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City of Guadelupe: General Plan Update Background Report, Winter 2012

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CITY OF GUADALUPE

General Plan BACKGROUND REPORT



2014



Guadalupe General Plan Background Report

Developed by the
City & Regional Planning Department
Cal Poly San Luis Obispo

Community Planning Studio
March 2013

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CHAPTER I

LAND USE

Land use is the principal focus of the General Plan, and the Land Use Element is generally the most comprehensive element. The Land Use Element determines the locations within the City and its planning area where residential, commercial, industrial, public, and open space land uses may occur at present and in the future. The Land Use Element also works with the other parts of the plan to determine the location, rate, and timing of new growth and development.

STATUTORY REQUIREMENTS

The General Plan is a local agency's guide to projected development. The City of Guadalupe's General Plan defines the City's future development through a series of strategic goals relative to land uses. It then develops subsequent policies and objectives to help implement these goals. Essentially, the land use element helps guide decision makers, the general public, and local officials to the pattern of development best suitable for growth.

The Office of Planning and Research General Plan Guidelines for the State of California requires that "each county and city must adopt a comprehensive, long-term general plan." The general plan must cover the jurisdiction's entire area and address the broad range of issues associated with the local agencies development.

State law mandates that the General Plan:

- Include seven mandatory elements—land use, circulation, housing, conservation, open space, noise, and safety—where optional elements may be included if the city or county desires.
- Include a comprehensive list of goals and public policies with objectives, principles, standards, and plan proposals.
- Be consistent between the seven mandatory elements and any optional elements.
- Be comprehensive on the local conditions and circumstances.

GENERAL PLAN & LAND USE ELEMENT CONSISTENCY

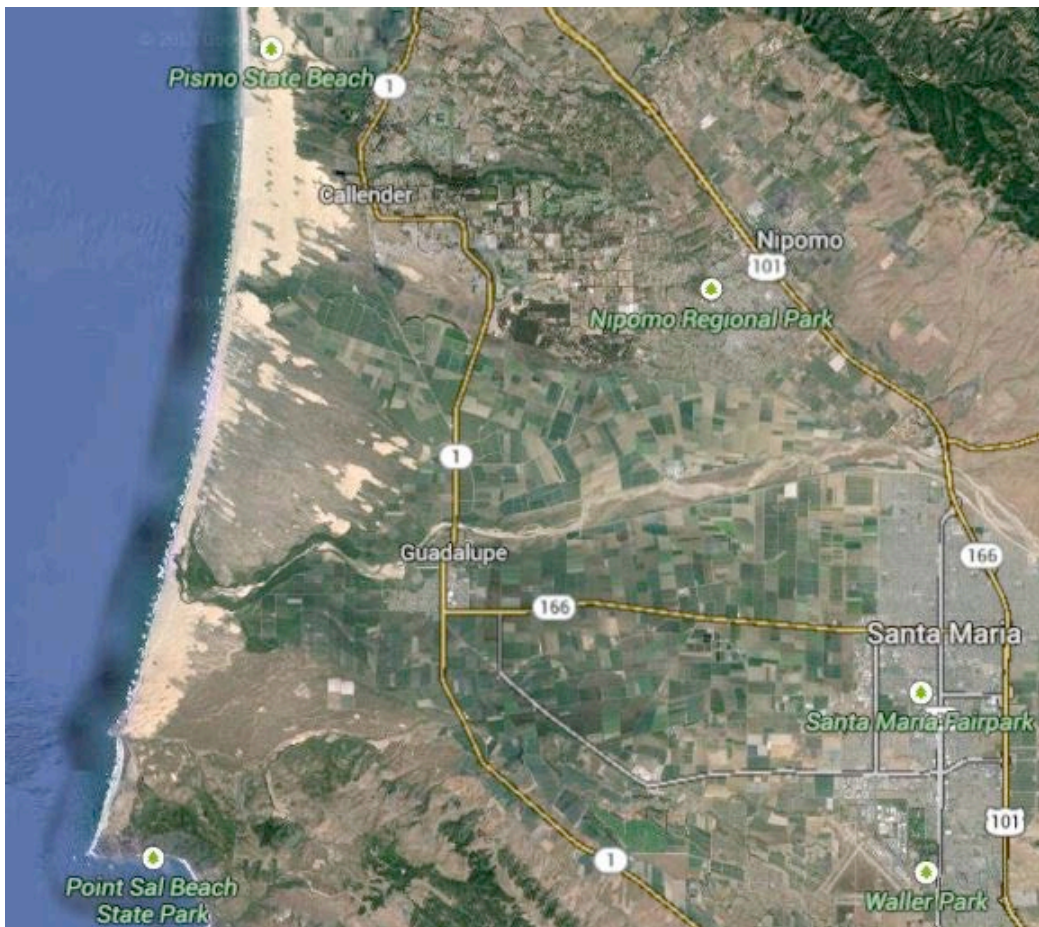
Of the seven mandatory elements, each is required to hold an equal bearing to one another, where all integrated components correspond in their application. The land use element can be viewed as conceivably the most comprehensive of the seven required elements, and plays a vital role in its correspondence to all land use issues. These issues

are translated into a set of policies and objectives that relate directly to the other elements. The land use element has a fundamental role in regulating zoning, subdivision, and public works decisions. As OPR states, essentially, the “element’s objectives and policies provide a long-range context for those short-term actions” (2003, p. 49).

REGIONAL CONTEXT

The City of Guadalupe is nestled on the northwest border of Santa Barbara County. Guadalupe is surrounded by county jurisdictional agriculture land. As Figure 1 illustrates, Guadalupe is found east of the Guadalupe Dunes and to the west of Santa Maria, a city of more than 100,000 residents. Directly north of Guadalupe is the Santa Maria River, which divides the counties of Santa Barbara and San Luis Obispo. Highway 1, the state’s coastal scenic highway that runs the entire length of the California coastline, bisects the City nearly in half, where the Union Pacific Railroad closely parallels it throughout city limits.

FIGURE 1. GUADALUPE IN A REGIONAL CONTEXT



Source: Google Maps, 2013.

According to the 2010 US Census, Guadalupe is a small city with a population slightly over 7,000 residents, which encompasses approximately 1.31 square miles and has roughly 5,400 people per square mile. The City's land use composition is primarily single-family residential, with a commercial core located in the heart of the community along Highway 1. Industrial uses which cater to the surrounding agriculture production surround the immediate eastern portion of the Union Pacific Railroad.

LAND USE HISTORY OF GUADALUPE

Early Developments

The original Rancho Guadalupe was founded in an 1841 Mexican land grant, and was first established as a settlement in 1873. In the 1800s, much of the land was used for cattle ranching by families of diverse nationalities. The railroad came through in 1901, establishing Guadalupe as a regional focal point. Guadalupe remained the most important community in the Santa Maria Valley until the late 1920s, when the construction of US Highway 101 enabled trucks to replace the railroad as the primary mode for transporting crops to surrounding markets. The City was officially incorporated in 1946.

1989 General Plan

A comprehensive revision was prompted by the Local Agency Formation Commission (LAFCO) who recommended the City update its General Plan before considering a request for a significant expansion of its sphere of influence. The Plan projected a need for an additional 900 dwelling units, which would be developed on land to the east and southeast over the next 25 or more years. Additional land for commercial development was designated at the southwest corner of Highway 166 and Highway 1. The Plan recognized that all surrounding soils are considered prime and subject to Williamson Act contracts. The areas designated for future urban development were chosen for their proximity to the existing developed city and, in light of the following environmental and/or regulatory constraints:

- Prime agricultural lands encumbered by Williamson Act contracts;
- The Santa Maria River constrains expansion to the north because of potential flooding issues and significant riparian habitat resources;
- The occurrence of shallow groundwater which limits development potential; and
- The County line which, provides a regulatory barrier to northward expansion.

2002 General Plan Amendments

The General Plan was revised in 2002 to comply with changes to State laws and to act in accordance with the environmental, regulatory, and socioeconomic circumstances that prevail within the City. The following goals were addressed in the amendment:

- To update the factual foundation of the plan with current environmental, economic and demographic data
- To amend the plan where necessary to comply with changes to State law
- To re-format the Plan in order to make it more user-friendly

2009 Housing Element Update

The City of Guadalupe 2009 Housing Element Update sets forth policies and programs to address local housing needs through 2014. It provides a comprehensive analysis of Guadalupe's demographic, economic, and housing characteristics as required by State law. The Element also contains an evaluation of the City's progress in implementing the 2004 Housing Element. Based upon the City's housing needs, available resources, constraints and opportunities for housing production and preservation, and its past performance, the 2009 Housing Element Update establishes a strategy of goals, measurable objectives, and related policies and programs that address the present and future housing needs of Guadalupe residents.

RELEVANT POLICIES

Santa Barbara County Association of Governments (SBCAG):

SBCAG is the regional planning agency that encompasses all of Santa Barbara County, which includes Guadalupe. SBCAG is responsible for distributing local, state and federal transportation funds. It also serves as a forum for addressing regional and multi-jurisdictional issues. SBCAG is responsible for regional planning related to housing needs, census data collection and distribution. More specifically, its primary purpose is to assist local governments such as Guadalupe in solving problems on a multi-agency and regional scale. Some functions the agency addresses include: regional transportation planning, airport land use planning, local transportation which includes county wide taxes collected for transportation projects, metropolitan planning which includes long range transportation plans and serves as the affiliate census center which provides census data to the public. Furthermore, SBCAG serves as the congestion management agency for the county, and is designed to reduce auto-related congestion through various techniques. The agency is also tasked with regional transportation planning throughout the county. A final program SBCAG administers deals with traffic solutions including ridesharing, public transit, biking, walking and other alternative means of transportation.

Department of Transportation (DOT)/Caltrans:

The city of Guadalupe is under the jurisdiction of Caltrans 5th district, which includes the counties of Monterey, San Benito, San Luis Obispo, Santa Barbara and Santa Cruz. DOT is responsible for maintaining all highways and freeways within California. Within district 5, there are 30 freeways and highways and a total of 1,169 freeway miles. This district is also home to Highway 101 that serves as a major connector between southern and northern California. The Pacific Surfliner, which is operated by Amtrak

and funded by DOT also serves this district including Guadalupe. Within the City, Caltrans holds jurisdiction over Highway 1 and Highway 166.

LAND USE INTENSITY STANDARDS

The State of California requires that the General Plan identify standards of population and building intensity for each land use designation. The 2002 General Plan defines standards for building intensity for residential designations as the maximum number of dwelling units allowed per gross acre and the allowable range of dwelling units per gross acre. In order to define the standards for population density for residential land uses, the maximum number of dwellings allowed per gross acre was multiplied by the average number of persons per dwelling unit based off the 2010 US Census.

- Example: Maximum Population Standard for Low Density Residential = 3.9 Average Persons per Household x 6 units per acre = 23.4 persons per acre.
- Building intensity for non-residential land uses are defined by the maximum allowable floor-area ratios or FAR.
- Floor Area Ratio = Maximum Allowed Building Area ÷ Net Area of Lot
- The FAR is used to determine the maximum allowable building size for the area of a particular lot.
- Maximum Building Area Allowed = Net Area of Lot x Floor Area Ratio
- Example: A 4,000 square foot lot with a FAR of 1.00 will allow a building of 4,000 gross square feet, regardless of the number of stories in the building (e.g. 2000 square feet on two floors or 4,000 square feet on one floor). The same lot with a FAR of 0.25 would allow a 1,000 square foot building or an 8,000 square foot building with a FAR of 2.00.

Table I defines building intensity standards from the 2002 General Plan.

TABLE I. LAND USE INTENSITY STANDARDS

LAND USE CATEGORY	MAXIMUM BUILDING INTENSITY
Neighborhood Residential	6 units/acre
Medium Density Residential	7-10 units/acre
High Density Residential	11-20 units/acre
Commercial	FAR of 0.35
Industrial	FAR of 0.3
Public/Institutional	FAR of 0.2

Source: 2002 City of Guadalupe General Plan

LAND USE METHODOLOGY

The data used in the 2013 land use analysis was the result of a detailed land use survey conducted by the students of Cal Poly's General Plan Studio during October 2013 (the full inventory can be found in the appendix). All land uses were collected and transferred to the database using the most current aerial and ground level photography available via Google maps and Google earth, and as it was found to be appropriate or necessary, field surveys were completed to verify accuracy of initial inventory.

Existing land use data (including Assessor's Parcel Numbers (APN), maps, and parcel acreage) from the County of Santa Barbara was used to supplement and assist the field survey. The field survey entailed traveling the city by foot and car and recording land uses that were not obtainable or verifiable from the available photo records alone.

To unify and simplify the task of developing a land use survey with accurate area measurements, some assumptions were made. One of these assumptions is that the current county data regarding APN numbers and subsequent lot acreages are accurate.

Land Use Classification Systems

1. Single-Family Residential
2. Multi-Family Residential
3. Commercial
4. Mixed-Use
5. Parking
6. Industrial
7. Railroad
8. Public Facilities
9. Vacant
10. Open Space
11. Agriculture

Housing and Structure Quality Indicators

To define the condition of structures (as good, fair, or poor) in the land use surveys, an indicator list was used as a guide to increase quality control. Although this list of standards was followed, it should be noted that personal preference and opinion could not be avoided. Furthermore a definitive conditional assessment could not be completed from photo or field surveys due only assessing a structures exterior at street or sidewalk level.

Conditional Exterior Quality Indicators with Photo Guide:

- Condition of foundation (large cracks, uneven settling)
- Condition of roof, gutters, and chimney

- Condition of stairs, rails, and porches
- Condition of exterior surfaces
- General landscaping

Good



Source: <http://www.trulia.com/>

Fair



Source: <http://www.trulia.com/>

Poor



Source: <http://www.trulia.com/>

LAND USES & INVENTORY

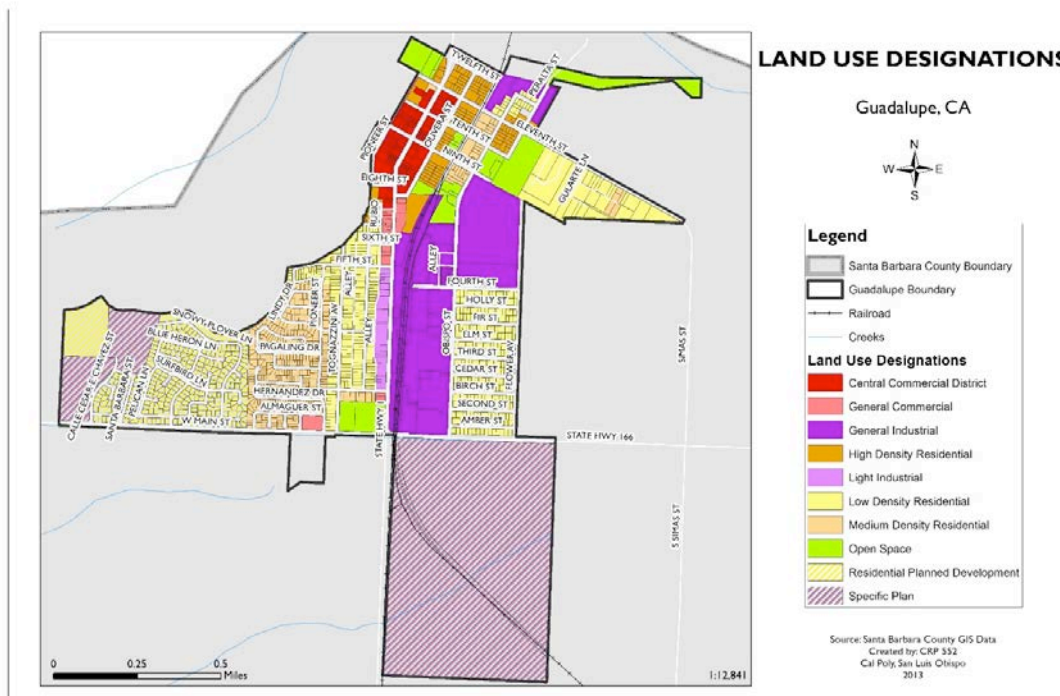
The following section will be addressing Land Use Designations, Zoning Designations, and Existing Land Uses.

LAND USE DESIGNATIONS

Working backwards from zoning designations, the land use designations were derived from the zoning assigned to each parcel. As shown on Figure 2, the Land Use Designations that will be addressed in this Background Report are:

- Commercial
 - General Commercial District
 - General Commercial
- Industrial
 - General Industrial
 - Light Industrial
- Residential
 - Low Density Residential
 - Medium Density Residential
 - Residential Planned Development
- Open Space/Public Facilities
- Specific Plan

FIGURE 2. LAND USE DESIGNATIONS



Source: City of Guadalupe

The Land Uses, which were derived from the zoning for each parcel, can be seen in Table 2, along with the amount of parcels in each designation, the amount of acres, as well as the percentage of total acres.

