

on Eleventh Street representing recent examples (this is discussed in greater detail later in this subsection).

With respect to the degree to which the housing densities used in the residential development capacity methodology is realistic for Guadalupe, past development projects on multi-family residentially (R-3) zoned lots in the City have been approved or developed at a density of 20-units per acre. Examples of this include residential projects such as the 74-unit La Plaza Villas at 736-754 Olivera Street (built in 2006), the 7-unit Dune Villas project at 4623 Eleventh Street (approved in May 2006, with an extension of the tract map granted until 2010), the 38-unit Guadalupe Court (approved October 14, 2014), and the 34-unit Pioneer Street Apartments (currently in process).

1. Vacant Residential Parcels

According to the 2014 Land Use Inventory conducted by the California Polytechnic State University, San Luis Obispo, City and Regional Planning Department, vacant land within the City’s existing residential zones, excluding the DJ Farms Specific Plan Area, equals 10.12 acres (Table 31). Based on the residential densities set forth in the Zoning Code and Land Use Element, and as further evaluated for site and planning constraints (refer to Table B-1 in Appendix B), these 10.12 acres can realistically accommodate approximately 102 units, which exceeds the needed 49 RHNA units.

Table 31. Existing Vacant Land Building Capacity Excluding DJ Farms Property

| Zone | Vacant Land (acres) | Allowable Density (units per acre) | Realistic Unit Capacity |
|-----------------|----------------------------|---|--------------------------------|
| R-1, R-1-SP | 4.56 | 6 | 23 |
| R-1-M, R-1-M-SP | 0.37 | 10 | 0* |
| R-2, R-2-SP | 1.03 | 10 | 10 |
| R-3 | 4.16 | 20 | 69 |
| Total | 10.12 | - | 102 |

Source: Cal Poly Land Use Inventory, 2013; City of Guadalupe 2002 General Plan, Land Use Element, 2002; City of Guadalupe Zoning Code; DJ Farms Specific Plan, August 2012

Note: * Though zoned R-1-M, this parcel is designated for a park in the City’s Land Use Element.

While several (all but one) of the vacant higher density sites are less than one half acre in size, and all but four sites are less than one-third acre in size, an analysis of the suitability for residential development was included in the evaluation of realistic unit capacity in Appendix B. It should also be noted that the City’s Land Use Element has policies and programs that promote the consolidation of small lots, which would be expected to result in larger unit production potentials for consolidated properties. The City’s support for such consolidation of housing sites includes existing policies in the General Plan’s Economic Development/Redevelopment Element (refer to Policy 4, and Programs 1 and 3).³ In addition, the Planned Residential Development Overlay provides for flexibility in design and

³ Economic Development/Redevelopment Policy 4 states: Revitalize the Central Business District by providing additional parking, upgrading properties, providing architectural compatibility and improved circulation. Economic Development/Redevelopment Program 1 states: Acquire and assemble land for redevelopment to new residential, commercial and industrial use. Economic Development/Redevelopment Program 3 states: Rehabilitate and reconstruct substandard commercial or residential structures.



allows modifications to base zoning district development standards to provide for more efficient utilization of housing sites to generate additional housing units.

The City has been active in facilitating development of smaller lots to produce affordable housing projects. City support for such affordable housing projects is primarily through the application of the Planned Development overlay district, which provides for flexibility with respect to density, on-site parking requirements, and other design standards. In addition, the City has utilized reductions in water meter connection fees and the negotiation development agreements as additional tools to promote affordable housing. For example, the City worked directly with Cabrillo Economic Development Corporation to approve a 38-unit multi-family affordable housing project on 3.12 acres located at 4202 11th Street in October 2014.

2. Mixed Use Development

Parcels zoned General-Commercial in the City’s Central Business District allow for mixed use development and would provide additional housing opportunities, including those for lower income residents. According to the County of Santa Barbara Assessor’s Office, there are 26.86 acres of commercially zoned land in the Central Business District that could accommodate mixed use development.

As stated above, for the purposes of calculating the realistic unit capacity, no assumptions on lot consolidation were included, although lot consolidation would provide increased residential capacity. Based on maximum building intensity standards set forth in the General Plan Land Use Element, which allows a floor-to-area (FAR) of 0.35, and an assumption of 20 percent buildout potential, commercially zoned sites could realistically accommodate 54,874 square feet of residential development, or 77 dwelling units (refer to Table B-2 in Appendix B for a detailed methodology).

3. DJ Farms Specific Plan Area

At 209 acres of undeveloped land, the DJ Farms Specific Plan area also provides ample opportunities for both market-rate and affordable residential development. The Specific Plan adopted in 2012 calls for residential development for 146 acres of the Plan area, located in the southeastern section of the City, south of West Main Street/State Route 166, with up to 802 primary housing units (Table 32). Even in the absence of infill development elsewhere in the City, if only 34 percent of the projected housing in the DJ Farms Specific Plan area is developed, the 49 RHNA units can be accommodated.

Table 32. DJ Farms Specific Plan Area Vacant Land Building Capacity

| Density | Land Available (acres) | Allowable Density (units per acre) | Realistic Unit Capacity |
|--------------|------------------------|------------------------------------|-------------------------|
| Very Low | 4.6 | 6 units/acre | 15 |
| Low | 25.4 | 7 units/acre | 108 |
| Medium | 71.4 | 8 units/acre | 357 |
| High | 44.6 | 14 units/acre | 322 |
| Total | 146 | | 802 |

Source: Revised DJ Farms Specific Plan, August 2012



Other factors not specifically evaluated here include development of secondary dwelling units (granny units), redevelopment of underdeveloped parcels where full density potential is not realized, and General Plan amendments to up-zone property for the purposes of increasing residential density. While Guadalupe’s housing allocation can be met without exercising these options, these options present additional opportunities for housing and affordable housing in the City.

B. Financial Resources

Financing for infrastructure and housing improvements is available through Federal, State, and local programs.

1. Federal and State Resources

Community Development Block Grant Program (CDBG) – Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. The City continues to apply for CDBG funds for rehabilitation programs.

Low-Income Housing Tax Credit Program – The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

Other Federal and State Resources – Table 33 summarizes additional funding sources that can assist extremely low, very low, low, and moderate income persons/households, or developers of affordable housing projects. Many of these funding sources are typically used on a project-by-project basis and are not secure. However, they do represent available resources that could be used to ensure affordable and adequate housing in Guadalupe.

Table 33. Additional Federal, State, and Private Financial Resources

| Program | Description | Eligible Activities |
|--------------------------------|---|--|
| Federal Resources | | |
| HUD Section 202 | Forgivable loans to non-profit developers of supportive housing for the elderly. | <ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction |
| HUD Section 203(k) | Long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of single family homes | <ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction |
| HUD Section 811 | Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities. | <ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction rental assistance |
| U.S. Department of Agriculture | Below market-rate loans for | <ul style="list-style-type: none"> • Site acquisition |



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| Program | Description | Eligible Activities |
|---|---|---|
| (USDA), Rural Development Service's Section 514 Farm Labor Housing Program | farmworker rental housing. | <ul style="list-style-type: none"> • Rehabilitation • New construction |
| U.S. Department of Agriculture (USDA), Rural Development Service's Section 515 Rural Rental Housing Program | Below market-rate loans for low and very low-income rental housing. | <ul style="list-style-type: none"> • Rental assistance |
| USDA Rural Development Section 504 Housing Repair and Rehabilitation Program | Loans and grants to repair and rehabilitate the homes of low-income families and seniors. | <ul style="list-style-type: none"> • Rehabilitation |
| USDA Rural Development Section 533 Housing Preservation Grant (HPG) Program | Grants to nonprofit and government agencies to fund housing rehabilitation programs for low-income households. | <ul style="list-style-type: none"> • Rehabilitation |
| Section 8 | Rental assistance program which provides a subsidy to very low-income families, individuals, seniors and the disabled. Participants pay a percentage of their adjusted income toward rent. | <ul style="list-style-type: none"> • Rental assistance |
| HOME | Grant program intended to expand the supply of decent and safe affordable housing. HOME is designed as a partnership program between the federal, state, local governments, non-profit and for profit housing entities to finance, build/rehabilitate, and manage housing for lower income owners and renters | <ul style="list-style-type: none"> • Rehabilitation • Administration |
| ACCESS and National Homebuyers Fund (NHF) Gold Programs | ACCCEES and NHF are second loan programs for down payment assistance. Allows low and moderate-income homebuyers to pay for down payment and closing costs up to 7% of the sales price | <ul style="list-style-type: none"> • Down payment assistance |
| 223(f) Mortgage Insurance for Purchase/Refinance | Mortgage insurance for purchase or refinance of existing multifamily projects. | <ul style="list-style-type: none"> • New rental housing operation • Administration • Acquisition |
| 241(a) Rehabilitation Loans for Multifamily Projects | Provides mortgage insurance for improvements, repairs, or additions to multi-family projects. | <ul style="list-style-type: none"> • Rehab of apartments • Energy conservation |
| Congregate Housing Services Program | Provides grants to public agency or private non-profits to provide meal services and other supportive services to frail elderly and disabled residents in federally assisted housing. Also supports remodeling to meet physical needs. | <ul style="list-style-type: none"> • Grants |
| HOPE 3 – Homeownership of Single-Family Homes | Program provides grants to State and local governments and nonprofit organizations to assist low-income, first time homebuyers in becoming homeowners by utilizing government owned or financed single-family properties. | <ul style="list-style-type: none"> • Grants |
| HOPE 6 – Revitalization of Severely Distressed Public Housing | Provides funds for revitalization, demolition and disposition of severely distressed public housing | <ul style="list-style-type: none"> • Rent subsidies • Grants |

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| Program | Description | Eligible Activities |
|--|---|---|
| | and for Section 8 tenant-based assistance. | |
| HOPE II – Homeownership for Multifamily Housing | Provides grants to develop programs allowing mostly low-income families to purchase units in multifamily housing projects owned, financed or insured by HUD or other federal, state or local public agencies. | <ul style="list-style-type: none"> • Grants |
| Sec. 202 Supportive Housing for the Elderly | Provides capital grants and operating subsidies for supportive housing for the elderly. | <ul style="list-style-type: none"> • Rent subsidies • Construction • Rehabilitation |
| State Resources | | |
| CalHome | Provides grants to local governments and non-profit agencies for owner occupied rehabilitation programs and new home development projects. | <ul style="list-style-type: none"> • Site acquisition • Rehabilitation |
| CalHFA Rental Housing Programs | Provides below market rate financing offered to builders and developers of multi-family and elderly rental housing. Tax exempt bonds provide below-market mortgages. | <ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction |
| Self-Help Builder Assistance Program (SHBAP) | State lower interest rate CalHFA loans to owner-builders who participate in self-help housing projects sponsored by non-profit housing developers. | <ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction • Home buyers assistance |
| Multi-Family Housing Program (MHP) | Stated deferred-payment loans | <ul style="list-style-type: none"> • New construction • Rehabilitation • Rental housing • Supportive housing for the disabled |
| Multi-Family Housing Program (MHP) Supportive Housing Allocation | MHP loans for supportive housing for special needs populations. | <ul style="list-style-type: none"> • Supportive housing |
| Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG) | Provides grants and loans to local governments and nonprofit housing developers for farmworker housing. | <ul style="list-style-type: none"> • New construction • Acquisition • Migrant housing • Housing with related health services |
| Weatherization Assistance Program | Grants from the California Department of Community Services and Development to improve the energy efficiency of homes occupied by low-income households to reduce their heating and cooling costs. | <ul style="list-style-type: none"> • Improvements |
| Mobile Home Park Resident Ownership Program (MPROP) | Loans from the California Department of Housing and Community Development for the purchase of mobile home parks by local governments, nonprofit corporations, or residents. | <ul style="list-style-type: none"> • Mobile homes |
| California Self-Help Housing Program (CSHHP) | Grants from the California Department of Housing and Community Development for the administrative costs of self-help or owner-builder housing projects. | <ul style="list-style-type: none"> • Administration • New construction |

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| Program | Description | Eligible Activities |
|---|---|--|
| Predevelopment Loan Program (PDLP) | Short-term loans from the California Department of Housing and Community Development for the construction, rehabilitation, conversion, or preservation of affordable housing projects. | <ul style="list-style-type: none"> • New rental housing • Preservation of affordable housing • Rehabilitation of apartments • Acquisition |
| Special Needs Affordable Housing Lending Program | All multifamily housing projects that serve at-risk tenants in need of special services. | <ul style="list-style-type: none"> • Rehabilitation of apartments • Acquisition • New rental housing |
| Private Resources | | |
| Federal Home Loan Bank (FHLB) Affordable Housing Program | Provides competitive grants and subsidized loans to create affordable rental and homeownership opportunities. | <ul style="list-style-type: none"> • New construction • New rental housing |
| Access to Housing and Economic Assistance for Development (AHEAD) Program | Recoverable grants from the Federal Home Loan Bank of San Francisco to support housing projects during the conception and early stages of development. | <ul style="list-style-type: none"> • New construction • New rental housing |
| Community Investment Program (CIP) | Funds from the Federal Home Loan Bank of San Francisco to finance first-time homebuyer programs, to create and maintain affordable housing, and to support other community economic development activities. | <ul style="list-style-type: none"> • Homebuyer assistance |
| Federal National Mortgage Association (Fannie Mae) | A variety of homebuyer assistance, rehab assistance, minority assistance programs are available. | <ul style="list-style-type: none"> • Homebuyer assistance • Rehabilitation • Minority homeownership assistance |
| CCRC – California Community Reinvestment Corporation | Non-profit mortgage banking consortium that pools resources to reduce lender risk in finance of affordable housing. Provides long term debt financing for affordable multifamily rental housing. | <ul style="list-style-type: none"> • New construction • Rehabilitation • Acquisition |
| Community Reinvestment Act Loan Program | Provides real estate construction financing, small business loans, and consumer loans. | <ul style="list-style-type: none"> • Acquisition loans • Business loans • Predevelopment/interim finance • Construction/rehabilitation loans |
| Vision Forward | To provide affordable housing to low-income residents throughout the United States. | <ul style="list-style-type: none"> • Acquisition loans • Construction/rehabilitation loans • Down payment assistance |
| Affordable Housing Program | Provides grants or subsidized interest rate loans for purchase, construction and/or rehabilitation of owner-occupied housing by or for very low-, low- and moderate-income households and/or to finance the purchase, construction or rehabilitation of rental housing. | <ul style="list-style-type: none"> • Construction/rehabilitation loans • Grants • Long-term loans • Technical assistance |

2. Local Resources

Guadalupe Redevelopment Agency (RDA) – As of February 1, 2012, the dissolution of all Redevelopment Agencies statewide ceased funding for affordable housing and redevelopment projects in Guadalupe.



Santa Barbara County Housing Authority – The Housing Authority provides rental housing and supportive services to eligible persons with limited incomes through a variety of resources. The agency develops and manages housing for low-income households; administers federal Section 8 rental housing assistance programs in the private rental market; and offers a HUD-certified comprehensive counseling agency that services homeowners and renters. The Santa Barbara County Housing Authority owns and manages the Escalante tract, a 58-unit affordable housing rental development in the northeastern portion of Guadalupe that was built in 1975.

Peoples' Self-Help Housing Corporation (PSHHC) – PSHHC is a housing and community development corporation serving San Luis Obispo, Santa Barbara, and Ventura counties. PSHHC helps low-income individuals, families, senior citizens and developmentally disabled individuals to obtain affordable housing. PSHHC also offers first-time homebuyers an opportunity to build their own homes in lieu of down payments, as was the case with the 50 affordable homes in the River View development in Guadalupe. PSHHC also owns and manages another affordable housing development in the City: the 80 River View Townhomes, which opened in 2003.

Habitat for Humanity – Habitat for Humanity is a non-profit organization dedicated to building affordable housing and rehabilitating damaged homes for lower income families. Homes are built with the help of volunteers and homeowner/partner families, and sold to partner families at no profit with affordable, no-interest loans. The City provided Habitat for Humanity three separate affordable housing sites: one on the 800 block of Pioneer Street, one on Twelfth Street between Olivera Street and Pacheco Street, and the third on the 1100 block of Pacheco Street. All three of these housing sites are relatively small lots (between 5000-sq ft and 7,500-sq ft); however each is anticipated to be developed exclusively with affordable housing. To date, no units have been constructed by Habitat for Humanity.

Cabrillo Economic Development Corporation (CEDC) – CEDC has received approval of the Guadalupe Court affordable housing project in 2014. The project includes 37 multi-family residential units and 1 manager unit located at 4202 11th Street in Guadalupe. The project would include a mix of one, two, and three bedroom units, a community center and common open space. The units would be restricted as affordable and would be available for families in need of affordable housing.



IV. CONSTRAINTS

In planning for the provision of RHNA housing, constraints to the development, maintenance, and improvement of housing must be recognized, and jurisdictions must take appropriate steps to mitigate these constraints where feasible. Local government cannot control many of these constraints, such as those related to general economic and market conditions, but others can be addressed. Potential constraints to housing are discussed below, and include governmental and non-governmental constraints.

A. Governmental Constraints

Governmental regulations, while intended to control development for the health, safety, and welfare of the community, can also unintentionally increase the costs of development and consequently the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, local development processing and permit procedures, fees and other exactions required of developers, and site improvement requirements. The following describes potential governmental constraints, which may affect the supply and cost of housing in Guadalupe.

1. Land Use Controls

General Plan

State law requires each city and county in California to prepare a long-term, comprehensive General Plan to guide its growth. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the City. Under State law, the General Plan elements must be internally consistent, and the City's zoning must be consistent with the General Plan. Thus, the Land Use Element must provide suitable locations and densities to implement the policies of the Housing Element.

Guadalupe's Land Use Element establishes four residential land use designations within the City, as described in Table 34. They range in density from concentrated urban development to low density which promotes single family homes. The land use designations also encourage a variety of housing types and styles in both traditional and cluster type subdivisions. Through its Land Use Designations and Zoning Maps, the City has set forth a residential land use pattern that distributes the amount and types of residential development in order to ensure a diversity and mixture of housing types throughout the City.

Table 34. Guadalupe General Plan Residential Land Use Designations

| Land Use Designation | Density | Housing Type |
|---------------------------------|--|---|
| Low Density Residential | Up to 6 units per gross acre | Detached single-family housing |
| Medium Density Residential | Up to 10 units per gross acre | Duplexes, triplexes, townhouses, and similar multiple-unit housing |
| High Density Residential | Up to 20 units per gross acre | Apartments, townhouses, and other multiple structures which do not exceed three stories |
| Planned Residential Development | Provides up to 15 percent more housing units per acre in Low and Medium Density Housing Areas ⁴ | Single-family and multiple-unit housing |

Source: Guadalupe General Plan Land Use Element, 2002

⁴ In January 2008, the City's Zoning Code was amended to provide for a Planned Residential Development Overlay District.



The Planned Residential Development provisions are set forth in the Zoning Ordinance as an overlay district that provides for more effective use of certain housing sites by allowing more flexibility in the design through relaxed development standards. Specifically, this designation allows for deviation from standard setback requirements, removes minimum or maximum lots size standards, and enables reduced parking requirements. In order to obtain this overlay designation, the City Council must find that the project meets one or more of the following criteria from the Land Use Element:

- It provides facilities or amenities suited to a particular occupancy group (such as the elderly or families with children).
- It transfers allowable development within a site from areas of greater environmental sensitivity or hazard to areas of less sensitivity or hazard.
- It provides a greater range of housing types and costs than would be possible with development of uniform dwellings throughout the project site or neighborhood.
- Features of the particular design achieve the intent of conventional standards (privacy, useable open spaces, adequate parking, compatibility with neighborhood character, and so on) as well as or better than the standards.
- It incorporates features which result in consumption of significantly less materials, energy, or water than conventional development.

Within each of the residential land use designations there are specific permitted and conditionally permitted uses which are outlined in the City Zoning Code. The Zoning Code also sets forth development standards for residential development.

The City's three Specific Plans—River View, Point Sal Dunes and DJ Farms—provide additional guidance on development standards for development within each plan area. The development standards are specific to each plan area, and can differ from the standards set in the zoning ordinance. Where the zoning ordinance and subdivision regulations differ from the Specific Plan, the requirements of the Specific Plan will take precedence. Conversely, unless otherwise prescribed by the Specific Plan, the standards and regulations of the underlying zoning district will apply. The General Plan and Zoning Ordinance assigns an "SP" suffix to the land use designations and zone districts subject to a Specific Plan. The SP designation is intended to alert developers and property owners that the property is subject to the development standards and other requirements of the Specific Plan.

Zoning Designations

The City regulates the type, location, density, and scale of residential development through the Zoning Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Zoning Code also helps to preserve the character and integrity of existing neighborhoods. The Zoning Code sets forth residential development standards for each zone district.

The five zones that allow residential development by right are as follows:

| | |
|----------------------------|---|
| R-1, R-1-SP, and R/N-SP-CZ | Single Family (Low-Density) Residential District |
| R-1-M and R-1-M-SP | Single Family (Medium-Density) Residential District |
| R-2 and R-2-SP | Multiple Dwelling (Medium-Density) Residential District |
| R-3 | Multiple Dwelling (High-Density) Residential District |
| PD | Planned Development Overlay |



In addition to the residential zones listed above, four commercial zones permit varying levels of mixed-use and multiple-family residential development as either an allowed or conditionally permitted use. For example, in the General-Commercial zoning district, single-family or multiple dwellings are a permitted use if located above a permitted commercial use, and are subject to a Conditional Use Permit if not associated or mixed with a permitted commercial use (located on a floor above a permitted use). These zoning districts are as follows:

| | | | |
|-----|-----------------------------|-----|----------------------------------|
| MIX | Mixed-Use District | C-S | Commercial Service District |
| G-C | General Commercial District | C-N | Commercial Neighborhood District |

A summary of the development standards for the zoning districts that permit residential development is provided in Table 35. These development standards continue to be viewed as necessary to protect the public health, safety and welfare and maintain the quality of life, and are not considered constraints on the development of housing. Similarly as stated in the General Plan, a project located within a Planned Development (PD) overlay zone can be granted a density bonus of up to 15 percent for R-1, R-1-M, and R-2 districts if the project advances affordable housing goals.

Table 35. Development Standards from Guadalupe Zoning Code

| Zoning Designation | Minimum Lot Size (sq ft) | Density (units/acre) | Setback Requirements (feet) | | | | Height Limit |
|--------------------|--------------------------|----------------------|-----------------------------|------|------|------------|--|
| | | | Front | Rear | Side | Corner Lot | |
| R-1 | 6,000 | 5 | 20 | 15 | 5 | 10 | 2 stories, maximum of 35 feet above finished grade |
| R-1-M | 3,400 | 10 | 10 | 15 | 5 | 10 | 2 stories, maximum of 35 feet above finished grade |
| R-2 | 3,000 | 14 | 20 | 15 | 5 | 10 | 2 stories, maximum of 35 feet above finished grade |
| R-3 | 1,700 | 20* | 20 | 15 | 5 | 10 | 2 stories, maximum of 35 feet above finished grade |
| PD** | | | | | | | |
| MIX | None | 6 | None | None | None | None | 50 feet above finished grade |
| G-C | None | Not specified | None | None | None | None | 50 feet above finished grade. Can be higher with conditional use permit approval |
| C-S | None | Not specified | None | None | None | None | 50 feet above finished grade. Can be higher with conditional use permit approval |
| C-N | None | 4 | None | None | None | None | 50 feet above finished grade. Can be higher with conditional use permit approval |

*1,700 sq ft minimum lot size excludes roads, sidewalks, and other infrastructure needs. Gross density of 20 units per acre established in the Land Use Element.

**Where a PD overlay is applied, any standards identified or set in the approved planned development shall take precedence over the underlying zone district standards. However, for standards that are not specifically set or identified in the planned development, those standards in the underlying zone shall remain in effect.

Source: Guadalupe Zoning Code

Table 36 provides a summary of the residential uses permitted by the City's zoning regulations. Low-income housing can be accommodated in all zones permitting residential use in Guadalupe, provided they meet site development standards. Zoning constraints on housing types are further described below.



Table 36. Allowed Residential Development by Zone

| | R-1 | R-1-M | R-2 | R-3 | PD | MIX | G-C | C-S | C-N |
|------------------------------|-----|-------|-----|-----|----|-----|-----|-----|-----|
| Single-family detached | P | P | P | P | P | | | | |
| Single-family (duplex) | | P | P | P | P | | | | |
| Multi-family | | | P | P | P | C | P | | C |
| Mobile homes | | | | C | | | | | |
| Dwelling Groups ⁵ | | | C | P* | P | C | C | | C |
| Farmworker housing | | | P | P | P | C | P | | C |
| Care facilities | | | C | P* | | | C | | C** |
| Single room occupancy | | | P | P | P | P | P | | C |
| Emergency shelters | | | | P | | | C | C | C |

*Provided that there is no more than one residing occupant for each 500 square feet of land in the lot or parcel on which the use is located.

