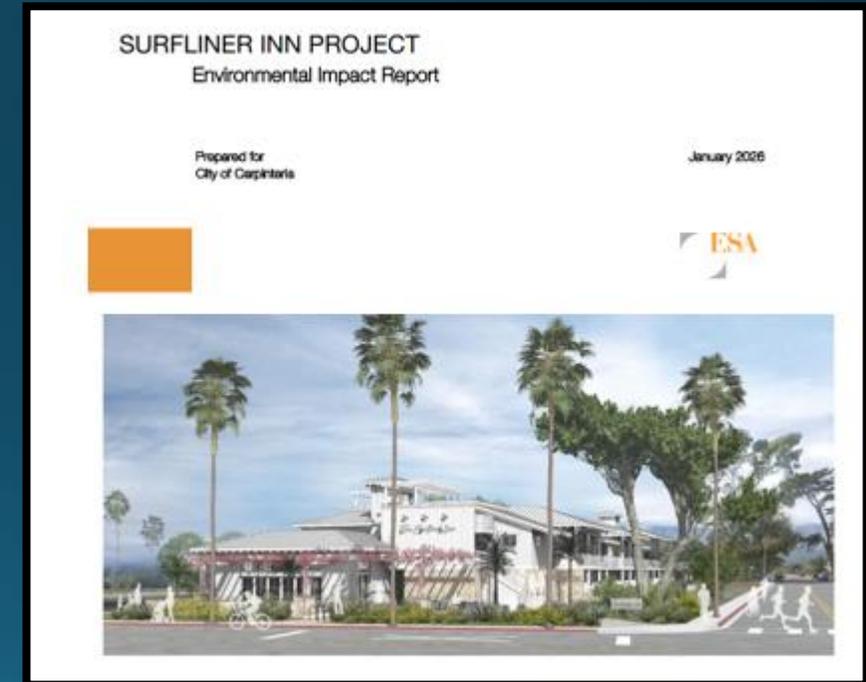
Purpose of Draft EIR

- Provide detailed information on existing baseline at the Project Site
- Identify and assess the environmental impacts of the proposed activities
- Propose mitigation measures to reduce environmental impacts
- Identify alternatives and compare them to the Proposed Project
 - Compliance with the California Environmental Quality Act (CEQA)



Chapters of the Draft EIR

- Executive Summary
 1. Introduction
 2. Project Description
 3. Environmental Setting, Impacts & Mitigation
 4. Alternatives
 5. Other CEQA Consequences
 6. EIR Preparers
- EIR Appendices





Project Description

- Hotel building 36 rooms; ~15,500 sf footprint
- Manager's unit
- Visitor Center
- Café/restaurant, back of house, office and break room areas
- Rooftop lounge(s), bar, event space, pool, and spa
- Reconfigured Parking Lot 3: 46 space public parking lot
- New Parking Lot 4: 93-space public surface parking lot with public restrooms and trail improvements
- New landscaping