TABLE 2. DISTRIBUTION OF LAND USES

LAND USE DESIGNATION	ZONING DESIGNATION WITHIN LAND USE	NUMBER OF PARCELS	TOTAL ACRES	PERCENT OF TOTAL ACRES
General Commercial District	G-C	96	22.81	3%
General Commercial	G-C	31	9.33	1%
General Industrial	G-I	48	112.412	15%
Light Industrial	M-C	21	8.1835	1%
Low Density Residential	R-I	546	108.9064	15%
Medium Density Residential	R-2, R-I-M	437	54.97	7%
High Density Residential	R-3	209	26.58	4%
Residential Planned Development	PF-CZ, R-I-SP, R/N-SP-CZ	307	69.21	9%
Open Space/Public Facilities	O	19	42.422	6%
Specific Plan	DJ Farms. R/N-SP-CZ	6	251.12	33%
Unknown	N/A	9	44.58	6%
TOTAL		1728	750.5239	100%

Source: Cal Poly Land Use Inventory, 2013

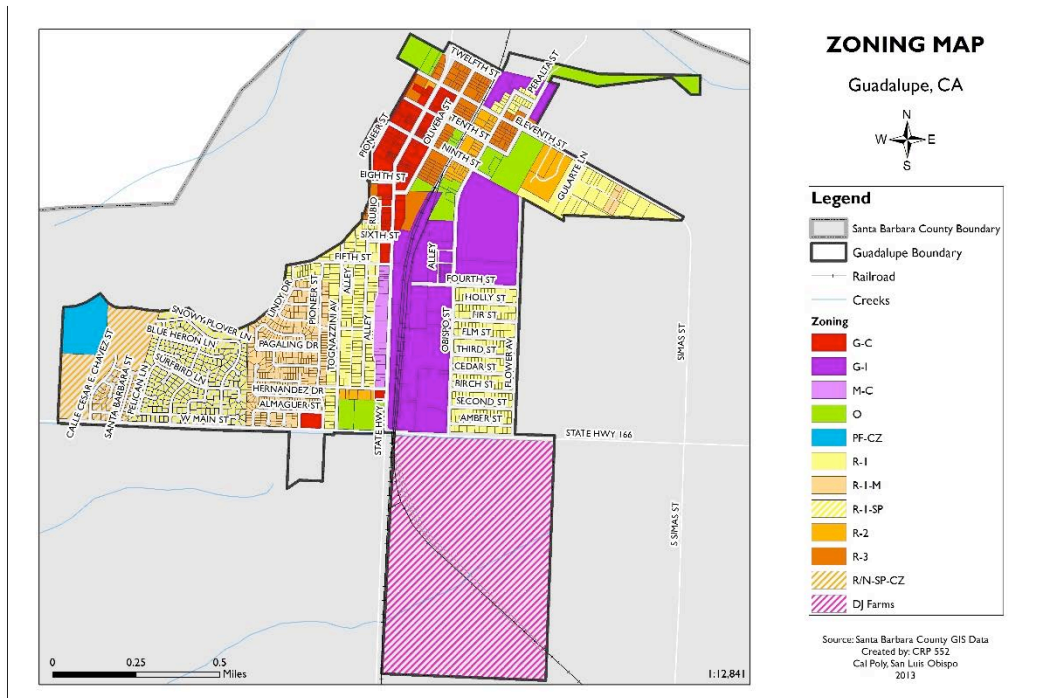
ZONING DESIGNATIONS

The zoning designations were derived from GIS analysis based on city zoning data (PDF data on the City Website). Each parcel was matched up using APN numbers and the zone was filled in using that map as a guide. Zoning designations are explained further in the categories that will follow in this chapter, and are as defined in the City Municipal Code. The zoning designations are as follows:

- General Commercial (G-C)
- General Industrial (G-I)
- Commercial Industrial (M-C)
- Open Space (O)
- Public Facilities – Coastal Zone (PF-CZ)

- Single Family Residential – low density (R-1)
- Single Family Residential – medium density (R-1-M)
- Multiple Dwelling Residential – medium density (R-2)
- Multiple Dwelling Residential – high density (R-3)
- Neighborhood Residential – Specific Plan – Coastal Zone (R/N-SP-CZ)
- DJ Farms Specific Plan, which is described further in the Specific Plan Section (DJ Farms)

FIGURE 3. GUADALUPE ZONING MAP



Source: City of Guadalupe

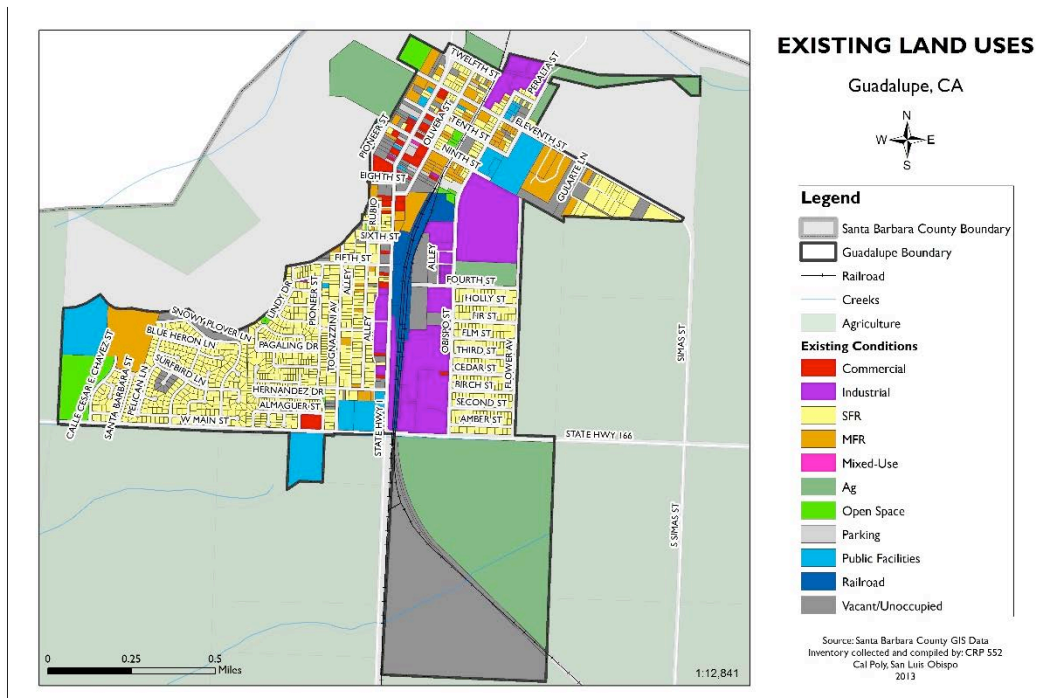
EXISTING LAND USES

These existing uses were taken from the land use inventory in 2013 by students in the City and Regional Planning General Plan Studio at Cal Poly, and represent the uses that are currently existing in Guadalupe as of October 2013. The methodology to this inventory is explained in the “Land Use Methodology” section of this chapter. The existing land uses that have been inventoried in Guadalupe, which can be seen in Figure 4, are:

- Industrial
- Commercial
- Single Family Residential
- Multi-Family Residential

- Mixed-Use
- Agriculture
- Open Space
- Parking
- Public Facilities
- Railroad
- Vacant/Unoccupied

FIGURE 4. EXISTING LAND USES



Source: City of Guadalupe

Table 3 breaks down each existing land use from the inventory into categories, amount of parcels, amount of acres, and percentage of total acres.

TABLE 3. INVENTORY OF EXISTING LAND USES

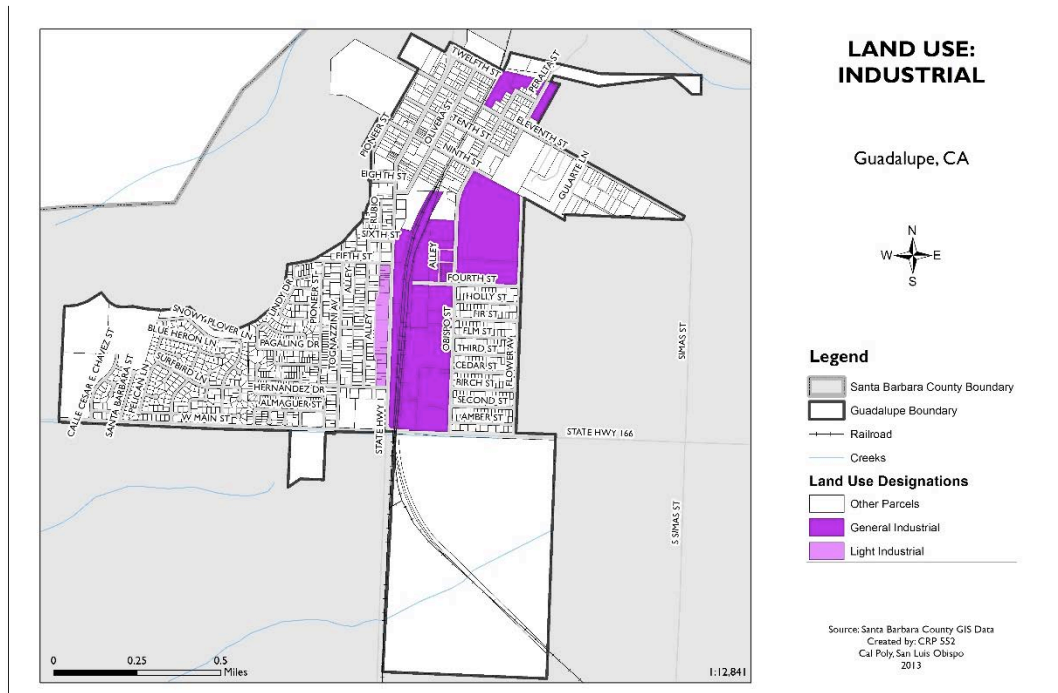
LAND USE INVENTORY	AMOUNT OF PARCELS	TOTAL ACRES	PERCENTAGE OF TOTAL ACRES
Agriculture	7	174	23%
Commercial	36	11.41	2%
Industrial	51	83.848	11%
Multi-Family Residential	173	46.58	6%
Mixed-Use	5	1.14	0%
Open Space	14	22.41	3%
Parking	14	3.17	0%
Public Facilities	27	48	6%
Railroad	4	20.82	3%
Single Family Residential	1298	194.9264	26%
Vacant/Unoccupied	97	143.0495	19%
Unknown	2	1.17	0%
TOTAL:	1728	750.5239	100%

Source: Cal Poly Land Use Inventory, 2013

INDUSTRIAL

The industrial uses in Guadalupe provide opportunities for local employment and an improved tax base. Industrial uses serve both local and regional areas, and are generally located adjacent to each other. As seen in Figure 5, the Industrial core is found along Highway I in a concentrated area.

FIGURE 5. INDUSTRIAL LAND USE DESIGNATIONS



Source: Cal Poly Land Use Inventory, 2013

In accordance with the 2002 General Plan, there are three land use designations for Industrial. These include Light Industrial, General Industrial, and Planned-Development Industrial. There are about 120 acres of land designated as Industrial in Guadalupe. More than 112 acres of land in Guadalupe are designated as General Industrial. About 8 acres are designated as Light Industrial.

Industrial land uses are divided into three categories in the 2002 General Plan:

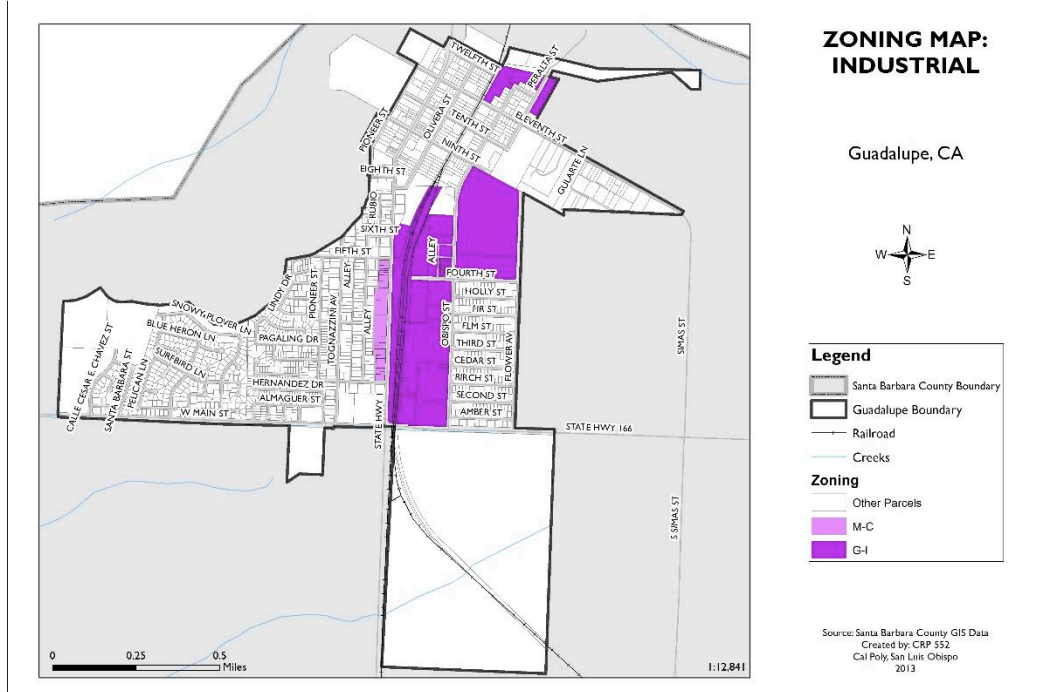
- Light Industrial
- General Industrial
- *Planned Development-Industrial

Light Industrial will have a character of use that does not have smoke, fumes, or other noxious effects.

General Industrial may have the same effects as light industrial. However, if these effects can't be fully avoided, all industrial uses will be a subject to performance standards concerning noise, appearance, traffic, and air pollution.

*Since 2002, Planned Development-Industrial is listed but not further described in the General Plan and does not appear on the land use map.

FIGURE 6. INDUSTRIAL ZONING MAP



Source: Cal Poly Land Use Inventory, 2013

There are four zoning designations related to Industrial Uses. They include General Industrial (G-I), Industrial Commercial (M-C), Light Industrial – Specific Plan (I-SP), and Urban Reserve/Light Industrial – Specific Plan (UR/I-SP). These zoning designations were all derived from the Guadalupe Municipal Code. The Specific Plan Industrial Zones (I-SP and UR/I-SP) are further discussed in the Specific Plan section of this chapter.

General Industrial (G-I)

The General Industrial (G-I) district permits agricultural processing or supports industries and other general industrial uses that conform to the land use element of the General Plan.

The uses permitted in this district include:

- Agricultural uses
- Manufacturing uses
- Processing
- Wholesaling, warehousing and storage
- Utilities, distribution plant or substation
- Commercial services, automotive body repair or painting
- Other services

Industrial-Commercial (M-C)

The purpose of the Industrial-Commercial (M-C) district is to provide a district for the combined industrial and commercial enterprises necessary to serve the residents, industries, and nearby farms.

The uses permitted in this district include:

- Ambulance service
- Automobile, truck or farm machinery sales facilities
- Bakeries
- Carpenter, cabinet and woodworking shops or box manufacturing
- Dwellings, limited to the use of a watchman or caretaker employed on the site, mobile or permanent
- Electric, plumbing, heating and sheet-metal shops
- Express offices, bus stations, shipping terminals
- General offices, professional offices and laboratories
- Hardware, building material, machinery, feed and seed stores
- Laundry and dry-cleaning facilities
- Public utility and municipal and communication facilities
- Restaurants
- Secondhand sales wholly within a building
- Union halls, employment agencies
- Welding and machine shops
- Wholesale, storage and warehouse establishments

TABLE 4. INDUSTRIAL ZONING DESIGNATION

ZONE	DESIGNATION	ACREAGE	AMOUNT OF PARCELS	PERCENTAGE
General Industrial	G-I	112.41	48	25.8%
Industrial Commercial	M-C	8.18	21	1.9%
Urban Reserve/ Light Industrial District	UR/I	N/A	N/A	N/A
Total		436.41	69	27.6%

Source: Cal Poly Land Use Inventory, 2013

Specific Development Standards

All commercial and light industrial districts, except as otherwise provided for in this code shall follow the following standards:

TABLE 5. DEVELOPMENT STANDARDS FOR COMMERCIAL AND LIGHT INDUSTRIAL ZONES

DEVELOPMENT STANDARDS	C-N	C-S	C-R	MIX	UR/I
Minimum lot area (square feet)	None	10,000	None	None	10,000
Street yard setback ¹ (feet)	15	15	15	20	15
Other yard setbacks (side and rear yards, in feet)	10	10	10	10	10
Usable open space	5% accessible to the public; usable open space may consist of a public plaza and/or seating areas ³	None	Same as C-N zone ³	Same as C-N zone ³	
Minimum landscaped area (% of lot)	15	15	15	15	10
Building Height (feet)	35	35	35	35	35

Source: *Guadalupe Municipal Code, 2013*

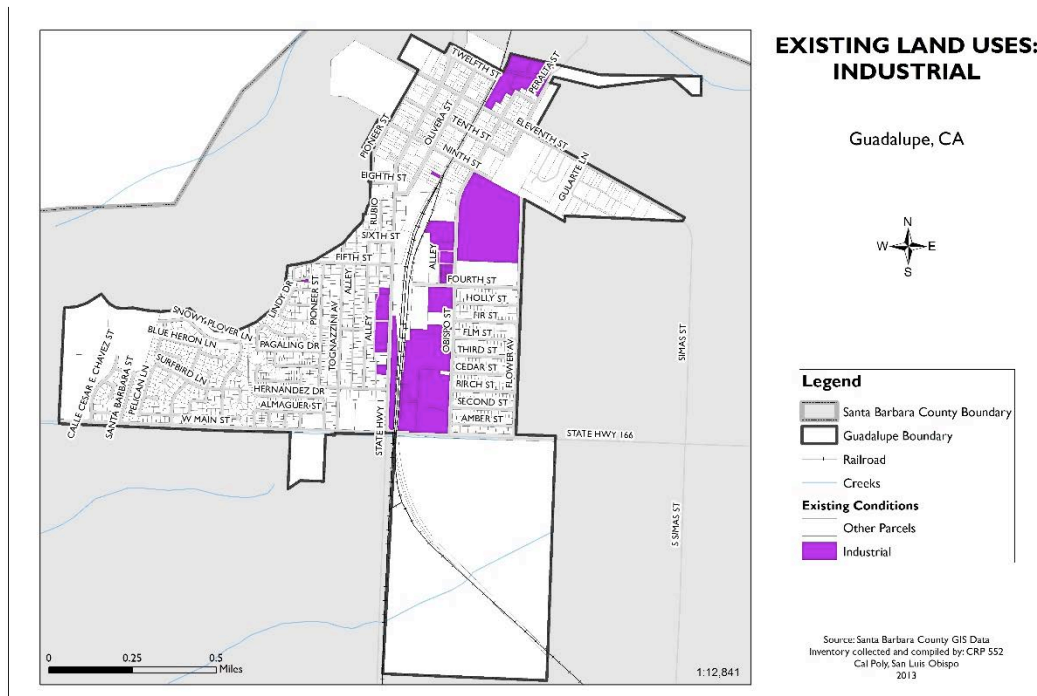
Notes:

¹ Except that the street yard of an adjacent street other than where the main project entrance is located shall be 10 feet, and the street yard for Highway 166 shall be no less than 20 feet.

² Except where commercial development adjoins a residential zone, in which case the minimum other yard setback shall be 20 feet.

³ For dwellings, the requirement shall be a minimum of 100 square feet of private, usable open space for each dwelling unit, with a minimum dimension of 7 feet.

FIGURE 7. EXISTING INDUSTRIAL LAND USES



Source: Cal Poly Land Use Inventory, 2013

Industrial land uses are primarily located adjacent to the Southern Pacific Railroad tracks. They are mostly found south of Ninth Street, east of Highway I, west of Obispo Street, and north of Highway 166, with the exception of a large area just north of 4th Street and east of Obispo Street. Another nearby industrial area is found along Highway I on the western side, north of Second Street and south of Fifth Street. A third industrial area is located east of the railroad just north of Eleventh Street and west of Peralta Street.

The Land Use Inventory found a total of 51 parcels where the existing land use is Industrial, totaling approximately 84 acres. Some of the industrial businesses in the area are:

- Polywest Converting, INC
- Simplot Soilbuilders, Wholesale Fertilizer Company
- Eagle Energy, gas station
- California Marble and Granite, Granite Supplier
- BYRD Harvest, INC, a Harvesting company for crops, except cash grains
- APIO, INC, food packaging
- Obispo Street Cooling, cold storage facility, fruit and vegetable growers and shippers
- Moody Western Cooling, Air Conditioner contracting
- Big M Tire, tire shop

The largest Industrial Company is APIO, Inc., which is a major processor, shipper, distributor, and vegetable exporter. This private packaging frozen food merchant wholesaler was founded in 1979 and is headquartered in Guadalupe, California. APIO currently manufactures two of the leading vegetable brands, Eat Smart Products and GreenLine Products, sold within the United States. A wide variety of their products can be found through their foodservice channel as well as retail grocery stores, club stores, and wholesale stores throughout the United States, Mexico, and Canada. This wholesaler operates as a subsidiary of Landec Corporation. Current estimates show that this company has an annual revenue of \$100 to \$500 million, and employs a staff of approximately 90.