**Providing care for six or more persons

P = Permitted C = Conditional Use Permit

Source: Guadalupe Zoning Code

Zoning for a Variety of Housing Types

Emergency Shelters, Transitional Housing and Supportive Housing. In 2007, the State Legislature adopted Senate Bill (SB) 2, which requires local jurisdictions to identify one or more zoning districts where emergency shelters are permitted by right (without requiring a conditional use permit) in its zoning code, and amend its zoning code to allow “transitional housing” and “supportive housing” (as defined per Health and Safety Code Sections 50675.2(h) and 50675.14(b)) by right in all residential zoning districts. SB 2 also provides that “emergency shelters” (as defined in Health and Safety Code Section 50801(e)) may only be subject to those development and management standards that apply to residential development within the same zone except that a local government may apply written, objective standards that include all of the following:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of client exterior and interior onsite waiting and client intake areas.
- The provision of onsite management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

The City’s Zoning Code lists Emergency Shelters as a use permitted by right within the R-3 zone, and a conditionally permitted in all C-S, C-N, and G-C zones. Transitional and supportive housing definitions will be added to the zoning code to allow these uses as an allowable residential use, subject only to

⁵ 18.08.100 of the Guadalupe Municipal Code defines “Dwelling groups” as a group of 2 or more detached or semidetached one-family, two-family or multiple dwellings occupying a parcel of land in one ownership, and having any yard or court in common, but not including motels, hotels, boardinghouses or rest homes. (Ord. 189 Art. 7, 1980)



those regulations that apply to other residential dwellings of the same type within the same zone (i.e. apartments in a multi-family zone) within one year of adoption of the Housing Element Update as specified in Program D.6, below.

Residential Care Facilities and Group Homes. Residential care facilities refer to any family home, group home, or rehabilitation facility that provide non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. State law (Health and Safety Code Sections 1267.8, 1566.3, and 1568.08) requires local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family uses. Jurisdictions must further allow licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or less to obtain conditional use permits or variances that are not required of other family dwellings. The City's zoning code currently does not allow such facilities on properties zoned single-family residential (R-1 and R-1-M). Such facilities are conditionally allowed in the R-2 (Medium Density Residential) and G-C (General Commercial) zoning districts, and permitted in the R-3 (High Density Residential) district. In the R-2 and R-3 zoning districts, the Zoning Code limits the size of such facilities to no more than one occupant per 500 sq ft of lot area. To comply with State law, Program A.4 of the Housing Element proposes a zoning code amendment to demonstrate consistency with this requirement within one year of adoption of the 2015 Housing Element Update. This program also ensures that the City does not have particular conditions for group homes that will be providing services on-site that would affect the development of conversion of residences to meet the needs of persons with disabilities.

Farmworker Housing. The City complies with the Employee Housing Act (Government Code Sections 17021.5 and 17021.6). Farmworker housing is allowed by right in all R-2, R-3, MIX, and G-C zones and is treated as any other multifamily housing unit in Guadalupe. The Housing Element includes Programs D.1 and D.5 to facilitate the development of multi-family housing in Guadalupe to serve those working in the agricultural industry.

Housing for Persons with Disabilities. Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Code adopted by the City of Guadalupe incorporates accessibility standards contained in Title 24 of the California Administrative Code.

Adherence to zoning and development standards set forth in the City's Zoning Code can present a potential constraint on the development, maintenance, and improvement of housing for persons with disabilities. Such standards do not pose a major constraint for new construction or redevelopment on larger parcels, as for these cases; there is typically ample design flexibility to include accommodations for persons with disabilities. However, for redevelopment or retrofitting of existing buildings on smaller lots, setback requirements, in particular, may conflict with the provision of accommodations for persons with disabilities. Housing Element Program D.3 would provide a procedure to allow for some modification of zoning standards short of a variance to provide for accommodations for persons with disabilities.

Notwithstanding zoning and development standard-related constraints, the City strives to provide reasonable accommodations for persons with disabilities in the enforcement of building codes and



issuance of building permits. The City takes into account special needs by allowing for adjustment of specification if requested. The City may accept changes due to practical difficulties or unnecessary hardship in enforcing the Code. In addition, the Housing Element includes Program D.3 to establish a formal and written procedure to reasonably accommodate accessibility needs. As part of this program, the City will provide information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

Compliance with accessibility standards contained in the Building Code may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing. In addition to providing disabled access in new construction projects, Guadalupe also provides funding for retrofitting existing rental and owner-occupied housing for ADA access under the City’s Housing Rehabilitation Programs.

Single Room Occupancy. Single room occupancy units are small studio-type apartment, typically reserved for extremely low-income persons. This use is permitted by right in all R-2, R-3, and G-C zones and requires a conditional use permit in the MIX and C-N zones. It is only subject to those development and management standards that apply to residential development within the same zone. The Housing Element includes Program D.1 to facilitate the development of single room occupancy units in Guadalupe.

Mobile and Manufactured Homes. Pursuant to Government Code Section 65852.3, the siting and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that with the exception of architectural requirements, a local government shall only subject manufactured homes (mobile homes) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. At this time, mobile and manufactured homes are conditionally permitted uses in the R-3 zone in Guadalupe. Thus, the Housing Element includes Program A.4 to comply with State law.

Parking and Street Standards Requirements

Excessive parking standards can pose a significant constraint of housing development by increasing development costs and reducing the potential land availability for project amenities or additional units and are not reflective of actual parking demand. Parking standards from the Guadalupe Zoning Code are listed in Table 37. These requirements are generally not a development constraint and are comparable to those in jurisdictions throughout the state.

Table 37. Parking Standards

| Type of Use | Requires Spaces |
|----------------------------------|--|
| Single dwelling unit* | 1 space per 800 square feet; not more than 2 spaces required |
| Multiple dwelling unit* | 1.5 spaces per dwelling unit |
| Convalescent and care facilities | 1 space per 4 guest beds and 1 space per 2 employees per shift |

*Parking requirements may be reduced as part of a Planned Residential Development

Source: Guadalupe Zoning Code



Parking requirements may be reduced as part of a Planned Residential Development Overlay. At this time, however, there are no other formal provisions in place to provide parking reductions where less need is demonstrated, particularly for persons with disabilities. The Housing Element includes Program D.3 to establish a formal and written procedure to reasonably accommodate accessibility needs, including reduced parking for housing for persons with special needs.

Street Standards

The Street width standards for Guadalupe area as follows:

- Residential Street – 52 feet wide
- Collector Street – 56 feet wide
- Local Arterial – 72 to 84 feet wide
- Principal Arterial – 106 to 126 feet wide

Curbs and Sidewalks

Weakened Plane Joints shall be used for all joints, except expansion joints shall be placed in curbs, gutters, and sidewalks at BCR and ECR and around utility poles located in sidewalk areas. Curbs and gutters shall be constructed separately from sidewalks. Weakened Plane Joints shall be constructed at regular intervals, not exceeding 10 feet in walks or 20 feet in gutters. Sidewalks and curb joints shall be aligned. Curb and gutter widths are generally 24 inches. Curbs and gutters can be constructed of Portland Cement Concrete or of Asphalt Concrete. CI curbs shall be anchored with dowels or epoxy. The grade line shall be measured at the curb line at top of curb. All exposed corners on PCC curbs and gutters are to be rounded with a ½-in. Concrete shall be integral with the curb unless otherwise specified. Sidewalk widths are to be from four to six feet.

Other Potential Governmental Constraints

The City's General Plan has an existing policy and an existing program that requires payment of affordable housing development fees for certain large developments. The pertinent policy and associated program is from the City's 2004 Housing Element, and this policy and program are retained in this Housing Element as Policy A.9 and Program A.6. For new housing projects of at least 50 units, if located on land that has received an increase in allowable density through a general plan amendment, rezoning, or specific plan, and a fee paid into an affordable housing trust fund is required. The fee is assessed at 2% of the building valuation of the development. The fee may be waived by the City Council if it is determined by the Council that the project provides lower income housing units commensurate with that which would likely be generated through the collection of this fee. The applicant seeking such a waiver would request this as part of the project's consideration and present the rationale for how the subject project meets the criteria for the waiver. This affordable housing fee requirement would not be expected to present a significant constraint on projects of this nature and size coming forward, as the economic benefit of the upzoning and higher unit count would be larger than the cost of complying with this policy and program. Furthermore, for projects with an affordable housing component that would equal or exceed the value of the calculated fee, the fee could be waived by the City Council.

Building Codes

The Guadalupe Building Code is based on the 2007 California Building Code (CBC) which determines the minimum residential construction requirements for all of California. The CBC ensures safe housing and is not considered a significant constraint to housing production as it is the minimum necessary to protect the public's health, safety, and welfare. The City has not adopted any universal design elements in the Building Code.



Like most cities, Guadalupe responds to code enforcement problems largely on a complaint basis. The usual process is to conduct a field investigation after a complaint has been submitted. If the complaint is found to be valid, the problem is assessed. Serious violations, including any that pose health and safety issues, are responded to promptly by the City. The City encourages voluntary compliance through letters and phone calls and/or site visits. If compliance cannot be attained in this manner, the City may take more aggressive action through the legal process.

The City's philosophy has been to mitigate serious health or safety problems, but to allow the property owners reasonable time and flexibility to comply. The City seeks to balance the need to ensure safe housing against the potential loss of affordable housing that might result from overly strict enforcement. There is no indication that code enforcement actions have unnecessarily restricted the use of older buildings or inhibited rehabilitation.

2. Residential Development Processing Procedures

There are various levels of review and processing of residential development applications, depending on the size and complexity of the development. Due to budgetary constraints, the Planning Commission was disbanded in 2012 and therefore the City of Guadalupe City Council is involved in making decisions about all large, discretionary development projects. Smaller projects that do not include a rezone and/or general plan amendment, a subdivision of land, a Conditional Use Permit, or a Variance, are processed at the staff level through an "over the counter" Zoning Clearance. The City also has a design review process, which may be required for residential developments, depending on the scope and location of the proposed development. The Design Review Process is discussed in more detail later in this subsection.

All planning permit applications, once submitted, undergo review for completeness by staff. Discretionary actions, for example: Rezones, Tract Maps, and Conditional Use Permits, undergo environmental review pursuant to the California Environmental Quality Act. For Zoning Clearances, once the application has been deemed complete, staff reviews it for conformity to the Zoning Code and General Plan. If the project is in conformity to the Zoning Code and General Plan, staff issues Zoning Clearance, and the applicant is able to apply for and obtain a Building Permit. In practice, most Planning applications undergo concurrent Planning Department review and Building Department plan check, such that the applicant is often able to obtain a Building permit as soon as Zoning Clearance is issued.

A possible constraint associated with development review is the time it takes to get through the entitlement and permitting process, although City staff strives to assist applicants through the process, which has been effective in reducing the overall duration of the permit processing. In 2007, the City put into place a Development Review Committee to ensure that the processing of discretionary permit applications is conducted efficiently and with minimal staff delays. Project review by the Development Review Committee is not a constraint, but rather provides a venue for minimizing staff processing times. The Development Review Committee includes representatives from all City Departments with responsibility for review of discretionary development projects, including Planning, Building, Fire, City Engineer, and Public Works. The committee reviews discretionary applications that have been submitted and provide feedback to applicants on any missing or insufficient items during the application completeness process. Once the application is deemed complete and scheduled for decision-maker consideration, the Development Review Committee will review the application again to develop department-specific recommended conditions of approval. The City's permit processing for both discretionary permits and ministerial permits is efficient with no backlog of cases. Table 38 indicates

typical permit processing time requirements. As noted in the table, a typical single-family residential subdivision takes on average 6 to 12 months to process, depending on whether a tract map or parcel map is required. A typical multi-family residential development requires a Design Review Permit and Zoning Clearance and has an average processing time of 2 to 3 months. Hence, development processing procedures in the City of Guadalupe do not present a significant constraint to housing production.

Table 38. Typical Permit Processing Time Requirements

| Type of Approval or Permit | Typical Processing Time | Approval Body |
|-----------------------------|-------------------------|----------------|
| Site Plan Review | 30 days | City Staff |
| Minor Use Permit | 30 days | City Staff |
| Conditional Use Permit | 3 months | City Council |
| Variance | 3 months | City Council |
| Zone Change | 6 months | City Council |
| General Plan Amendment | 6 months | City Council |
| Design Review | 2 to 3 months | City Council |
| Tract Maps | 12 months | City Council |
| Parcel Maps | 6 months | City Council |
| Initial Environmental Study | 30 days | Planning Staff |
| Negative Declaration | 2 months | City Council |
| Environmental Impact Report | 9 months | City Council |

The Design Review Process is set forth in the City’s Zoning Code. The Design Review requirements comprise Chapter 18.73, which was inserted into the Zoning Code by Ordinance No. 2008-393, adopted in April 2008. This chapter lists the procedure, components of review, as well as findings required for approval. For projects requiring a design review permit (DRP), plans and a planning application is submitted, reviewed by staff for completeness, and then scheduled for consideration by the Planning Commission. A separate DRP is not required when the project has a component that already would require Planning Commission or City Council review: for example a parcel map, tract map, or a conditional use permit. The DRP requirement is only triggered for those projects that would otherwise only require a Zoning Clearance or a Sign Permit.

Certain residential projects, notably most⁶ single-family residential projects are exempt from a DRP. Duplexes not on Main Street or Guadalupe Street, or in the City’s Central Business District, are similarly exempt. The DRP requirement would most typically occur in the case of multi-family or mixed-use development in the City’s Central Business District, or multi-family development elsewhere in the City. While the requirement for a DRP does add to the projects permit fees (\$1,500 to \$3,500 for minor/major DRP), it does not result in a substantial constraint or disincentive to development. The purview of the City Council is specific to the design of the project; compliance with other Zoning Code regulations development standards is evaluated at the staff level. Section 18.73.90 of the Zoning Code describes eight design components the City Council considers upon application for a DRP. In addition, Section 18.73.100, sets forth the thirteen findings the City Council shall make prior to approval of a DRP. These findings represent specific design objectives by which staff evaluates the development. They are intended to enhance the appearance and value of property and the livability of neighborhoods. They do

⁶ An exception to this exemption applies to single-family residential projects with frontage on Main or Guadalupe Streets that are visible from these streets.



not represent a constraint to development, but are simply to ensure orderly and safe development in the City. Nonetheless, to provide greater certainty for residential projects subject to the Design Review Process, Program A.9 in the Housing Action Plan proposes to establish design guidelines that illustrate appropriate standards.

When processing a request to retrofit homes for accessibility, the procedure is the same as for any home improvement and is handled based on the scope of the change. The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility and ADA requirements are followed. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

3. Development Fees

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks, and infrastructure. The three main types of development and permitting fees are: 1) Planning Application fees, which are collected at the outset of a project; 2) Development Impact Fees; and 3) plan check fees, which are collected at the end of the process during issuance of the building permit(s). Many of these fees are assessed based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

The City's planning application fees were updated in September 2013 (See Appendix C for Guadalupe Planning Department fee schedule). The intent of this revision was to better ensure that the City collects sufficient funds to cover the staff costs of processing the application. Many of the City's discretionary permit application fees are now actual cost based with deposits collected at time of application submittal. Most ministerial permits are assessed as one-time set fees. All development projects including the development of new residential units require a Zoning Clearance, which is a ministerial permit that allows staff to confirm that the proposed development meets Zoning Code standards and requirements. Development projects may also require a Design Review Permit, although most single-family residential projects and additions are exempt from this requirement. Larger development projects may require a tract map or a conditional use permit, and some projects will require a rezone or planned residential development. The most common planning fee costs are included in Table 39, and the complete schedule of fees is included as Appendix C.

The development impact fees charged by the City (including all County and/or regional impact fees) are not excessive and are lower than or equal to those levied in surrounding cities and thus do not present a significant obstacle to production of affordable housing. Guadalupe collects a parks development fee and a public facilities fee. Park development fees per residential unit are \$150. Public facilities fees are \$0.10/square foot on multi-family projects. The Guadalupe Union School District also charges school fees. For large development projects, other development impact fees (traffic, sewer service, etc.) may be assessed as part of a Development Agreement. The City of Guadalupe is responsible for water, wastewater, fire, and police public services in-house and no County or regional fees are required for these services.

The actual total development impact fee per unit is based on all fees that are required for the particular project. Some fees may not be applicable to particular projects. Some fees are based on sliding scale for



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size of unit or number of units in a multi-family project. Typical fees range between \$6,000 and up for a single family unit and up to \$22,000 for a multi-family project of seven units or more; again, this depends on if grading plan check fees or other fees apply and how many units are being built.

Development and processing fees are lower in Guadalupe than in other areas. Further, Guadalupe's serious financial condition makes further reductions in already low fees infeasible. It is the City's intent to give high priority for processing low-income residential projects, though in reality, the processing time for all types of projects is considerably less in Guadalupe than other cities in the area.

Table 39. Fees that Affect Housing Production

| Common Community Development Department Fee Schedule, 2013 | | |
|---|---|-----------------------------|
| Type of Fee | Cost or Initial Deposit for Actual Cost-Based Fee | |
| Zoning Clearance - change in use only | \$150 | set fee |
| Zoning Clearance - New single family unit or duplex | \$250 | set fee |
| Zoning Clearance - multi-family development or commercial | \$400 | set fee |
| CUP/DRP - home occupation permit | \$250 | Set fee |
| CUP/DRP - minor | \$1,500 | Deposit |
| CUP/DRP - major | \$3,500 | Deposit |
| Pre-Application Review - minor | \$330 | Set fee |
| Pre-Application Review - major | \$2,500 | deposit |
| Specific Plan - New | \$8,000 | deposit |
| Zoning Code Text Amendment | \$2,500 | Deposit |
| Zone Code Change - minor | \$5,000 | Deposit |
| Zone Code Change - major | \$7,500 | Deposit |
| Planned Development - minor | \$330 | Set fee |
| Planned Development - major | \$2,500 | Deposit |
| Tentative Parcel Map | \$3,000 | deposit |
| Tentative Tract Map | \$5,000 | deposit |
| Final Map | \$7,500 | deposit |
| General Plan Amendment and Zone Change - minor | \$10,000 | deposit |
| General Plan Amendment and Zone Change - major | \$15,000 | deposit |
| Encroachment Permit | \$63 | |
| Public Improvement Plan Checking | \$1,460 per subdivision or \$290 per single lot | |
| Public Facility and Traffic Impact Fees | Subdivision = \$300 per lot Annexation = \$800 per lot | |
| Building Permit | Fee required by the CBC | |
| Grading Permit | Fee required by the CBC | |
| Water Connection Fee | set fee based on the diameter of the service line | |
| Sewer** | \$3,542 | per single-family residence |

*Multi-family sewer connection per residential unit \$2,361

See Appendix C for Guadalupe Planning Department fee schedule

Source: Guadalupe Planning Department

On- and Off-Site Improvements

In order to provide a safe and suitable environment for residential development, the City requires that certain public improvements be made. Each dwelling unit must connect to the City's water and sewer systems and project sites must properly capture and discharge runoff water into detention basins and/or storm drain systems. The City also requires that curbs, gutters, and sidewalks be placed along the frontage of every lot on which new construction or significant alteration is done. Public facility and traffic impact fees are listed in Table 39 above, and are reasonably related to the project. These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Guadalupe. The City does not impose any unusual requirements as conditions of approval for new development. City regulations are intended to generally encourage private development and new construction.

4. Regional Constraints

Regional constraints result, in part, from decisions made by the Santa Barbara Local Agency Formation Commission (LAFCo), a supra-local planning agency that ensures the logical and orderly growth of cities. Guadalupe's Sphere of Influence in 2008—the City's ultimate anticipated growth boundary—is congruent with the City limits, thus precluding outward expansion to meet housing needs without LAFCo approval. This is an important governmental constraint to meeting the City's housing needs.

B. Non-Governmental Constraints

Although non-governmental constraints are primarily market-driven and generally outside direct government control, local governments can influence and offset the negative impact of non-governmental constraints through responsive programs and policies. Analyzing specific housing cost components including the availability of financing, cost of land, and construction costs assists a local government in developing and implementing housing and land-use programs that respond to existing conditions. While the cost of new housing is influenced by factors beyond a locality's control, municipalities can create essential preconditions (favorable zoning and development standards, fast track permit processing, etc.) that encourage and facilitate development of a variety of housing types and affordable levels.

1. Fiscal Constraints

Many of the constraints to new housing production stem from insufficient funding, which is a problem common throughout the State, and particularly in Guadalupe. Proposition 13 limits the increase of property assessments to two percent per year, unless the property is sold, in which case it is reassessed at its selling price. Property taxes comprise approximately 56 percent of the City's total tax revenue while in other California cities this percentage is as much as 25 percent. The City cannot maintain needed services without steady funding (City of Guadalupe Budget 2014-2015 numbers utilized).

Availability of Financing

The availability of financing affects a person's ability to purchase and/or improve an existing home. For example, in Guadalupe, it can be difficult for Very Low, Low, and Moderate income first-time homebuyers to acquire sufficient savings and income to pay for a down payment, closing costs, monthly mortgage, and tax and insurance payments. It can also be challenging for these income groups to



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rehabilitate their homes. However, a number of private financing and government assistance programs are available to the community, as discussed in Chapter III, Resources.

Cost of Land

Land costs vary according to a number of factors, and can influence the type of project built. Cost considerations include the price of the land per square foot determined by the current market as well as the intended use, the number of proposed units or density of development permitted on the site. Location, zoning, and the size of a parcel will also affect the cost of land. Land that is conveniently located in a desirable area that is zoned for residential or commercial uses will likely be more valuable, and thus more expensive, than a remote piece of land that is zoned for agricultural uses.

Primary data on direct land costs in Guadalupe are scarce. Discussion with a member of the County Assessor's office suggested that \$50,000 to \$66,000 was a reasonable "ballpark estimate" of the value of a single family residential lot with water and sewer service (Housing Element, 2004). This estimate still seems valid for the current year as median home prices in Guadalupe are approximately \$199,400 (ESRI 2014).

Site Improvement Costs

Non-governmental site improvement costs can include the cost of providing access to the site, clearing the site, and grading building pad area(s). In the case of a subdivision, such costs may also include major subdivision improvements including building roads and installing new infrastructure. As with land costs, several variables affect the amount of improvement costs including site topography (which is relatively flat in Guadalupe) and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements, as these services are required to ensure the development is constructed according to established codes and standards. In the case of the DJ Farms Lot 5 subdivision (approved in November 2014), costs added approximately \$65,000 per lot. There is no substantial difference in lot development costs.

Cost of Construction

Construction costs can vary widely depending on the environmental conditions and scale of development at the site. Important determinants of construction costs include the amenities built into the unit, materials used, the prevailing labor rate, and any unusual project site conditions that require special construction measures. In Guadalupe, expansive soils and mitigation of liquefaction risk often necessitate more extensive footings for houses that can increase construction costs. Multiple family residences such as apartments can generally be constructed for slightly less than single-family residences. With the aid of the RSMMeans software, the average cost of a good quality of construction for multifamily apartment style housing would be an average of \$130 per square foot (this assumes a prevailing wage rate).

Prevailing Wages

State and federal law require that any affordable housing project that is assisted with government funds (e.g., CDBG, HOME, LMIH, and other federal and state funds) be constructed using prevailing wages per wage determinations adopted by the State Department of Industrial Relations and/or Federal Department of Labor. Prevailing wages typically add 25 to 30 percent to the cost of construction.



2. Citizen Behavior

Housing preferences have changed in the last fifty to sixty years, as consumers have more recently tended to prefer larger detached houses. These expectations are often unrealistic given the high cost of living in California. Bias towards single-family residences can result in neighbors opposing more dense and/or affordable housing.

