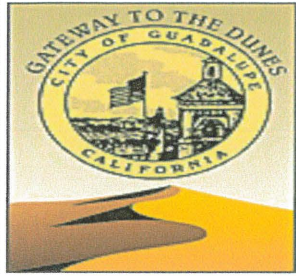


# Early Consultation



## Return Completed Form to:

**City of Guadalupe, 918 Obispo Street, Guadalupe, CA 93434 –**

**Planning Department, Attn: Alice Saucedo, Permit Tech.**

Email: [Asaucedo@ci.guadalupe.ca.us](mailto:Asaucedo@ci.guadalupe.ca.us), Contact Number: 805-356-3903

Larry Appel, Contract Planning Director; [smlarry@aol.com](mailto:smlarry@aol.com)

Contact number for Larry, (805) 287-9494

## REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW – November 14, 2019

### TYPE OF APPLICATION:

2019-063-DR/2019-064-CUP/2019-144-PD

**PROJECT LOCATION:** South of 11<sup>th</sup> Street  
on Escalante Street – APN 115-230-003, -004

**APPLICANT:** Housing Authority, County of  
Santa Barbara (HACSB), 815 W. Ocean Ave.,  
Lompoc, CA 93436

**APPLICANT CONTACT:** : Larry Deese, Sr.  
Project Manager, Housing Authority, County of  
Santa Barbara (HACSB), 815 W. Ocean Ave.,  
Lompoc, CA 93436 Phone: 805-736-3423 x  
4026, [LarryDeese@HASBARCO.org](mailto:LarryDeese@HASBARCO.org)

The project proposes a phased demolition of 25 old cinder block duplex buildings (50 units) on 8.96 gross acres and construction of 80 new apartment units in 10 buildings along with development of a 19,646 sq.ft. Community Building. All units will be offered to families requiring affordable units, with displaced residents given first right of refusal when the new units are completed.

**ATTACHED REFERENCE MATERIAL:** 1) Application (containing project description) – 2019-063-DR/2019-064-CUP/2019-144-PD; 2) Reduced Site Plan; 3) Zoning Map; 4) Initial Study summary

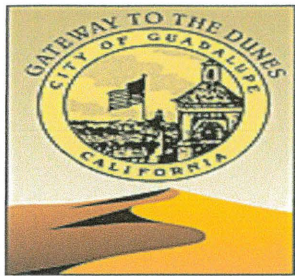
## CONSULTATION RESPONSE FORM

### RETURN FORM OR SEND DETAILED LETTER OR E-MAIL

Your **review and written comments** on the above referenced project applications is **requested**. Your comments must be received by the due date, **December 14, 2019** in order that the City of Guadalupe, Planning Department may meet its statutory time line for this phase of the project review. Return of the Response Form is requested for our files. Responses not received by the date noted above, it will be assumed that your office has No Comments or Concerns.

## DRAFT INITIAL STUDY

A Draft Initial Study is being prepared at this time. It appears that there is a potential for significant impact in the area of Noise, Air Quality, Geology and Soils. However, mitigation measures have been proposed which could reduce the impacted areas to less than significant. Therefore, the recommendation will be to prepare a Mitigated Negative Declaration. If your agency has specific environmental issues to be addressed and/or conditions they wish to be considered by the City of Guadalupe, please attach your comments and forward to our office. The Draft IS/MND will be circulated to your agencies per CEQA Guidelines. Please identify the person commenting and/or requesting conditions to be imposed in order that the City may make contact if clarification is necessary. Additional comments may be made on the reply form or separate letter and returned to our office.



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Larry Appel, Contract Planning Director; [smlarry@aol.com](mailto:smlarry@aol.com)

Contact number for Larry, (805) 287-9494

**PROJECT DESCRIPTION, LOCATION, AUTHORIZATION, GENERAL PLAN LAND USE DESIGNATION, AND ZONING DESIGNATION**

**Project Description:** The project proposes a phased demolition of 25 old cinder block duplex buildings (50 units) and rebuild 80 new apartment units in 10 buildings along with development of a 19,646 sq.ft. Community Building. The first floor of the building would be used for child care and development with the second floor being utilized for health services and community services.