Land next to the railroad and Obispo Street is well suited for industrial uses because of its location adjacent to two major roads, as well as the railroad. These same qualities make these areas unsuitable for any new or expanded residential development due to high noise levels, air quality, lighting and other factors related to industrial operations. (Guadalupe General Plan, 2009).

COMMERCIAL

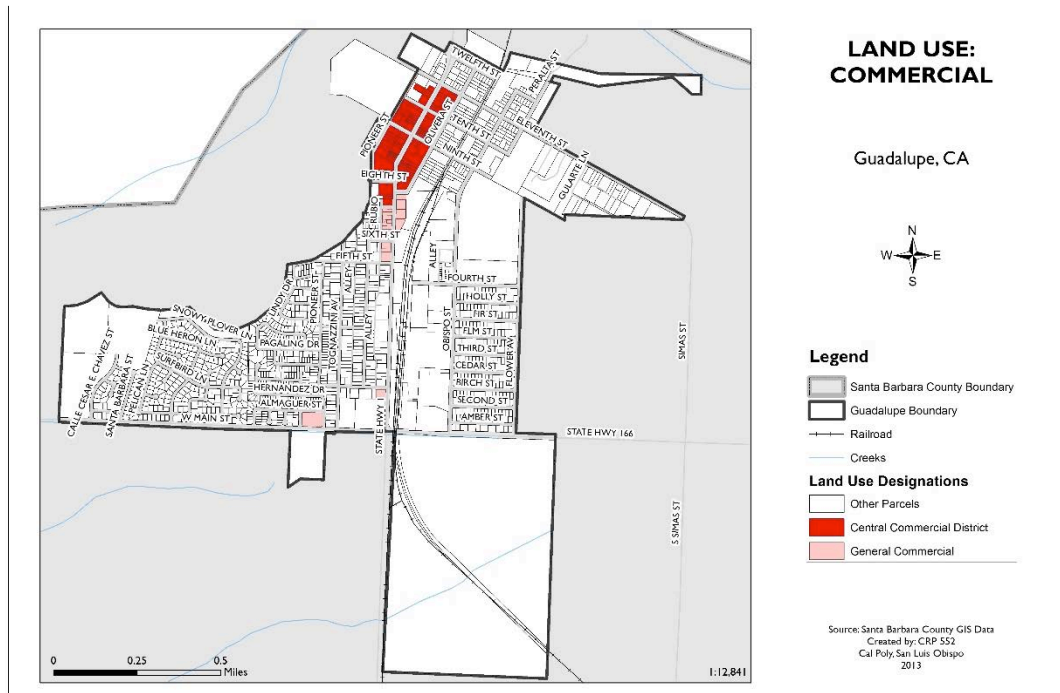
The City's commercial land provides a variety of local services for residents, business owners, and visitors. The commercial core is oriented along Highway 1 and contains uses appropriate for retail business and commercial needs. These uses serve the local community as well as visitors to the area. Some examples of the diverse commercial uses found in Guadalupe are retail stores, offices, restaurants, neighborhood markets, and other personal, commercial, and automotive services. For the purpose of the land-use inventory commercial uses are divided into three major categories: retail trade; business financial and professional services; and general service, as seen in Table 5.

Land Use Designations: Commercial

In accordance with the 2002 General Plan there are two land use designations for commercial development in the City of Guadalupe, the Central Business District (CBD) and General Commercial District.

A map of all commercial land within the City can be seen in Figure 8. Land Use: Commercial

FIGURE 8. LAND USE: COMMERCIAL



Source: Cal Poly Land Use Inventory, 2013

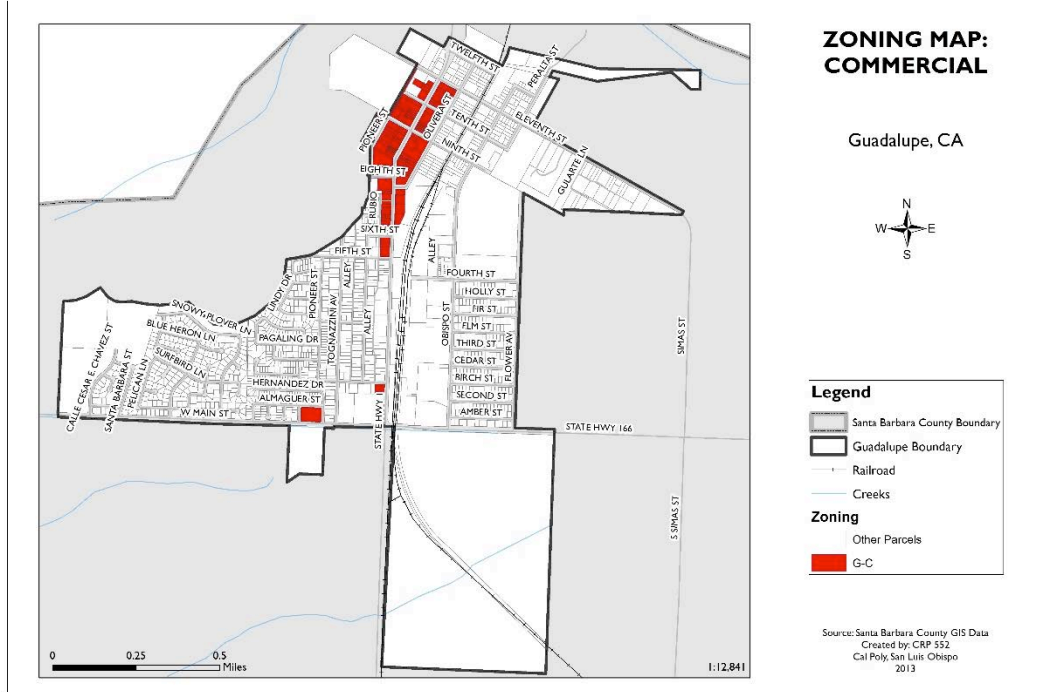
Central Business District (CBD)

The Central Business District is the main commercial base for the City. It is contained within seven City blocks between Pioneer Street to the west and Olivera Street to the east. Eleventh Street marks the northern most boundary and Seventh Street the southern extent. The Central Business District is approximately half a mile long and with most businesses contained along Highway I, making it friendly to pedestrian traffic. The area is zoned for General Commercial and represents the majority of commercial activity in the City. It currently has the capacity to provide a wide range of products and services, with room for expansion.

General Commercial District

The General Commercial District is the secondary commercial base for the City. In contrast to the CBD, General Commercial businesses are auto-oriented. Therefore, to limit the amount of auto traffic these businesses are located to the west of Highway I and south of the CBD, as well as along the south side of West Main Street. The General Commercial District supports the needs of residents, as well as the activities of nearby industrial and farm land.

FIGURE 9. COMMERCIAL ZONING MAP



Source: Cal Poly Land Use Inventory, 2013

The Guadalupe municipal code identifies five zoning designations: Industrial Commercial (M-C), General Commercial (G-C), and three others which relate to specific plans; Commercial Service (C-S), Neighborhood Commercial (C-N), and Commercial Recreation (C-R). The two commercial zoning designations currently utilized are listed below.

Industrial-Commercial (M-C)

Purpose: To provide a district for the combined industrial and commercial enterprises necessary to serve the residents, industries and nearby farms. (Ord. 189 Art. 3 §7.1, 1980).

Uses permitted in the industrial-commercial district include:

- Ambulance service;
- Automobile, truck or farm machinery sales facilities;
- Bakeries;
- Carpenter, cabinet and woodworking shops or box manufacturing;
- Dwellings, limited to the use of a watchman or caretaker employed on the site, mobile or permanent;
- Electric, plumbing, heating and sheet-metal shops;
- Express offices, bus stations, shipping terminals;
- General offices, professional offices and laboratories;
- Hardware, building material, machinery, feed and seed stores;
- Laundry and dry-cleaning facilities;

- Public utility and municipal and communication facilities;
- Restaurants;
- Secondhand sales wholly within a building;
- Union halls, employment agencies;
- Welding and machine shops;
- Wholesale, storage and warehouse establishments. (Ord. 99-343 §3; Ord. 189 Art. 3 §7.2, 1980)

General Commercial (G-C)

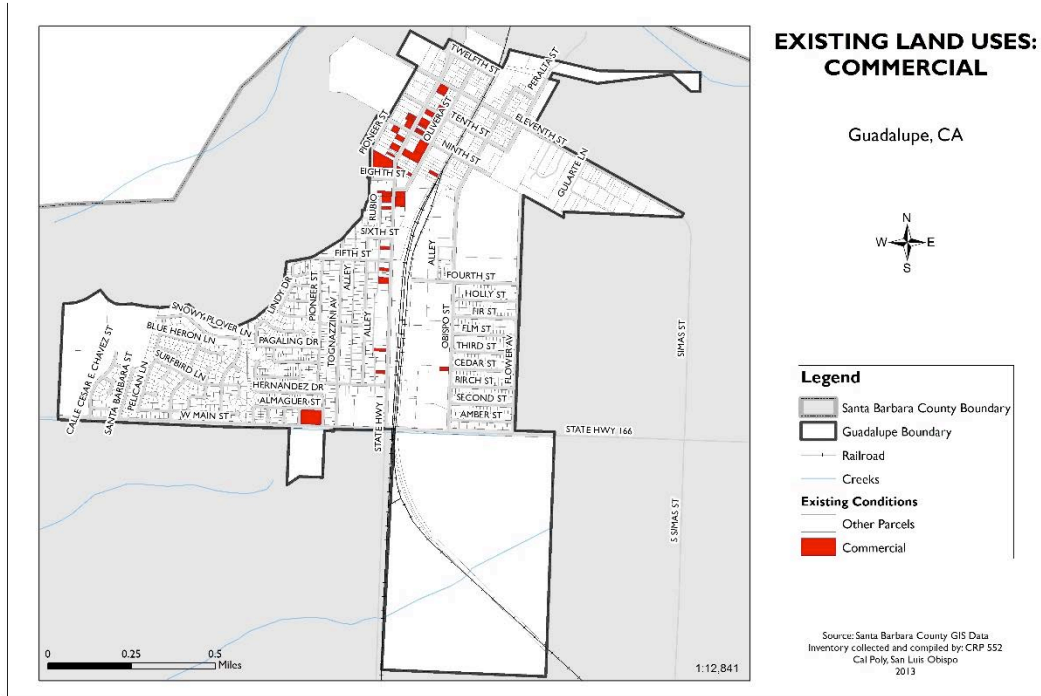
Purpose: To provide an area for the orderly expansion and development of the business district as a retail shopping area to serve present and future needs of the residential community, in conformance with the General Plan. (Ord. 189 Art. 3 §6.1, 1980)

Uses permitted in the G-C district include:

- A. The following uses within a building:
 - Ambulance service, taxi stand and bus depot;
 - Banks and loan offices;
 - Butcher shops, bakeries and other food preparation for retail sale;
 - Churches, meeting halls, theaters and auditoriums;
 - Dressmaking, tailor, jewelry and other small handicraft establishments;
 - Eating and entertainment establishments;
 - Hotels and motels;
 - Laundromats, laundry and dry-cleaning agencies;
 - Medical, dental and similar offices or clinics;
 - Mortuary;
 - Professional, sales, public and administrative offices;
 - Repair shops for small items;
 - Retail stores offering new merchandise for resale to the general public;
 - Single-family or multiple dwellings, only if located on floors above a permitted use.
- B. Accessory buildings, only if constructed simultaneously with or subsequent to the main building on the same lot.
- C. Public and private parking lots.
- D. Any other similar use which the Planning Commission finds to be consistent with the purpose of the zoning district. (Ord. 99-343 §1; Ord. 92-313 §1; Ord. 86-267; Ord. 189 Art. 3 §6.2, 1980)

Existing Land Uses: Commercial

FIGURE 10. EXISTING COMMERCIAL LAND USES



Source: *Guadalupe Land Use Inventory, 2013*

Figure 10 depicts existing occupied commercial properties. To better represent the unique businesses of Guadalupe, the 2013 Land Use Inventory further divides commercial land uses into three major, and more specific categories. These are described in Table 6.

TABLE 6. COMMERCIAL LAND USE CATEGORIES

RETAIL TRADE	SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL	SERVICES - GENERAL
Auto and vehicle sales and rental	Bank, financial services	Charitable or philanthropic organization
Bar, tavern	Business support service	Day care home
Building and landscape materials sales	Medical services - Animal hospital, small animals	Child care center
Convenience store	Medical services - Clinic	Lodging - Bed and breakfast inn, Hotel, Motel, etc.
Drive-through facility	Medical services - Doctor office	Mortuary
Farm supply and feed store	Medical services - Extended care	Mortuary, accessory to cemetery
Fuel dealer	Medical services - Hospital	Music recording studio
General retail	Office - Professional/administrative, Business/service	Personal services
Grocery/food store		Repair service - Equipment, appliances, etc.
Mobile home, boat, and RV sales and repair		Repair service - Farm implements, Small appliances and equipment
Plant nursery		Vehicle services - Carwash, mechanical, maintenance, etc.
Restaurant, café, coffee shop		
Service station		
Shopping center		
Swap meet		
Truck stop		
Truck, trailer, construction, farm, heavy equipment sales/rental		
Visitor-serving commercial		

**These categories were derived for the Guadalupe Land Use Survey, 2013.*

Source: Guadalupe Land Use Inventory, 2013

The City currently maintains a total of 12 acres of commercial land. For the purposes of the above analysis mixed use and vacant commercial buildings located within the central business district were included in the summation of the total existing commercial uses, however this total is not represented on the existing uses map (Figure 4). This was done to emphasize the large percentage of vacant commercial buildings, which make up 32% of all commercial land. The next largest commercial land uses are in general retail trade followed by vehicle services, which account for 18% and 15% respectively.

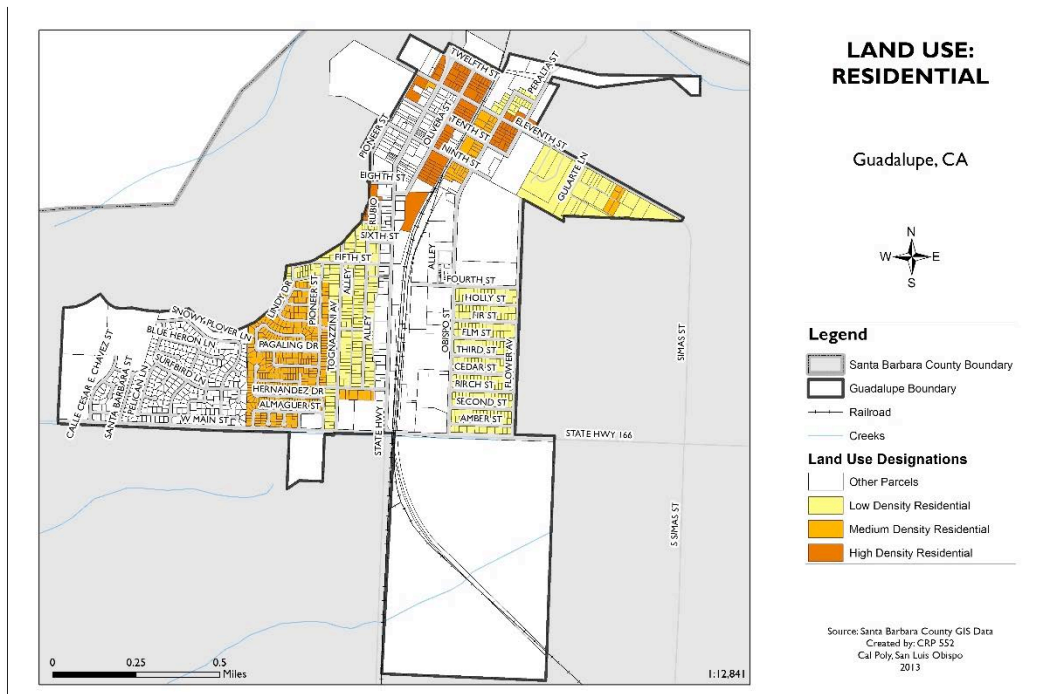


RESIDENTIAL

Residential Land Uses are located throughout the City and consist of buildings designed for habitation. The types of houses can vary from single-family to multi-family, as well as in density and structure.

Land Use Designations: Residential

FIGURE 11. RESIDENTIAL LAND USE DESIGNATIONS



Source: *Guadalupe Land Use Inventory, 2013*

Almost 190 acres of land in Guadalupe are designated as Residential. These residential uses provide a variety of housing opportunities for the citizens of Guadalupe.

Residential land uses are divided into four categories in the 2002 General Plan:

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Planned Development

Low Density Residential will have a character of use that does not include densely packed housing. The General Plan states that up to six units will be allowed per acre. This designation is strictly limited to single family housing.

Medium Density Residential designation permits up to ten units per acre. Housing types can include duplexes, triplexes, townhouses and similar multiple unit residential

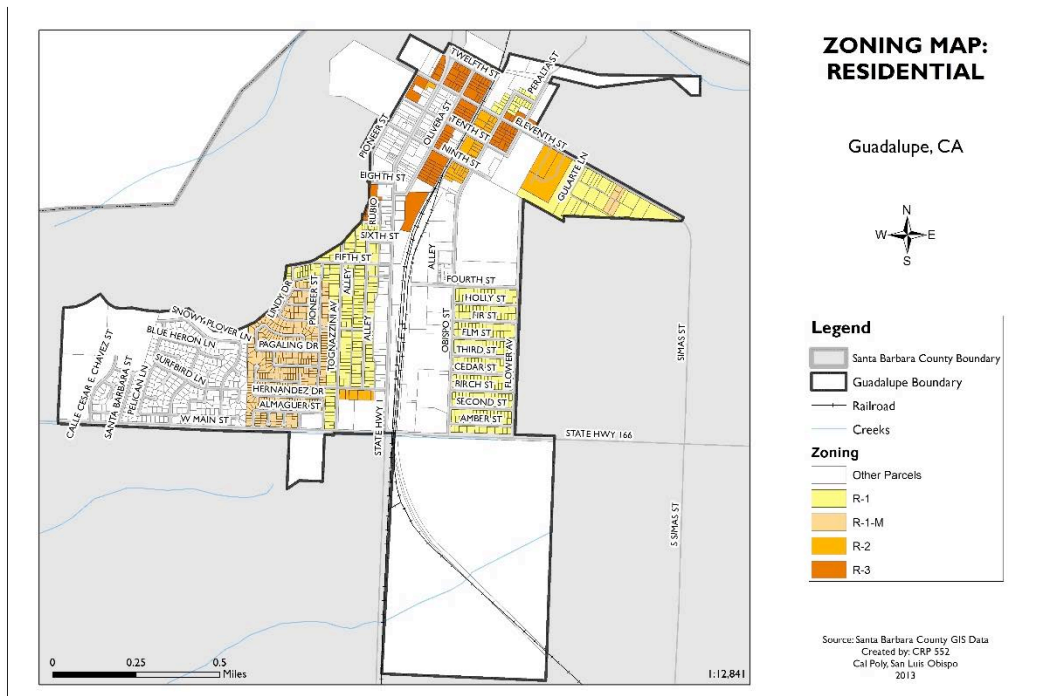
development. Consideration must be taken regarding access and proximity to commercial services and the possible impacts from adjacent use.