Project Description / Setting



Reconfigured
Parking Lot 3 –
46 spaces

Hotel Building

New Parking Lot 4 –
93 spaces



Community Garden Park

Reconfigured Parking Lot 3 - 46 spaces

Hotel Building

New Parking Lot 4 - 93 spaces

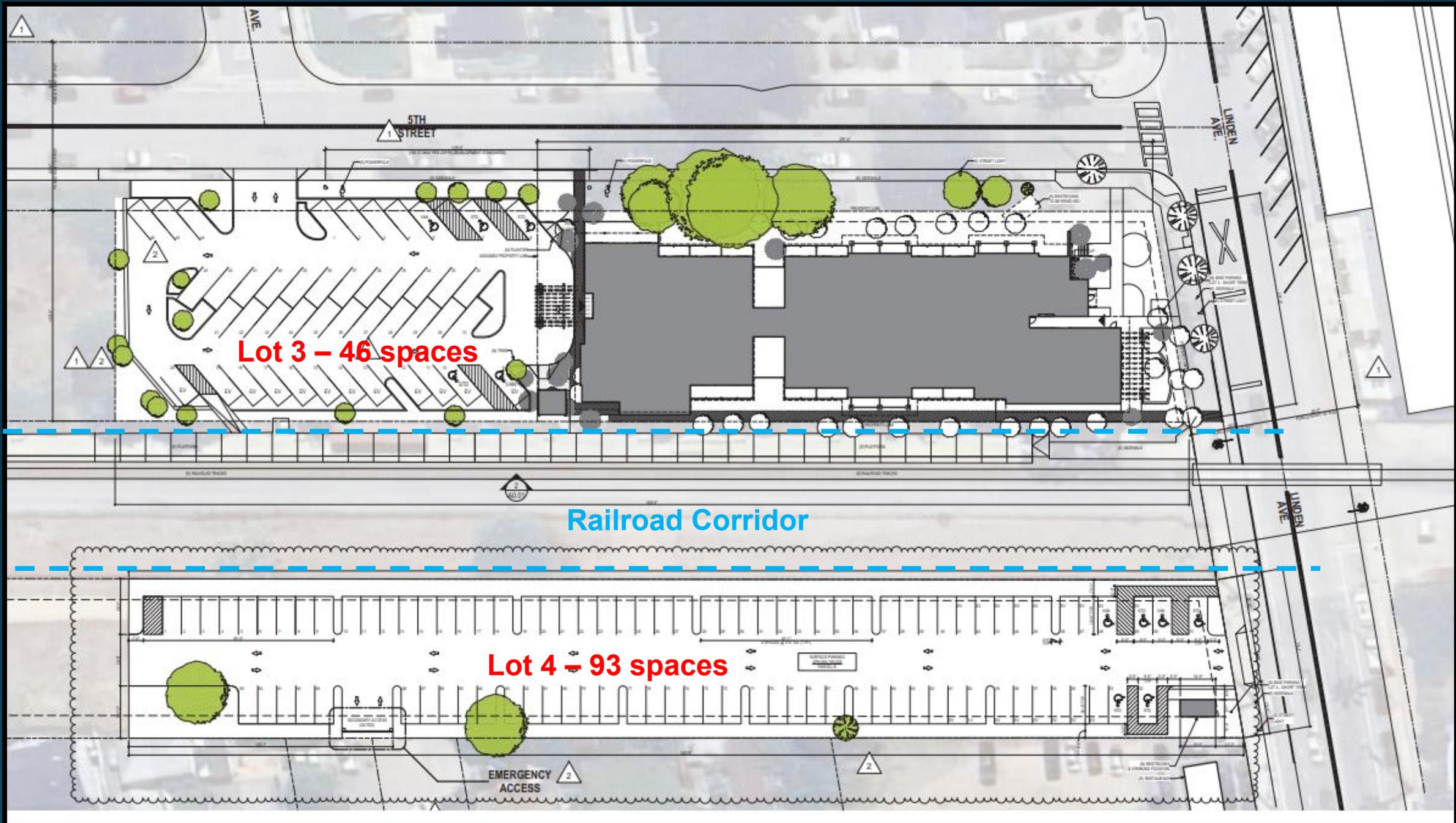
The Spot Restaurant

6th Pl

5th St

Dorrance Way

Linden Ave



Lot 3 – 46 spaces

Railroad Corridor

Lot 4 – 93 spaces

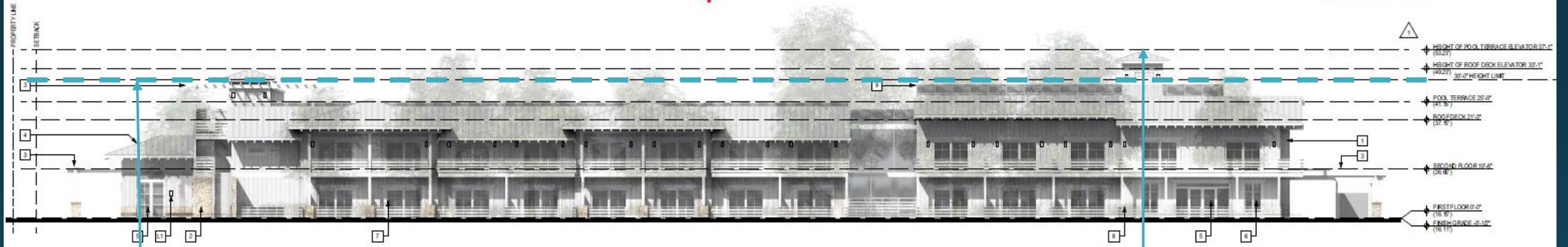
EMERGENCY ACCESS

Max. Height (Elevator Tower) – 37 ‘, 1”

30 ft Height Limit



SOUTH ELEVATION - PROPOSED DESIGN 2
SCALE: 3/32" = 1'-0"



NORTH ELEVATION - PROPOSED DESIGN 1
SCALE: 3/32" = 1'-0"

30 ft Height Limit

Max. Height (Elevator Tower) – 37 ‘, 1”



Draft EIR Issue Areas

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems



Classification of Impacts

Class I - Significant and Unavoidable Impacts *(none identified)*

- Impacts that may not be fully mitigated to less than significant levels

Class II - Less Than Significant With Mitigation Impacts

- Significant adverse impacts that can be mitigated to insignificance

Class III - Less Than Significant Impacts

- Adverse but insignificant impacts



Class II Impacts

- **Biological Resources**: potential nesting birds & raptors, wildlife movement, trees, cumulative impacts
- **Cultural Resources**: potential archaeological resources, human remains
- **Noise**: potential generation of construction noise and vibration
- **Tribal Cultural Resources**: potential archaeological resources, human remains



Mitigation for Class II Impacts

Biological Resources:

- MM-BIO-1 Nesting bird & raptor avoidance
- MM-BIO-2 Tree mitigation & protection

Cultural Resources:

- MM-CUL-1 Archaeological monitoring
- MM-CUL-2 Evaluation / treatment of resources
- MM-CUL-3 Archaeological report
- MM-CUL-4 Evaluation / protection of human remains

Noise:

- MM-NOI-1 Temporary noise barriers
- MM-NOI-2 Buffer for vibratory equipment
- MM-NOI-3 Prohibition on vibratory pile driving

Tribal Cultural Resources:

- MM-TCR-1 Native American monitoring
- MM-TCR-2 Native American logs & reports
- MM-TCR-3 Evaluation / treatment of resources