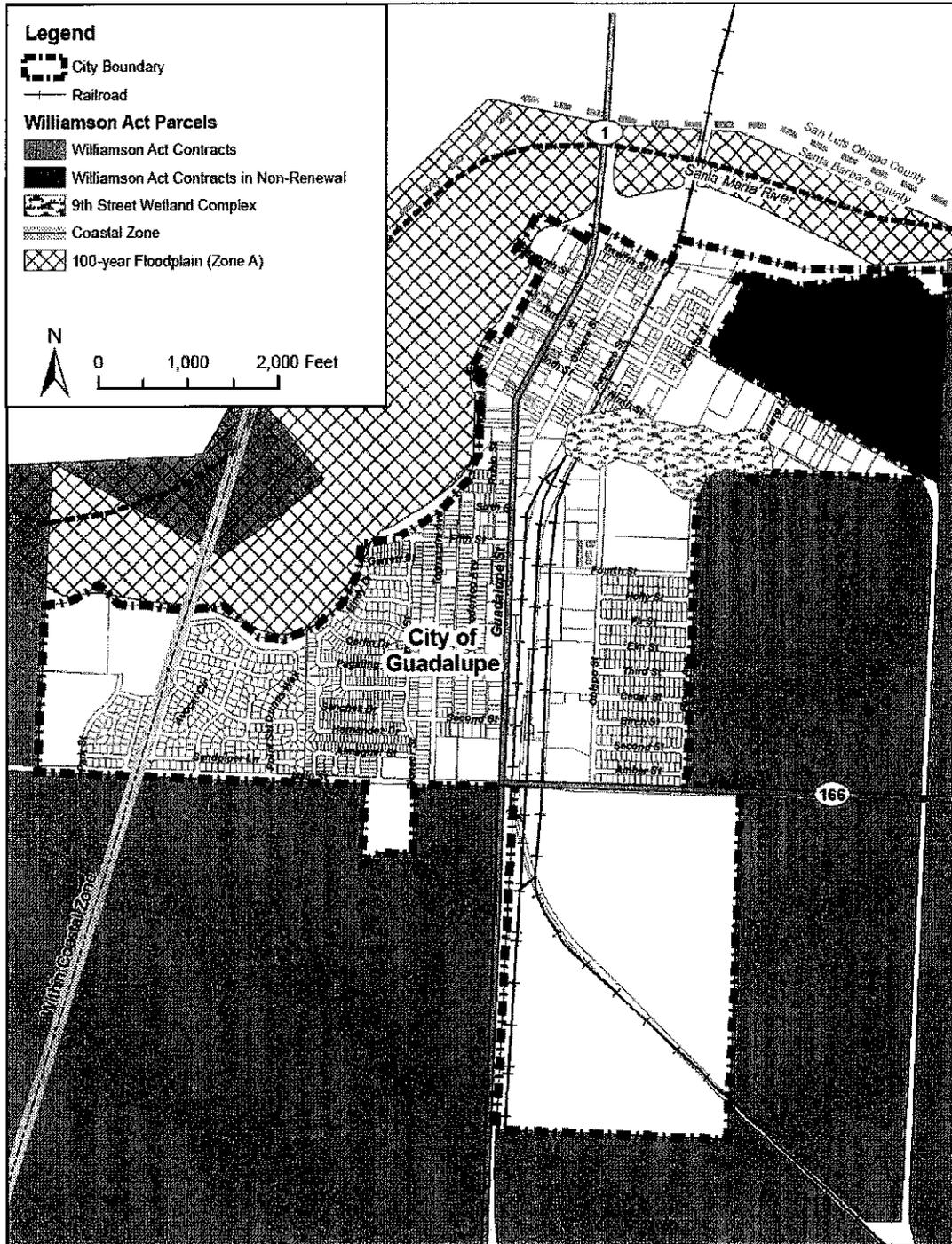
New housing also produces increased traffic and noise. These perceptions can result in community disdain with all types of development, including housing, commercial and industrial. Community opposition can impair a city's ability to meet its housing and economic goals. However, community opposition to single-family or multi-family development is most often not a factor and therefore does not pose a constraint to housing development in Guadalupe.

3. Environmental Constraints

Residential development in the City has the potential to be constrained by environmental factors including: City boundaries and limits, protected agriculture, coastal zone proximity, flood zones, and seismic faults. Environmental constraints in an around Guadalupe are illustrated in Figure 2.



Figure 2: Environmental Constraints Map



The City's General Plan policies include measures to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies. It is important to also note that these environmental factors do not substantially constrain the land identified in Appendix B to accommodate the City's fair share housing allocation.

Boundaries/Limits

The primary limit that defines the scope of the Housing Element is the City limit. Expansion to the north is restricted by the location of the Santa Maria River to the north of the City. Expansion to the east, south, and west is constrained by the fact that nearly all the land surrounding the City in these areas is under a Williamson Act contract and therefore is not currently developable.

Coastal Zone

The California Coastal Commission regulates development on parcels within the Coastal Zone. Such development must comply with the Local Coastal Program, which is approved and adopted by the Coastal Commission. In Guadalupe, approximately 60 acres in the southwestern portion of the City are within the coastal zone. The City annexed this land in 1990 and prepared a local coastal plan (LCP) that was certified by the California Coastal Commission. The existing uses for the site include a community park, single family residences, open space, and the City's wastewater treatment plan. None of the 49 units allocated by SBCAG will be located in this portion of the City.

Flood Zones

Portions of land northwest of the City limits located within 100-year and 500-year flood zones. However, none of these lands are currently developed or are considered for future residential development.

Seismic Faults

The Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code Section 2621, et seq.) restricts development on the surface traces of known active faults mapped by the State Geologist. No Alquist-Priolo faults are within the City limits (California Geologic Survey, 1997). Twenty-one older commercial buildings in the City's downtown core have been determined to be unreinforced masonry (Cal Poly, 2009). The City is working with owners of these buildings to seismically upgrade these buildings on a case-by-case basis.

4. Infrastructure and Public Facilities

Infrastructure and public facilities are important in evaluating the potential of developing additional residential units.

Both the City's water and sewage treatment systems are adequate to serve current and future needs. The City operates a wastewater treatment plant with a sewer capacity of about one million gallons per day. Based on a per capita wastewater generation of 80 gallons per day, the sewer could accommodate a population of about 12,000 residents. As shown in Table 40, sewer capacity will be more than adequate for the next eight years.



Table 40. Sewer Capacity and Projected Sewer Demand

| 2020 Population Projection (Persons) | Gallons Per Person/Day (2013 Usage) | 2015 Demand (Gallons) | Capacity (Gallons) | Percent of Capacity |
|---|--|------------------------------|---------------------------|----------------------------|
| 8,800 | 80 | 550,880 | 966,000 | 58% |

*2010 population of 7,100 x 80 gallons per person/day x 4.0 persons (average household size)

The City of Guadalupe recently completed the Wastewater System and Treatment Master Plan (2014), which confirmed that the existing and proposed wastewater infrastructure could adequately serve the City’s residents over a 20 year planning period. In addition, the study established a plan for future wastewater improvements to accommodate the anticipated future growth.

Water

In regards to water, the City has two primary water supply sources: the Santa Maria Groundwater Basin and the State Water Project.

In 1997, the Santa Maria Valley Water Conservation District filed a lawsuit to adjudicate water rights in the Basin (Santa Maria Valley Water Conservation District vs. City of Santa Maria CV 770214, January 11, 2005). In June 2006, the Santa Maria Valley Water Conservation District negotiated a Settlement Agreement that set forth terms and conditions for a solution concerning the overall management of the Basin water resources, including rights to groundwater use. According to this agreement, Santa Maria, the Golden State Water Company, and the City of Guadalupe have preferential appropriative rights to surplus native groundwater. Therefore, these parties may pump groundwater without limitation unless a severe water shortage condition exists. In the event that a severe water shortage exists, the Court may require these parties to limit their pumping to their respective shares and assigned rights. The Court granted the City of Guadalupe 1,300 AFY of prescriptive rights in the Basin during drought conditions (Santa Maria Valley Water Management Agreement, 2005). The City recently completed a Water Master Plan Update (2014), which calculated existing and future water demands within the City. The study confirmed that the existing and proposed water infrastructure could adequately serve the City’s residents over a 20 year planning period. In addition, the study established a plan for future water improvements to accommodate the anticipated future growth.

The City of Guadalupe derives all of its water supply from the State Water Project and the Santa Maria Ground Water Basin. Currently, the City operates two wells. The Fifth Street Well is located on Fifth Street and can pump 750 gallons per minute. In October 2008, the city added an additional well to the system (Obispo Tank Well) located just west of Obispo St. near its intersection with Fir Street. The new well serves as the lead well, which previously was the Fifth Street Well. The Fifth Street Well is now used as a back-up well. With the addition of the new well, the City will be pumping approximately 850 Acre-Feet per year from the Santa Maria Groundwater Basin. The City is also entitled to 550 Acre-Feet from the State Water Project, which is subject to change (on percent annual delivery) based on annual rainfall and Sierra Nevada snow pack.

Pursuant to the City’s 2014 Water Master Plan Update, the City has scheduled its well operations and anticipated state water percent deliveries to provide approximately 1,633 acre-feet of water supply, which is sufficient to meet the approximate 1,462 Acre-Feet of average annual demand. Although the water supply sources appear sufficient to meet future demands, the City’s existing water supply facilities



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lack redundancy under existing demands. Two additional groundwater wells totaling approximately 1,700 gpm are recommended to meet future demands and maintain adequate redundancy. Two wells, each with a minimum capacity of 850 gpm, are recommended so that the City can meet existing and future demands if any one of the City's wells were temporarily offline.



V. ENERGY CONSERVATION OPPORTUNITIES

This chapter describes opportunities for conserving energy in residential development, including energy saving design, energy saving materials, and energy efficient systems and features. Areas evaluated include planning and land use and energy efficient building practices and technologies. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also considerably reduce greenhouse gas emissions. Chapter VI, Housing Action Plan, provides the goals, policies, and programs for conserving energy in new housing developments and retrofits in Guadalupe.

State law requires all new construction to comply with energy conservation standards that establish maximum allowable energy use from non-renewable sources (California Administrative Code, Title 24). These requirements apply to design components such as structural insulation, air infiltration and leakage control, setback features on thermostats, and water heating system insulation (tanks and pipes). State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

A. Planning and Land Use

In addition to mandatory requirements, the way land is zoned and used can conserve energy. For example, if the general plan and zoning code encourage residential subdivision in a relatively isolated area, far from commercial facilities such as grocery stores, residents must travel longer distances to take care of their daily shopping and service needs. Also, keeping housing and jobs in balance and near each other helps to reduce energy use for commuting. Longer trips usually necessitate using an automobile (resulting in gasoline consumption) rather than walking or cycling. Changing the land use pattern can also change energy use patterns. The intent of land use planning measures is to reduce the distances of automobile travel, reduce the costs of construction, and increase the potential for residents to complete shopping and other chores without driving or by driving shorter distances.

The small, compact nature of Guadalupe and its current land use pattern are inherently energy efficient. The City encourages infill development (development on vacant or underutilized lots) and compact, contiguous development. According to the Urban Land Institute publication: *Growing Cooler* (2008), "conserving or developing infill housing within a more urban core has been shown to reduce primary energy consumption an average of 20 percent per household over newer sprawl developments." Compact development results in secondary energy savings, or embodied energy. Embodied energy is the term used for the energy spent producing the materials and finished products, like sewer pipes, electrical lines, paving materials, etc. Minimizing the length of necessary water, sewer, and electricity lines, consumes less of those products, thereby decreasing the total energy consumption.

The City's compact development also helps provide a convenient and accessible public transit system. Efficient transit service generally requires a minimum of 6 housing units per acre in residential areas (Victoria Transport Policy Institute, 2008). In Guadalupe, the older housing tracts have an average density of 7 to 10 units per acre. The newer Point Sal Dunes development has a density of 6 units per acre. The future DJ Farms development will have an overall density of approximately 6 units per acre;



individual residential tracts within the Specific Plan area will have densities ranging between 6 units per acre to 14 units per acre. The residential zones and mixed-use area near and in the Central Business District (CBD) of Guadalupe provides or has the potential to provide higher residential densities: up to 15 to 20 units per acre.

The City also promotes mixed-use development, particularly in the core areas of the community and along major roads, such as Guadalupe Street (State Route 1) and Main Street (State Route 166). Many residents, however, opt to do grocery and other shopping outside the city because Guadalupe lacks a large grocery store. There are stores within Guadalupe that may take care of daily essentials, but many drive to Santa Maria and neighboring communities to go shopping.

Continuing to encourage existing growth patterns will conserve energy and encourage public transit use. To reduce vehicle trips to neighboring cities, however, the City should continue to encourage additional commercial development.

B. Energy Efficient Practices and Technologies

Energy usage related to housing is largely a factor of indoor heating and cooling. Energy usage also correlates with the efficiency of appliances and other mechanical systems within buildings. This includes hot water heaters, dishwashers, washers and dryers, and plumbing fixtures. In order to conserve energy in new housing developments and retrofits, the City should encourage or require the use of any of the following practices and technologies:

- Passive solar construction techniques that require proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels;
- Higher insulation levels in place of thermal mass or energy conserving window orientation;
- Active solar water heating in exchange for less insulation and/or energy conserving window treatments;
- Energy-efficient indoor and outdoor lighting, including fluorescent lighting;
- Energy-efficient appliances;
- Drought tolerant landscaping and drip irrigation for landscaping, which reduces the amount of energy needed to pump water;
- Weatherization of windows and doors;
- Individual meters for gas, electricity and water (to encourage conservation) in multi-family units;
- Photovoltaic systems;
- Deciduous trees to naturally cool buildings, create wind barriers to surrounding areas, and enhance streetscapes to encourage walking and bicycling; and
- Green building practices, which incorporate materials and construction practices that reduce a building's energy consumption.

Currently, Pacific Gas & Electric provides a variety of energy conservation services for residents and participates in several other energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.



The California Alternate Rates for Energy Program (CARE) provides a 15 percent monthly discount on gas and electric rates to income-qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.

The REACH Program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income customers, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs.

In addition, the State Department of Community Services & Development administers a home weatherization program as part of its Low-Income Home Energy Assistance Program (LIHEAP). This program provides free energy efficiency upgrades to the dwellings of low-income families to lower their monthly utility bills.



VI. HOUSING ACTION PLAN

This chapter provides a statement of the community's goals, policies, programs, and quantified objectives relative to the maintenance, preservation, improvement, and development of housing in Guadalupe for the 2015 to 2023 planning period.

A. Affordable Housing Supply

Goal A: An adequate supply of affordable housing for all income levels.

Policies:

A.1. The City shall provide an adequate number of housing sites for both rent and purchase to accommodate its share of regional housing needs, including the number of units for each income classification.

A.2. The City shall ensure that adopted policies, regulations, and procedures do not add unnecessarily to the cost of housing while still attaining other important City objectives.

A.3. The City shall give high priority for permit processing to low-income residential projects, and the highest priority for projects that provide housing units at the extremely-low income (ELI) level.

A.4. The City shall continue to support the efforts of the Santa Barbara County Housing Authority within the City.

A.5. The City shall, through the Santa Barbara County Housing Authority or in conjunction with nonprofit or for-profit developers, apply for funds from the State and Federal governments to construct housing for low-income households.

A.6. The City shall continue to provide Section 8 assistance to eligible households through the Santa Barbara County Housing Authority.

A.7. Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical given the size of the project and other site constraints.

A.8. Low-income housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the City and not concentrated in a particular area or community.

A.9. The City shall require low-income housing units in density bonus projects to be available at the same time as the market-rate units in the project.

A.10. The City shall encourage the development of multi-family dwellings in locations where adequate facilities are available and where such development would be consistent with neighborhood character.



A.11. The City shall allow legal, non-conforming dwellings to be rehabilitated that do not meet current lot size requirements, setbacks yard requirements, and other current zoning requirements, so long as the non-conformity is not increased and there is no threat to public health and or safety.

A.12. To meet the City's needs to provide housing at the extremely low income (ELI) level, the City shall encourage projects that meet the housing needs of ELI households by offering financial incentives, financial assistance, and/or regulatory concessions to encourage the development of ELI units, such as that provided by single-room occupancy units. The City shall consider prioritizing its affordable housing development assistance to one or more projects that meet the City's ELI housing needs, as identified in the latest RHNA allocation.

Programs:

A.1. The City shall annually evaluate the adequacy of services and facilities for additional residential development. Service deficiencies and the cost of correcting such deficiencies will be identified and priorities will be set.

Responsible Department: City Administrator
Timeframe: Ongoing with an annual update report
Funding: General Fund
Expected Outcome: Annual review and priority report

A.2. The City shall establish priority water and sewer services procedures for developments with units affordable to lower-income households.

Responsible Department: Planning Department
Timeframe: 2016-2017
Funding: General Fund
Expected Outcome: Priority water and service procedures

A.3. The City' zoning ordinance does not currently comply with state law regarding second units; however it will be revised in 2016, to comply with California State law allowing secondary units, mobile and manufactured homes, licensed residential care facilities and group homes with fewer than six residents, rental housing, and transitional and supportive housing in all residential zones. These uses may only be subject to those development and management standards that apply to residential development within the same zone. The City will also promote the use of secondary units by providing a public awareness campaign to property owners, builders, and developers.

Responsible Department: Planning Department
Timeframe: 2016
Funding: General Fund
Expected Outcome: Zoning Ordinance Amendment

A.4. The City shall require a 55-year continued affordability condition in projects that receive a density bonus that also utilize government funds. As an additional incentive, projects that do not use any government monies may be eligible for bonuses if the units have at least 20 years of continued affordability. The City will ensure all options comply with State density bonus laws.



Responsible Department: Planning Department
Timeframe: Ongoing 2016
Funding: General Fund
Expected Outcome: Zoning Ordinance Amendment

A.5. The City shall continue to work with the Santa Barbara County Housing Authority, People’s Self Help Housing Corporation, or other non-profit agencies to secure funds through State and Federal programs for development of new low-income housing, and rehabilitation and/or room additions to relieve overcrowding for existing low-income households. Opportunities for the development of housing at the ELI level shall be a priority, until the City meets its ELI housing allocation in this RHNA cycle. The City will coordinate with the County applications for new funding and will provide letters of support and technical support to nonprofits. The City will also participate in the Housing Trust Fund of Santa Barbara County to leverage the City’s funding. The City will also continue to incentivize affordable housing by expediting the processing of density bonus applications which include affordable housing. A report will be provided annually to the City Council on progress in the endeavor.

Responsible Department: City Administrator
Timeframe: (1) Meet with the Santa Barbara Housing Authority, the Self-Help Housing Corporation, and other non-profit agencies at least once annually; (2) Submit funding applications to these agencies annually, and (3) Report to the City Council in December of every year. Expedited processing of density bonus applications will occur continuously on a case-by-case basis.
Funding: Various Housing Development Funds
Expected Outcome: Continued support for securing funding for construction of low-income housing

A.6. The City of Guadalupe shall continue code enforcement efforts to preserve its existing housing stock and to expedite the issuance of building permits for new low-income housing, including those units at the ELI level, housing rehabilitation projects and/or room additions for existing low income housing. All requests for funding assistance will be forwarded to the County of Santa Barbara Housing and Community Development Department’s rehabilitation assistance program to help alleviate the impact of high overcrowding.

Responsible Department: City Administrator
Timeframe: (1) Ongoing code enforcement activities to preserve existing housing stock and (2) Apply for funds for housing rehabilitation funds from the Santa Barbara County Housing Authority at least one time during the planning period
Funding: Santa Barbara County Housing and Community Development Department
Expected Outcome: Development of low-income housing

B. Conservation and Rehabilitation

Goal B: Conservation and rehabilitation of the City’s existing stock of affordable housing.



Policies:

B.1. The City shall refer all requests for the funding of rehabilitation projects and/or the construction of new affordable housing projects to the Santa Barbara County Housing and Community Development Department.

B.1. The City shall continue to coordinate with the Santa Barbara County Housing Authority to maintain Section 8 rent subsidies.

B.2. The City shall apply for funds, including CDBG grants for the purpose of rehabilitating low cost, owner occupied and rental housing.

B.3. Private financing of the rehabilitation of housing shall be encouraged.

B.4. The City shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.

B.5. The demolition of existing multi-family housing shall be allowed when: a) the structure(s) is found to be substandard and unsuitable for rehabilitation; b) tenants are provided reasonable notice and an opportunity to purchase the property; and c) relocation assistance is provided.

Programs:

B1. The City shall coordinate its efforts with the Santa Barbara County Housing Authority to continue receiving Section 8 subsidy monies. A City staff liaison will have the responsibility of coordinating these efforts.

| | |
|-------------------------|--|
| Responsible Department: | City Administrator |
| Timeframe: | Meet with the Santa Barbara County Housing annually to explore receiving Section 8 subsidy monies. |
| Funding: | Planning Department budget |
| Expected Outcome: | Maintenance of existing Section 8 subsidies |

C. At-Risk Units

Goal C: Preservation of all at-risk units in Guadalupe.

Policies:

C.1. The City shall strive to preserve all at-risk dwelling units in the unincorporated County.

C.2. At least two years notice shall be required prior to the conversion of any units for low-income households to market rate units in any of the following circumstances:

- The units constructed with the aid of government funding
- The units were required by an inclusionary zoning ordinance
- The project was granted a density bonus
- The project received other incentives

Such a notice shall be given at least to the following:

- The City;
- HCD;



- Santa Barbara County Housing Authority; and
- Residents of at-risk units.

Programs:

C.1. Coordinate with the Santa Barbara County Housing Authority to maintain a list of all dwellings within the City that are subsidized by government funding or low-income housing developed through regulations or incentives. The list shall include, at a minimum, the number of units, type of government program, and the date at which the units may convert to market-rate dwellings

Responsible Department: Planning Department
Timeframe: Ongoing with an annual update report
Funding: General Fund
Expected Outcome: Annually updated list

C.2. The City shall add to existing incentive programs, and include in all new incentive or regulatory programs, requirements, to give notice prior to conversion to market rate units.

Responsible Department: Planning Department
Timeframe: Ongoing with an annual update report
Funding: General Fund
Expected Outcome: Revisions to all housing incentive and regulatory programs

D. Special Needs

Goal D: Adequate housing for special needs groups in Guadalupe, including farmworkers, people with disabilities, and large families.

Policies

D.1. The City shall encourage the development of housing for farmworkers and large families.

D.2. The City will encourage the removal of housing restraints for those with disabilities as outlined in Senate Bill 520 (Chapter 671 California Code).

D.3. The City shall provide information to migrant farmworkers about housing opportunities and services for in the area.

Programs:

D.1. The City shall amend its zoning ordinance to grant a density bonus in conformance with Chapter 16.97 of the State Density Bonus Law, or exemption from the in-lieu fee requirement, or both, for projects that include three- and four-bedroom units, or single room occupancy units, as a significant portion of the total project. The thresholds for determining the number of such units and exact size of the density increase or fee exemption shall be determined during drafting of the ordinance. The period of affordability for the density bonus units will be 55 years or more.

Responsible Department: Planning Department
Timeframe: 2016
Funding: General Fund
Expected Outcome: Zoning ordinance amendment



D.2. The City shall adopt a procedure to make reasonable accommodations (i.e. modifications or exceptions) in its zoning laws and other land use regulations and practices when such accommodations may be necessary to afford persons with disabilities and other special needs an equal opportunity to use and enjoy a dwelling. The amendment to the Zoning Ordinance shall include a revised definition of family that is consistent with State housing law. It shall address all aspects of the Americans with Disabilities Act in regards to home construction, retrofitting restrictions, and parking requirements due to City Zoning Code. The City will also address financial incentives for home developers who address SB 520 issues in new construction and retrofitting existing homes.

Responsible Department: Planning Department
Timeframe: 2016
Funding: General Fund
Expected Outcome: New ordinance

D.3. The City shall continue to provide information about housing opportunities and services for homeless persons to migrant farmworkers through the Police Department, as well as City Hall; provide information in both English and Spanish and provide other additional language material to other minority languages in the community; and survey the community for the need of other language material.

Responsible Department: Police Department, City Administrator
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Continued availability of housing information

D.4. The City shall cooperate with Santa Barbara County and other agencies in the development of programs aimed at providing affordable multi-family housing, including housing for families with special needs. As part of this cooperation, the City shall identify one or more sites that could support affordable multi-family housing development and consult with the site owner and/or housing partners on the feasibility of developing the site for affordable housing.

Responsible Department: Police Department, City Administrator
Timeframe: Meet with Santa Barbara County Housing Authority at least once annually and identify one or more sites for affordable multi-family housing per year.
Funding: General Fund
Expected Outcome: Continued coordination and development of at least one affordable multi-family housing development

D.5. To encourage transitional and supportive housing, the City will amend all zoning districts allowing residential uses to permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zoning (i.e. apartments in a multi-family zone).

Responsible Department: Planning Department
Timeframe: 2016
Funding: General Fund
Expected Outcome: New ordinance



E. Energy Conservation

Goal E: Energy efficient housing units that result in a reduction in energy costs to Guadalupe residents.

Policies:

E.1. All new dwelling units shall be required to meet current State requirements for energy efficiency, and retrofitting of existing units shall be encouraged.

E.2. New land use patterns shall encourage energy efficiency, to the extent possible.

Programs:

E.1. The City shall continue to implement Title 24 of the California Code on all new development.

Responsible Department: Building Department
Timeframe: Ongoing
Funding: Plan check fees
Expected Outcome: Implementation of Title 24

E.2. The City shall work with PG&E to encourage existing residents to participate in energy efficiency retrofit programs. The City will consider sponsoring an energy awareness program, in conjunction with PG&E to educate residents about the benefits of various retrofit programs.

Responsible Department: Planning Department
Timeframe: Ongoing
Funding: General Fund/PG&E
Expected Outcome: Increased awareness of energy efficiency programs

E.3. The City shall amend the subdivision ordinance to implement the subdivision map act related to subdivision orientation for solar access.