High Density Residential designation is characterized by the highest density, with up to 20 units per acre. Types of units intended for this designation are apartments, townhouses, and other multi-unit structures. Structures within this designation are not to exceed three stories.

Residential Planned Development designation is intended to encourage creative development and allow for the effective use of unusual sites by allowing greater flexibility in the design of housing projects. Residential Planned Development is further discussed in the Specific Plan Section of this chapter.

Zoning Designations: Residential

FIGURE 12. RESIDENTIAL ZONING MAP



Source: *Guadalupe Land Use Inventory, 2013*

There are four zoning designations related to Residential uses. They are Single Family Low Density (R-1), Single Family Medium Density (R-1M), Multiple Dwelling Medium Density (R-2) and Multiple Dwelling High Density (R-3).

TABLE 7. RESIDENTIAL ZONING AND LAND USE

ZONE	NUMBER OF PARCELS	ACRES	ALLOWABLE NUMBER OF UNITS
R-1	546	101.4	5
R-1 M	397	45.3	10
R-2	45	17	10
R-3	211	17	20
TOTAL	1199	180.8	

Source: *Guadalupe Land Use Inventory, 2013*

Single Family Low Density (R-1)

The R-1 designation is limited to properties with single-family homes. These properties shall not have more than one dwelling and one customary accessory building per parcel. Furthermore, the overall density is set at five dwellings per acre. The City has designated 546 parcels for this zone. Parcels vary in size from .08 acres up to over half an acre. The total amount of acres dedicated to this zone is 101.4. The Guadalupe Municipal Code specifies a minimum lot size of 6,000 square feet and with a frontage of 60 feet. Front yard setbacks must be at least 20 feet, rear yard setbacks at least 15 feet. Side yard setbacks must be at least five feet with street side corner lots having at least a ten foot setback. No main building may exceed two stories or 35 feet in height and no accessory building may exceed seven feet in height. Accessory buildings are permitted within rear yard setbacks but not within the front or side setbacks. All parking spaces must be covered by a fully enclosed garage.

The uses permitted in this district include:

- A. One single-family dwelling; the dwelling shall be of a permanent character, placed upon a permanent foundation, and shall not be a mobile home or other temporary or vehicular type of dwelling;
- B. Accessory buildings or uses, such as garages, patios, swimming pools or storage sheds, which are normally incidental to a single-family residence if constructed simultaneously with or subsequent to the main building on the same lot
- C. The storage of recreational (trailer) vehicles within the rear and/or side yard provided that said vehicle is located a minimum of 5 feet from all property lines and structures. (Ord. 88-283 §2; Ord. 189 Art. 3 §1.2, 1980)

Single Family Medium Density (R-1M)

The R-1M designation, medium density lots are smaller than those in the single family-low density zone. The medium density zone allows up to ten dwellings per acre. The City has zoned 397 parcels as medium density. This equates to about 45.3 acres. The minimum lot area in the medium density zone is 3,400 square feet. No lot shall contain less than 40 feet of lot frontage, except where a detached garage is served from an alley, where the minimum width shall be 35 feet. Minimum lot depth shall be 80 feet. On cul-de-sac lots, the required lot width must be provided within the front yard setback. Front yard setbacks shall not be less than ten feet. No side yard setbacks shall be

required, and five feet shall be required on the other. On corner lots, the street side setback shall be ten feet or more. A rear yard setback of at least 15 feet shall be provided, except that an open patio awning will be permitted to be constructed with an eave to within ten feet of the rear property line. A one-car garage with a minimum inside area of 240 square feet shall be provided for each dwelling. One unobstructed automobile parking space shall be maintained within the garage for the use of an operable automobile at any time. Accessory buildings are permitted but must adhere to the following: cannot be constructed within the front or side yard setbacks; one structure may be allowed on the side of the property which requires no setback; one structure may be allowed within the rear yard setbacks if the structure is permanent, no animals are to reside within the structure and the structure must be at least five feet from the rear property line. No main building may exceed two stories or 35 feet in height and no accessory building may exceed seven feet in height.

The permitted uses in this district shall not be the same as those listed in Section 18.20.020 for permitted uses in the R-1 district. (Ord. 196 §1, 1980; Ord. 189 Art. 3 §2.2, 1980)

Multiple Dwelling Medium Density (R-2)

The purpose of the R-2 district is to provide housing in the form of multiple dwellings or attached dwellings. These are typically duplexes, condominiums and apartments. This zone is denser than the previous zones and allows for up to ten units per gross acre. Guadalupe has zoned 45 parcels as R-2 with a total of 17 acres. The municipal code does not provide any guidelines in terms of lot sizes, setbacks or accessory structures. The code does state that building heights may not exceed two stories or 36 feet and that one covered parking space shall be provided for each unit.

The uses permitted in the R-2 district include:

- One or more single-family or multiple-family dwellings, including apartment houses or condominiums, provided that there shall be no more than one dwelling unit for each 3,000 square feet of land within the lot or parcel on which the dwelling is located. All dwellings shall be of a permanent character, placed upon a permanent foundation, and shall not be a mobile home or other temporary or vehicular type of dwelling;
- All multiple units in R-2 medium-density residential zones placed on one lot must be attached;
- Accessory buildings or uses, only if constructed simultaneously with, or subsequent to, the main building on the same lot;
- Public park or playground. (Ord. 95-333 §§3—5; Ord. 189 Art. 3 §4.2, 1980)

Multiple Dwelling High Density (R-3)

The R-3 zone is similar to that of the R-2 zone. The only difference is that the R-3 zone allows up to 20 dwelling units per gross acre. Guadalupe has zoned 211 parcels as R-3 with a total of 17 acres. Like the R-2 zone, the R-3 does not have any information

regarding lot sizes, setbacks or accessory structures within the municipal code. Building heights and parking requirements are the same as the R-2 zone.

The permitted uses in the R-3 district include:

- A. One or more single-family or multiple-family dwellings, including apartment houses or condominiums, providing there shall be no more than one dwelling unit for each 1,700 square feet of land in the lot or parcel on which the dwellings are located;
- B. Group dwellings, such as hotels, motels, boardinghouses, family care homes, rest homes, convalescent homes or other similar residential uses, provided that there shall be not more than one residing occupant for each 500 square feet of land in the lot or parcel on which the use is located;
- C. Offices, recreation facilities, dining rooms, laundry facilities and other incidental uses constructed simultaneously or subsequent to the main building on the same lot;
- D. A church, public or private school, public building, public utility building, park or playground. (Ord. 189 Art. 3 §5.2, 1980)

Residential Density

In addition to providing an accurate picture of current land uses, the land use survey also provides information regarding density per zone. Calculating density allows for the City to see how densely populated an acre is within each zone. The numbers calculated can then be compared against those set forth by the zoning code. Table XXX is a current and accurate portrayal of the number of residential units currently built per zone.

TABLE 8. RESIDENTIAL UNITS PER ZONE

ZONE	DENSITY (NUMBER OF UNITS PER ACRE)
R-1	5.4
R-1 M	8.7
R-2	14.6
R-3	18.1

Source: *Guadalupe Land Use Inventory, 2013*

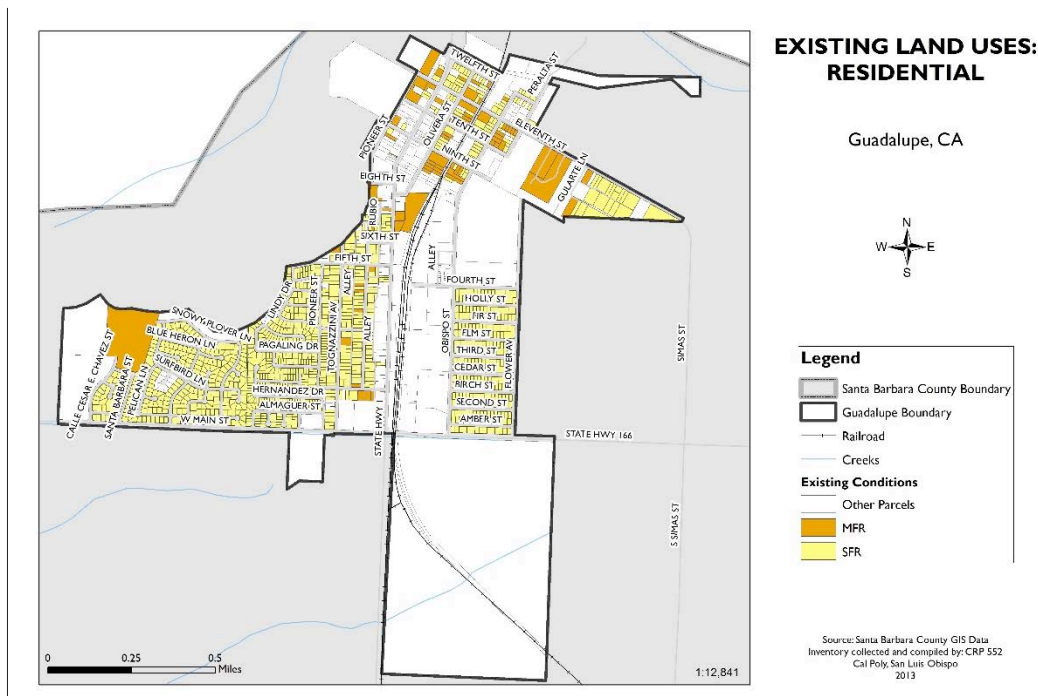
- **R-1:** Currently within this zone there are about five residential units per acre. This proves to be consistent with the zoning code which stipulates a density of five units per acre.
- **R-1M:** As it stands now, this zone has approximately eight residential units per acre. According to the zoning code, this zone could increase the number of units by two per acre.
- **R-2:** Currently within this zone there are about 14 residential units per acre. This means the zoning does not adequately reflect the land use, as only 10 units are allowed per acre.

- **R-3:** Currently within this zone there are about 18 units per acre. According to the zoning code, this zone could increase the number of units by two per acre.

What is important to note is that within many of the residential zones there are units that are used for uses other than residential. The code does permit some non-residential uses within each of the residential zones.

Existing Land Uses: Residential

FIGURE 13. EXISTING RESIDENTIAL LAND USES



Source: Cal Poly Land Use Inventory, 2013

Residential land uses are located throughout Guadalupe. Large subdivisions, comprised of mostly single-family homes, are located in the western portion of the City, just west of downtown and south east of downtown. Multi-family housing is sprinkled throughout the City with a high concentration in the north end of the City. Additionally, high-density housing is centered on both sides of the railroad tracks.

The land use inventory found 1,471 residential parcels, totaling approximately 242 acres. Residential uses include single-family homes, duplexes, triplexes and larger apartment complexes.

The Land Use Inventory dividing residential into two categories: single-family residential (SFR) and multi-family residential (MFR). Density was not considered in this exercise, nor was zoning. What is important to note is that zoning describes what a particular area is zoned for, while land use describes how a parcel is currently being used. Ideally

the two should match up. Table 9 shows that the existing number of units in single-family residential and multi-family residential.

TABLE 9. NUMBER OF EXISTING SFR AND MFR UNITS

LAND USE DESIGNATION	EXISTING NUMBER OF UNITS
SFR	989
MFR	395

Source: *Cal Poly Land Use Inventory, 2013*

Discrepancies between General Plan, Land Use, and Zoning:

The inventory revealed that there are some discrepancies between what a parcel is zoned for and what is actually built and how it is being used. Among the residential uses, the biggest discrepancies are not the proliferation of non-residential units in residential zones, but that multi-family units are found in the R-1 zone and vice versa.

Table 10 below shows the total number of non-residential units located within residential zones. These 18 units range from churches, public facilities, warehousing and light industrial uses. What is important to note is that even though many of these uses are not residential units, they may be permitted through a conditional use permit. The results are briefly discussed below and compared against what the municipal code stipulates.

TABLE 10. NUMBER OF NON-RESIDENTIAL UNITS LOCATED WITHIN RESIDENTIAL ZONES

ZONE	TOTAL NUMBER OF UNITS	NUMBER OF NON-RESIDENTIAL UNITS
R-1	1093	3
R-1 M	395	4
R-2	142	5
R-3	322	6
TOTAL	1952	18

Source: *Cal Poly Land Use Inventory, 2013*

- **R-1:** The R-1 zone, which is zoned single family, currently has 31 multi-family units. The zoning code does not allow MFH units within this zone, even with a conditional use permit.
- **R-1M:** The single family medium density zone, like the single family low density zone does not permit MFH. Current uses support this zoning code with no MFH units.

- **R-2:** The zoning for the R-2 zone does permit housing other than MFH. It does allow SF homes without a conditional use permit.
- **R-3:** This zone, like the R-2 zones does permit housing other than MFH. However, it is important to note that there are far more single family homes in this zone than multi-family units.

TABLE 11. DISCREPANCIES BY RESIDENTIAL ZONE

ZONE	SF UNITS	MFH UNITS
R-1	513	31
R-1 M	395	0
R-2	32	107
R-3	50	257

Source: Cal Poly Land Use Inventory, 2013

The discrepancies found between the actual land use when compared to the municipal code and general plan, brings up some serious considerations for future development of the City. Questions and considerations such as: should the zoning be changed to reflect the current uses or should the non-conforming land uses slowly be eliminated as development continues? Furthermore, are the needs of residents being met by the current housing stock? Is the single family home lifestyle of space and freedom being protected? These are some of the questions the City will need to answer and consider when deciding the future of Guadalupe.

AGRICULTURE

Guadalupe is nestled in the heart of Santa Barbara County’s prime agricultural land. The City is surrounded by county governed agricultural land with very little land within city limits currently serving the use of agriculture with the exception of DJ Farms. DJ Farms is currently occupying 67% of the City’s agricultural use, but is planned to be developed into a mixture of commercial, residential and open space uses.

According to the Santa Barbara County Farm Bureau, in 2011 Santa Barbara County ranked 14th overall in the State of California for producing a value close to \$1.2 billion in agricultural production. Table 12 displays the 2011 top five cash crops in Santa Barbara County.

TABLE 12. CASH CROPS

Rank	Commercial Crop	Production Amount
1	Strawberries	\$324,518,000
2	Broccoli	\$126,846,000
3	Vegetable Crops	\$116,636,000
4	Cut Flowers	\$97,485,000
5	Wine Grapes	\$76,959,000

Source: Santa Barbara County Farm Bureau

Currently, there are five parcels, or 174 acres (24.7%) utilized as agricultural land in Guadalupe's jurisdiction, excluding DJ Farms. DJ Farms is one parcel that comprises of 212 acres in addition to the current 174 acres. When combined, there are approximately 386 acres currently used for agriculture production. Consequently, when DJ Farms land develops into residential and commercial uses in the forthcoming decades, Guadalupe will lose a significant amount of its current agriculture production.

Agriculture Preservation

The California Land Conservation Act of 1965 (Williamson Act) was enacted to protect agricultural resources from encroaching development by allowing the landowners to receive a property tax assessment based on its current agricultural use, rather than a tax assessment at its potential highest and best use. This allows farmers to continue agricultural production without being endangered by costly property taxes. Landowners agree to enter into a contract with the local agency under a strict regulation that the use of their land will be limited to the production of commercial crops for a term of no less than ten years. The landowner's contract is automatically extended annually unless a notice of nonrenewal or cancellation is given to the County.

To terminate a Williamson Act contract, the landowner must file a nonrenewal or apply for cancellation. The nonrenewal process begins at the next contract anniversary date, where the contract expires over the remaining nine year term. Simultaneously, the property taxes are gradually increasing, until the end of the nonrenewal term, in which the full unrestricted rate applies. Cancellation of a contract can be granted on a tentative basis by the decision making body only if it makes public interest or consistency findings. These required statutory findings are as follows:

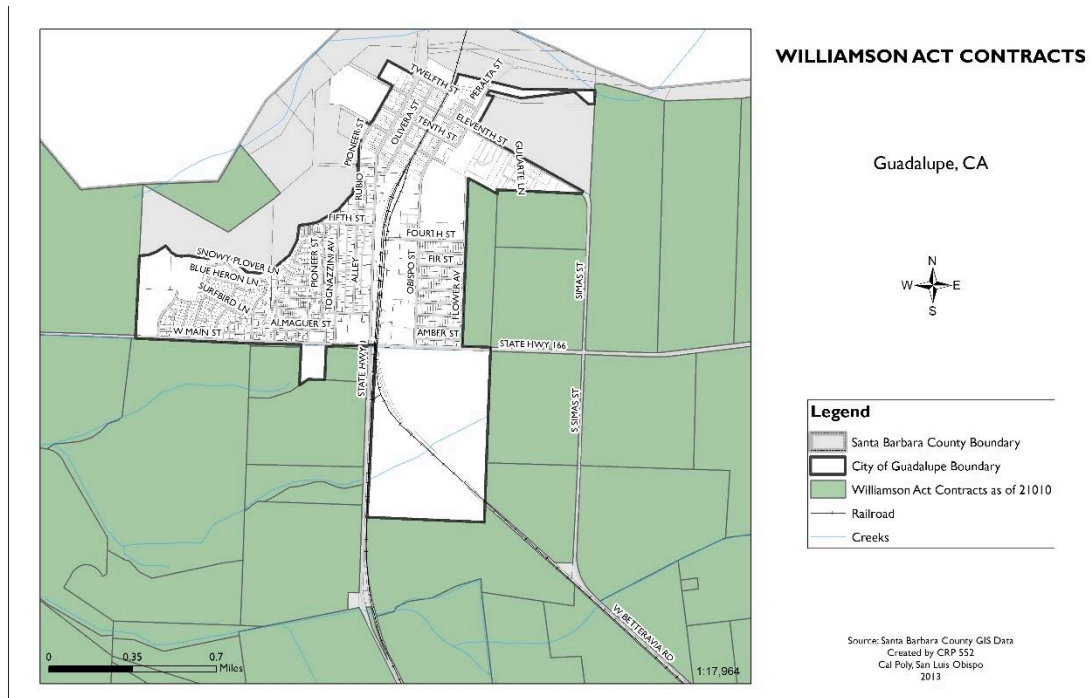
- That the cancellation is for land on which a notice of nonrenewal has been served.
- That cancellation is not likely to result in the removal of adjacent lands from agricultural use.
- That cancellation is for an alternative use which is consistent with the applicable provisions of the city or county general plan.
- That cancellation will not result in discontinuous patterns of urban development.
- That there is no proximate, non-contracted land which is both available and suitable for the proposed use or that development of the contracted land would provide more contiguous patterns of urban development (GC §51282(b)).