**Authorization:** City of Guadalupe Municipal Code, Title 18 Municipal Zoning Ordinance; California Environmental Quality Act of 1970 as amended;

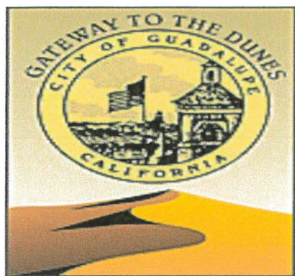
**General Plan Land Use Designation:** LDR – Low Density Residential

**Zoning Designation:** R-2 Multiple Dwelling (medium-density) Residential District

<b>WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)</b>
<input type="checkbox"/> YES – Please complete below or provide separate written response. <input type="checkbox"/> NO – Sign and Return EITHER by Mail, or Email.
<b>SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS--</b> Please list or email requested conditions to be included for consideration:
<b>REQUIRED CONDITIONS OF APPROVAL-</b> Please list or email requested conditions to be included for consideration
<b>DOES YOUR AGENCY NEED ANY ADDITIONAL INFORMATION FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):</b>

REVIEWED BY: \_\_\_\_\_  
 Name (Please Print) Phone Number Email Date



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Contact number for Larry, (805) 287-9494

## **CITY OF GUADALUPE PROJECT AND ENVIRONMENTAL REVIEW**

### **NOTE: Highlighted Agency And "X" Note Distribution**

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**CITY DEPARTMENTS**

- ☒ (X) City Administration
- ☐ ( ) City Clerk
- ☒ (X) Building Division
- ☒ (X) Public Works
- ☐ ( ) Finance Department
- ☒ (X) Director of Public Safety – Fire and Police (2 Sets)
- ☐ ( ) Transportation Dept
- ☒ (X) City Engineer (contract)
- ☒ (X) City Attorney
- ☐ ( ) Finance Department
- ☒ (X) City Planner

**OTHER**

- ☐ ( ) Guadalupe Post Office
- ☐ ( ) Santa Maria Valley Railroad
- ☐ ( ) Dept of Anthropology-CCIC
- ☐ ( ) Project Owner/Representative
- ☒ (X) Project Applicant
- ☒ (X) Native American Representatives

**LOCAL UTILITIES:**

- ☐ ( ) Water
- ☐ ( ) Sewer
- ☐ ( ) Sanitation Services
- ☐ ( ) Laguna Sanitation District
- ☐ ( ) Pacific Gas & Electrical
- ☐ ( ) PG&E – SLO Land Rights
- ☐ ( ) Southern California Gas Co.
- ☐ ( ) Frontier Communications
- ☐ ( ) Charter Communications

**SCHOOL DISTRICTS**

- ☒ (X) Guadalupe Union School District
- ☒ (X) Santa Maria Joint High School District

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**COUNTY/REGIONAL AGENCIES – Santa Barbara Co/ STATE/FEDERAL AGENCIES**

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- ☒ (X) Santa Barbara Air Pollution Control District
- ☐ ( ) Environmental Resources
- ☐ ( ) Public Health Environmental Health Services
- ☐ ( ) LAFCO
- ☐ ( ) Assessor's Office
- ☐ ( ) Public Works Department
- ☐ ( ) Sheriff's Office
- ☐ ( ) County Planning & Development
- ☐ ( ) Santa Barbara County Airport LUC
- ☐ ( ) Agriculture Commissioner
- ☐ ( ) Education Office- North County Administration
- ☒ (X) Flood Control District
- ☐ ( ) County Farm Bureau
- ☐ ( ) SBCAG

- ☒ (X) Cal-Trans, District 5
- ☒ (X) Dept. Fish & Game
- ☐ ( ) Water Control Quality Board
- ☒ (X) US Fish & Wildlife
- ☐ ( ) Central CA Archaeological Ctr
- ☐ ( ) Air Resources Board
- ☐ ( ) Dept of Alcoholic Beverage Control
- ☐ ( ) Dept. Conservation
- ☐ ( ) State Clearing House
- ☐ ( ) California EPA
- ☐ ( ) Environmental Protection Agency
- ☐ ( ) Division of Oil, Gas & Geothermal Resources
- ☐ ( ) Division of Aeronautics
- ☐ ( ) Tribal Mailing List
- ☐ ( ) Native American Heritage Com and Tribal Contacts (See Mailing List)