Alternatives

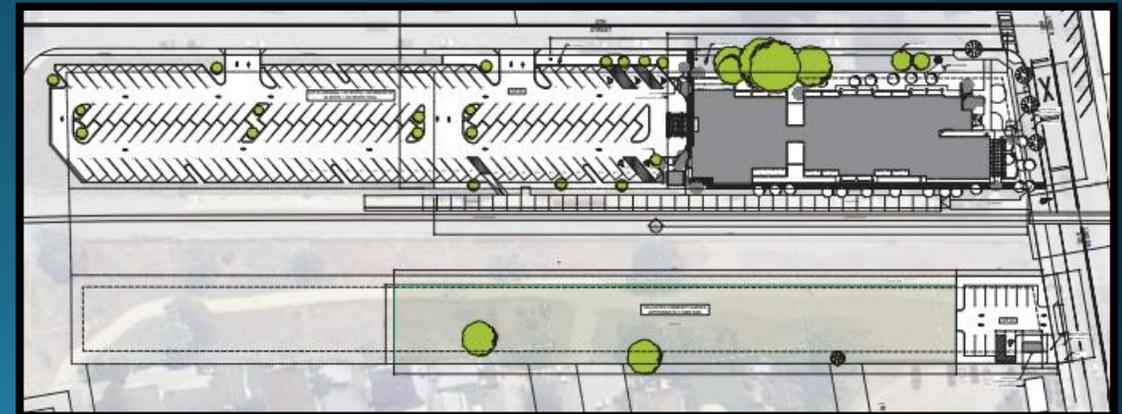
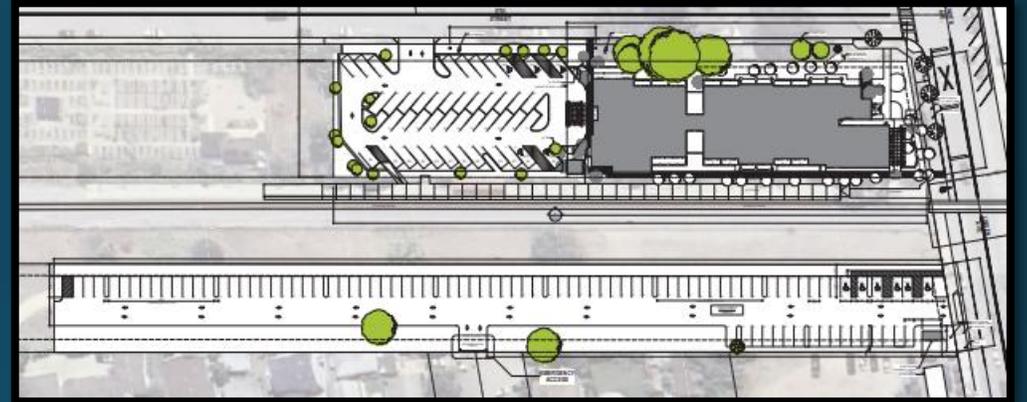
0. No Project

1. No New Parking Lot #4

2. Single Loaded Parking Lot #4

3. Extended City Parking Lot #3 / Relocated Community Garden

4. No Rooftop Uses





Comparison of Alternatives to Project

Environmental Resource	Impacts Analysis					
	Project	No Project	Alternative 1 No New Parking on Lot #4	Alternative 2 Single Loaded City Parking Lot #4	Alternative 3 Extended City Parking Lot #3 and Relocated Community Garden	Alternative 4 No Rooftop Uses
Aesthetics	Class III	<	<	>	=	<
Air Quality	Class III	<	<	>	>	=
Biological Resources	Class II	<	=	>	>	=
Cultural Resources	Class II	<	<	>	>	=
Energy	Class III	<	<	>	>	=
Geology and Soils	Class III	<	<	>	>	=
Greenhouse Gas Emissions	Class III	<	<	>	>	=
Hazards and Hazardous Materials	Class III	<	<	>	>	=
Hydrology and Water Quality	Class III	>	>	=	>	=
Land Use and Planning	Class III	<	<	>	=	=
Noise	Class II	<	<	>	>	<
Public Services	Class III	<	=	=	=	=
Recreation	Class III	<	=	>	=	=
Transportation	Class III	<	<	=	=	<
Tribal Cultural Resources	Class II	<	<	>	>	=
Utilities and Service Systems	Class III	<	<	>	>	<



Draft EIR Appendices

- A. NOP Scoping Materials
- B. Air Quality & GHG Memo
- C. Biological Resources Memos
- D. Energy Calculations
- E. Geotech Engineering Report
- F. ESA, Remediation
- G. Prelim Drainage Study
- H. Noise & Vibration Memo
- I. Public Service Correspondence
- J. Traffic & Parking Study
- K. Tribal Cultural Resources Info
- L. Utility Information



Draft EIR Schedule & Public Participation

- ERC Meeting (February 18, 2026) – Public meeting to review and discuss the contents of the Draft EIR.
- Public Comment Period (January 22 – March 9) – Public opportunity to comment on the contents of Draft EIR. Public can submit written comments until 5:00 pm on March 9, 2026.
- Planning Commission Hearing (2026) – Public hearing to consider the EIR and the Project.



Contact Information

Please submit written comments to

Mindy Fogg, Community Development Dept
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

Or by email to: mindyf@carpinteriaca.gov

The Draft EIR, is available online at:

<https://carpinteriaca.gov/city-hall/community-development/linden-inn-project/>



Questions?