The City of Guadalupe is currently surrounded by agriculture land that is under the Williamson Act contract, as seen in Figure 14. This reduces the City's potential for expansion of new development, thus acting as a growth boundary. Consequently, the City should focus on infill development as it would be easier to develop more quickly.

In addition to the Williamson Act, Santa Barbara County approved an agricultural buffer zone ordinance in April 2013 (Santa Barbara County, Long Range Planning Division, 2013). This ordinance is intended to protect agriculture from new development. The buffer ordinance will establish a clearer permit process, while adding development standards to agricultural buffers to reduce impending land use conflicts between agricultural uses and non-agricultural uses.

Santa Barbara County has also adopted a Right to Farm ordinance (Chapter 3 Section 23 of the Santa Barbara County Code). The primary purpose of this ordinance is to reduce the concerns between agricultural production and neighboring residences. Santa Barbara County does this by forewarning purchasers and residents of property adjacent to agricultural operations of the potential problems associated with such operations including, sounds, odors, dust, and chemicals. As a result, the purchasers and residents will fully understand the inconveniences that accompany living near agriculture, allowing for continued agricultural production without any residential angst.

FIGURE 14. GUADALUPE WILLIAMSON ACT CONTRACTS



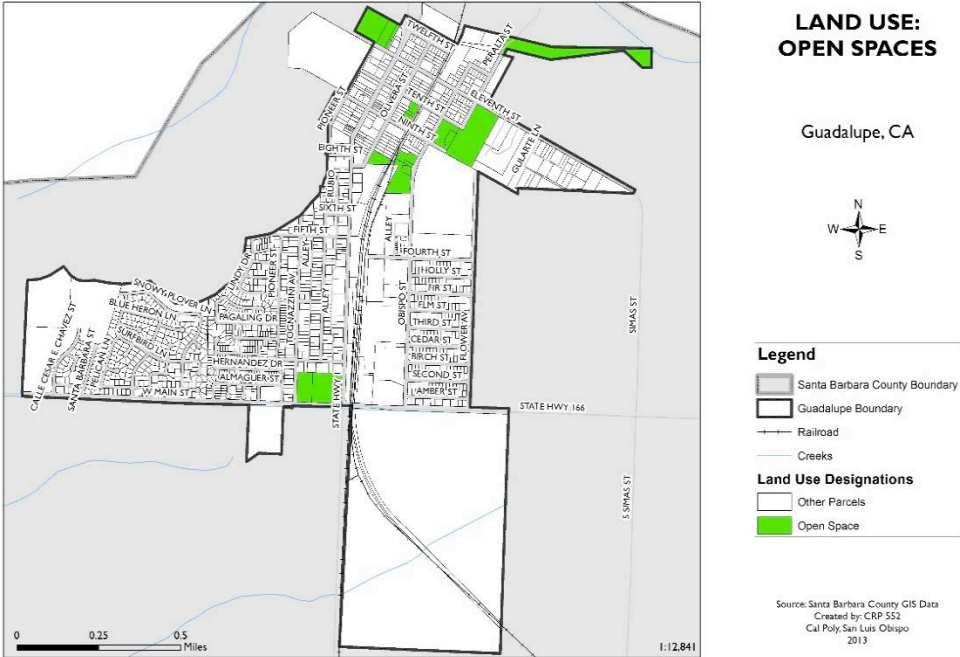
Source: Santa Barbara County GIS Data, 2013

OPEN SPACE

Open space land is any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of the preservation of natural resources, outdoor recreation, and public health and safety. (OPR, 2003)

Land Use Designation: Open Spaces

FIGURE 15. OPEN SPACE LAND USE DESIGNATIONS

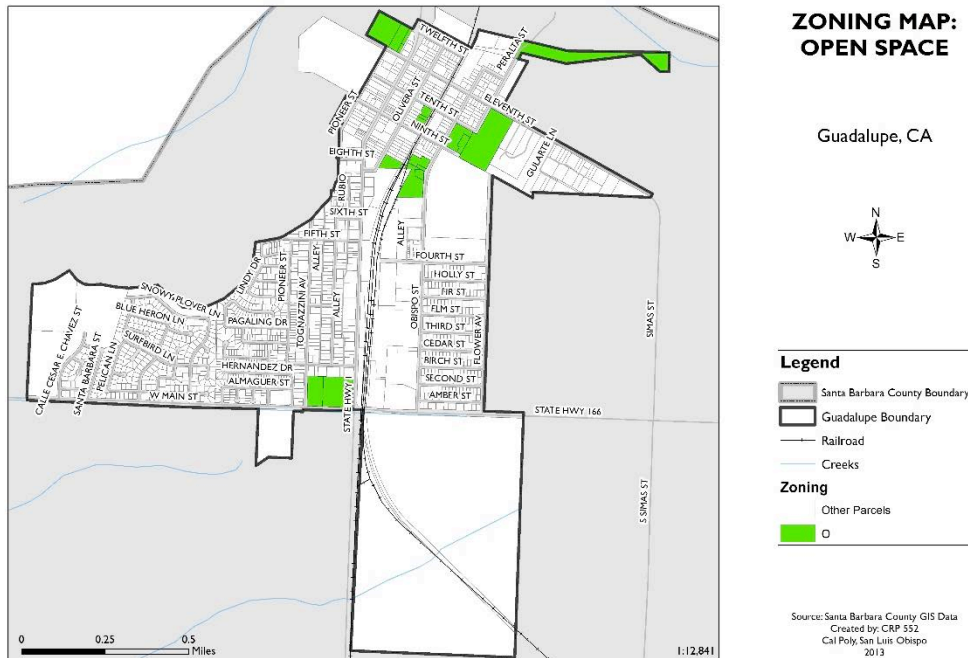


Source: Cal Poly Land Use Inventory, 2013

Land designated as open space in the City of Guadalupe serves multiple purposes. Many area parks also act as open spaces, while also housing public service facilities, water towers, and create active and passive recreational opportunities. The agriculture and open space land use designations in Guadalupe’s General Plan are concerned with resource management. The Agriculture designation applies to active agricultural uses and was covered in the agricultural land use section. Open space currently includes grazing activities, sensitive environmental habitats, and passive recreation, while parks and recreational facilities are cross-listed in both public facilities and open space designations, and will also be covered in this section. (For further information on open space, parks, and agriculture please refer to the conservation and open space general plan element)

Zoning Designation: Open Space

FIGURE 16. OPEN SPACE ZONING MAP



Source: Cal Poly Land Use Inventory, 2013

The purpose of the open space district is to provide an area that may be used to preserve open space land (Guadalupe Zoning Code Ord. 189 Art. 3 §9.1, 1980).

The uses permitted in the open space district:

- Continued retention of land in its present use, provided that its present use does not contribute to the excavation or deposition of any materials, which will change the existing characteristics of the property;
- Public parks and playgrounds. (Guadalupe Zoning Code Ord. 189 Art. 3 §9.2, 1980)

Conditional uses in open space district:

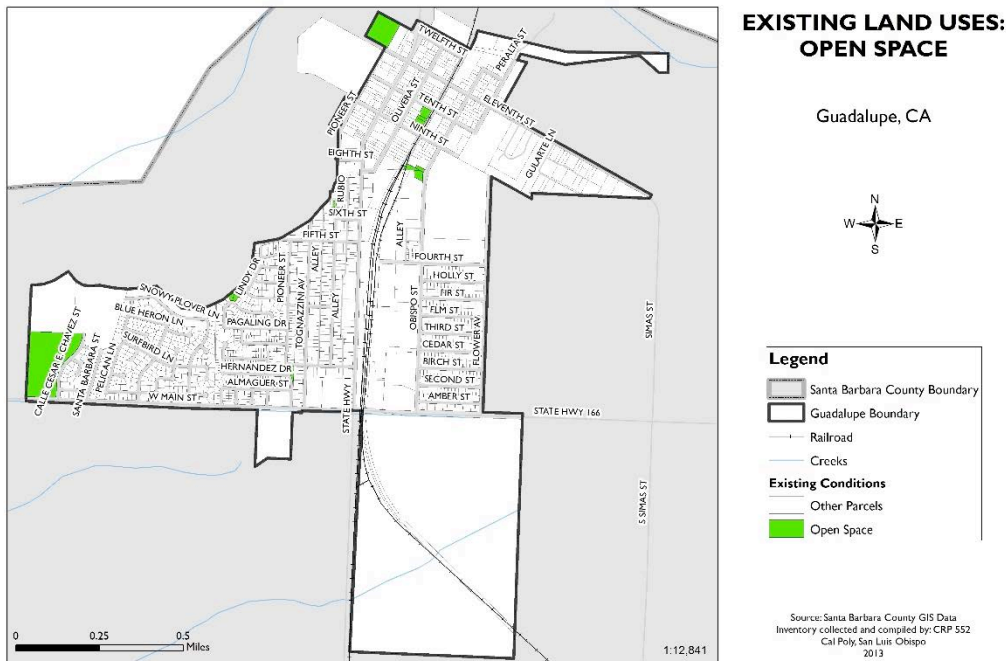
- Uses permitted subject to obtaining a conditional use permit in the open space district include:
 - Public or private schools;
 - Private recreational and/or cultural activities;
 - Any change in the dimensions of the property including grading, filling, excavation, paving, clearing, draining, farming or other alterations to the

existing status of the property.

- B. Minimum lot area and dimensions, minimum yard and setback requirements, height limitations, off-street parking and off-street loading, shall be included within the conditions of approval for any conditional use permit granted in this district. (Guadalupe Zoning Code Ord. 219 §1, 1982; Ord. 189 Art. 3 §9.3, 1980)

Existing Land Use: Open Space

FIGURE 17. EXISTING OPEN SPACE LAND USES



Source: Cal Poly Land Use Inventory, 2013

This section addresses the current open space land uses identified land use inventory.

Unimproved Areas

Guadalupe has 52.2 acres of open space that is essentially unimproved (lacking facilities, or major improvements). The two major areas within the City limits containing unimproved open space are found to the northeast side of the City. One being roughly 18 acres consisting of dense woodlands, and also containing a small half acre pond. The second major unimproved open space area can be found to the far northeast side of the City, and is comprised of barren grassland with a few intermittent trees and small seasonal ponds.

Regional Parks

Located five miles outside the city limits is the Guadalupe Dunes County Park. Containing the Santa Maria River Estuary and miles of dunes; the area serves as a nearby recreation opportunity for area residents, a habitat sanctuary for local flora and fauna, and a migration corridor and nesting site for Plover birds.

Community Parks

Guadalupe is home to three community parks that are designed to meet the needs of a wide variety of park users. Community parks within the city also serve as recreational facilities for local schools and sports programs. Parks in this category include: Jack O’Connell Community Park located in the west side of the city at W. Main Street and 8th Street, Leroy Park at the west end of 11th Street, and Central Park located between 9th and 10th Street off Pacheco Street. Together these parks provide roughly 20 acres of usable developed park space as seen in Table 13.

Mini / Pocket Parks

Small area parks within the city serve as a niche for passive and active recreation. Four area parks are within this designation:

- 7th Street Park: a small lot containing a native plant garden and educational signage.
- Paco Pereyra Park: located at 3rd Street and Lindy Drive; the park contains a small green space, built in picnic areas, children’s play structure, and a basketball court.
- Tognazzini Avenue Park: contains a small children’s play structure and horseshoe pit.
- Pioneer Street Park: contains a small open grass area and bus stop.

TABLE 13. AREA PARKS

PARK	TYPE	ACRES
Jack O'Connell Community Park	Community	14.53
Leroy Park	Community	4*
Central Park	Community	1.38
Mini/Pocket Parks	Mini/Pocket	1.58
Total		21.49

*Leroy Park consists of a 25-acre parcel, but only 4-acres are developed park. The remainder lies outside the city boundary in the Santa Maria River floodplain.

Source: Cal Poly Land Use Inventory, 2013

Park Space Trends in Guadalupe

The amount of park space in Guadalupe has declined since the last general plan update from roughly 34 acres to 21.49 acres. This reduction is due to the development along the west side of city that reduced Jack O’Connell Park from 27 acres to 14.53 acres. Although the general plan does not express a “desired ratio” of park space to population, it is noted in the current general plan that most cities aim for a ratio of one acre for every 250-333 residents (or 3-4 acres per 1000). Previously in 2000, the City had exceeded this ratio by a considerable margin, (at 1 acre for every 166 residents) due to a smaller population and increased park space. With roughly 7,176 residents in 2012 according the U.S Census, Guadalupe does not meet this threshold. Currently, the City is just over the lower end of the desired ratio at one acre per 334 residents.

PUBLIC FACILITIES

The public facilities designation is concerned with water, sewage, drainage, schools, police and fire protection services that are owned and operated by the City. The quality and adequacy of public facilities are two of the most important factors of an expanding economy and growth of a community.

Land Use Designation: Public Facilities

City-owned land is needed for the provision of public services such as water, sewer treatment and other governmental uses. There are no future solid waste disposal sites planned within city limits. Solid waste is transported outside the City to the Chicago Grade Landfill in Templeton, CA. Public Facilities are discussed further in Chapter 9. A full listing of public facilities in Guadalupe can be found in Table 14.

TABLE 14. PUBLIC FACILITIES IN GUADALUPE

PUBLIC FACILITY	ADDRESS
Cemetery	145 Guadalupe Street
City Hall	918 Obispo Street
Cultural Arts and Education Center	1065 Guadalupe Street
Fire Department	918 Obispo Street
Historical Museum, Auditorium, Post Office	1025 Guadalupe Street
Police Department	4490 10th Street
Senior Center	4545 10th Street
Wastewater treatment plant	8th Street
Water storage and pumping	Pioneer Street
Water tower	Pacheco Street
SCHOOL	ADDRESS
Bonita Migrant Head Start	4685 11th St
Kermit McKenzie Junior High School	4710 West Main Street
Mary Buren Elementary School	1050 Peralta Street

Source: Cal Poly Land Use Inventory, 2013

Zoning Designations: Public Facilities

There is a zoning designation for public facilities which is located in the coastal zone, labeled PF-CZ. This zone accounts for the wastewater treatment plant exclusivity; all other facilities are dispersed in other zones throughout the City. Public buildings are permitted in the R-3 residential zone, and allowed as conditional uses in R-1 and R-2 residential zones. Public schools are allowed as conditional uses in the open space zone.

Religious Facilities

Religious institutions provide facilities for public congregation and activity, but are not owned and operated by the City. A variety of different religious facilities exist in Guadalupe. Many current places of worship in the City used to be businesses in the past, and have since been converted to churches. Religious facilities are permitted in the R-3 residential zone and allowed as conditional uses in R-1 and R-2 residential zones. A listing of churches in Guadalupe can be found in Table 15.

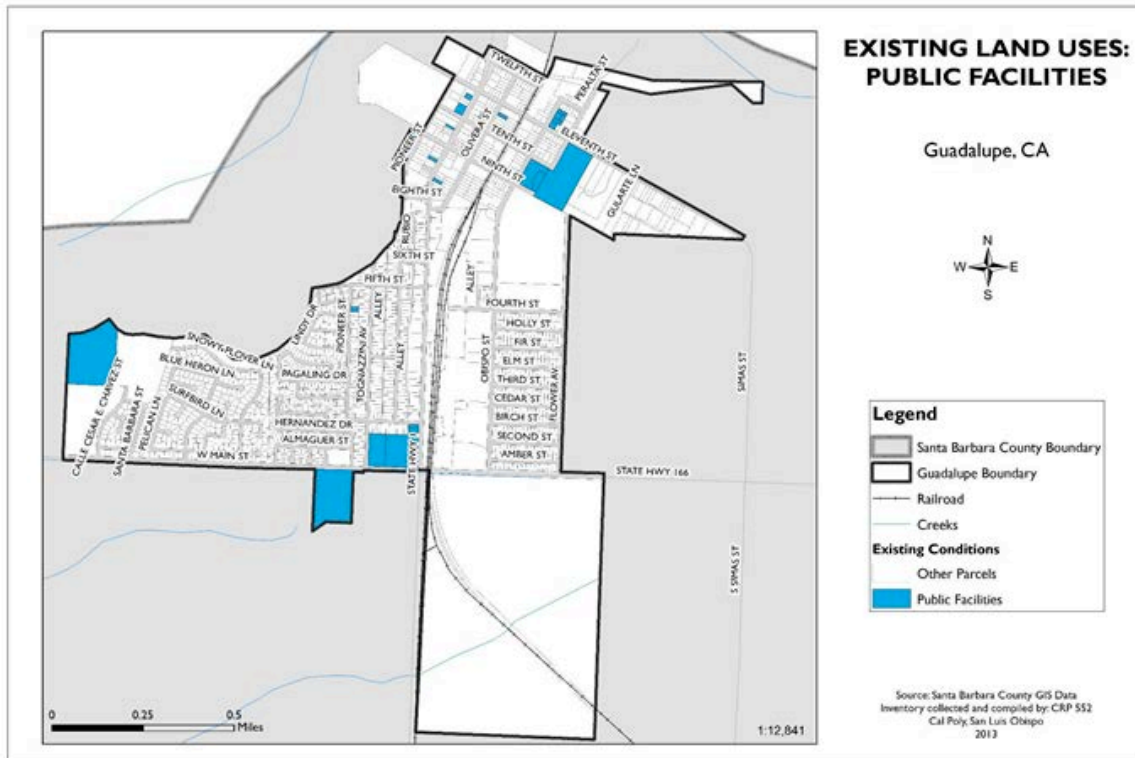
TABLE 15. RELIGIOUS FACILITIES IN GUADALUPE

RELIGIOUS FACILITY	ADDRESS
Apostolic Church	893 Pioneer Street
Calvary Chapel	879 Guadalupe Street
Fourth North American Church of Tenri Kyo	4573 12th Street
Guadalupe Buddhist Church	1070 Olivera Street
Guadalupe Community Church	4635 6th Street
Living Water Foursquare Church	177 Guadalupe Street
Our Lady of Guadalupe Church	1164 Obispo Street

Source: *Cal Poly Land Use Inventory, 2013*

Existing Land Uses: Public Facilities

FIGURE 18. EXISTING PUBLIC FACILITY LAND USES



Source: Cal Poly Land Use Inventory, 2013

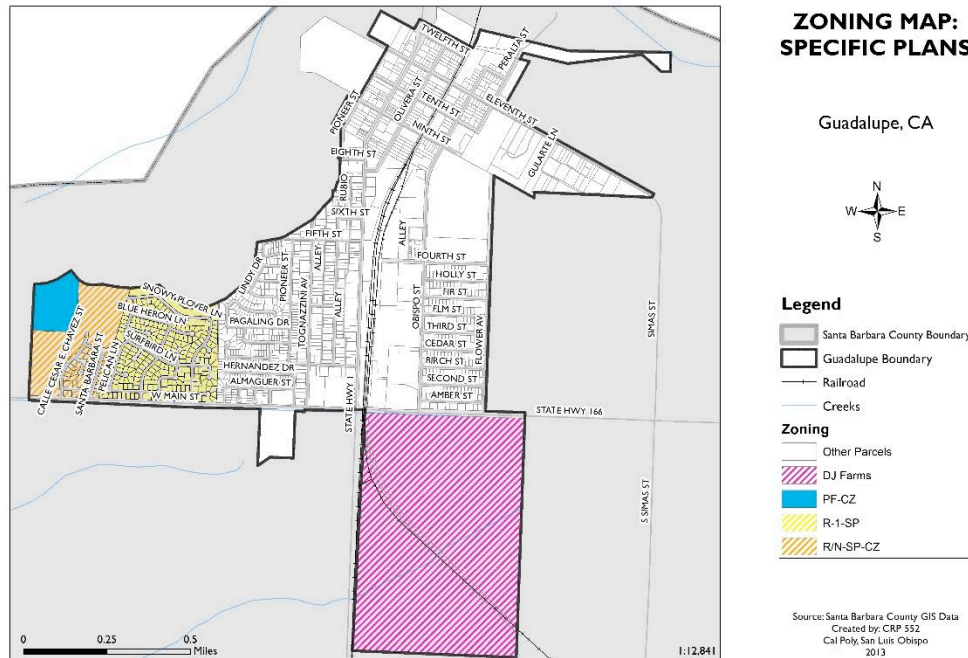
The Land Use Inventory found a total of 27 parcels where the existing land use is public facilities, totaling approximately 48 acres. This includes both the true public facilities, and the quasi-public religious facilities listed in the tables above. Public facilities are dispersed throughout the City, and appear in public facility, residential, and open space zones. Religious facilities can be found in commercial zones throughout the City. A full discussion of public facilities can be found in Chapter 9.