Responsible Department: Planning Department
Timeframe: 2015-2016
Funding: General Fund
Expected Outcome: Subdivision Ordinance amendment

E.4. New annexations to the City shall be contiguous to the existing City to maintain compact urban form and energy efficiency.

Responsible Department: Planning Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Efficient, contiguous City expansion

E.5. The City shall apply for and support applications for affordable housing funds from agencies that reward and incentivize good planning. Examples include the HCD's Multifamily Housing Program (MHP) and California Tax Credit Allocation Committee resources which provide competitive advantage for affordable infill housing and affordable housing built close to jobs, transportation, and amenities.



Responsible Department: City Administrator
Timeframe: Apply for affordable housing funds at least 3 times during the planning period
Funding: Various
Expected Outcome: Provide Support for Affordable Housing Development
E.6. Partner with public utility districts and private energy companies to promote free energy audits for low-income owners and renters, rebate programs for installing energy efficient features/appliances and public education about ideas to conserve energy.

Responsible Department: Planning Department
Timeframe: Ongoing
Funding: Various
Expected Outcome: Conserved energy

F. Equal Opportunity Housing

Goal F: To assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

Policies:

F.1. The City declares that all persons regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability to have equal access to sound and affordable housing.

F.2. The City will promote the enforcement of the policies of the State Fair Employment and Housing Commission.

Programs:

F.1. The City will continue to provide information from the Housing Authority and Department of Equal Housing and Employment regarding housing and tenant rights at City Hall. And the City will continue to provide information in Spanish as well as review the need for any third language information in Guadalupe.

Responsible Department: Planning Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Distribution of information regarding equal access to housing

F.2. The City will refer persons experiencing discrimination in housing to California Rural Legal Assistance. The City will cooperate with neighboring jurisdictions and local organizations that sponsor workshops on fair housing laws and how those who are victims of discrimination to address their grievances.

Responsible Department: All City Departments that receive complaints
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Distribution of information



F.3. The City shall notify People’s Self Help Housing Corporation, Santa Barbara County Housing Authority, California Rural Legal Assistance and local churches, as well as post notices at significant public locations, prior to any public hearing where the City is considering amending or updating the housing element.

Responsible Department: Planning Department
 Timeframe: Prior to any public hearing
 Funding: General Fund
 Expected Outcome: Awareness of Housing Element updates, increased participation at housing workshops

G. Quantified Objectives

Table 41 provides an estimate of the number of units likely to be constructed and rehabilitated (conserved) by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources and constraints. The target of 49 units in total meets the 2015-2023 RHNA plan adopted for the City of Guadalupe by SBCAG (refer to Section II for a discussion of the City’s allocation in the RHNA process).

Table 41. Quantified Objectives

| Program Category | New Construction Units | Rehabilitated (Conserved) Units |
|-------------------------|-------------------------------|--|
| Extremely Low | 6 | |
| Very Low | 6 | |
| Low | 8 | 1 |
| Moderate | 13 | |
| Above Moderate | 16 | |
| Total | 49 | 1 |



APPENDIX A: EVALUATION OF 2009 HOUSING ELEMENT

Government Code Section 65588(a) requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives, and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period, 2009 through 2014. This analysis also includes an assessment of the appropriateness of goals, objectives, policies, and programs.

A. Program Evaluation

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

B. Appropriateness of Goals and Policies

Table A-2 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the City's experience during the past planning period.

C. Progress in Meeting Quantified Objectives

Table A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.



Table A-1. 2009 Housing Element Program Evaluation – City of Guadalupe

| Program | Responsible Agency | Timeframe | Evaluation/Accomplishments | Future Policies and Actions |
|--|---|--------------------|--|--|
| 1. Initiate annexation proceedings with Local Agency Formation Commission | City Administrator, Planning Department | Ongoing | Annexation request for Minami Specific Plan is no longer proposed. Potential new annexation request for new RV Park no longer under discussion. The City will continue to review annexation requests on a case by case basis. | The City will consider annexation requests on a case-by-case basis and will no longer initiate annexation proceedings with LAFCO |
| 2. Evaluate adequacy of services and facilities for additional residential development, identify deficiencies, and set priorities | City Administrator | Annually | Ongoing part of development review process. The City has completed a Water and Wastewater System Master Plan and has initiated a Water and Wastewater Rate Study. That rate study will incorporate the cost of needed water & wastewater capital improvements. | Continue program |
| 3. Comply with California State law allowing second units in residential zones; mobile and manufactured housing in all residential zones; density bonuses for subdivisions that include an affordable housing component; relief from setback, parking, and other site development regulations, for projects that include an affordable housing component; and promote use of secondary units by providing a public awareness campaign to property owners, builders, and developers | City Administrator, Planning Department | Calendar Year 2016 | A zoning ordinance amendment (Ordinance 2008-391) that established a Planned Residential Development Overlay was adopted in 2008. The Planned Development Overlay allows for flexibility in zoning ordinance standards for certain residential projects that are determined to be beneficial to the City or help achieve City goals for provision of housing to special needs groups or to provide affordable housing. The overlay also provides for density bonus of up to 15% for projects with an affordable housing component. A comprehensive zoning ordinance update is required to ensure compliance with California Density Bonus Law. The City needs to reinstate this process. | Continue program and prepare necessary zoning code amendments |

| Program | Responsible Agency | Timeframe | Evaluation/Accomplishments | Future Policies and Actions |
|---|---------------------|---|---|-----------------------------|
| 4. Require a 30-year continued affordability condition in projects that receive a density bonus; provide bonuses to units that have at least 20 years of affordability that do not use any government monies; and ensure all options comply with State density bonus laws | Planning Department | Ongoing | Ongoing as part of City review of such projects. | Continue program |
| 5. Require that new housing projects of at least 50 units in size on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, rezoning or specific plan shall pay a fee equal to two percent of the building valuation; deposit such fees into a trust fund that can be used to construct lower income housing, write-down land or financing costs, or rehabilitate or preserve existing units; provide low or no-interest loans with monies collected, to allow additions to existing rental or ownership units for low-income households; and ensure all options comply with State density bonus laws | Planning Department | Ongoing and annual report to the City Council | The City no longer has the staff available to implement this program. | Eliminate program |
| 6. Work with the Santa Barbara County Housing Authority, People's Self Help Housing Corporation, or other non-profit agencies to secure funds through state and federal programs for development of new low-income housing, and rehabilitation and/or room additions for existing low-income households; coordinate with the county applications for new funding and provide letters of support and technical support to nonprofits; and provide a report annually to the City Council on progress | City Administrator | May of every year | Ongoing with correspondence going out annually. | Continue program |
| 7. Use a portion of available funds to develop low-income housing, and rehabilitate and/or provide room additions for existing low-income households | City Administrator | Annually to City Council | The City no longer has the staff available to implement this program. | Eliminate program |
| 8. Apply annually for CDBG rehabilitation funds to enable rehabilitation for low-income households | Planning Department | Annually | The City no longer has the staff available to implement this program. | Eliminate program |
| 9. Coordinate efforts with the Santa Barbara County Housing Authority to continue receiving Section 8 subsidy monies | City Administrator | Ongoing | The City no longer has the staff available to implement this program. | Eliminate program |

| Program | Responsible Agency | Timeframe | Evaluation/Accomplishments | Future Policies and Actions |
|--|----------------------------|--------------------------------------|--|--|
| <p>10. Adopt an ordinance that requires tenant notice and relocation assistance in cases of demolition of multi-family housing; provide for at least one year's notice to tenants except in cases of imminent risk to health or safety; specify minimum requirements for relocation assistance for displaced tenants; and include providing information about other available housing and providing a stipend to help offset moving expenses for low-income households</p> | <p>Planning Department</p> | <p>Remove Program</p> | <p>A comprehensive zoning ordinance update was initiated, but was put on hold.</p> | <p>Remove program, as it is not necessary to achieve consistency with Housing Element. Adequate policy direction provided as Policies B.5 and B.6.</p> |
| <p>11. Coordinate with the Santa Barbara County Housing Authority to maintain a list of all dwellings within the City that are subsidized by government funding or low-income housing developed through regulations or incentives; include on the list, the number of units, type of government program, and the date at which the units may convert to market-rate dwellings</p> | <p>Planning Department</p> | <p>Ongoing with an annual report</p> | <p>List has been developed by City and is periodically updated as new units are developed.</p> | <p>Continue program</p> |
| <p>12. Add to existing incentive programs, and include in all new incentive or regulatory programs, requirements, to give notice prior to conversion to market rate units</p> | <p>Planning Department</p> | <p>Ongoing with an annual report</p> | <p>15% density bonus for residential projects with affordable housing component has been included in zoning ordinance as part of the Planned Residential Development Ordinance (Ord. 2008-391). This ordinance also provides for flexibility in zoning standards to allow for creative designs and as an incentive to development and redevelopment. Notice requirements for conversion to market rate units are incorporated as conditions of approval in consideration of development permits.</p> | <p>Continue program</p> |
| <p>13. Amend the zoning ordinance to grant a density bonus, or exemption from the in-lieu fee requirement, or both, for projects that include four-bedroom units as a significant portion of the total project; and determine the number of such units and exact size of the density increase or fee exemption</p> | <p>Planning Director</p> | <p>Calendar Year 2016</p> | <p>Density bonus provision included in Planned Residential Development Ordinance (Ord. 2008-391). A more comprehensive zoning ordinance update was initiated, but was put on hold.</p> | <p>Continue program and prepare necessary zoning code amendments</p> |
| <p>14. Seek financing for the Redevelopment Agency's housing rehabilitation program to rehabilitate rooming houses located in the downtown, and review and apply for all possible funding sources as they come available</p> | <p>City Administrator</p> | <p>Annually</p> | <p>No funding is available due to the dissolution of RDA</p> | <p>Eliminate program</p> |

| Program | Responsible Agency | Timeframe | Evaluation/Accomplishments | Future Policies and Actions |
|---|---------------------------------------|--------------------|---|---|
| 15. Adopt an ordinance that requires reasonable accommodations of the needs of disabled persons; address all aspects of the Americans with Disabilities Act in regards to home construction and retrofitting restrictions due to City Zoning Code; and address financial incentives for home developers who address SB 520 issues in new construction and retrofitting existing homes | Planning Department | Calendar Year 2016 | Compliance with ADA reasonable accommodations requirements met with adherence to Building Code. For SB 520 issues, a comprehensive zoning ordinance update was initiated, but was put on hold. | Continue program and prepare necessary zoning code amendments |
| 16. Provide information about housing opportunities and services for homeless persons to migrant farm-workers through the Police Department, as well as City Hall; provide information in both English and Spanish and provide other additional language material to other minority languages in the community; and survey the community for the need of other language material | Police Department, City Administrator | Ongoing | Information is provided as part of police patrols and contacts. Information is also available at City Hall. | Continue program |
| 17. Cooperate with Santa Barbara County and other agencies in the development of programs aimed at providing farm-worker housing; hold a public hearing to determine level and scope of needs in the community; and contact farm-worker advocacy groups to participate and hold the hearings in both English and Spanish | Planning Department | Ongoing | Ongoing outreach efforts with partner agencies. Need for farm-worker housing a component of Housing Element community workshops held on October 23, 2008; November 20, 2008; February 5, 2009; February 26, 2009; and March 12, 2009. | Continue program |
| 18. Require all new dwelling units to meet current State requirements for energy efficiency; and encourage retrofitting of existing units | Building Department | Ongoing | Title 24 requirements verified during Building Permit plan check process. | Continue program |
| 19. Work with PG&E to encourage existing residents to participate in energy efficiency retrofit programs; and consider sponsoring an energy awareness program, in conjunction with PG&E to educate residents about the benefits of various retrofit programs | Planning Department | Ongoing | Ongoing work with PGE and dissemination of energy efficiency in electrical utility bills. | Continue program |
| 20. Amend subdivision ordinance to implement the subdivision map act related to subdivision orientation for solar access | Planning Department | Calendar Year 2016 | Solar orientation considered as part of the development review process. A comprehensive update to the City's Subdivision Ordinance was initiated, but was put on hold. The City will need to reinstate this process. | Prepare necessary zoning code amendments |
| 21. New annexations shall be contiguous to the existing City to increase compact urban form and energy efficiency | Planning Department | Ongoing | Annexation (LAFCO 07-10) approved on September 6, 2007 met this criteria. Review of annexation projects will occur on a case-by-case basis. | Continue program |

| Program | Responsible Agency | Timeframe | Evaluation/Accomplishments | Future Policies and Actions |
|--|--|------------------------------|---|---|
| 22. Amend the zoning ordinance to allow for mixed residential and commercial development, where appropriate; and identify adequate sites that could allow mixed-use development | Planning Department | 2004 | Planned Residential Development Ordinance (Ord. 2008-391) allows for a commercial component to a primarily residential development. Mixed use development also in General Commercial Zoning District as well as in Mixed Use and Neighborhood Commercial Zoning Districts in DJ Farms Specific Plan Area. | Program completed |
| 23. Amend the subdivision ordinance to require that new subdivisions include transit opportunities and bicycle and pedestrian routes | Planning Department | 2013 | Transit opportunities and provision for non-vehicular mode of travel were identified as part of the Bicycle and Pedestrian Master Plan adopted by the City in 2013. | Program Completed |
| 24. Continue to provide information from the Housing Authority and Department of Equal Housing and Employment regarding housing and tenant rights at City Hall; and continue to provide information in Spanish as well as review the need for any third language information in Guadalupe | Planning Department | Ongoing | Information on housing and tenant rights is available at City Hall and provided as needed. | Continue program |
| 25. Refer persons experiencing discrimination in housing to California Rural Legal Assistance; and sponsor workshops on fair housing laws and how those who are victims of discrimination to address their grievances | All City Departments that receive complaints | Workshop in November, 2005 | Workshop held in November 2005. Referrals to California Rural Legal Assistance are made if complaints received. | Modify program, coordinating with neighboring jurisdictions and local organizations that sponsor workshops, due to limited funding. |
| 26. Notify People's Self Help Housing Corporation, Santa Barbara County Housing Authority, California Rural Legal Assistance and local churches, as well as post notices at significant public locations, prior to any public hearing where the City is considering amending or updating the housing element | Planning Department | Prior to any public hearings | No amendments to the 2004 Housing Element were made. These agencies will be notified of the availability of the draft 2015 Housing Element as well as of the public hearings for consideration of the updated Housing Element. | Continue program |

Table A-2. Appropriateness of 2009 Housing Element Goals and Policies – City of Guadalupe

| Goal | Policy | Appropriateness |
|--|--|--------------------------------|
| Goal A: An adequate supply of affordable housing for all income levels. | | |
| | Policy A.1. Provide an adequate number of housing sites for both rent and purchase to accommodate its share of regional housing needs, including the number of units for each income classification. | Still appropriate – retain |
| | Policy A.2. Pursue land annexation to enable an adequate supply of appropriately zoned land with public services to accommodate projected housing needs. | No longer appropriate – remove |
| | Policy A.3. Ensure that adopted policies, regulations and procedures do not add unnecessarily to the cost of housing while still attaining other important City objectives. | Still appropriate – retain |
| | Policy A.4. Give high priority for permit processing to low-income residential projects. | Still appropriate – retain |
| | Policy A.5. Support the efforts of the Santa Barbara County Housing Authority within the City. | Still appropriate – retain |
| | Policy A.6. Apply for funds from the state and federal governments to construct housing for low-income households. | Still appropriate – retain |
| | Policy A.7. Provide Section 8 assistance to eligible households through the Santa Barbara County Housing Authority. | No longer appropriate – remove |
| | Policy A.8. Utilize at least 20% of all tax increment proceeds for low and moderate income housing, in accordance with State law. Furthermore, portions of residential projects in the redevelopment area shall be developed for very low, low and moderate-income households, as required by State law. | No longer appropriate – remove |
| | Policy A.9. All new housing projects of 50 or more units on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, rezoning or specific plan shall be required to pay a fee equal to two percent of the building valuation (based upon building permits) to be deposited in a housing trust fund. This fund may be used to construct lower income units, to write-down land or financing costs for lower income units, or for the rehabilitation or preservation of such units. In all cases where developers actually construct units for lower income households, the City Council may waive this requirement if the Council finds that the increase in lower income units is commensurate with the increase likely to be generated through the use of fees. | No longer appropriate – remove |
| | Policy A.10. Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical given the size of the project and other site constraints. | Still appropriate – retain |
| | Policy A.11. Low-income housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the City and not concentrated in a particular area or community. | Still appropriate – retain |
| | Policy A.12. Require low-income housing units in density bonus projects to be available at the same time as the market-rate units in the project. | Still appropriate – retain |
| | Policy A.13. Encourage the development of multi-family dwellings in locations where adequate facilities are available and where such development would be consistent with neighborhood character. | Still appropriate – retain |
| | Policy A.14. Allow dwellings to be rehabilitated that do not meet current lot size requirements, setbacks yard requirements, and other current zoning requirements, so long as the non-conformity is not increased and there is no threat to public health and or safety. | Still appropriate – retain |
| | Policy A.15. Encourage the development of extremely low income (ELI) housing by offering financial incentives, financial assistance, and/or regulatory concessions. | Still appropriate – retain |

| Goal | Policy | Appropriateness |
|--|--|--|
| Goal B: To conserve and rehabilitate the City's current stock of affordable housing. | | |
| | Policy B.1. Fund redevelopment agency rehabilitation loan program to low-income households as redevelopment monies become available. | Still appropriate – retain No longer appropriate – remove |
| | Policy B.2. Coordinate with the Housing Authority to maintain Section 8 rent subsidies. | No longer appropriate – remove |
| | Policy B.3. Apply for CDBG grants for the purpose of rehabilitating low cost, owner occupied and rental housing. | No longer appropriate – remove |
| | Policy B.4. Encourage private financing of the rehabilitation of housing. | Still appropriate – retain |
| | Policy B.5. Require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance. | Still appropriate – retain |
| | Policy B.6. Allow the demolition of existing multi-family housing when a) the structure(s) is found to be substandard and unsuitable for rehabilitation, b) tenants are provided reasonable notice and an opportunity to purchase the property and, c) relocation assistance is provided. | Still appropriate – retain |
| Goal C: Preserve all at-risk units in Guadalupe. | | |
| | Policy C.1. Strive to preserve all at-risk dwelling units in Guadalupe. | Still appropriate – retain |
| | Policy C.2. At least 2 years notice shall be required prior to the conversion of any units for low-income households to market rate units in any of the following circumstances: <ul style="list-style-type: none"> • Units constructed with the aid of government funding. • Units were required by an inclusionary zoning ordinance. • Project was granted a density bonus. • Project received other incentives. Such a notice shall be given to the City, HCD, Santa Barbara County Housing Authority and Residents of at-risk units. | Still appropriate – retain Still appropriate – retain Still appropriate – retain |
| Goal D: Meet the housing needs of special groups of Guadalupe residents, including farm-workers, people with disabilities and large families. | | |
| | Policy D.1. Encourage development of housing for farm-workers and large families. | Still appropriate – retain |
| | Policy D.2. Encourage rehabilitation of rooming houses in the downtown. | Still appropriate – retain |
| | Policy D.3. Encourage the removal of housing restraints for those with disabilities as outlined in Senate Bill 520 (Chapter 671 California Code). | Still appropriate – retain |
| | Policy D.4 Provide information to migrant farmworkers about housing opportunities and services. | Still appropriate – retain |
| Goal E: Reduction in energy costs to Guadalupe residents through energy efficient housing | | |
| | Policy E.1. Require all new dwelling units to meet current State requirements for energy efficiency, and encourage retrofitting of existing units. | Still appropriate – retain |
| | Policy E.2. New land use patterns shall encourage energy efficiency. | Still appropriate – retain |
| Goal F: Assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex. | | |
| | Policy G.1. Declare all persons regardless of race, creed, age or sex to have equal access to sound and affordable housing. | Still appropriate – retain |
| | Policy G.2. Promote the enforcement of the policies of the State Fair Employment and Housing Commission. | Still appropriate – retain |

Table A-3. Progress in Achieving Quantified Objectives (January 2009–July 2014 RHNP)

| Income Category | Quantified Objective (housing units) | Progress (housing units) |
|-------------------------|---|-------------------------------------|
| New Construction | | |
| Extremely Low | 10 | |
| Very Low | 10 | 0 |
| Low | 15 ¹ | 0 |
| Moderate | 20 ² | 0 |
| Above Moderate | 33 | 3 |
| Total | 88 | 3 |

¹Includes 3 rehabilitation units

²Includes 5 rehabilitation units

Following the bursting of the housing bubble in mid-2007, the United States entered a severe recession. The United States entered 2008 during a housing market correction and a subprime mortgage crisis. The National Bureau of Economic Research (NBER) dates the beginning of the recession as December 2007. The recovery since 2009 has been weak and both Gross Domestic Product (GDP) and job growth remain erratic and uneven (Wikipedia, Great Recession, 2015). As a result, construction of new housing units halted in the City of Guadalupe during the last housing cycle.

APPENDIX B: RESIDENTIAL LAND INVENTORY

The purpose of the land inventory is to identify specific sites suitable for residential development in order to compare the local government's regional housing need allocation with its residential development capacity. The inventory assisted the City in determining whether there are sufficient sites to accommodate the regional housing need of 49 residential units, and by income category. The site inventory and analysis also helped the City determine whether program actions needed to be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction need. Preparing the inventory and accompanying site suitability analysis consisted of a two step process – determining site suitability and appropriate density.

In 2013, the Santa Barbara County Council of Governments approved the Regional Housing Needs Plan (RHNP). Guadalupe was assigned a portion of the regional housing need for a total of 49 new housing units as follows:

Table B-1. Summary of RHNP

| Income Group | Households | Percent |
|-----------------|------------|-------------|
| Very Low* | 12 | 24% |
| Low | 8 | 16% |
| Moderate | 13 | 27% |
| Above Moderate | 16 | 33% |
| Total ** | 49 | 100% |

Source: SBCAG, Regional Housing Needs Allocation Plan, 2013

* Half of these units, or 6, are allocated for Extremely Low-income (ELI) housing

**Miscalculation on SBCAG chart, which listed total as 50

To accommodate the 49 new RHNA units, focus is placed on development potential of vacant land (infill sites), the approved Guadalupe Court multi-family housing project and the DJ Farms Specific Plan area. The methodology for determining the realistic residential development capacity is as follows.

Residential Development Capacity Methodology

Residential development potential is based on the residential density standards outlined in the City's General Plan and refined by a consideration of whether site constraints and land use controls can achieve the permitted density. In general, the acreage of the parcel was multiplied by the allowable density under the General Plan's Land Use Element, which is more restrictive than the minimum lot area per unit set forth in the Zoning Code. Any fractional component on the number of units allowed under the density standards was dropped. The application of density bonuses was not included in the allowable units calculation; rather, the allowable base land use density was used. A parcel by parcel evaluation of any unusual site characteristics or land use controls was conducted, and the allowable number of residential units was adjusted further downward if additional constraints to development were noted. Constraints considered that in some cases resulted in a lower residential capacity included road access constraints, irregular lot shapes, difficulty (for additional subdivision) of meeting minimum roadway frontage requirements, and existence of wetlands or drainage courses on the parcel. Such constraints had enough of an affect to result in reduced residential capacity on approximately 15% of the vacant lots. Adherence to this methodology provides a realistic residential capacity that takes into consideration any special or unusual circumstances.



A. Vacant Land

In 2014, the California Polytechnic State University, City and Regional Planning Department, conducted a parcel-specific inventory of vacant land within the City. The inventory revealed that there are 10.12 acres of vacant land that is residentially zoned, available, and suitable to accommodate the 49 RHNA units. As discussed in Chapter IV, Constraints, known environmental constraints to development of these parcels have been factored into the analysis of realistic residential development capacity, and public service capacity levels are adequate. Table B-1 summarizes the vacant residential sites inventory and indicates realistic opportunities for the provision of housing to all income segments within the community. Based on the residential densities set forth in the Zoning Code, the sites can accommodate approximately 102 units.

Table B-1 shows that within the City, 10.12 acres of vacant land could realistically be developed with 102 affordable residential units. Of these 102 units, 69 could realistically be developed with low, very low, or extremely low income housing. Furthermore, there are additional opportunities for development of housing, including affordable housing, through mixed-use development on commercially-zoned properties in the City, as described below. Figure B-1 depicts vacant residential parcels listed in Table B-1 as well as the commercially-zoned properties that provide additional housing opportunities.