SPECIFIC PLANS

A specific plan is a tool for the systematic implementation of the general plan as defined by the Governor’s Office of Planning and Research- State of California- 2013. However, a specific plan is required to be consistent with any Airport Land Use Plan pursuant to Public Utilities. Thus, subdivisions and new development projects, all public works projects and zoning regulations must be consistent with the specific plan. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision. Two options are available for the adoption of a specific plan: 1) adoption by resolution, which is designed to be policy driven, or 2) adoption by ordinance, which is regulatory by design.

The following areas are governed by specific plans: Point Sal Dunes and River View residential neighborhoods east of Guadalupe Street and north of Highway 166, and the DJ Farms specific plan area at the southeast corner of Highway 166 and Guadalupe Street.

FIGURE 19. ZONING MAP OF GUADALUPE SPECIFIC PLANS



Source: Cal Poly Land Use Inventory, 2013

Point Sal Dunes Specific Plan

The Point Sal Dunes specific plan was approved in 1990 and covers about 60 acres located north of Highway 166 and east of Guadalupe Street along the western entrance to the city. The Specific Plan designates the majority of the plan area for residential development at about 4 dwellings per acre. Land is also set aside for open space along the Santa Maria River, and for parks. The plan area is nearly built out, containing 250 residences.

River View Specific Plan

The River View Specific Plan area covers a 26 acre site immediately to the west of Point Sal Dunes is the Coastal Zone portion of the City’s planning area. The plan accommodates development of 130 residential units, including 50 single-family units and 80 multi-family townhome units clustered in fourplexes.

DJ Farms Specific Plan

The City adopted the DJ Farms Specific Plan in 1993 and the project was approved on November 2012. DJ Farms is a 209-acre, rectangular-shaped parcel located at the

southeast corner of Main Street (State Highway 166) and Guadalupe Street (State Highway 1) and is currently undeveloped. For approved designations see Table 16. The parcel is flat and had been used for agricultural production for several years. The Santa Maria Valley Railroad crosses the property from the southeast to the northwest corner where it intersects the South Pacific Railroad, which runs parallel to the western property line next to Highway 1. The DJ Farms Specific Plan designates land for a variety of uses, including residential, commercial, industrial, and open space/recreation See Table 17.

Table 16 and Table 17 summarizes the key elements of the approved Specific Plan

TABLE 16. APPROVED DJ SPECIFIC PLAN KEY ELEMENTS

APPROVED DJ FARMS SPECIFIC PLAN USES	
Number of Residential Units	802 Units
Commercial Square Footage	250,000 square feet
School Site Acreage	12.5 Acres
Parks Acreage	15.9 Acres
Rail Crossing	1 overhead crossing, 1 at grade crossing for emergency only
Agriculture Buffer (Feet)	100 Feet
Water and Wastewater Supply	City Supplies
Storm water Drainage	Detention System

Source: City Council Agenda August 13, 2013. Agenda Item No. 6

TABLE 17. SPECIFIC PLAN LAND USES

SPECIFIC PLAN LAND USE/ZONING	SPECIFIC PLAN LAND USE ACRES
Commercial Services	6.9 Acres
Commercial-Neighborhood	14.6 Acres
R-1-3000	44.6 Acres
MDR-8	29.5 Acres
Recreation	11.7 Acres
School Site	12.5 Acres
Public Facility	1.78 Acres

Source: City Council Agenda August 13, 2013. Agenda Item No. 6

Specific Plan Zoning

Currently the only Specific Plan designated zone found in the municipal code with a written description is the R1- (SP) Residential Single Family-Low Density zone and it applies to all specific plans in the City of Guadalupe. The following zones will be adopted for the DJ Farms Specific Plan and will be defined in January with further research:

- Commercial Service- Specific Plan (C-S-SP)
- Commercial I - Neighborhood-Specific Plan (C-N-SP)
- Single Family Residential - Specific Plan (R-I-SP)
- Commercial -Recreation-Specific Plan (C-R-SP)
- Urban Reserve/Light Industrial District (UR/I)

The following Specific Plan zones could not be found in the municipal code and recommend that city staff update their municipal code to include SP Zones: Light Industrial-Specific Plan (I-SP), Mixed Use -Specific Plan (MIX-SP), Medium Density Residential -Specific Plan (R-I-M-SP).

Commercial Service (C-S-SP)

Purpose: To accommodate business-related services, businesses that require larger buildings or outdoor storage areas, limited fabrication of merchandise sold on the premises, or farm-related businesses. (Ord. 93-324 §1)

The uses permitted in the C-S zone include:

- Advertising and related services;
- Auto repair and related services;
- Building and landscape maintenance;
- Carwash;
- Contractor's yard;
- Delivery and private postal services;
- Equipment rental;
- Feed stores, farm supply stores;
- Laundries;
- Photocopy services;
- Photofinishing, blueprinting;
- Printing and publishing services;
- Repair services;
- Retail sale of auto parts, tires and batteries;
- Retail sale of autos, boats, mobile homes;
- Retail sale of building and landscape materials;
- Retail sale of furniture and appliances;
- Service stations;
- Warehousing/wholesaling, ministorage, moving companies. (Ord. 93-324 §1)

Neighborhood Commercial (C-N-SP)

Purpose: To provide retail sales and personal services primarily for the convenience of surrounding residential neighborhoods. Neighborhood commercial uses should provide several types of merchandise, as opposed to a business offering a wide selection of a single type of merchandise. (Ord. 93-324 §1)

The uses permitted in the C-N zone include:

- Banks, savings and loans;
- Barbers, hairstylists;
- Florists;
- Nursery schools/day care;
- Pharmacies;
- Photocopying service;
- Photographic studios;

- Professional offices;
- Retail sale of groceries and liquor (>2,000 square feet). (Ord. 93-324 §1)

Residential Single Family–Low Density (R-I-SP)

The following seven descriptive criteria can be found in the municipal code, describing the R I-SP zone:

Limitation on use- The Guadalupe municipal code states that, development within the Point Sal Dunes specific plan area is limited to residential single-family. No other development is permitted unless the specific plan is amended as required by State law. (Ord. 93-324 § 1; Ord. 90-296 §3)

Setbacks- Lot setbacks shall be as follows:

- Front: 15 feet.
- Side yard: 5 feet.
- Rear: 15 feet.
- Setbacks for the DJ Farms specific plan are contained in the adopted and approved DJ Farms specific plan. (Ord. 93-324 § 1)

Lot Sizes- Lot sizes shall be a minimum of 6,000 square feet. Lot sizes for the DJ Farms project are contained in the adopted and approved DJ Farms specific plan. (Ord. 93-324 §1; Ord. 90-296 §3)

Public improvement and utilities- The public improvements including streets, drainage improvements, water and sewer services and utilities must be provided consistent with the adopted and approved specific plan. If future projects require the incremental extension of services, such improvements must be provided consistent with the phasing plan contained in the specific plan. (Ord. 90-296 §3)

Purpose of combining district- The SP, specific plan combining district is applied to lands governed by the land use and development standards set forth in a specific plan. Property owners and developers of lands within the SP combining district should consult the applicable specific plan for development standards and other regulations that will govern new development. (Ord. 93-324 §1)

Architectural character- Residential single-family development shall be designed in a California/Spanish-Mediterranean style with California style tile roof consistent with the elevations and description shown in the adopted and approved specific plan for the Point Sal Dunes development. (Ord. 93-324 §1; Ord. 90-296 §3)

Landscaping- All front yards shall be landscaped and maintained and street trees placed consistent with the City’s street tree plan, and consistent with the approved specific plan. (Ord. 93-324 §1; Ord. 90-296 §3)

- A. The landscaping plan shall be drawn accurately to scale, and contain the following information:
1. The boundary of the applicant's property;
 2. The location of all existing and proposed buildings or structures;
 3. The location of all paved areas, existing and proposed;
 4. The location and nature of all areas presently landscaped which are to remain;
 5. The location and specific designation of all proposed landscaping, drawn at a scale and in sufficient detail to clearly indicate the specific plant materials and landscape structures or facilities.
 6. The Zoning Administrator shall reject any plans that are inadequate, for the purpose of enforcing this chapter. (Ord. 190 §2, 1980; Ord. 189 Art. 4 §10.5(B), 1980)

Commercial Recreation (C-R-SP)

Purpose: To accommodate businesses who cater to the recreation needs of the community. (Ord. 93-324 §1)

The uses permitted in the C-R zone include:

- Amusement arcades;
- Athletic clubs, fitness centers;
- Bowling alleys;
- Commercial recreation activities, such as batting cages, roller skating and swimming pools;
- Golf course, driving range and club house;
- Hot tubs as a commercial use;
- Pool halls and billiards;
- Restaurants;
- Retail sale of sporting goods and athletic equipment, including bicycles. (Ord. 93-324 §1)

Urban Reserve/Light Industrial District (UR/I)

The purpose of the Urban Reserve/Light Industrial District (UR/I) is to provide locations for light manufacturing, trucking and other industrial related land uses, as well as to serve as holding zones that may be designated to meet the changing needs for land.

The uses permitted in the UR/I zone include:

- Advertising and related services
- Auto repair and related services
- Building and landscape maintenance
- Carwash
- Contractor's yard
- Delivery and private postal services
- Equipment rental

- Feed stores and farm supply stores
- Laundries
- Photocopy services
- Photofinishing, blueprinting
- Printing and publishing services
- Repair services
- Retail sale of auto parts, tires and batteries
- Retail sale of autos, boats, mobile homes
- Retail sale of building and landscape materials
- Retail sale of furniture and appliances
- Service stations
- Warehousing/wholesaling, mini-storage, moving companies

An SP zone is identified by the municipal code as a Combination District. The SP, specific plan combining district is applied to lands governed by the land use and development standards set forth in a specific plan. Property owners and developers of lands within the SP combining district should consult the applicable specific plan for development standards and other regulations that will govern new development. (Ord. 93-324 §1)

The following four tables (Table 18) identify existing land uses in the designated zones listed below. Table 18 gives an overview of the total number of parcels for the R-1-SP zone and the R/N-SP-CZ zone that could not be found in the municipal code and breaks down the number of parcels for each zone by type of use.

TABLE 18. LAND USES BY ZONE

ZONE	NUMBER OF PARCELS	ACRES	ALLOWABLE NUMBER OF UNITS
R-I-SP	257	48.03	1
R/N-SP-CZ	53	45.3	80
TOTAL	310	93.33	81

ZONE	R-I-SP
SFR	246
Vacant	11
TOTAL	257

ZONE	R/N-SP-CZ
SFR	51
MFR	1
Open Space	1
TOTAL	53

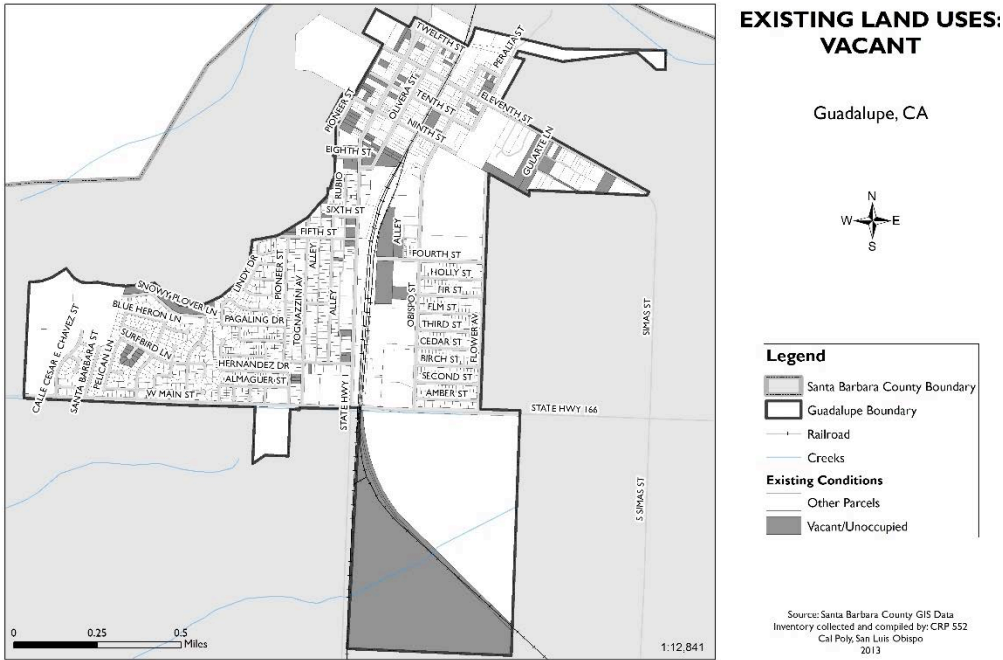
ZONE	DJ FARMS
Vacant/Unoccupied	3
Ag	1
TOTAL	4

Source: Cal Poly Land Use Inventory, 2013

VACANT

Existing Vacant/Unoccupied Parcels

FIGURE 20. VACANT PARCELS

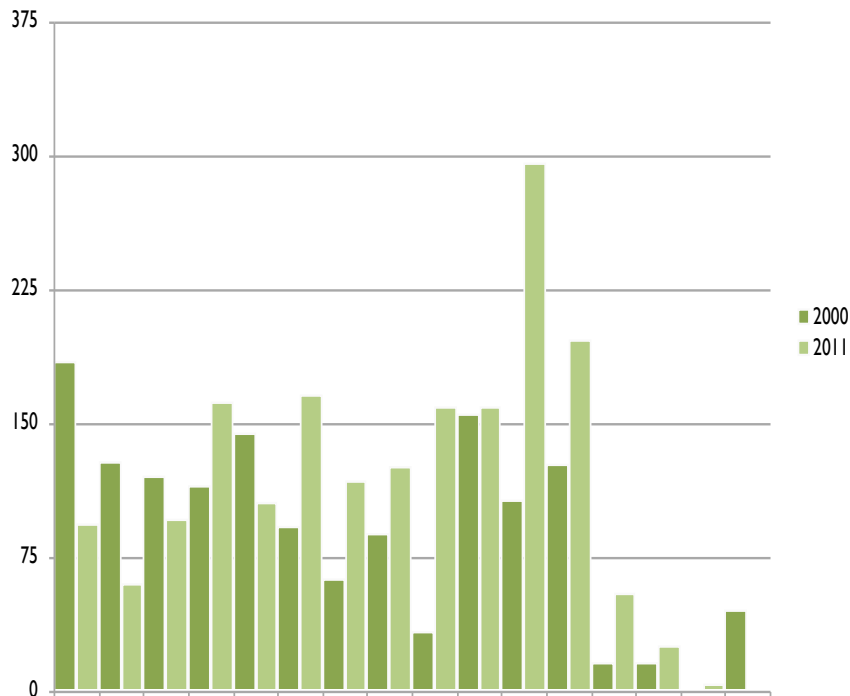


Source: Cal Poly Land Use Inventory, 2013

There are 97 vacant parcels within city limits. This comprises approximately 143 acres, making up 19% of the land in Guadalupe. These vacant parcels are found throughout the City and in different zoning designations. However, it is important to note that 67% of the vacant land is zoned to be DJ Farms Development, which will be developed.

The data of vacant parcels should be analyzed without DJ Farms as a factor. Therefore, the percentage of vacant areas by zoning designation without DJ Farms would be as follows:

CHART 2. PERCENT OF VACANT AREAS BY ZONES (WITHOUT DJ FARMS)



Source: Cal Poly Land Use Inventory, 2013

The highest percentage of vacant parcels are located in Single Family Residential (R-1) at 25.7%, followed by General Industrial (G-I) at 22.6%, and General Commercial (G-C) at 19.3%.

It is important to analyze vacant and under-utilized land in order to evaluate the potential for future development in the community.

CHAPTER 2

CIRCULATION

BACKGROUND

In the context of the document, circulation refers to the “general location and network of existing and proposed major thoroughfares” as well as the “means for transporting people and goods in and around the City and its surrounding region.” It is meant to accommodate future growth and improve facilities as well as inventory current conditions. By working closely with the Land Use Element, the Circulation Element aims to “facilitate movement to and from shopping, schools, work and other activity centers in the community” (City of Guadalupe, 2002). The Circulation Element was last revised in 1986, along with most of the City of Guadalupe's General Plan elements.

The existing plan is broken into the following sections: Highways; Arterials; Collectors; Local Streets; Railroad; and Goals, Policies and Programs:

1. The Highways section addresses Highways 1 and 166, though they are not under the City's operational control. This is done to acknowledge their influence on the City and allow officials to plan accordingly.
2. Arterials are defined as streets that provide the flow of most traffic in the City. Arterials in Guadalupe will be discussed in more detail later in the report.
3. Collectors are defined in the plan as streets that lead residential traffic to and from various destinations. West Main Street serves as the southern collector leading to arterials, while 11th Street serves the north end of town. Obispo Street is designated as an industrial collector, serving as an avenue for agricultural truck traffic.
4. Local Streets are defined as those providing access for abutting properties, utility easements, and fire breaks between properties. Traffic is a secondary function and local streets should be designed to discourage through-traffic; heavy trucks are to be excluded.

5. The Railroad section provides information about the Southern Pacific Railroad (known since 1996 as Union Pacific Railroad) within the City, which is noted to be both an asset and a liability to Guadalupe. It is beneficial because the railroad facilitates movement of agricultural products through the City without clogging the streets. It simultaneously presents a safety hazard because it crosses many streets at-grade, which poses risk to those in its proximity, and is highly polluting, which affects the entire City and region. To address these issues, the City proposed to fence residential areas around the tracks to minimize collisions and also beautify the buffer around the tracks.

6. The General Plan includes two goals, eight policies and two programs. The goals are “to develop circulation routes to promote efficient transportation, reduce hazards and pollution, and conserve energy” and “to provide a street system which will adequately serve homes, business, industry, recreation and other uses as they develop according to the Land Use Element” (City of Guadalupe, 2002).

The policies seek to achieve the goals by routing traffic around residential neighborhoods, reserving curbside parking downtown for shoppers and tourists, providing landscape amenities, instituting a sign ordinance, and advocating for bicycling facilities where feasible.

The formal policies in the existing element are to promote the ongoing street maintenance program and seek funding at various levels to make scenic improvements.

INTRODUCTION

The Circulation Element is one of the seven mandatory elements required for a General Plan according to California Government Code §65302. According to the Governor’s Office of Planning and Research General Plan Guidelines (2003), the element must correlate directly to the Land Use Element and include information pertaining to all major thoroughfares, transportation routes, terminals and other local public utilities and facilities.

This section introduces background information for the forthcoming Circulation Element update for the City of Guadalupe's General Plan. It begins with an overview of the regional mobility context, including State Highways, railroads, airports, bus networks, paratransit, and bicycle routes. It follows with community mobility conditions from relevant Census data on transportation and a vision for Complete Streets, in accordance with California Assembly Bill 1358. The General Plan's consistency with other planning documents was then reviewed to ensure its legal status.

Information on performance criteria and levels-of-service were then included to evaluate the transportation infrastructure in Guadalupe. Street and highway connectivity are outlined, as well as parking conditions and bicycle, pedestrian, and public transportation networks. The report concludes with an overview of the City’s transportation systems management and a vision for future community outreach.

REGIONAL MOBILITY CONTEXT

AUTO

California Highway 1 serves as the primary north-south arterial through the City of Guadalupe, providing access to Orcutt to the southeast and the cities of Grover Beach and Arroyo Grande to the north via a bridge over the Santa Maria River. Locally, Highway 1 is also known as Guadalupe Street, which is the City's historic commercial corridor and the heart of downtown. The Pacific Coast Bike Route also follows Highway 1 through Guadalupe. Highway 166 is the main arterial in the east-west direction, and connects the City to the Guadalupe Dunes County Park to the west and the City of Santa Maria to the east.

RAIL

The Union Pacific railway runs through Guadalupe, parallel to Highway 1/Guadalupe Street. The line runs north to San Luis Obispo and south to San Diego, with multiple rail connections. Guadalupe has one passenger station on Guadalupe Street in the center of town with daily Amtrak service along the Pacific Surfliner route. Rail transit is discussed in greater detail in the public transit section.

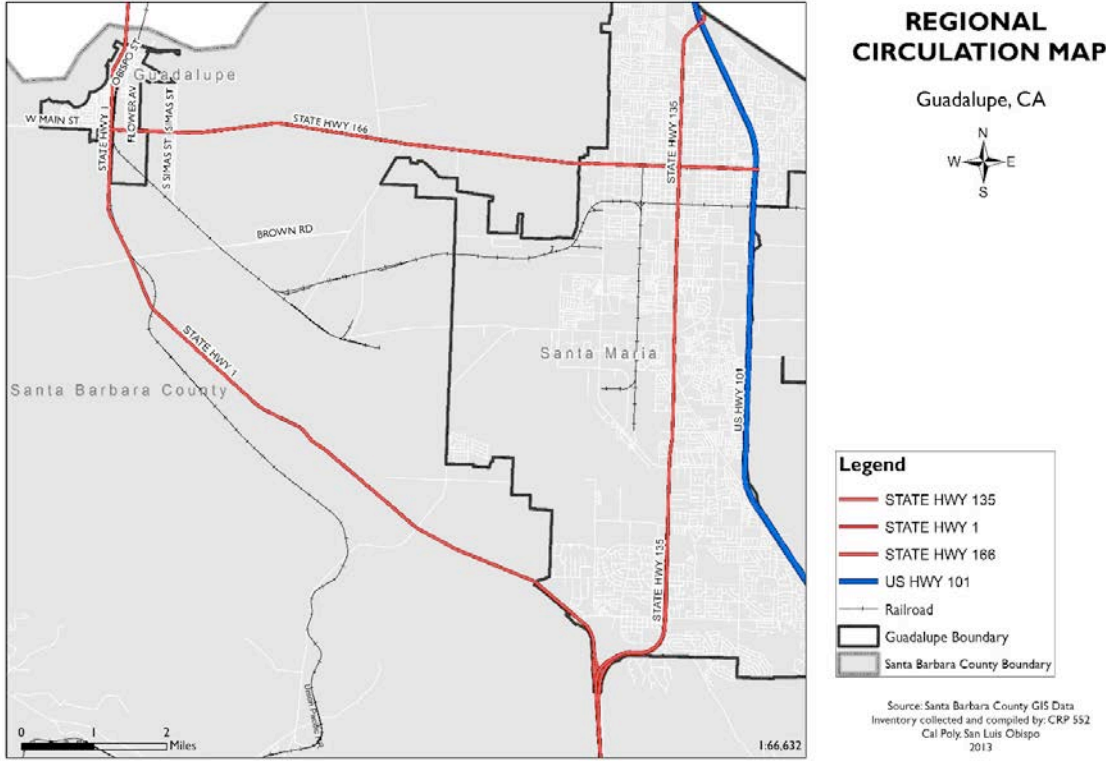
AIR

The nearest airport is the Santa Maria Public Airport, approximately 10 miles from Guadalupe. This airport has two runways and an average of 171 aircraft operations per day, most of which are general aviation. The main hub destination for the Santa Maria airport is the Los Angeles International Airport. Other nearby airports to Guadalupe are the Oceano County Airport in Arroyo Grande, the Lompoc Airport, and the San Luis Obispo Regional County Airport. There are no public or private airports in the City of Guadalupe.

PUBLIC TRANSIT

Santa Maria Organization of Transportation Helpers (SMOOTH) is an organization that provides shuttle service within the City of Guadalupe, transit service between Guadalupe and Santa Maria, and senior citizen transit options. Their one fixed route service in Guadalupe, the Guadalupe Flyer, runs from 6:15 AM - 7:15 PM Monday through Friday and 8:15 AM - 5:15 PM on Saturday, utilizing one bus. It makes a total of 18 stops between Santa Maria and Guadalupe, and costs \$1.50 per ride for general admission and \$1.00 per ride for students, seniors, and disabled riders.

FIGURE 21. REGIONAL CIRCULATION MAP IN GUADALUPE, CA



Source: Cal Poly Land Use Inventory, 2013

Figure 21 depicts the regional circulation network in Guadalupe and surrounding communities, including State Highways, Railroad, and City & County boundaries.

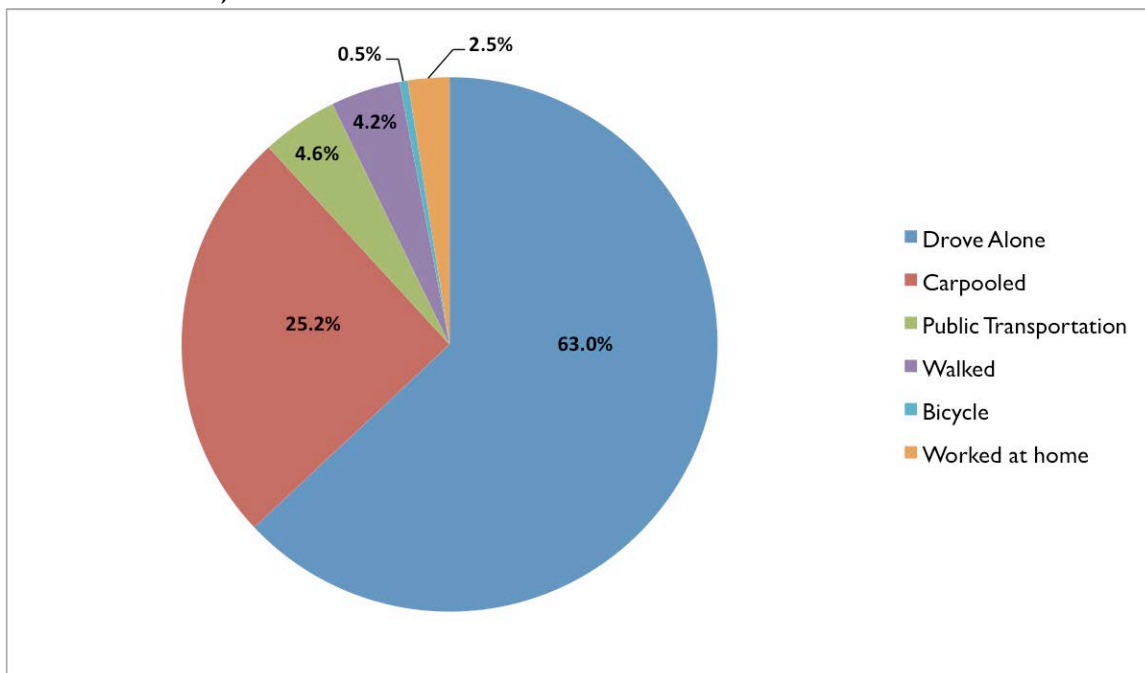
COMMUNITY MOBILITY CHARACTERISTICS

This chapter describes the various transportation behaviors and trends for Guadalupe residents. This includes the modal split, average travel times, and primary transportation routes and corridors throughout and surrounding Guadalupe.

EXISTING CONDITIONS

Means of Transportation to Work

CHART 3. MEANS OF TRANSPORTATION TO WORK IN GUADALUPE, CA

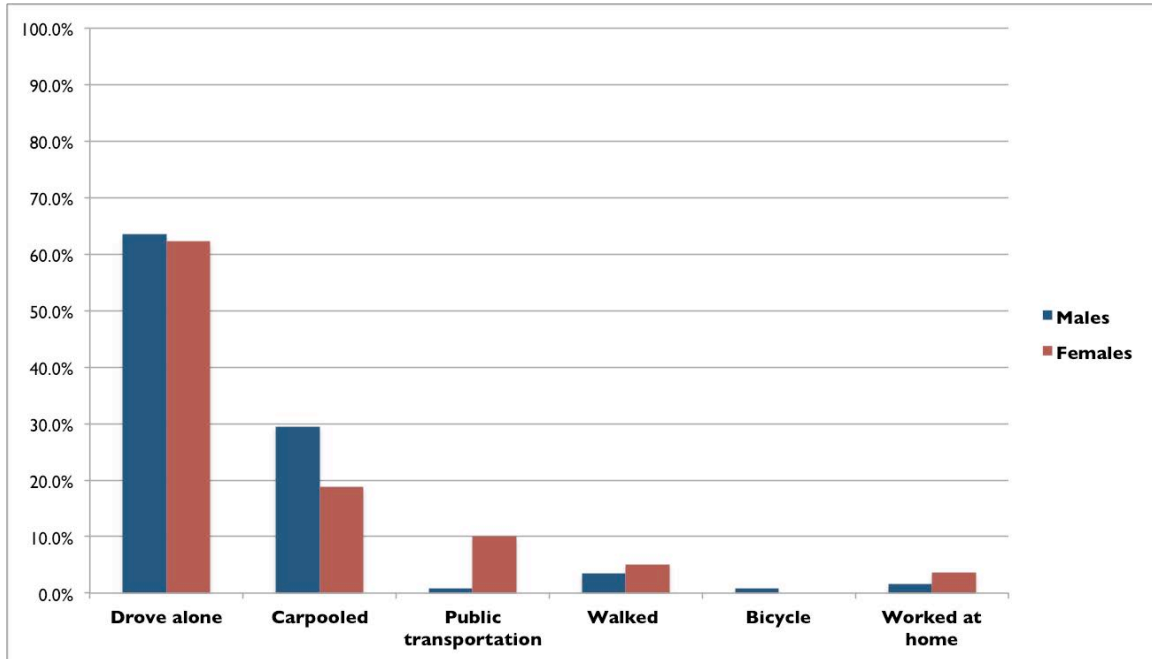


Source: U.S. Census Bureau, 2007-2011 American Community Survey, Table S0801

Chart 3 illustrates that according to the 2011 Census estimates, the vast majority of Guadalupe residents arrive to work via private automobile, either alone or in a carpool. The dominant mode is driving alone, followed by arriving in a two-person carpool. On average, there are 1.18 workers per car, truck, or van. The total modal share for public transportation, walking, biking and other means amount to slightly more than ten percent of the working population. Chart 3 shows that overall, males relied upon private automobiles more than females, but both clearly preferred this method. Females relied on public transportation more than males, with about ten percent of the female

working population dependent upon public transit and less than one percent of males. About two and a half percent of Guadalupe residents work at home, and thus do not utilize any means of transportation to work.

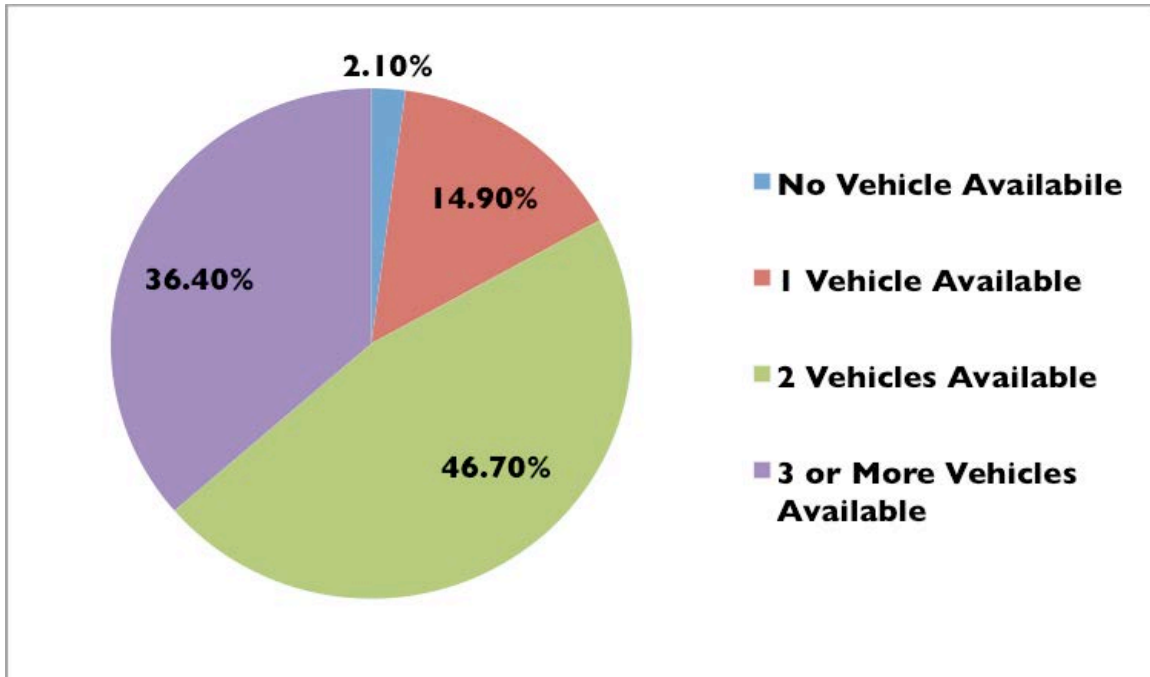
FIGURE 22. MEANS OF TRANSPORTATION TO WORK BY GENDER IN GUADALUPE, CA



Source: U.S. Census Bureau, 2007-2011 American Community Survey, Table S0801

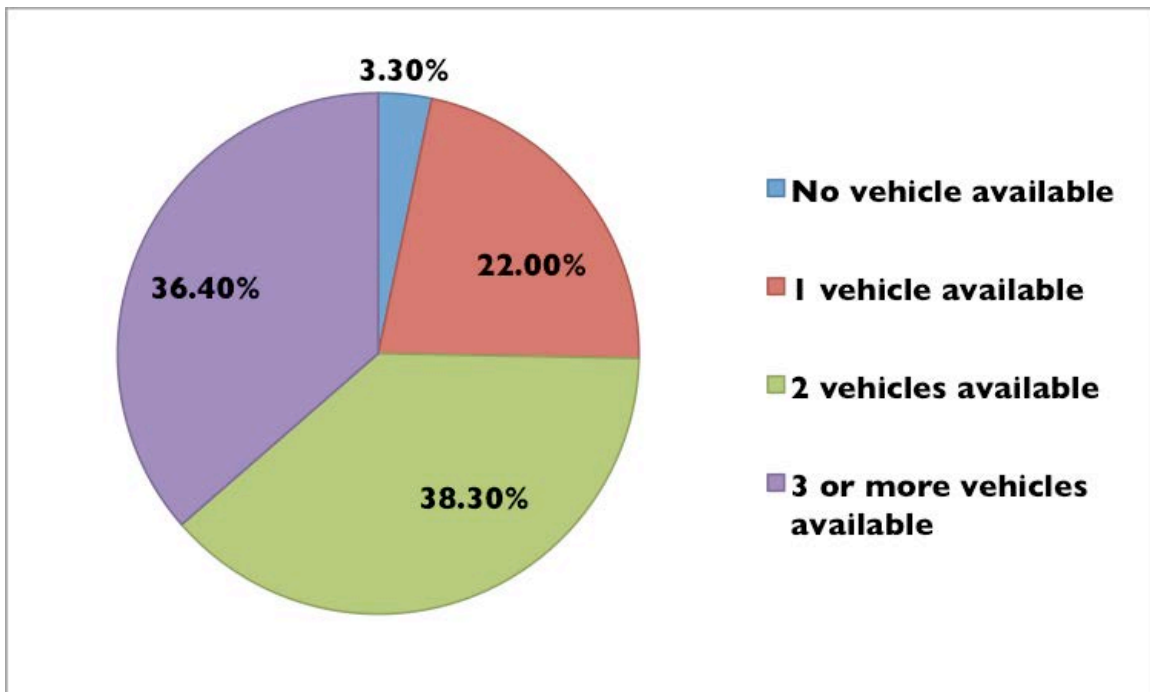
According to the 2011 U.S. Census estimates, out of the total working population in Guadalupe ages 16 and over (approximately 3,000 people), 46.7% of households have two vehicles available, 36.4% of households have 3 or more vehicles available, 4.9% have one vehicle available, and 2.1% have no vehicle (Chart 4). The total availability of vehicles is relatively equal between females and males. This data suggests that automobiles are the primary means of transportation for most Guadalupe residents, as 98% of the households have at least one vehicle available for their use. The data also is relatively consistent with countywide data (Chart 5), as the majority of County residents have two vehicles available, and the exact same percentage of residents with three or more vehicles available.