Table B-2. Vacant Residential Sites Inventory – Guadalupe, 2014

| Parcel Number | Parcel Size | General Plan Designation | Zoning Designation | Density (du/acre) | Realistic Unit Capacity | Income Group Affordability | On-Site Constraints |
|---------------------------|-------------|--------------------------|--------------------|-------------------|-------------------------|----------------------------|--|
| 113-330-012 | 0.37 | Low Density | R-1-M | 6 | 0 | Above Moderate, Moderate | Designated for Park |
| 113-370-037 | 0.27 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | Road Access Required |
| 113-390-042 | 0.17 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 113-390-043 | 0.17 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 113-390-044 | 0.16 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 113-390-045 | 0.18 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 113-390-046 | 0.20 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 113-390-047 | 0.20 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 113-390-048 | 0.15 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 113-390-049 | 0.15 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 113-390-050 | 0.19 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 115-042-003 | 0.12 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 115-042-006 | 0.34 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | Subdivision potential reduced by minimum lot frontage requirements |
| 115-042-007 (R-1 portion) | 0.34 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | Split zoning; Subdivision potential |

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| Parcel Number | Parcel Size | General Plan Designation | Zoning Designation | Density (du/acre) | Realistic Unit Capacity | Income Group Affordability | On-Site Constraints |
|---------------------------|-------------|--------------------------|--------------------|-------------------|-------------------------|------------------------------|--|
| | | | | | | | reduced by minimum lot frontage requirements |
| 115-042-015 | 0.12 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 115-042-017 | 0.14 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | Road Access Required |
| 115-122-001 | 0.20 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 115-132-016 | 0.22 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 115-132-019 | 0.46 | Low Density | R-1 | 6 | 2 | Above Moderate, Moderate | Irregular shape and road access challenges |
| 115-201-011 | 0.18 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 115-201-012 | 0.17 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 115-201-013 | 0.18 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 115-230-010 | 0.25 | Low Density | R-1 | 6 | 1 | Above Moderate, Moderate | None |
| 115-230-013 | 0.62 | Low Density | R-1 | 6 | 3 | Above Moderate, Moderate | Subdivision potential reduced by minimum lot frontage requirements |
| 115-082-021 | 1.03 | Medium Density | R-2 | 10 | 10 | Moderate, Low | None |
| 115-020-026 | 0.17 | High Density | R-3 | 20 | 6* | Low, Very Low, Extremely Low | Required, and obtained setback variance |
| 115-032-005 | 0.11 | High Density | R-3 | 20 | 1* | Low, Very Low, Extremely Low | Irregularly shaped lot |
| 115-034-016 | 0.33 | High Density | R-3 | 20 | 6 | Low, Very Low, Extremely Low | None |
| 115-035-001 | 0.35 | High Density | R-3 | 20 | 7 | Low, Very Low, Extremely Low | None |
| 115-035-006 | 0.17 | High Density | R-3 | 20 | 3 | Low, Very Low, Extremely Low | None |
| 115-036-002 | 0.12 | High Density | R-3 | 20 | 2 | Low, Very Low, Extremely Low | None |
| 115-036-015 | 0.12 | High Density | R-3 | 20 | 2 | Low, Very Low, Extremely Low | None |
| 115-036-018 | 0.17 | High Density | R-3 | 20 | 3 | Low, Very Low, Extremely Low | None |
| 115-042-006 | 0.34 | High Density | R-3 | 20 | 6 | Low, Very Low, Extremely Low | None |
| 115-042-007 (R-3 portion) | 0.11 | High Density | R-3 | 20 | 2 | Low, Very Low, Extremely Low | Split Zoning on parcel |
| 115-042-008 | 0.23 | High Density | R-3 | 20 | 4 | Low, Very Low, Extremely Low | None |
| 115-102-013 | 0.17 | High Density | R-3 | 20 | 3 | Low, Very Low, Extremely Low | None |
| 115-102-015 | 0.17 | High Density | R-3 | 20 | 3 | Low, Very Low, Extremely Low | Drainage crosses far |

| Parcel Number | Parcel Size | General Plan Designation | Zoning Designation | Density (du/acre) | Realistic Unit Capacity | Income Group Affordability | On-Site Constraints |
|---------------|-------------|--------------------------|--------------------|-------------------|-------------------------|------------------------------|--|
| | | | | | | | southeastern corner of site |
| 115-102-016 | 0.17 | High Density | R-3 | 20 | 1 | Low, Very Low, Extremely Low | Drainage crosses site |
| 115-102-017 | 0.17 | High Density | R-3 | 20 | 3 | Low, Very Low, Extremely Low | Drainage crosses southeastern corner of site |
| 115-102-018 | 0.17 | High Density | R-3 | 20 | 3 | Low, Very Low, Extremely Low | Drainage crosses northwestern corner of site |
| 115-121-001 | 0.03 | High Density | R-3 | 20 | 0 | Low, Very Low, Extremely Low | Road Access or Lot Merger Required |
| 115-121-002 | 0.08 | High Density | R-3 | 20 | 2 | Low, Very Low, Extremely Low | None |
| 115-121-007 | 0.97 | High Density | R-3 | 20 | 19 | Low, Very Low, Extremely Low | None |
| 115-063-019 | 0.18 | High Density | R-3 | 20 | 3 | Low, Very Low, Extremely Low | None |
| Total | | | | | 102 | | |

* APNs 115-020-026 and 115-032-005 have an approved Tentative Tract Map for a 7-unit condominium project known as the Dune Villas.

Source: Cal Poly Land Use Inventory, 2014; City of Guadalupe General Plan; City of Guadalupe Zoning Code

B. Mixed Use Development

Mixed use development in the City's Central Business District on parcels zoned General-Commercial would provide additional housing opportunities, including those for lower income residents. According to the County of Santa Barbara Assessor's Office (2009), there are 26.86 acres of commercially-zoned land on 106 parcels in the City's Central Business District that could accommodate mixed use development. Based on maximum building intensity standards set forth in the General Plan Land Use Element, which allows a floor-to-area (FAR) of 0.35, an assumption that only upper level would be developed with residential uses, and an assumption of 20 percent of maximum development potential, commercially-zoned sites in the Central Business District could accommodate 54,874 square feet of residential development, or 77 dwelling units (refer to Table B-2).

As stated above, for the purposes of calculating the realistic unit capacity, no assumptions on lot consolidation were included. In addition, the General Plan Land Use Element encourages property within the Central Business District to be developed to their full potential, and also promotes lot consolidation. The Central Business District is in the urbanized core of the City, without major constraints on development. Nonetheless, the 20 percent development potential assumption, which factors into account an estimate of what proportion of General-Commercial zoned properties will be developed with Mixed Use residential, provides a conservative estimate of the potential development and redevelopment of mixed use development in the Central Business District.



Table B-3. Mixed Use Development Potential

| Parcel Number | Parcel Size (sq ft) | Zoning | Floor-Area Ratio | Maximum Developable Area | Maximum Residential Area* | Adjusted Potential Dwelling Units | On-Site Constraints |
|---------------|---------------------|--------|------------------|--------------------------|---------------------------|-----------------------------------|---------------------|
| 115-092-001 | 23,958 | G-C | 0.35 | 8,385.30 | 5,618.15 | 9 | None |
| 115-092-003 | 14,810 | G-C | 0.35 | 5,183.64 | 3,473.04 | 5 | None |
| 115-092-004 | 10,019 | G-C | 0.35 | 3,506.58 | 2,349.41 | 3 | None |
| 115-052-007 | 15,246 | G-C | 0.35 | 5,336.10 | 3,575.19 | 6 | None |
| 115-051-007 | 19,166 | G-C | 0.35 | 6,708.24 | 4,494.52 | 7 | None |
| 115-101-001 | 6,970 | G-C | 0.35 | 2,439.36 | 1,634.37 | 2 | None |
| 115-052-015 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-140-011 | 22,651 | G-C | 0.35 | 7,927.92 | 5,311.71 | 8 | None |
| 115-071-019 | 13,068 | G-C | 0.35 | 4,573.80 | 3,064.45 | 5 | None |
| 115-052-018 | 10,019 | G-C | 0.35 | 3,506.58 | 2,349.41 | 3 | None |
| 115-091-002 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-091-006 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-092-005 | 10,019 | G-C | 0.35 | 3,506.58 | 2,349.41 | 3 | None |
| 115-113-001 | 12,197 | G-C | 0.35 | 4,268.88 | 2,860.15 | 4 | None |
| 115-113-004 | 7,841 | G-C | 0.35 | 2,744.28 | 1,838.67 | 3 | None |
| 115-113-005 | 16,117 | G-C | 0.35 | 5,641.02 | 3,779.48 | 6 | None |
| 115-071-015 | 11,761 | G-C | 0.35 | 4,116.42 | 2,758.00 | 4 | None |
| 115-071-018 | 33,977 | G-C | 0.35 | 11,891.88 | 7,967.56 | 13 | None |
| 115-072-014 | 2,178 | G-C | 0.35 | 762.30 | 510.74 | 0 | None |
| 115-072-015 | 5,227 | G-C | 0.35 | 1,829.52 | 1,225.78 | 2 | None |
| 115-072-018 | 11,326 | G-C | 0.35 | 3,963.96 | 2,655.85 | 4 | None |
| 115-092-016 | 3,485 | G-C | 0.35 | 1,219.68 | 817.19 | 1 | None |
| 115-092-017 | 2,178 | G-C | 0.35 | 762.30 | 510.74 | 0 | None |
| 115-092-019 | 6,970 | G-C | 0.35 | 2,439.36 | 1,634.37 | 2 | None |
| 115-092-023 | 3,485 | G-C | 0.35 | 1,219.68 | 817.19 | 1 | None |
| 115-101-003 | 3,485 | G-C | 0.35 | 1,219.68 | 817.19 | 1 | None |
| 115-101-011 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-112-002 | 8,276 | G-C | 0.35 | 2,896.74 | 1,940.82 | 3 | None |
| 115-121-014 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-072-001 | 10,890 | G-C | 0.35 | 3,811.50 | 2,553.71 | 4 | None |
| 115-101-006 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-112-001 | 56,628 | G-C | 0.35 | 19,819.80 | 13,279.27 | 22 | None |
| 115-113-006 | 16,117 | G-C | 0.35 | 5,641.02 | 3,779.48 | 6 | None |
| 115-101-016 | 20,473 | G-C | 0.35 | 7,165.62 | 4,800.97 | 8 | None |
| 115-052-009 | 5,663 | G-C | 0.35 | 1,981.98 | 1,327.93 | 2 | None |
| 115-072-002 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-052-013 | 4,356 | G-C | 0.35 | 1,524.60 | 1,021.48 | 1 | None |
| 115-092-009 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-092-021 | 10,890 | G-C | 0.35 | 3,811.50 | 2,553.71 | 4 | None |

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| Parcel Number | Parcel Size (sq ft) | Zoning | Floor-Area Ratio | Maximum Developable Area | Maximum Residential Area* | Adjusted Potential Dwelling Units | On-Site Constraints |
|---------------|---------------------|--------|------------------|--------------------------|---------------------------|-----------------------------------|---------------------|
| 115-101-005 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-052-010 | 8,712 | G-C | 0.35 | 3,049.20 | 2,042.96 | 3 | None |
| 115-051-004 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-072-010 | 5,227 | G-C | 0.35 | 1,829.52 | 1,225.78 | 2 | None |
| 115-091-012 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-071-012 | 16,553 | G-C | 0.35 | 5,793.48 | 3,881.63 | 6 | None |
| 115-072-003 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-092-006 | 10,019 | G-C | 0.35 | 3,506.58 | 2,349.41 | 3 | None |
| 115-092-024 | 10,890 | G-C | 0.35 | 3,811.50 | 2,553.71 | 4 | None |
| 115-121-008 | 3,485 | G-C | 0.35 | 1,219.68 | 817.19 | 1 | None |
| 115-121-016 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-091-007 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-140-013 | 22,651 | G-C | 0.35 | 7,927.92 | 5,311.71 | 8 | None |
| 115-112-003 | 27,878 | G-C | 0.35 | 9,757.44 | 6,537.48 | 10 | None |
| 115-052-012 | 4,792 | G-C | 0.35 | 1,677.06 | 1,123.63 | 1 | None |
| 115-072-012 | 3,485 | G-C | 0.35 | 1,219.68 | 817.19 | 1 | None |
| 115-092-008 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-092-018 | 4,792 | G-C | 0.35 | 1,677.06 | 1,123.63 | 1 | None |
| 115-101-002 | 3,485 | G-C | 0.35 | 1,219.68 | 817.19 | 1 | None |
| 115-112-005 | 11,761 | G-C | 0.35 | 4,116.42 | 2,758.00 | 4 | None |
| 115-052-014 | 11,326 | G-C | 0.35 | 3,963.96 | 2,655.85 | 4 | None |
| 115-071-002 | 5,227 | G-C | 0.35 | 1,829.52 | 1,225.78 | 2 | None |
| 115-071-003 | 3,920 | G-C | 0.35 | 1,372.14 | 919.33 | 1 | None |
| 115-071-004 | 6,098 | G-C | 0.35 | 2,134.44 | 1,430.07 | 2 | None |
| 115-071-005 | 4,356 | G-C | 0.35 | 1,524.60 | 1,021.48 | 1 | None |
| 115-072-011 | 2,178 | G-C | 0.35 | 762.30 | 510.74 | 0 | None |
| 115-072-013 | 3,920 | G-C | 0.35 | 1,372.14 | 919.33 | 1 | None |
| 115-072-020 | 15,246 | G-C | 0.35 | 5,336.10 | 3,575.19 | 6 | None |
| 115-092-012 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-092-013 | 14,375 | G-C | 0.35 | 5,031.18 | 3,370.89 | 5 | None |
| 115-092-014 | 2,178 | G-C | 0.35 | 762.30 | 510.74 | 0 | None |
| 115-101-004 | 6,970 | G-C | 0.35 | 2,439.36 | 1,634.37 | 2 | None |
| 115-101-014 | 37,897 | G-C | 0.35 | 13,264.02 | 8,886.89 | 14 | None |
| 115-121-011 | 3,485 | G-C | 0.35 | 1,219.68 | 817.19 | 1 | None |
| 115-121-012 | 33,541 | G-C | 0.35 | 11,739.42 | 7,865.41 | 13 | None |
| 115-121-013 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-121-015 | 14,375 | G-C | 0.35 | 5,031.18 | 3,370.89 | 5 | None |
| 115-121-017 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-140-001 | 12,632 | G-C | 0.35 | 4,421.34 | 2,962.30 | 4 | None |
| 115-052-017 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |

2015 Draft Housing Element Update
Appendix B

| Parcel Number | Parcel Size (sq ft) | Zoning | Floor-Area Ratio | Maximum Developable Area | Maximum Residential Area* | Adjusted Potential Dwelling Units | On-Site Constraints |
|--|---------------------|--------|------------------|--------------------------|---------------------------|-----------------------------------|---------------------|
| 115-052-016 | 13,939 | G-C | 0.35 | 4,878.72 | 3,268.74 | 5 | None |
| 115-071-001 | 18,295 | G-C | 0.35 | 6,403.32 | 4,290.22 | 7 | None |
| 115-091-004 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-091-005 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-091-008 | 12,197 | G-C | 0.35 | 4,268.88 | 2,860.15 | 4 | None |
| 115-091-013 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-133-004 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-051-005 | 6,970 | G-C | 0.35 | 2,439.36 | 1,634.37 | 2 | None |
| 115-052-003 | 4,792 | G-C | 0.35 | 1,677.06 | 1,123.63 | 1 | None |
| 115-052-004 | 4,792 | G-C | 0.35 | 1,677.06 | 1,123.63 | 1 | None |
| 115-052-005 | 4,792 | G-C | 0.35 | 1,677.06 | 1,123.63 | 1 | None |
| 115-052-011 | 5,227 | G-C | 0.35 | 1,829.52 | 1,225.78 | 2 | None |
| 115-071-014 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-072-004 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-072-005 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-072-007 | 6,534 | G-C | 0.35 | 2,286.90 | 1,532.22 | 2 | None |
| 115-072-008 | 7,841 | G-C | 0.35 | 2,744.28 | 1,838.67 | 3 | None |
| 115-072-009 | 14,810 | G-C | 0.35 | 5,183.64 | 3,473.04 | 5 | None |
| 115-092-020 | 9,148 | G-C | 0.35 | 3,201.66 | 2,145.11 | 3 | None |
| 115-101-010 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-121-018 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-121-019 | 11,326 | G-C | 0.35 | 3,963.96 | 2,655.85 | 4 | None |
| 115-121-020 | 4,356 | G-C | 0.35 | 1,524.60 | 1,021.48 | 1 | None |
| 115-121-022 | 2,178 | G-C | 0.35 | 762.30 | 510.74 | 0 | None |
| 115-113-007 | 14,810 | G-C | 0.35 | 5,183.64 | 3,473.04 | 5 | None |
| 115-051-006 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-091-003 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-092-002 | 11,326 | G-C | 0.35 | 3,963.96 | 2,655.85 | 4 | None |
| 115-051-009 | 15,246 | G-C | 0.35 | 5,336.10 | 3,575.19 | 6 | None |
| 115-052-006 | 7,841 | G-C | 0.35 | 2,744.28 | 1,838.67 | 3 | None |
| 115-071-016 | 12,197 | G-C | 0.35 | 4,268.88 | 2,860.15 | 4 | None |
| 115-071-017 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-092-015 | 2,178 | G-C | 0.35 | 762.30 | 510.74 | 0 | None |
| 115-101-009 | 7,405 | G-C | 0.35 | 2,591.82 | 1,736.52 | 2 | None |
| 115-101-013 | 30,056 | G-C | 0.35 | 10,519.74 | 7,048.23 | 11 | None |
| 115-121-021 | 1,307 | G-C | 0.35 | 457.38 | 306.44 | 0 | None |
| Total Potential Mixed Use Units | | | | | | 386 | |
| Total at 20% Buildout | | | | | | 77 | |

*Assumes only upper floors would accommodate residential development



C. DJ Farms Specific Plan

Adopted DJ Farms Specific Plan

At 209 acres of undeveloped land, the DJ Farms Specific Plan area also provides ample opportunities for both market-rate and affordable residential development. The 2012 adopted Specific Plan calls for the development the southeastern section of the City, south of West Main Street/State Route 166, with up to 802 primary housing units on approximately 145 acres. The remaining 65 acres will be developed with commercial uses, open space/spark uses, and a school. Even in the absence of infill development elsewhere in the City, if only six percent of the projected housing in the DJ Farms Specific Plan area is developed, the 49 units can be accommodated.

Table B-4. DJ Farms Specific Plan Area Vacant Land Building Capacity

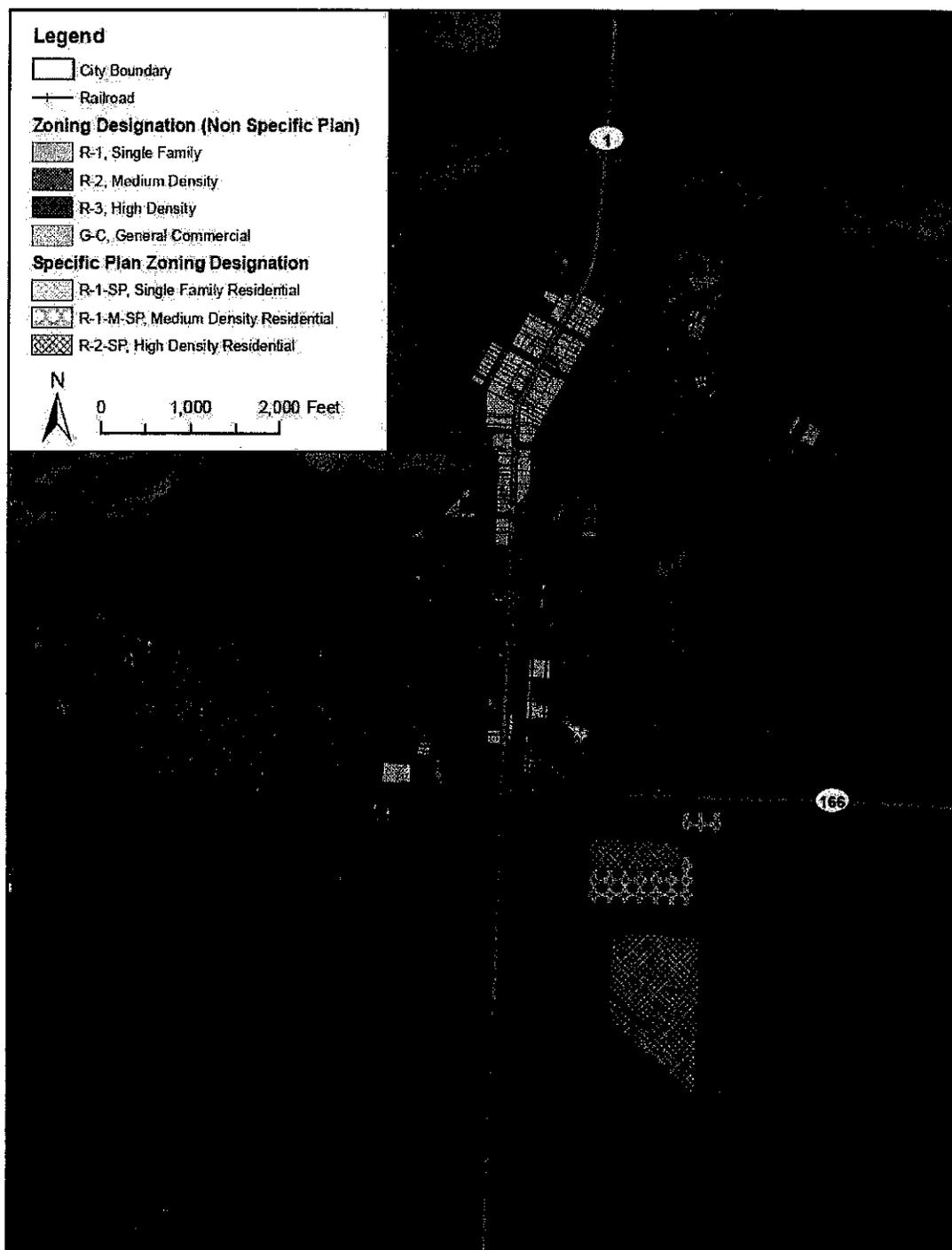
| Density | Land Available (acres) | Allowable Density (units per acre) | Realistic Unit Capacity |
|----------------|-------------------------------|---|--------------------------------|
| Low | 30 | Up to 7 units/acre | 123 |
| Medium | 71 | Up to 8 units/acre | 357 |
| High | 45 | 10-20 units/acre | 322 |
| Total | 145 | | 802 |

Source: DJ Farms Specific Plan, August 2012

Other factors not specifically evaluated in this table include development of additional mixed use residential units in the proposed commercial zones and secondary dwelling units (granny units). While Guadalupe's housing allocation can be met without exercising these options, these options present additional opportunities for housing and affordable housing in the City.



Figure B-1. Vacant Residential Parcels and Mixed Use Housing Opportunities



APPENDIX C: DEVELOPMENT FEES

MASTER FEE SCHEDULE -- PART 2

B - 4

| Planning Department | New Fee |
|--|------------------|
| Environmental Clearance Review - Minor) | Deposit \$500 |
| Environmental Clearance Review - Major) by determination of Planner | Deposit \$1,000 |
| Negative Declaration - Simple | Deposit \$1,500 |
| Negative Declaration - Complex (Mitigated Negative Declaration) | Deposit \$3,500 |
| EIR Addendum | Deposit \$7,500 |
| EIR or Supplemental EIR | Deposit \$25,000 |
| Certificate of Compliance | Deposit \$750 |
| Mitigation Monitoring | Deposit \$1,250 |
| Zoning Clearance - change in use only | Set Fee \$150 |
| Zoning Clearance - home business application | Set Fee \$150 |
| Zoning Clearance - new single family residential | Set Fee \$250 |
| Zoning Clearance - new multi-family residential or commercial | Set Fee \$400 |
| Lot Line Adjustment | Deposit \$1,500 |
| Lot Merger | Deposit \$750 |
| CUP/DRP - home occupation permit | Set Fee \$250 |
| CUP/DRP - minor) | Deposit \$1,500 |
| CUP/DRP - major) by determination of Planner | Deposit \$3,500 |
| Temporary Use Permit | Deposit \$500 |
| Variance | Deposit \$1,500 |
| Pre-Application Review - minor) | Set Fee \$330 |
| Pre-Application Review - major) by determination of Planner | Deposit \$2,500 |
| Zoning Code Text Amendment | Deposit \$2,500 |
| Zone Code Change - minor) | Deposit \$5,000 |
| Zone Code Change - major) by determination of Planner | Deposit \$7,500 |
| Planned Development - minor) | Deposit \$3,000 |
| Planned Development - major) by determination of Planner | Deposit \$6,000 |
| General Plan Amendment - minor) | Deposit \$4,000 |
| General Plan Amendment - major) by determination of Planner | Deposit \$8,000 |
| General Plan Amendment & Zone Change - minor) | Deposit \$10,000 |
| General Plan Amendment & Zone Change - major) by determination of Planner | Deposit \$15,000 |
| Preliminary Parcel Map | Deposit \$1,000 |
| Tentative Parcel Map | Deposit \$3,000 |
| Preliminary Track Map | Deposit \$2,000 |
| Tentative Track Map | Deposit \$5,000 |
| Final Map | Deposit \$7,500 |
| Specific Plan - New | Deposit \$8,000 |
| Specific Plan - Revision or Amendment | Deposit \$4,000 |
| Development Agreement | Deposit \$10,000 |
| Sphere of Influence Adjustment | Deposit \$5,000 |
| Annexation | Deposit \$12,500 |
| Time Extension or Appeal | Set Fee \$570 |
| Sign Permit - minor | Set Fee \$110 |
| Sign Permit - major (requiring Council approval) | Deposit \$600 |
| Landscape Plan Check - minor) | Deposit \$400 |
| Landscape Plan Check - major) by determination of Planner | Deposit \$800 |
| City Council Conceptual Review | Set Fee \$750 |
| Coastal Development Permit | Deposit \$1,000 |

Any requested services not covered by the Master Fee Schedule will be charged actual costs at full cost recovery. Full cost recovery = actual cost + 30% Administrative Overhead . A deposit may be required.

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ATTACHMENT 5
HCD Compliance Letter

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



January 25, 2016

Mr. Jasch Janowicz, Senior Program Manager
Rincon Consultants
180 North Ashwood Avenue
Ventura, CA 93003

Dear Mr. Janowicz:

RE: Review of Guadalupe's 5th Cycle (2015-2023) Revised Draft Housing Element

Thank you for submitting the City of Guadalupe's revised draft housing element update that was received for review on January 20, 2016. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review.

The revised draft element meets the statutory requirements described in the Department's January 14, 2016 review. The revised element will comply with State housing element law (GC, Article 10.6) when adopted and submitted to the Department, in accordance with GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of February 15, 2015 for SBCAG localities. As this date has passed, pursuant to GC Section 65588(e)(4) the City must revise its housing element every four years until adopting at least two consecutive revisions by the statutory deadline. For information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

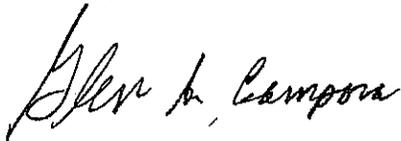
For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address

disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established "legacy" communities) based on available data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. The Department urges the City to consider these timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Also, on January 6, 2016, HCD released a Notice of Funding Availability (NOFA) for the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP). This program replaces the former Mobilehome Park Resident Ownership Program (MPROP) and allows expanded uses of funds. The purposes of this new program are to loan funds to facilitate converting mobilehome park ownership to park residents or a qualified nonprofit corporation, and assist with repairs or accessibility upgrades meeting specified criteria. This program supports housing element goals such as encouraging a variety of housing types, preserving affordable housing, and assisting mobilehome owners, particularly those with lower-incomes. Applications are accepted over the counter beginning March 2, 2016 through March 1, 2017. Further information is available on the Department's website at: <http://www.hcd.ca.gov/financial-assistance/mobilehome-park-rehabilitation-resident-ownership-program/index.html>.

The Department looks forward to receiving Guadalupe's adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,



Glen A. Campora
Assistant Deputy Director

ATTACHMENT 6

Initial Study - Negative Declaration

2015 Housing Element Update

Final Initial Study - Negative Declaration

Prepared by:

City of Guadalupe
918 Obispo Street
Guadalupe, CA 93434

Prepared with the assistance of:

Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93003

May 2016

This report is printed on 50% recycled paper.

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Attachment

City of Guadalupe – 2015 Draft Housing Element



INITIAL STUDY

| | |
|---|---|
| Project Title | City of Guadalupe General Plan, 2015 Housing Element Update |
| Lead Agency | City of Guadalupe 918 Obispo Street Guadalupe, CA 93434 |
| Contact Person | Andrew Carter Guadalupe City Administrator Telephone: (805) 356-3892 Email: ACarter@ci.guadalupe.ca.us |
| Project Location | City of Guadalupe (citywide). Figures 1 and 2 show the regional context and location of the City of Goleta within the California Central Coast region. |
| Project Sponsor's Name and Address | City of Guadalupe 918 Obispo Street Guadalupe, CA 93434 |
| General Plan Designations | Varies (See Land Use Map on file at the City) |
| Zoning | Varies (See Land Use Map on file at the City) |
| Project Description | <p>The 2015 Housing Element Update has been prepared by the City of Guadalupe to comply with the legal mandate that requires each local government to adequately plan to meet the existing and projected housing needs of all economic segments of the community. The Housing Element is one of the 7 state mandated elements of the local general plan and is required to be updated every 5 years.</p> <p>The updated Housing Element is a policy document. It implements the different types of single-family, multifamily and mixed use developments that are envisioned by the Land Use Element. As such, the updated Housing Element would not result in any additional physical environmental impacts, beyond those evaluated as part of the review of the Land Use Element. Section 65588(a) of the California Government Code requires that each city shall update its Housing Element as frequently as appropriate, but at least once every 8 years, to evaluate all of the following:</p> <p><i>(1) The appropriateness of the City's housing goals, objectives, and policies in contributing to the attainment of the statewide housing mandates.</i></p> |

- (2) *The effectiveness of the City's housing element in attainment of the community's housing goals and objectives.*
- (3) *The progress of the City in implementation of the housing element.*

As part of the Housing Element Update, the City's local housing needs are to be evaluated, and a realistic set of programs are to be developed in order to meet those needs. Section 65583(a) of the California Government Code requires Housing Elements to include an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs, including the following:

- *An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels;*
- *An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition;*
- *An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and analysis of the relationship of zoning and public facilities and services to these sites;*
- *The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit;*
- *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels;*
- *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels;*
- *An analysis of any special housing needs, such as those of the elderly; persons with disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter;*
- *An analysis of opportunities for energy conservation with respect to residential development; and*
- *An analysis of existing assisted housing developments that are eligible for change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.*

Regional Housing Needs Assessment. The California Government Code requires that the appropriate council of governments determine each locality's share of the region's existing and future housing needs. The Santa Barbara County Association of Governments (SBCAG), which is responsible for all cities within Santa Barbara County, adopted a Regional Housing Needs Allocation (RHNA) Plan 2014-2022 in July, 2013 (RHNA Plan, 2013), distributing housing unit allocations amongst its member agencies. The State Department of Housing and Community Development (HCD) establishes the "future housing need" for the county and then SBCAG distributes this need by defining the number of additional housing units that are to be accommodated in the City's Housing Element Update. The City is required to demonstrate how its planning programs include provisions for meeting the projected increases in the number and type of housing units. The City is further required by state law through the Housing Element Update to demonstrate to HCD how the City would:

- *Increase the housing supply and the mix of housing types, tenure, and affordability in an equitable manner;*
- *Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns;*
- *Promote an improved intraregional relationship between jobs and housing and;*
- *Allocate a lower portion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category.*

According to SBCAG, the projected need for new housing construction by July 2022 in Guadalupe is 49 units. The following table shows this housing needs allocation, as well as the percentage in each income category of the total allocation.

Guadalupe 2014-2022 Regional Housing Need Allocation by Income

| Income Group | Households | Percent |
|----------------|------------|-------------|
| Very Low * | 12 | 24% |
| Low | 8 | 16% |
| Moderate | 13 | 27% |
| Above Moderate | 16 | 33% |
| Total** | 49 | 100% |

Source: SBCAG, Regional Housing Needs Allocation Plan, 2013

* Half of these units, or 6, are allocated for Extremely Low-income (ELI) housing

**Miscalculation on SBCAG chart, which listed total as 50



**Surrounding Land
Uses and Setting**

The planning area for the 2002 General Plan comprises all land within the City of Guadalupe, as well as its Sphere of Influence. The City is located within northern Santa Barbara County, and is comprised of a mixture of urban uses; including residential, commercial, industrial, and public land uses, as well as agricultural production, open space, floodplains, and vacant land. Surrounding land uses include mainly agriculture and open space within unincorporated areas of the County.

**Required
Entitlements**

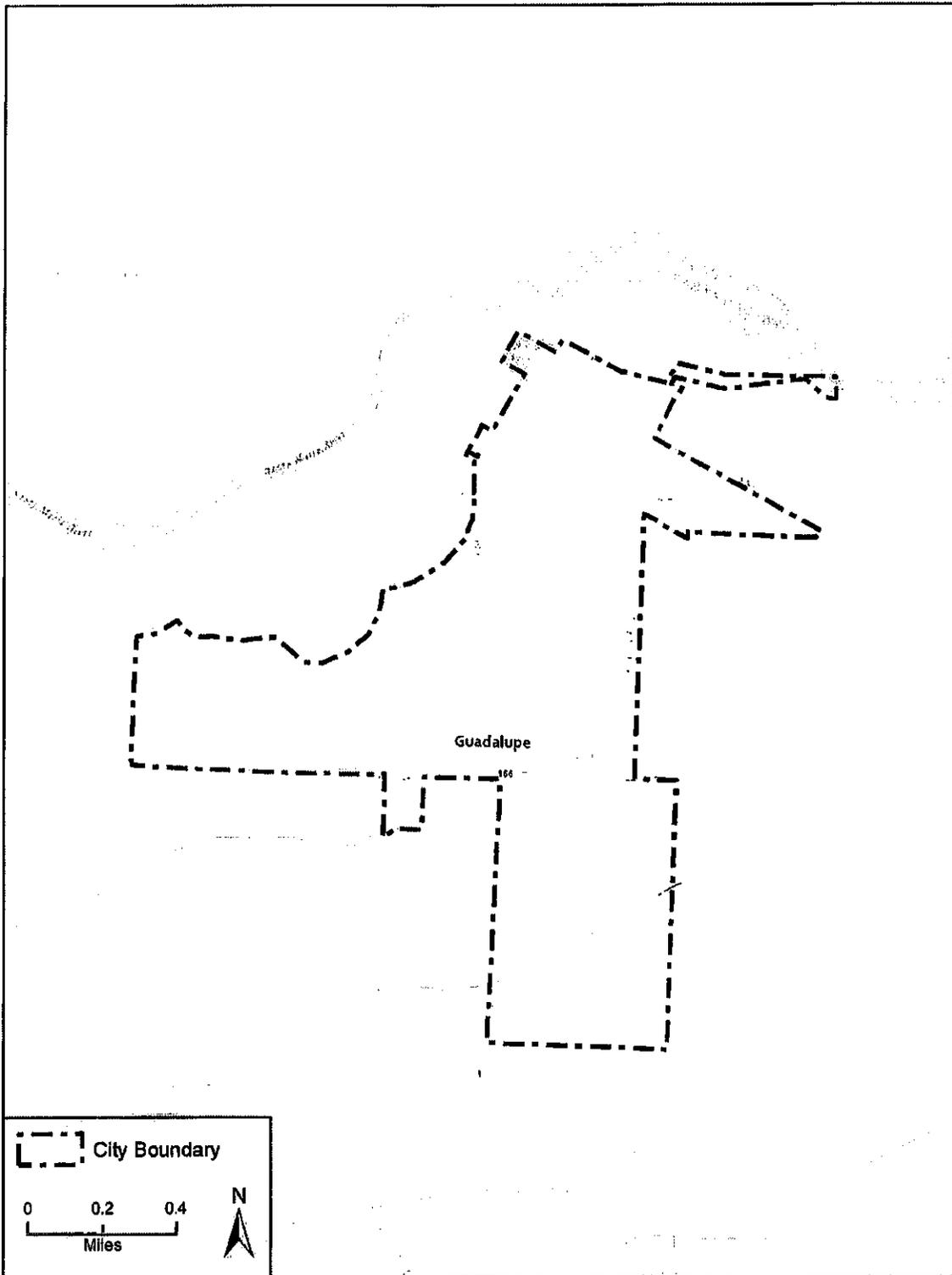
The project requires the following discretionary approvals :

- Adoption of the Initial Study and Negative Declaration (IS-ND);
- Adoption of the General Plan 2015 Housing Element Update

**Other Public
Agencies Whose
Approval is
Required**

California Department of Housing and Community Development





Basemap provided by ESRI and its licensors © 2014.

Vicinity Map

Figure 2
City of Guadalupe

ENVIRONMENTAL FACTORS EFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |



DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

May 16, 2016
Date

Jerry Hittleman
Printed Name

City of Guadalupe
For



ENVIRONMENTAL CHECKLIST

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| I. Aesthetics | | | | |
| Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a-d) The City of Guadalupe features a number of natural and manmade scenic resources such as the historical architectural aspects of its downtown core and the scenic qualities of the surrounding areas; including agriculture, the Santa Maria River and its floodplain, and the Guadalupe-Nipomo Dunes Preserve, a designated National Natural Landmark, which is within close proximity to Guadalupe. There are no scenic routes that traverse the planning area (California DOT, 2011).

The Housing Element Update itself does not create physical residential growth and would not impact the scenic quality of the community, scenic vistas, or produce substantial light or glare beyond what is anticipated in the existing General Plan. The Housing Element Update identifies available sites for residential development during the 2014-2019 Period that could accommodate 49 housing units. These sites have been previously anticipated for development under the City's existing General Plan Land Use Element and Zoning Ordinance, the environmental consequences of which have already been examined in existing CEQA documentation. It should be noted that the Housing Element Update does not specify designs of proposed housing units, nor does it compel construction of any kind. Further development would be reviewed to determine compliance with the City's development standards, as well as to determine impacts to scenic vistas, or resources that may be specific to future projects. In order to obtain the necessary land use entitlements, future projects would have to meet the requirements of the Zoning Ordinance that is already in place, including provisions to incorporate acceptable aesthetic designs in the City of Guadalupe. Future projects would be required to comply with applicable General Plan policies requiring new development to protect scenic resources. No mitigation measures are required for the Housing Element Update.



| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|--------------------------------------|--|------------------------------------|--------------|
|--------------------------------------|--|------------------------------------|--------------|

II. Agriculture and Forest Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

II. Agriculture and Forest Resources

- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

a-e) Prime farmland and soils exist within or around the City of Guadalupe (USDA NRCS Web Soil Survey, 2014). Limited acreage within the existing City Limits is currently used for agricultural production. Although no agricultural lands in the City are under Williamson Act Contract, many agricultural lands to the east, south, and west of the City boundaries, within the City's sphere of influence, are under Williamson Act Contracts. Regardless, the Housing Element Update itself does not create residential growth and does not involve changes that would convert any Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or forestland to nonagricultural or non-forest use beyond what is anticipated in the existing General Plan. No impact on Agricultural resources would occur as a result of the Housing Element Update, and no mitigation measures are required.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

III. Air Quality

Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a-e) The Housing Element Update itself does not create physical residential growth and would not impact air quality beyond what is anticipated in the existing General Plan. The Housing



Element Update identifies available sites for residential development during the 2014-2022 RHNA Period that could accommodate 49 units on sites previously anticipated for development under existing General Plan and Zoning designations. Projects that are consistent with the General Plan are deemed to be consistent with applicable air quality management plans since the regional air quality impacts associated with implementation of the General Plan have already been considered in the formulation of the plan. Residential uses typically do not create objectionable odors. No impacts would result above what is already anticipated in the General Plan as a result of the Housing Element Update, and no mitigation measures are required.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|--------------|
|--|--------------------------------------|--|------------------------------------|--------------|

IV. Biological Resources

Would the project:

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

IV. Biological Resources

Would the project:

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

a-c) While a majority of the existing City is developed with urban uses, some of the areas may include sensitive plant and animal species. Existing undeveloped lands provide open space and support habitats that are considered sensitive to the region.

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in biological resource impacts beyond that already anticipated by the existing General Plan. Adopting the Housing Element Update would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. In addition, the Housing Element Update itself would not have any impact on any riparian habitat or sensitive natural community.

The proposed Housing Element Update identifies an assigned growth need of 49 units for development between 2014 and 2022. The existing General Plan Land Use Element and Zoning designations already designate land sufficient to accommodate the 49 units for the Housing Element Update. The level and significance of environmental impacts resulting from future residential development projects would be further assessed on a project specific basis in accordance with CEQA. Each individual project would also be required to evaluate potential impacts to biological resources and to minimize or eliminate potentially adverse impacts to sensitive resources in conformance with City’s Zoning Ordinance and General Plan policies, and all applicable U.S. Army Corps of Engineers, California Department of Fish and Wildlife (CDFW), and U.S. Fish and Wildlife Service (USFWS) guidelines and policies. No mitigation measures are required for the Housing Element Update.

d - f) The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in biological resource impacts beyond that which is already anticipated by the existing General Plan. Thus, no impacts related to biological resources would occur as a result of the Housing Element Update.

Future residential development would be reviewed on a project specific basis to determine compliance with the City’s Zoning Ordinance and General Plan policies, as well as to determine impacts to migratory fish or wildlife species in the City. Any potentially significant impacts to biological resources would be mitigated on a project specific basis in accordance with all applicable state and federal agency guidelines set forth by California Department of Fish and Wildlife (CDFW) and (if appropriate) the U.S. Fish and Wildlife Service (USFWS), as a part of

the application and review process for development in the City. Future developments would also be reviewed to determine compliance with any adopted Habitat Conservation Plans or Natural Community Conservation Plans. Projects would be required to minimize or eliminate potential impacts to a less than significant level on a project specific basis. It is not anticipated that General Plan Update buildout would interfere with the provisions of an adopted Habitat Conservation Plan or any other similar plans. No mitigation measures are required for the Housing Element Update.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|-------------------------------------|
| V. Cultural Resources | | | | |
| Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a-d) Lands throughout the City and region contain a wide variety of resources that are significant to the area’s local history, regional architecture, archaeology, and culture. The area is within a region historically inhabited by Native American groups, including the Chumash and Salinan peoples. Much of the Guadalupe vicinity consists of land in close proximity to the Guadalupe Dunes and Santa Maria River. These geophysical features are considered highly sensitive as there is a high probability that they may contain cultural resource sites. For example, several archaeological sites have been identified in the vicinity of the Guadalupe-Nipomo Dunes (Santa Barbara County General Plan, Coastal Land Use Plan, republished June 2009). Historic resources related to more recent settlement exist on the lands within the planning area, including historic structures and districts. The existing General Plan includes goals, policies, and programs that would protect historically and culturally significant archeological resources and sites from future development so that they are conserved for future generations.

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in cultural resource impacts beyond that anticipated by the adopted Land Use Element of the General Plan. The existing General Plan Land Use Element and Zoning Ordinance already designate land sufficient to accommodate the RHNA allocation of 49 units. As such, adopting the Housing Element Update would not by itself cause

any substantial adverse change in the significance of a historical, cultural, or archaeological resource. In addition, each future housing development project would be required to be evaluated for the potential for occurrence of historical resources on-site, and to comply with applicable General Plan Land Use Element and Historic Preservation and Community Design Element policies requiring that sites be evaluated for cultural resources and appropriate mitigation measures are taken to prevent the loss of important historical, archeological, and paleontological resources in accordance with CEQA. Specific projects would also be analyzed for compliance with all applicable state and federal guidelines for the preservation of historical, archeological, and paleontological resources. In addition, specific housing projects would be reviewed for compliance with City development standards and would be required to comply with CEQA Guidelines Section 15000 et. seq. which set procedures for notifying the County Coroner and Native American Heritage Commission for identification and treatment of human remains if they are discovered during construction. No mitigation measures are required for the Housing Element Update.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|---|---|---|----------------------|
|--|---|---|---|----------------------|

VI. Geology and Soils

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - ii) Strong seismic ground shaking?
 - iii) Seismic-related ground failure, including liquefaction?
 - iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|--------------------------------------|--|------------------------------------|--------------|
|--------------------------------------|--|------------------------------------|--------------|

VI. Geology and Soils

Would the project:

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

a) There are no known faults within or near the City of Guadalupe. There are two inactive faults, including the Pezzoni fault located approximately 10 miles south of Guadalupe, and the Santa Maria fault located approximately 8 miles east of Guadalupe. Other geologic hazards in and within the vicinity of the planning area include flooding, liquefaction, alluvial soils due to the proximity of the Santa Maria River located immediately north of the City of Guadalupe (California Department of Conservation, Hazard and Geologic Maps, 2014; City of Guadalupe, 2002 General Plan; FEMA Flood Insurance Rate Map No. 06083C0155F).

Although, there are no known faults within the City of Guadalupe, seismic activity caused by active and potentially active faults in the region, as with anywhere in California, could result in seismic ground shaking within the City. The City of Guadalupe recognizes geologic influences in the application of the Uniform Building Code to all new development within the City. The 2002 General Plan specifically states, "Building requirements should follow recommendations set forth by the Uniform Building Code which establishes building requirements for all new structures based on predicated earthquake intensities" (City of Guadalupe, 2002 General Plan). Soils reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. General Plan policies would control the density and type of development permitted in areas with identified geologic constraints. The existing General Plan Land Use Element and Zoning Ordinance already designate land sufficient to accommodate the RHNA allocation of 49 units for the Housing Element Update. The proposed Housing Element Update does not establish a growth need that would result in geologic impacts beyond that which is anticipated by the adopted General Plan Land Use and Safety Elements. In addition, individual projects to be constructed in support of the assigned housing need would be evaluated for consistency with the City Zoning Ordinance, Building Code, and City General Plan. Each project would be evaluated on a project specific basis for potential impacts related to State Alquist-Priolo Special Studies Zones and Fault Hazards Zones (although no such zones are currently identified by the State within the planning area), seismic ground shaking, ground failure, inundation, landslides, and flooding. Such projects would also be reviewed for consistency with all goals, objectives, and policies of the General Plan Safety Element minimizing hazards to public health, safety, and welfare resulting from natural and manmade phenomena. Geotechnical reports would be required for individual projects as needed and as set forth in policies contained in the General Plan Safety Element. Seismic safety issues would be addressed through the Building Code and implementation of the County of Santa Barbara Safety and Seismic Safety Element, which the



City of Guadalupe has adopted to address safety issues facing the City of Guadalupe. No mitigation measures are required for the Housing Element Update.

b, d) The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in geologic or soil impacts beyond that already anticipated by the adopted General Plan. As such, adopting the Housing Element Update would not by itself result in substantial soil erosion or the loss of topsoil, nor would it result in projects that would be located on expansive soils, creating substantial risk to life or property. The City's established development review process would ensure that no adverse impacts related to geologic and soil hazards would result. In addition, future development that would occur in conformance with the Housing Element Update would be subject to environmental review, development standards, and building code regulations as required by State law and City policy. No mitigation measures are required for the Housing Element Update.

c) The City does not include any unique geologic features that could be impacted by future development. Thus, no impacts related to unique geologic features are anticipated to occur as a result of the Housing Element Update.

e) All new development within the City is anticipated to be connected to the City's municipal waste disposal system. However, the Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in increased demand in the City's municipal waste disposal system. Thus, no impacts related to the use of septic systems are anticipated to occur as a result of the Housing Element Update.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

VII. Greenhouse Gas Emissions

Would the project:

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a, b) While the Housing Element Update itself does not create physical residential growth nor establish a growth need that would result in generation of greenhouse gas emissions, construction activities, energy use, daily operational activities, and mobile sources (traffic) associated with development of 49 residential units for the City to meet its allocated RHNA goals for 2014-2019, would generate quantities of greenhouse gas (GHG) emissions. The California Emissions Estimator Model (CalEEMod) was used to calculate emissions resulting from project construction and long-term operation. The project-related construction emissions



are confined to a relatively short period of time in relation to the overall life of the proposed project. Therefore, the construction GHG emissions were amortized over a 30-year period to determine the annual construction-related GHG emissions over the life of the project.

Given that Santa Barbara County is near the South Coast AQMD Jurisdiction, which has a proposed land use development project GHG threshold, GHG emission thresholds of significance for land use development projects for the SCAQMD were used. SCAQMD's current proposed threshold is 3,000 metric tons per year (SCAQMD, "Proposed Tier 3 Screen levels - Residential/Commercial Projects, September 2010). If the proposed project would generate GHG emissions above the threshold level, its contribution to cumulative impacts would be considered significant.

As shown in Table 1 below, the combined annual GHG emissions associated development of the number of housing units needed for the City to meet its RHNA goals would be 748 metric tons. This is lower than the proposed SCAQMD threshold of 3,000 of CO₂e per year.

**Table 1
 Estimated Emissions of Greenhouse Gases**

| Emission Source | Annual Emissions (metric tons CDE) |
|--|---|
| Construction (amortized over 30 years) | 37 |
| Operational and Mobile | 679 + 32 |
| Total | 748 |

Existing regulations that would apply to any future residential development, including the California Green Building Standards Code would substantially reduce GHG emissions associated with future projects. While future projects would still emit greenhouse gases, there is adequate land zoned for residential development in the city to meet the RHNA. In addition, the Housing Element includes measures to promote energy efficiency, water conservation, and solid waste reduction in construction and rehabilitation projects. Furthermore, the 2002 General Plan Land Use Element includes policies specifically intended to reduce impacts from future growth in Guadalupe, which would indirectly reduce GHG emissions. No mitigation measures are required for the Housing Element Update.

| | | | | |
|--|---|------------------------------------|---|----------------------|
| | Potentially Significant Unless Mitigation Incorporated | Potentially Significant | Less than Significant Impact | No Impact |
|--|---|------------------------------------|---|----------------------|

VIII. Hazards and Hazardous Materials

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|



| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| VIII. Hazards and Hazardous Materials | | | | |
| Would the project: | | | | |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a-c) The storage and handling of hazardous materials does occur within the planning area. New development may include additional storage and handling of such materials. Buildout of the General Plan Update is not anticipated to create any health hazards. Development of vacant and/or agricultural areas within the Sphere of Influence and within the undeveloped expansion areas may expose people to hazards resulting from exposure to dust and pesticides associated with adjacent agricultural operations.



The Housing Element Update itself does not create physical residential growth. Implementation of the Housing Element Update's assigned growth need would not require the use of any significant amounts of hazardous materials. No significant amounts of hazardous materials would be transported, used, or disposed of in conjunction with housing units specified by the Housing Element Update. There would be no long-term significant hazards associated with the project. Incidental amounts of hazardous materials could be used during construction operations. Small quantities of household hazardous materials, such as cleaning material and solvents, may be used in conjunction with future housing projects. However, each development would be subject to environmental review and an analysis of hazards and hazardous materials. No mitigation measures are required for the Housing Element Update.

d) Future residential development anticipated by the Housing Element Update may be located on or in the vicinity of sites identified on hazardous material lists. Through the City's development review process, it would be determined whether a Phase 1 Environmental Site Assessment would be necessary to determine whether a proposed development site is on or within the immediate vicinity of any known hazardous material sites. Where appropriate, mitigation measures would be required at that time to reduce potential hazards to the public to a level that is less than significant. No impacts related to hazardous material sites as a result of the Housing Element Update itself are anticipated to occur. No mitigation measures are required for the Housing Element Update.

e, f) The closest airport to the City of Guadalupe is the Santa Maria Public Airport, located approximately 8 miles from the City. The City of Guadalupe planning area is not located within an airport land use plan, within two miles of a public airport or public use airport, and is not located within the vicinity of a private airstrip; and therefore would not result in a safety hazard for future projects in the City.

g) Development under the General Plan Update is not anticipated to interfere with any emergency response programs or plans. Individual development would need to be evaluated for specific impacts regarding emergency response issues on a case by case basis. The Housing Element Update itself does not create physical residential growth and would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan beyond that already anticipated by the existing General Plan. Without specific details regarding future residential developments, it is infeasible to identify specific potential conflicts with an emergency response plan with any precision. However, through the City's development review process, future development projects would be evaluated for consistency with adopted emergency response plans and would include measures if necessary to ensure that impacts are less than significant. No mitigation measures are necessary.

h) The introduction of activities and development in areas considered high fire hazard zones has the potential to result in increased fire hazards. There are no areas within the existing City limits that are classified as a Very High Fire Hazard Severity Zone (VHFHSZ). The City of Guadalupe has been classified as a Non-VHFHSZ (Cal Fire, 2014). However, the Santa Maria River 100-year floodplain, located north and west of the City with small portions inside the 100-year floodplain, is classified as a Very High Fire Hazard Severity Zone. Through the City's development review process, future residential development projects would be evaluated to



determine potential hazards related to the exposure of people or structures to a significant risk of loss due to wildland fires. The review process would ensure consistency with applicable adopted General Plan Safety Element policies setting standards and imposing mitigation for ensuring fire safety. Each future development project would be required to demonstrate consistency with the goals, policies, and actions of the adopted General Plan. No mitigation measures are required for the Housing Element Update.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
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| IX. Hydrology and Water Quality | | | | |
| Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| IX. Hydrology and Water Quality | | | | |
| Would the project: | | | | |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) Surface waters may be affected by development associated with General Plan buildout. Future land uses replacing undeveloped areas may discharge substantial pollutants into surface waters including the Santa Maria River. Development has the potential to result in increased surface runoff that could affect surface water quantities. As housing units are developed in conformance with the Housing Element Update, wastewater would discharge into the local sewer system and on-site drainage would flow into the local storm drain system. As part of Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control both construction and operation (occupancy-phase) storm water discharges. In California, the State Water Quality Control Board administers the NPDES permitting program and is responsible for developing permitting requirements. Each proposed future project would be evaluated as appropriate on an individual basis for reduction of impacts in conformance with the NPDES program, and in conformance with any requirements for the preparation of an erosion and sediment control program, otherwise termed a Storm Water Pollution Prevention Plan (SWPPP). These measures are part of the existing development review process for development projects in the City, and would ensure that impacts are maintained at a less than significant level. The Housing Element Update does not provide for development of industrial or commercial uses for which waste discharge requirements may be required. No impact related to water-quality standards or waste treatment requirements would occur as a result of the Housing Element Update.

b) The City of Guadalupe provides water resources to City residents through pumping of groundwater from the Santa Maria Groundwater Basin, which underlies the Santa Maria Valley in the coastal portion of northern Santa Barbara and southern San Luis Obispo Counties (California's Groundwater Bulletin 118, February 2004). This basin is fed by losses from the



major streams, percolation from rainfall, irrigation, return flow, and subsurface flow. The City also receives an allotment of water from the State water project.

Buildout of the General Plan would result in increased water consumption in the planning area, thus potentially requiring additional groundwater pumping. Development may also affect the quality and quantity of ground water. The proposed Housing Element Update does not establish a growth need that would result in an increase in water demand beyond that anticipated by the existing General Plan. In addition, through the City's development review process, future development would be evaluated as appropriate for potential impacts to groundwater supply and recharge on a local as well as regional basis as each future development project is proposed. No mitigation measures are required for the Housing Element Update.

c-f) Drainage patterns may be altered as a result of General Plan buildout. In addition, development in undeveloped areas would result in changes to absorption rates and the rate and amount of surface runoff. The Housing Element Update itself does not create physical residential growth and would not impact hydrology and water quality beyond that which is anticipated in the existing General Plan. The Housing Element Update identifies available sites for residential development during the 2014-2022 RHNA Period that could accommodate 49 units on sites previously anticipated for development under existing General Plan and Zoning designations. Ultimate build-out of the assigned dwelling units is not expected to substantially alter the existing drainage pattern of the area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-site or off-site. The Housing Element Update identifies an assigned growth need for housing that can be met using vacant and public-owned sites located throughout the City. Some of these vacant sites may involve slight changes to the existing on-site drainage network. However, all developed sites would connect to the storm drain system and as such are not anticipated to generate significant erosion, siltation, or stormwater impacts. Each future residential development would be evaluated regarding drainage patterns and stormwater runoff on an individual basis in order to obtain building permit approval. No mitigation measures are required for the Housing Element Update.

g-h) Potential flooding impacts affect both developed properties in the City and undeveloped lands in the City's expansion areas. The City of Guadalupe is located immediately south and east of the Santa Maria River. The City of Guadalupe is largely located outside of the Santa Maria River 100-year floodplain. There are small portions of land within the City limits, along the westernmost edges of the City, that are within the 100-year floodplain, designated Zone A (FEMA Flood Insurance Rate Map No. 06083C0155F). Although most of the City is (located/situated) above the floodplain, the river is subject to high flows following (periods of intense precipitation), and the flood waters resulting from these high flows can impair the suitability of land to the east of the City for various uses (City of Guadalupe, 2002 General Plan). The General Plan includes policies designated to mitigate such flooding hazards. Future developments that would occur in conformance with the Housing Element Update would be subject to floodplain development requirements to limit the personal and property damage that may occur due to flooding and inundation. Each development would be evaluated on an individual basis and would be required to comply with building codes and regulations, FEMA rules, and the City General Plan and Zoning Ordinance. Policies embodied in the General Plan



Safety Element set standards and measures for development in flood prone areas that prevents flood damage. No impact related to the 100-year flood hazard area would occur as a result of the Housing Element Update, and no mitigation measures are required for the Housing Element Update.

i-) The City of Guadalupe is over five miles inland of the Pacific Ocean, and hence the occurrence of a tsunami event strong enough to inundate the City is very unlikely. Also, the City is not located within a tsunami hazard zone (California Emergency Management Agency, 2014). Flooding as a result of tsunami or dam failure would not be directly related to the Housing Element Update due to the City's preexisting urbanized and populated conditions. The Housing Element Update does not establish a growth need beyond that which is anticipated by the existing General Plan Land Use Element and Safety Element. In addition, individual projects to be constructed in conformance with the Housing Element Update would be evaluated for consistency with the City Zoning Ordinance, Building Code, and City General Plan, and are subject to individual environmental review. No mitigation measures are required for the Housing Element Update.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|-------------------------------------|
| X. Land Use and Planning | | | | |
| Would the proposal: | | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with an applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a - c) Implementation of the Housing Element Update could involve a change from vacant to residential urban or suburban uses in accordance with existing zoning and land use designations at certain sites, but would not significantly divide any community or reduce access to community amenities. All future residential development projects would be reviewed for consistency with the General Plan, Zoning Ordinance, and other applicable plans. There are no habitat conservation plans or natural community conservation plans that would apply to future development in the City; therefore, no impacts would occur. No mitigation measures are required for the Housing Element Update.

Chapter 633, Statutes of 2007 (SB2) strengthens housing element law to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters. The City's Zoning Code lists "Emergency Shelters" as a use permitted by right in the R-3 Zone, and conditionally permitted in the C-S, C-N, and G-C Zones. Transitional and supportive housing definitions will be added to the zoning code to allow these uses as an allowable residential use, subject only to those regulations that apply to other residential dwellings of the same type within the same zone (i.e. apartments in a multi-family zone). No physical impact would occur with this action.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
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| XI. Mineral Resources | | | | |
| Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a-b. Consistent with the other Elements of the City's General Plan, the proposed Housing Element Update would not lead to residential development within Open Space areas. Furthermore, the Housing Element Update itself does not create physical residential growth and would not result in the loss of availability of locally important mineral resources or recovery sites beyond that already anticipated by the existing General Plan. Without specific details regarding future residential developments, it is infeasible to identify specific potential conflicts with mineral resource areas with any precision. However, through the City's development review process, future development projects would be evaluated for compatibility with mineral resources and would include measures if necessary to ensure that impacts are less than significant. No mitigation measures are necessary.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| XII. Noise | | | | |
| Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| XII. Noise | | | | |
| Would the project result in: | | | | |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a-f) As a result of implementation of the General Plan, currently vacant and undeveloped areas may be developed. The development of these areas may produce increased noise levels. Short-term noise increases could arise from project construction, while long-term increases are typically associated with increased traffic. Future noise sources in the planning area also include passenger and truck traffic on Highway 1, Highway 166, and the agriculture industry's use of these truck routes, which could impact noise-sensitive land uses such as homes and schools. Another large noise producer for the City is railroad activity from Union Pacific Railroad, Santa Maria Rail, and Amtrak for the movement of people and commercial goods.

The Housing Element Update itself does not create physical residential growth and does not involve changes that would result in noise levels beyond that anticipated by the existing General Plan Land Use Element and the Noise Element. Housing units developed in conformance with the Housing Element Update may increase noise levels as a result of construction activities, increased vehicular traffic, and equipment usage. However, these units would be subject to the General Plan Noise Element and noise and land use compatibility guidance incorporated therein. Individual projects to be constructed in support of the assigned housing need would be evaluated for consistency with the City's General Plan and Zoning Ordinance. No mitigation measures are required for the Housing Element Update.



| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| XIII. Population and Housing | | | | |
| Would the project: | | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) As of 2014, the population of Guadalupe was 7,144 (CA DOF, 2014). In addition to the infill of vacant land within the City limits, the General Plan envisions potential expansion areas that may be added to the City’s existing Sphere of Influence. The General Plan describes the pattern and intensity of future development, including residential, commercial, industrial, recreation, and open space land uses. Infill within the current corporate boundary and within expansion areas as allowed under the proposed General Plan would result in additional housing and employment opportunities.

The existing General Plan Land Use Element and current Zoning already designate land sufficient to accommodate the RHNA allocation of 49 units for the 2015 Housing Element Update. As such, the proposed Housing Element Update does not establish a growth need that would result in population beyond that anticipated by the existing General Plan Land Use Element. No mitigation measures are required for the Housing Element Update.

b, c) Future developments that would be constructed in conformance with Housing Element Update would be on vacant or underutilized land in the City. No existing housing is anticipated to be displaced that would not be replaced, and provision of replacement housing for certain types of housing is addressed in the Housing Element policies. Implementation of the Housing Element Update would increase access to housing to meet housing needs within the City. No impact related to housing displacement would occur, and no mitigation measures are required for the Housing Element Update.



| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
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XIV. Public Services

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | |
|-----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) The General Plan Land Use Element and Zoning Ordinance already designate land sufficient to accommodate the 2014-2022 RHINA allocation of 49 units for the 2015 Housing Element Update. As such, the proposed Housing Element Update does not establish a growth need that would result in a need for public services beyond that anticipated by the existing General Plan Land Use Element and the Public Service Element. In addition, as growth in conformance with the Housing Element Update occurs, any needs that arise would be addressed and met as each development is proposed, and would be funded through the payment of development fees or project specific mitigation, as appropriate and in accordance with Section 65995 (3)(h) of the California Government Code (Senate Bill 50, August 27, 1998). Each project would also be evaluated for compliance with the City General Plan and Zoning Ordinance. No mitigation measures are required for the Housing Element Update.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
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XV. Recreation

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
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XV. Recreation

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

a, b) The existing General Plan Land Use Element and Zoning Ordinance already designate land sufficient to accommodate the RHNA allocation of 49 units for the Housing Element Update. As such, the proposed Housing Element Update does not establish a growth need that would result in a need for parkland or recreational facilities beyond that anticipated by the existing General Plan. In addition, future residential development in conformance with the Housing Element Update would be subject to the City’s development review process where impacts to parkland would be further evaluated and required to pay Quimby fees, which is the funding equivalent to the provision of parkland. No mitigation measures are required for the Housing Element Update.

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| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
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XVI. Transportation and Traffic

Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| XVI. Transportation and Traffic | | | | |
| Would the project: | | | | |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a, b) New trips would be generated by buildout of existing vacant parcels located within the current City limits, and development of the land uses envisioned for the expansion areas. This planned development, the potential population increase, and tourist related activities may generate additional vehicular movement, impact existing transportation systems, and create a demand for additional parking. The existing General Plan Land Use Element and Zoning Ordinance already designate land sufficient to accommodate the 2014-2022 RHNA allocation of 49 units for the Housing Element Update. As such, the proposed Housing Element Update does not establish a growth need that would result in traffic impacts beyond that anticipated by the existing General Plan Land Use and Circulation Elements. In addition, through the City's development review process, future development projects would be evaluated for potential traffic impacts. Appropriate mitigation measures would be required to reduce potential project specific traffic impacts in order to maintain consistency with the General Plan and the Zoning Ordinance. No mitigation measures are required for the Housing Element Update.

c-e) The Housing Element Update would not change air traffic patterns, increase hazards due to a road design feature or result in inadequate emergency access. General Plan implementation is not expected to interfere with emergency access or create road hazards. All future residential development in conformance with the Housing Element Update would continue to be reviewed on a project specific basis by the Fire Department and City Engineer to ensure that adequate emergency access is provided and no unsafe access conditions would result. No mitigation measures are required for the Housing Element Update.

f) The Housing Element Update does not involve the alteration of existing alternative transportation oriented policies or the creation of policies that would conflict with the General Plan or other adopted transportation oriented policies or plans. No impacts related to



conflicting transportation policies would occur as a result of the Housing Element Update, and no mitigation measures are required.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
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| XVII. Utilities and Service Systems | | | | |
| Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) The protection of water quality in the region is under the jurisdiction of the Regional Water Quality Control Board, Central Coast Region (RWQCB). The regulatory authority of the RWQCB is provided by the federal and state Clean Water Acts (CWA). The RWQCB Basin Plan sets standards for water contaminant levels. The existing General Plan Land Use Element and Zoning Ordinance already designate land sufficient to accommodate the 2014-2022 RHNA allocation of 49 units for the Housing Element Update. As such, the proposed Housing Element Update does not establish a growth need that would result in wastewater treatment needs beyond that anticipated by the existing General Plan Land Use Element and the Public Services Element. Future residential development projects would be required to maintain consistency



with the Basin Plan as well as City standards. Appropriate mitigation measures would be required of individual residential developments to reduce potential project specific water quality impacts to a level that is less than significant. No mitigation measures are required for the Housing Element Update.

b, c) The City of Guadalupe owns and operates sewer lines and a wastewater treatment plant. The proposed General Plan would accommodate development that would increase the demand on sewer systems serving the planning area. The City's Wastewater System and Treatment Master Plan (2014) confirmed that the existing and proposed wastewater infrastructure could adequately serve the City's residents over a 20-year planning period. In addition, the study established a plan for future wastewater improvements to accommodate the anticipated future growth. The proposed Housing Element Update does not directly establish a growth need that would result in wastewater treatment or drainage infrastructure needs beyond that anticipated by the existing General Plan Land Use Element and the Public Facilities Element. In addition, future residential development in conformance with the Housing Element Update would be evaluated to determine adequacy of utility infrastructure as part of the standard City development review process. No mitigation measures are required for the Housing Element Update.

d) The City of Guadalupe provides water resources to City residents through the pumping of groundwater from the Santa Maria Groundwater Basin that underlies the Santa Maria Valley, and water allocated to the City by the State Water Project. The City's Water Master Plan Update (2014), which calculated existing and future water demands within the City confirmed that the existing and proposed water infrastructure could adequately serve the City's residents over a 20-year planning period. In addition, the study established a plan for future water improvements to accommodate the anticipated future growth. The proposed Housing Element Update does not directly establish a growth need that would result in increased groundwater pumping or demand of water supplies beyond that anticipated by the existing General Plan Land Use Element and the Public Facilities Element. No mitigation measures are required for the Housing Element Update.

e) The proposed Housing Element Update does not establish a growth need that would result in wastewater treatment needs beyond that anticipated by the existing General Plan Land Use Element and the Public Services Element. Specific housing projects in conformance with the Housing Element Update would be reviewed for compliance with applicable City policies and development standards. No mitigation measures are required for the Housing Element Update.

f-g) Solid waste is collected for the City of Guadalupe by a private collection service. The solid waste is then transported outside the City to the Santa Maria Transfer Station in Nipomo, California. From the Santa Maria Transfer Station, the collected solid waste is transferred to Chicago Grade Landfill, a Class III Waste Management Facility, in Templeton, California.

The proposed Housing Element Update is a policy document and would not directly impact solid waste facilities currently served by the City. Furthermore, the Housing Element Update does not establish a growth need that would result in solid waste disposal needs beyond that anticipated by the existing General Plan Land Use Element and the Public Facilities Element. Future development in conformance with the Housing Element Update would be reviewed for



compliance with applicable Federal, State, and City policies and development standards. No mitigation measures are required for the Housing Element Update.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

XVIII. Mandatory Findings of Significance

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in reduced biological habitats or any biological or cultural resource impacts beyond that already anticipated by the existing General Plan. Adopting the Housing Element Update would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. In addition, the Housing Element Update itself would not have a substantial adverse effect on any riparian habitat or sensitive natural community. In addition, through the City's development review process, future development projects would be evaluated for potential direct and indirect impacts on biological and cultural resources. Appropriate mitigation measures would be required to reduce potential impacts to a level that is less than significant and thus in conformance with the General Plan and Zoning Ordinance. No mitigation measures are necessary for the Housing Element Update.



b) The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would hinder long-term environmental goals to achieve short-term goals. Through the City's development review process, future residential development projects would be evaluated for potential impacts on short-term and long-term environmental goals. No mitigation measures are necessary for the Housing Element Update.

c) The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in contribution to potential cumulative impacts beyond that already anticipated by the existing General Plan. In addition, through the City's development review process, future development projects would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the City General Plan and Zoning Ordinance. Through this review process, potential cumulative impacts to various natural and man-made resources would be evaluated and mitigated as appropriate. No mitigation measures are necessary as the existing City development review process is sufficient to maintain impacts at a less than significant level.

d) The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in substantial direct or indirect adverse impacts on human beings. Through the City's development review process, future residential development projects would be evaluated for potential direct and indirect impacts on human beings. Appropriate mitigation measures would be required to reduce potential impacts to a level that is less than significant. No impact related to environmental effects that would have adverse effects on humans would occur as a result of the Housing Element Update, and no mitigation measures are necessary.



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REPORT TO CITY COUNCIL
Council Agenda of 05-24-16



Andrew Carter, City Administrator

SUBJECT

Public Works & Utilities Director

RECOMMENDATION

Adopt Resolution No. 2016-30 establishing the position of Public Works & Utilities Director, approving a job description and salary range for the position, and authorizing staff to begin the recruitment process.

DISCUSSION

The water and wastewater rates approved by Council on January 26th include an allowance for adding staff to the Water and Wastewater departments – specifically a Utilities Director and one line employee in 2016/17 plus a second line employee in 2017/18. It is therefore appropriate to begin the recruitment process for the Utilities Director position.

Upon reflection, the City Administrator believes the person hired should also be responsible for managing the Public Works department in addition to the Water and Wastewater departments. Most local cities have one person manage these three functions. The City Administrator therefore proposes hiring a Public Works & Utilities Director.

The Water Supervisor, the Wastewater Supervisor, and the Public Works Supervisor would all report to the Public Works & Utilities Director. Currently, these three positions report to the City Administrator. In addition, the Public Works & Utilities Director would supervise the City's contract City Engineer. Currently, the City Administrator supervises the City Engineer. The hiring of a Public Works & Utilities Director will therefore lighten the workload of the future City Administrator. (See before and after organization charts attached.)

A proposed job description for the Public Works & Utilities Director is attached. The City Administrator proposes a salary range of \$85,000 to \$113,908, following the seven-step progression used in Guadalupe for all represented and unrepresented employees. The salary range recommendation is based on a comparison with local cities (see attached). The bottom of the salary range would be the lowest of all local cities. The top of the salary range would be among the lowest of all local cities. (Other cities have a five-step range whereas Guadalupe has a seven-step range.) This salary range placement vs. local cities mimics that of the Finance Director.

This would be an unrepresented exempt at-will non-contract management position. Benefits for the position would be similar to those offered other unrepresented exempt at-will non-contract management employees.

The City Administrator proposes that the salary and benefits for the Public Works & Utilities Director be split as follows – 40% Water, 40% Wastewater, 20% Streets. The emphasis on Water and Wastewater acknowledges the significant work that must take place over the next few years to implement the 10-year capital improvement plan identified in the City's Water and Wastewater Master Plans.

In hiring a Public Works & Utilities Director, the City Administrator and the Human Resources Coordinator plan to follow a process similar to that being used to hire a new City Administrator – advertising in local newspapers plus utilization of multiple generic and public sector online resources.

ATTACHMENTS

Public Works & Utilities Director job description

Before and after City organization charts

Local pay comparisons with recommended pay range for the Public Works & Utilities Director

Resolution No. 2016-30



PUBLIC WORKS & UTILITIES DIRECTOR

DEFINITION

Plans, manages, and directs all functions and activities of the public works and utilities departments. These include water, wastewater, streets, sidewalks, storm drains, parks, buildings, and solid waste. Reports to the City Administrator. This is an exempt at-will position.

ESSENTIAL FUNCTIONS

- Develops and administers the public works and utility department budgets; seeks outside funding.
- Prepares and administers capital improvement plans, projects, and budgets; ensures that projects are completed within specification and budget in a timely manner.
- Prepares and reviews contracts, agreements, and bid documents; coordinates with outside vendors for supplies and services; requisitions and orders needed materials, parts and equipment; oversees maintenance and repair of city facilities and equipment.
- Plans, organizes, and directs the work of public works and utility staff; selects personnel and provides for their training and development.
- Coordinates activities of the public works and utility departments with those of the city engineer, the city attorney, other staff and departments, outside agencies, city officials, and the public; fosters cooperative working relationships.
- Manages the City's solid waste contractor.
- Ensures the City is in compliance with all requirements established by regional, state, and federal regulatory agencies.
- Assures that public works and utility operations are run in a safe, reliable, and economic manner.

KNOWLEDGE/SKILLS

- Principles and practices of public works, engineering, water and wastewater operations, solid waste, and transit.

- Methods of preparing plans, designs, specifications, estimates, reports and recommendations relating to public works and utilities.
- Design and construction of water and wastewater systems and modern principles and processes involved in water and wastewater treatment and distribution.
- Federal, state, and local laws, rules, and regulations relating to public works and utilities.
- Administrative principles and practices, including goal setting, program development, and program implementation.
- Budgeting and financial analysis.
- Computer applications related to assigned functions.
- Principles of employee supervision, training, and performance evaluation.
- Principles and practices of exemplary customer service.

EDUCATION & EXPERIENCE

- Graduation from an accredited four-year college with a bachelor's degree, preferably in civil engineering, construction management, public works and utilities management, or a related field. Additional education desirable.
- Seven years of progressively responsible experience in public works and utility operations, including at least three years in a supervisory or management capacity. Additional experience desirable.
- Water and/or wastewater certifications desirable.
- Possession of a valid California driver's license and a satisfactory driving record.

PAY & BENEFITS

7-step pay scale runs from \$85,000 to \$113,908.

PERS retirement benefits – 2% at 55 for classic employees, 2% at 62 for PEPRAs employees. For classic employees, the City currently picks up employee's 7% contribution – subject to change.

Social Security, Medicare, and retiree healthcare. Health, dental, vision, and life insurance – costs are shared. Paid holidays, vacation time, sick time, and administrative leave.

Salary and benefits are subject to change.

PHYSICAL REQUIREMENTS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Occasionally bend, stoop, crouch, kneel, handle, grip, grasp, extend neck upward, downward, or side-to-side. Frequently reach above, at and below shoulder level.
- Ability to occasionally lift, carry, push and pull materials and objects up to 25 pounds.
- Visual acuity which could be corrected sufficiently to perform the essential functions of the position; average depth perception needed.
- Ability to effectively verbally communicate to exchange information both in the field and in an office environment, to hear and comprehend oral instructions and communications, and to effectively hear construction and traffic noise in the field.
- Frequently uses a computer and telecommunications equipment, drives motorized equipment/vehicles.
- Constantly sits; frequently stands or walks.

WORK ENVIRONMENT

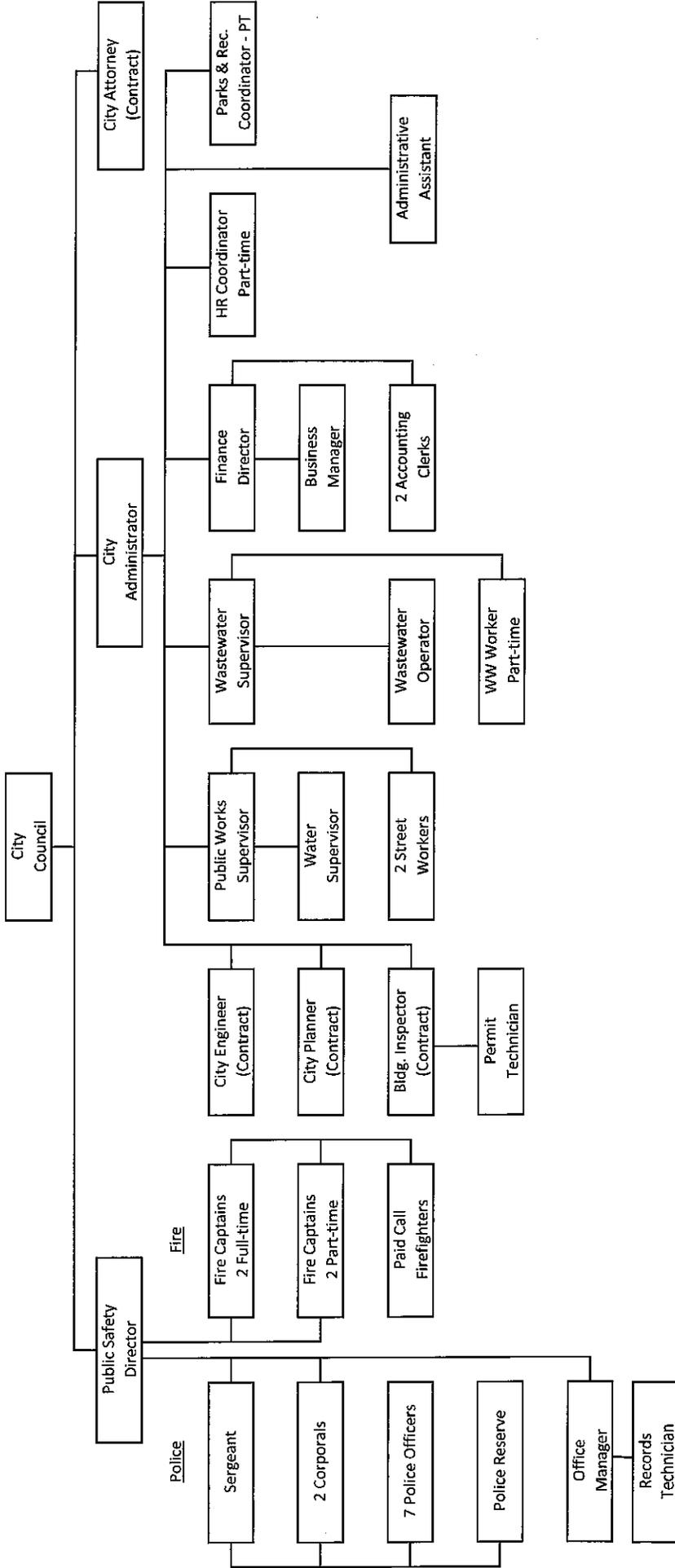
The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Occasionally works in outside weather conditions and is exposed to wet and/or humid conditions.
- Occasionally works near moving mechanical parts.
- Occasionally works in precarious places with exposure to fumes, airborne particles, toxic or caustic chemicals, raw and treated wastewater, and risk of electric shock.

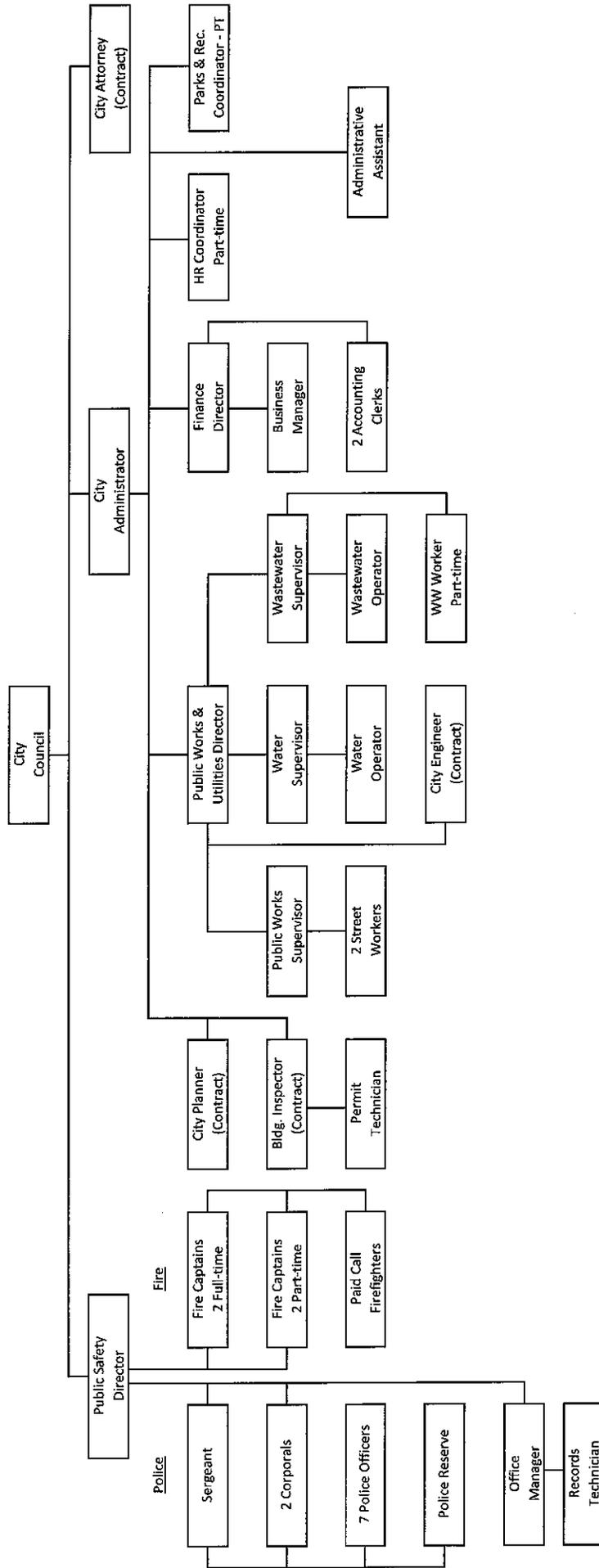
The noise level in the work environment is usually quiet in the office and moderate to loud in field settings.

This job description is not intended to be all-inclusive. The employee may also perform other reasonably related duties as assigned by the City Administrator.

City of Guadalupe -- Current Organization Chart



City of Guadalupe -- Proposed Future Organization Chart



Guadalupe Management Team -- Local Pay Comparisons

Finance Director Comparisons

| City | Position Title | Min | Max | Steps | |
|---------------|-----------------------|-----------|-----------|--------|--------------------|
| Santa Maria | Admin Serv. Dir. (#1) | \$140,758 | \$171,092 | 5 | |
| Lompoc | Fin. Serv. Dir. (#1) | \$119,556 | \$161,748 | Multi. | |
| Pismo Beach | Admin Serv. Dir. (#1) | \$120,317 | \$146,246 | 5 | |
| Arroyo Grande | Admin Serv. Director | \$116,736 | \$141,936 | Multi. | |
| Grover Beach | Admin Serv. Director | \$108,216 | \$135,396 | Multi. | |
| Solvang | Admin Serv. Director | \$94,349 | \$117,978 | 5 | |
| Santa Maria | Acct. Manager (#2) | \$95,951 | \$116,630 | 5 | |
| Lompoc | Fin. Serv. Mgr. (#2) | \$92,976 | \$113,016 | 5 | <u>Current pay</u> |
| Guadalupe | Finance Director | \$81,600 | \$109,352 | 7 | \$94,463 |
| Buellton | Finance Director | \$90,340 | \$107,746 | 5 | |
| Pismo Beach | Finance Manager (#2) | \$87,280 | \$106,090 | 5 | |

Public Works & Utilities Director Comparisons

| City | Position Title | Min | Max | Steps | Utility Types | |
|---------------|-------------------------|-----------|-----------|--------|-------------------|-------------|
| Santa Maria | PW Dir/City Eng. (#1) | \$140,043 | \$170,224 | 5 | Water & WW | |
| Lompoc | Utilities Director (#1) | \$122,640 | \$165,936 | Multi. | Water, WW, Elect. | |
| Pismo Beach | PW Dir/City Eng. (#1) | \$129,568 | \$157,490 | 5 | Water & WW | |
| Santa Maria | Utilities Manager (#2) | \$121,611 | \$147,820 | 5 | Water & WW | |
| Lompoc | Public Works Dir. (#1) | \$108,840 | \$147,264 | Multi. | NA | |
| Arroyo Grande | Public Works Dir. (#1) | \$116,736 | \$141,936 | Multi. | Water & WW | |
| Santa Maria | Deputy PW Dir. (#2) | \$108,810 | \$135,954 | 5 | Water & WW | |
| Grover Beach | PW Dir/City Engineer | \$106,224 | \$134,760 | Multi. | Water & WW | |
| Lompoc | Utilities Manager (#2) | \$107,904 | \$131,160 | 5 | Water, WW, Elect. | |
| Arroyo Grande | City Engineer (#2) | \$105,744 | \$128,604 | Multi. | Water & WW | |
| Solvang | PW Dir/City Engineer | \$101,670 | \$127,109 | 5 | Water & WW | |
| Lompoc | Asst. PW Director (#2) | \$102,084 | \$124,092 | 5 | NA | |
| Guadalupe | PW & Utilities Dir | \$85,000 | \$113,908 | 7 | Water & WW | Recommended |
| Pismo Beach | Sr. Engineer (#2) | \$91,699 | \$111,461 | 5 | Water & WW | |
| Buellton | Public Works Director | \$90,340 | \$109,567 | 5 | Water & WW | |

RESOLUTION NO. 2016-30

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE
ESTABLISHING THE POSITION OF PUBLIC WORKS & UTILITIES DIRECTOR, APPROVING A JOB
DESCRIPTION AND SALARY RANGE FOR THE POSITION, AND AUTHORIZING STAFF TO BEGIN
RECRUITMENT FOR THE POSITION**

WHEREAS, the Water and Wastewater Master Plans completed in 2014 contemplated the need to hire a Utilities Director to adequately manage the City's Water and Wastewater departments and supervise completion of the 10-year capital improvement plans for both departments proposed in the master plans; and

WHEREAS, the Water and Wastewater Rate Study completed in 2015 incorporated the salary and benefit costs for a Utilities Director into the future water and wastewater rates recommended to Council; and

WHEREAS, City Council adopted those recommended water and wastewater rates in January 2016 after following the required Proposition 218 protest process; and

WHEREAS, most local communities have one person managing both their Public Works and Utilities departments; and

WHEREAS, City Council believes it would be advantageous for Guadalupe to also have one person managing both the Public Works and Utilities department, in part to lighten the workload of the City Administrator.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Guadalupe as follows:

SECTION 1. The position of Public Works & Utilities Director is hereby established as an unrepresented exempt at-will non-contract management position.

SECTION 2. The initial job description for the Public Works & Utilities Director attached as Exhibit A is hereby approved. As with all City positions, the City Administrator is authorized to amend the job description for this position in the future as needed.

SECTION 3. The initial seven-step salary range for the Public Works & Utilities Director is set at \$85,000 to \$113,908 with similar benefits to those offered other unrepresented exempt at-will non-contract management employees. As with all City positions, only Council can change the pay and benefits for this position.

SECTION 4. The City Administrator and Human Resources Coordinator are authorized to begin recruitment of a Public Works & Utilities Director.

PASSED AND ADOPTED at a regular meeting on the 24th day of May 2016 by the following vote:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, **Andrew Carter**, Deputy City Clerk of the City of Guadalupe, **DO HEREBY CERTIFY** that the foregoing Resolution, being **Resolution No. 2016-30**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held May 24, 2016, and that same was approved and adopted.

ATTEST:

Andrew Carter, Deputy City Clerk

John Lizalde, Mayor

REPORT TO CITY COUNCIL
Council Agenda of 05-24-2016



Andrew Carter, City Administrator

SUBJECT Katayama Clock Maintenance

RECOMMENDATION Provide staff direction on Council's on-going interest in maintaining the Katayama Clock in working condition

DISCUSSION

For many years, the City has been paying to maintain the historic Katayama Clock downtown. Mr. Robert Stoll of Lompoc, age 84, has been doing the maintenance. He also maintains the clock at the Guadalupe Amtrak station. Mr. Stoll charges \$50 each time he comes to Guadalupe to service either of the clocks. Usually, servicing of the Katayama Clock can be done from ground level.

At the moment, the Katayama Clock is failing to keep accurate time. In fact, the clock continually loses time. Mr. Stoll believes that is because the clock hands on both faces of the clock need to be lubricated. He wonders if the clock hands have ever been lubricated since the clock was installed in 1923. It's also possible that the clock hands are rubbing against the clock faces.

In order to check this out, Mr. Stoll needs the City to rent a scissor lift so that he can access the two clock faces. The current daily rental rate of a scissor lift from United Rentals is \$132 (includes sales tax).

Mr. Stoll notes that more than lubrication may be needed to fix the clock. It's possible that the machinery within the clock faces may need to be removed and repaired. That might require new parts. Since the clock is so old, parts are not available, so Mr. Stoll would have to make parts himself. The cost for such repair including new parts if needed would be an added cost, unknowable at this time.

In addition, since the neon lighting around the two clock faces is attached to the bezels which hold the glass on each clock face in place, the only way to remove the bezels is to first remove the neon. If the City wishes to keep the neon functioning, the City will need to have a neon sign company remove the neon and then replace it once Mr. Stoll has done his work. The City has sought a bid for this work from Santa Maria Neon Sign Company. They are proposing a fee of

\$1550 to remove the neon on both sides, take it to their shop for cleaning and repair as needed, and then reattach the neon once Mr. Stoll is done.

As can be seen, getting the clock to keep accurate time requires significant expenditure of City funds. It has been City practice to charge those expenses to the Lighting District. Due to the recent article in the Santa Maria Times about the clock and Mr. Stoll (attached), the Historical Society is willing to donate \$1000 to help fund repairs.

Another issue with respect to the clock is that Mr. Stoll, due to his age, believes he needs to hand over servicing of the Katayama clock to another person. Mr. Stoll has identified a gentlemen in Oceano who could do the work. City staff has not yet approached this gentlemen to see what he will charge the City for future service visits.

City staff needs direction on how to proceed. The alternatives are as follows:

- 1) Fix the clock as noted above, preserving the neon which circles the clock faces on both sides of the clock. Total cost, at least \$1732. Seek a new clock service person, rate to be determined.
- 2) Fix the clock, but permanently remove the neon surrounding the two clock faces. Mr. Stoll believes he can do this himself without involvement of the sign company. Total cost, at least \$182. Seek a new clock service person, rate to be determined.
- 3) Do no repairs. Instead of allowing the clock to continue to lose time, thus always displaying the wrong time, stop the clock. Total cost, \$50. No need for future service person.

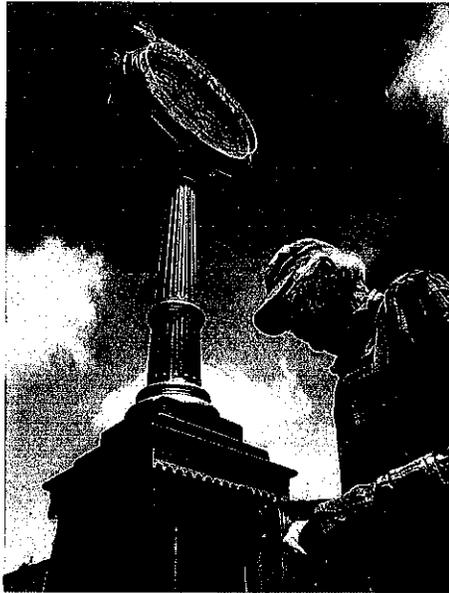
ATTACHMENTS

Recent Santa Maria Times article on Katayama Clock

Clockmaker wants to preserve Guadalupe icon

By Logan Anderson

Santa Maria Times, 05/02/16



Robert Stoll, 84, of Lompoc, has been working on a freestanding antique clock in downtown Guadalupe for a few years. He replaced the mechanical movement with an electrical version that doesn't need to be wound, but needs a lift to get access to the top.

And old local clockmaker wants to preserve an old local clock.

The Katayama clock has stood in downtown Guadalupe for almost 100 years. The Seth Thomas timepiece is in front of the former Katayama Jewelry Store on the sidewalk on Cabrillo Highway.

The store, which the clock stands as a reminder of, closed its doors about 10 years ago and the clock was given to the city to preserve as a landmark and attraction.

To 84-year-old clock enthusiast Robert Stoll, of Lompoc, the clock is more than a monument.

"I was inspired by it," he said. "I want to encourage people to realize what they have there and to take care of it."

The clockmaker has been taking care of it for the city of Guadalupe for the last few years. If you ask him, he will colorfully tell you he isn't getting any younger.

"There is no jumping around for me no more," Stoll said. "Same time, don't misunderstand me, I am counting my blessings every day I am up and around."

To service the clock, Stoll needs to rent a piece of machinery to reach the top of it, which is about 20 feet off the ground. Once he gets up there, he has to open the case and work his "magic."

"It's a big clock," Stoll said. "I am afraid I can't lift those parts anymore. I don't want to hurt it."

The Katayama clock was installed in downtown Guadalupe in 1923.

"Henry Yosaku Katayama has the distinction of being the first Japanese jeweler in this community," according to "This Is Our Valley," published by the Santa Maria Valley Historical Society in 1959.

The towering clock was transported by steamship from the East Coast.

"He bought the clock in New York," Stoll said. "He had it shipped through the Panama Canal to Los Angeles. Then had it shipped from L.A. to Guadalupe. It cost more to ship it from L.A. to Guadalupe than it did to bring it around the Panama Canal and up the West Coast."

According to records of the local chapter of the National Association of Watch and Clock Collectors which helped connect Stoll and the Guadalupe clock, Katayama and his family operated the store until after the U.S. entered World War II. Soon after, Americans of Japanese descent were rounded up by the government and placed in internment camps, including Katayama and his family. After the war, Katayama's family returned to the store and operated it until about 2007.

The clock has witnessed history tick by, and Stoll wants to preserve the timepiece so it can continue to witness the future.

Clocks have been a part of Stoll's life for more than 50 years.

"An old lady in Chicago gave me a clock. I had it for a long time and took it with me wherever I went," he said. "And one day, it stopped working. So I took it to a guy here in Lompoc that repaired and restored clocks. When I talked to him, he asked me why I just didn't take care of it myself."

So Stoll did. When he opened up that first treasured clock, the orphan found a family within the gears and cogs of clocks.

"I was raised in an orphanage. I was on the streets for four years," Stoll said. "Then I got in the Navy. That did some good things for me. When I got in the Navy, I said, 'Man, I am going to stay here for the rest of my life.' But my mouth got me into some trouble."

Stoll said he enjoyed the Navy, but it was ultimately too disciplined for him.

"Because I was a little smart, I did well in the service. I was curious. I had to tear everything apart to see how it worked. So consequently, whenever something went wrong, people would say, 'You better go and get Bob.' I was just a kid, 17, 18, 19 years old."

After working a few jobs that took him from Texas to Chicago then to Alaska, Stoll was sent to Lompoc to work for Federal Electric.

"While I was working there I started working on clocks," he said. "That was in 1960, I came here. I have been working on clocks since. That's when I wasn't working on the base as an engineer."

City of Guadalupe City Administrator Andrew Carter said the city wants to preserve the clock and the city's staff is working with Stoll to organize its maintenance. Carter added that the city is open to and would welcome help from the public to preserve the timepiece.

"It was a crank-up weight," Stoll said. "Crank up like a Model T. The weight that was in there weighs 165 pounds. It was a job to wind it up. Once a week, it had to be wound. So the city wanted me to electrify it."

The clock needs to be cleaned and oiled but the 84-year-old Stoll can't do it himself.

Anyone wanting to donate their time or money to preserve the Katayama clock can call the city of Guadalupe at 805-356-3891.

REPORT TO CITY COUNCIL
Council Agenda of 05/24/16



Andrew Carter, City Administrator

SUBJECT Proposed fence on west side of Jack O'Connell Park

RECOMMENDATION Allow Charles Pasquini to add a chain link fence on the property line between his property west of Jack O'Connell Park and the city-owned park.

DISCUSSION

Mr. Charles Pasquini owns the farmland to the west of Jack O'Connell Park. The City has long had an easement to use the paved road on Mr. Pasquini's property to access the Wastewater Treatment Facility to the north of Jack O'Connell Park. That easement predates the existence of the park. Historically, City residents, both walking and in cars, have also used this paved road to access the west side of Jack O'Connell Park.

In order to try to prevent car access, a gate was added by Mr. Pasquini in 2014 on the paved farm road at its West Main entrance. Unfortunately, there is also an unpaved field road next to the paved road on Mr. Pasquini's property. There is a gate on this unpaved road as well, but the farmers who lease Mr. Pasquini's property as well as their field help do not always lock that gate. As a result, residents in cars will use this field road to access the west side of Jack O'Connell Park. They do this even though they have to drive up a slope from the field road to the paved road and drive over a curb on the paved road to get to the park.

Understandably, Mr. Pasquini is upset with this on-going trespassing on his property. He's worried about potential damage to the paved road by people driving up the slope and over the curb. He's also concerned about pedestrian access to the area under the trees at the west side of the park. Some of those pedestrians use this area as an alcohol drinking spot and potentially a drug use spot. Even those not engaged in such activity leave trash and debris.

Mr. Pasquini is therefore proposing to install a chain link fence at his cost on the property line which separates his farmland and Jack O'Connell Park. He would like City permission to do this. The fence will likely be 7 feet tall. Mr. Pasquini does ask, however, that City staff trim the undergrowth on the trees on City property which extend over the property line onto his property so that the fence can be installed along the property line.

In the interest of good neighbor relations, the City Administrator recommends that City Council allow Mr. Pasquini to install the fence along the property line. Under any scenario, it would be Mr. Pasquini's right to install such a fence on his side of the line.

The City Attorney has determined that Mr. Pasquini will need a coastal permit to install the fence since Jack O'Connell Park and Mr. Pasquini's property lie in the Coastal Zone. The City will be involved in that process if the fence is on the property line. The County would be involved in that process if the fence is on Mr. Pasquini's property since his property lies in the County. The cost of that permit is TBD. Whether Mr. Pasquini will seek City participation in that cost is undetermined.

FISCAL IMPACT

Staff time to trim trees. Potential sharing of costs for Coastal Zone permitting.