CHART 4. VEHICLE AVAILABILITY PER HOUSEHOLD IN GUADALUPE



Source: U.S. Census Bureau, 2007-2011 American Community Survey, Table S0801

CHART 5. VEHICLE AVAILABILITY PER HOUSEHOLD IN SANTA BARBARA COUNTY

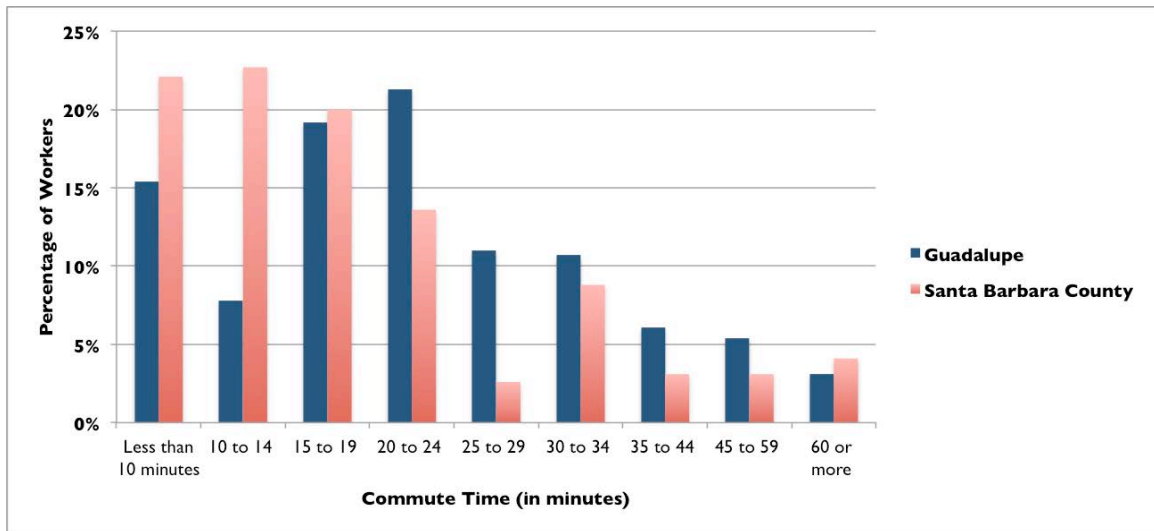


Source: U.S. Census Bureau, 2007-2011 American Community Survey, Table S0801

Commute Trends

According to 2011 Census estimates, 76.5% of Guadalupe residents worked within Santa Barbara County, and the average one-way commute time for residents was 22 minutes. This is slightly more than the County average, which is 18.7 minutes. This indicates that Guadalupe residents must often commute outside of City limits to work due to a lack of jobs located within the City. Figure 23 shows the Census average commute times for workers in Guadalupe and Santa Barbara County. The majority of County residents have a 10 to 14 minute commute time, while the majority of Guadalupe residents commute 20 to 24 minutes.

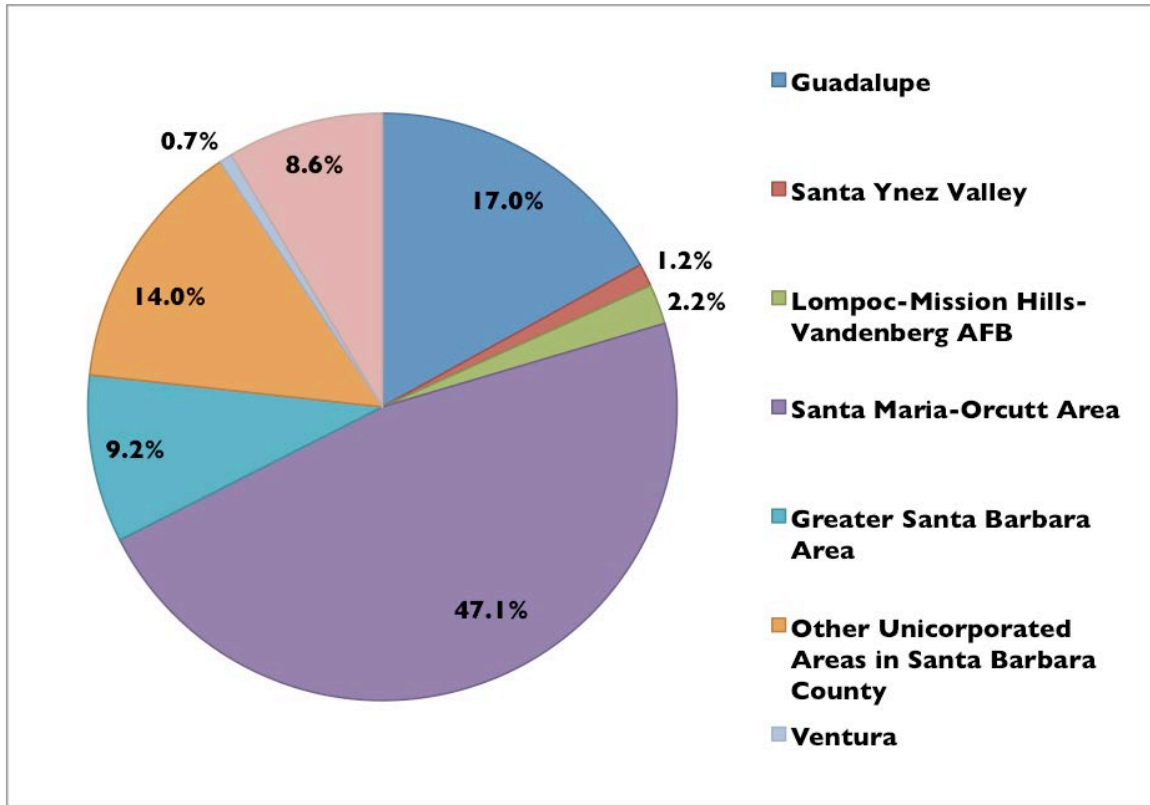
FIGURE 23. AVERAGE COMMUTE TIMES OF WORKERS IN GUADALUPE AND SANTA BARBARA COUNTY



Source: U.S. Census Bureau, 2007-2011 American Community Survey, Table S0801 and U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates, Table S0801

According to SBCAG’s North County Regional Transit Plan (2006), 47.1% of Guadalupe workers commute to the Santa Maria-Orcutt area. Chart 6 demonstrates the distribution of commute locations for workers in Guadalupe, illustrating the fact that only 9.2% of Guadalupe residents work within City limits, which further implicates the lack of employment opportunities within the City.

CHART 6. COMMUTE LOCATIONS FOR GUADALUPE RESIDENTS



Source: North County Regional Transit Plan, SBCAG, 2006.

COMPLETE STREETS VISION

The previous City of Guadalupe General Plan must be updated in order to be compliant with recent Federal and State laws, including Complete Streets legislation. On September 30, 2008, Governor Arnold Schwarzenegger signed Assembly Bill 1358, the California Complete Streets Act. The Act states: “In order to fulfill the commitment to reduce greenhouse gas (GHG) emissions, make the most efficient use of urban land and transportation infrastructure, and improve public health by encouraging physical activity, transportation planners must find innovative ways to reduce vehicle miles traveled (VMT) and to shift from short trips in the automobile to biking, walking, and use of public transit.”

The legislation impacts local general plans by adding the following language to Government Code Section 65302(b)(2)(A) and (B):

A. Commencing January 1, 2011, upon any substantial revision of the circulation element, the legislative body shall modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users of the streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan.

B. For the purposes of this paragraph, “users of streets, roads, and highways” means bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors.

It is important for the City to understand the background and intent of complete streets legislation in order to better prepare the General Plan update to account for all modes and users. Providing adequate, fair access for all mobility needs is essential to reducing the City of Guadalupe’s dependency on the automobile and to encourage a modal shift to alternative forms of transportation. By including complete streets concepts and language, the City will be able to promote future development that provides its residents with a range of mobility options.

While complete streets legislation offers many direct transportation benefits, it also supports the need to reduce transportation-related GHG emissions, as highlighted in the California Air Resources Board’s (CARB) 2008 AB 32 Climate Change Scoping Plan. Transportation accounts for 38 percent of California’s GHG emissions. Studies show that even with aggressive State and Federal vehicle efficiency standards and the use of alternative fuels, meeting the State’s GHG reduction goals will require a shift in the mobility choices of the average Californian. Additionally, The Sustainable Communities and Climate Protection Act of 2008 (Sustainable Communities Act, SB 375, Chapter 728, Statutes of 2008) supports the State’s climate action goals to reduce GHG emissions through coordinated transportation and land use planning with the goal of more sustainable communities. The Sustainable Communities Act also establishes

incentives to encourage local governments and developers to implement a “sustainable communities strategy” (SCS) or the “alternative planning strategy” (APS) developed under regional transportation plans. Developers can get relief from certain environmental review requirements under the California Environmental Quality Act (CEQA) if their new residential and mixed-use projects are consistent with a region’s SCS (or APS) that meets the targets established in SB 375 (see Cal. Public Resources Code §§ 21155, 21155.1, 21155.2, 21159.28.). Even in rural agricultural cities such as Guadalupe, it is necessary to reduce vehicle miles traveled and encourage residents to explore alternative transportation options (State of California Department of Transportation, 2010).

The City of Guadalupe has two main Caltrans-owned highways that run through town. Therefore, it is also essential to follow Caltrans Complete Streets directions. Caltrans began implementing the California Complete Streets Act by issuing the Deputy Directive 64-Revision #1: ‘Complete Streets: Integrating the Transportation System’ (DD-64-RI), which was signed on October 2, 2008. Caltrans has adjusted their standards to provide for the needs of travelers of all ages and abilities in all planning, programming, design, construction, operations, and maintenance activities and products on the State Highway System (SHS). Any transportation improvement (new or retrofit) is an opportunity to improve safety, access, and mobility for all travelers and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system” (State of California Department of Transportation, 2010).

Goals and policies developed for the General Plan update should follow complete streets principles. It is important that the City of Guadalupe plan for future transportation infrastructure to encourage healthier, active transportation throughout the City. Complete streets principles allow infrastructure to be adapted to encourage people to walk along a downtown shopping corridor or ride their bikes to school. With rising obesity rates throughout California, complete streets infrastructure offers the opportunity to promote physical activity as part of the daily lives of residents. This can reduce the risk of many diseases including diabetes, heart disease, and stroke. Incomplete street networks and infrastructure discourage people from using modes of transportation other than cars. The City of Guadalupe General Plan should be designed using complete streets concepts following Smart Growth America goals (National Complete Streets Coalition, 2010):

- **Complete Streets encourage more walking and bicycling.** Public health experts are encouraging walking and bicycling as a response to the obesity epidemic, and complete streets can help. One study found that 43 percent of people with safe places to walk within 10 minutes of home met recommended activity levels, while just 27% of those without safe places to walk were active enough.
- **Complete Streets can help ease transportation woes.** Streets that provide travel choices can give people the option to avoid traffic jams, and

increase the overall capacity of the transportation network. Several smaller cities have adopted complete streets policies as one strategy to increase the overall capacity of their transportation network and reduce congestion.

- **Complete Streets help children.** Streets that provide room for bicycling and walking help children get physical activity and gain independence. More children walk to school where there are sidewalks, and children who have and use safe walking and bicycling routes have a more positive view of their neighborhood. Safe Routes to School programs, gaining in popularity across the country, will benefit from complete streets policies that help turn all routes into safe routes.
- **Complete Streets are good for air quality.** Poor air quality in our urban areas is linked to increases in asthma and other illnesses. Yet if each resident of an American community of 100,000 replaced one car trip with one bike trip just once a month, it would cut carbon dioxide (CO₂) emissions by 3,764 tons of per year in the community. Complete streets allow this to happen more easily.

CONSISTENCY WITH OTHER PLANNING DOCUMENTS

GENERAL PLAN

The Guadalupe General Plan Circulation Element was last revised in 2002. The Circulation Element contains information about the general location and network of existing and proposed major thoroughfares. It also contains information about the means for transporting people and goods in and around the City and the surrounding region. By working closely with the Land Use Element, the Circulation Element aims to facilitate movement to and from shopping, schools, work and other activity centers in the community.

The goals of the previous General Plan are “to develop circulation routes to promote efficient transportation, reduce hazards and pollution, and conserve energy” and “to provide a street system which will adequately serve homes, business, industry, recreation and other uses as they develop according to the Land Use Element.” The policies seek to achieve the goals and include routing traffic around residential neighborhoods, reserving curbside parking downtown for shoppers and tourists, providing landscape amenities, and instituting a sign ordinance and advocating for bicycling facilities where feasible. The formal policies proposed are to promote the ongoing street maintenance program and seek funding at various levels to make scenic improvements.

REGIONAL TRANSPORTATION PLAN

The Santa Barbara County Association of Governments (SBCAG) is designated by State and Federal Governments as the Metropolitan Planning Organization (MPO), the Local Transportation Authority (LTA), and the Regional Transportation Planning Agency (RTPA). Under these designations, SBCAG is responsible for all regional transportation planning and programming activities, including the preparation and updates to the Regional Transportation Plan (RTP) and the Congestion Management Plan. The County of Santa Barbara acts as a Lead Agency for non-State Highway projects identified in the Regional Transportation Plan and as Responsible Agency for State Highway projects that are located in the unincorporated area of the County.

The RTP is a comprehensive, long-range transportation planning document. Needs, goals, and projects in this 20- year plan guide public policy decisions regarding regional transportation expenditures and financing. The RTP is required by Federal and State law to list all projects required to achieve the region’s mobility goals, including local projects drawn from the general plans of the cities and County. The RTP must be consistent with the applicable local general plan policies. In turn, the State’s General Plan

Guidelines require local general plans to coordinate with and incorporate the RTP, as applicable. The most recent update to the Santa Barbara County RTP was adopted in August of 2013. When this background report was drafted, the 2040 RTP had not been released to the public. By law, the RTP must include a Sustainable Communities Strategy as required by Senate Bill 375, the Sustainable Communities Act.

SBCAG biennially adopts a five-year program of projects called the Regional Transportation Improvement Program (RTIP). The RTIP is based on an estimate of revenues that will be available for the State Transportation Improvement Program (STIP). The following table displays projects listed for the City of Guadalupe.

TABLE 19. PROJECTS IN GUADALUPE

TYPE OF PROJECT	PROJECT TITLE	PROJECT DESCRIPTION
Street	Guadalupe Circulation Improvements	The project will help improve local streets and highways, consistent with the City of Guadalupe’s Circulation Element, including widening roads, installing traffic signals, improving bicycle and pedestrian safety, and improving intersections. The City’s priority project is the Pioneer Street Extension. This project is to be funded entirely from Measure A funds.
Street	North County Local Street and Transportation Improvements (LSTI) - Guadalupe (Streets and Roads)	These are projects of local importance in the North County selected by City Councils and the Board of Supervisors. Projects eligible for funding include, but are not limited to, pothole repairs, safety improvements, bridge repairs and traffic synchronization.
Bike/Pedestrian	North County LSTI - Guadalupe (Bike and pedestrian)	These are projects of local importance in the North County selected by City Councils and the Board of Supervisors.
Transit	North County LSTI - Guadalupe (Transit)	These are projects of local importance in the North County selected by City Councils and the Board of Supervisors.
Transit	North County Specialized Transit for Elderly and Disabled Program	Program that reduces fares for elderly and disabled through funding operating expenses of specialized transit service providers.
Highway	Guadalupe Ditches Project	Relocate ditches on both sides of Highway 166 at two locations to reduce potential accidents.

Transit	Operating Assistance for Guadalupe Transit	Federal Transit Administration (FTA) and local funding for operating assistance.
Transit	City of Guadalupe Hybrid Vehicle	Local funding for the purchase of a hybrid vehicle.
Transit	Bus Replacement and Expansion	Measure A, local, and federal funding to purchase one new bus every five years.
Bike/Pedestrian	West Main (Highway 166) Class II Bike Lanes	Measure A, local, and BTA funding to construct class II bike lanes from Guadalupe to Guadalupe Dunes County Park.
Bike/Pedestrian	Santa Maria Levee Trail	Construct multi-use trail along the Santa Maria Levee from Santa Maria to Guadalupe as part of the Regional Bikeway System.
Highway	Highway 166 Widening	Widen Highway 166 to four lanes from Guadalupe to Santa Maria City Limits, including turnouts, shoulder widening, and passing lanes.

2040 Regional Transportation Plan & Sustainable Communities Strategy

CONGESTION MANAGEMENT

As the Congestion Management Agency (CMA) for Santa Barbara County, SBCAG is responsible for the development and implementation of the Countywide Congestion Management Program (CMP) required in all urban counties. The primary objective of the CMP is to reduce traffic congestion and improve mobility for persons and freight. The policies and objectives of the CMP are intended to reduce auto-related congestion through capital improvements, travel demand management, and coordinated land use planning amongst all jurisdictions. The current CMP was adopted in November 2003. The CMP establishes thresholds for projects and requires mitigation for those impacts that significantly reduce levels of service.

DJ FARMS SPECIFIC PLAN

The DJ Farms Environmental Impact Report (EIR) analyzes the traffic generation and circulation issues associated with the proposed project, based on a traffic impact analysis prepared in 2004. The study evaluated the proposed development of 980 dwelling units, 18 acres of commercial uses, a 10-acre school site, and a nine-acre park. The 209-acre project site is currently used for agricultural purposes and is bounded by Highway 1 to the west and Highway 166 to the north. Obispo Street and Flower Avenue serve existing residential areas north of the site. Areas to the south and east are in agricultural production. The site is bisected by the Union Pacific Rail line.

Access to the project will be located off of Highway 166 via four access points including two roadways that would align with Obispo Street and Flower Avenue and two mid-

block driveways, to be located between Highway 1 and Obispo Street, and Obispo Street and Flower Avenue.

The intersections at Obispo and Flower are proposed to be full access intersections and the mid-block driveways are proposed as right in/right out driveways. Circulation between the northern part of the project and the southern part is planned via two at-grade crossings of the railroad facilities. A network of multi-use paths will be provided throughout the project area to provide pedestrian and bicycle access between the residential, commercial, educational, and employment areas. The parking requirements for the project will be provided on-site. A network of bicycle and pedestrian paths are provided throughout the plan. Additionally, a transit center will be provided at the new neighborhood commercial center and several bus stops will be provided throughout the project site.

Based on the published trip generation rates, pass-by and internal trips, and accounting for the potential for residents to walk or bike to the park, the proposed development could generate 18,097 average daily primary trips, with 1,148 trips occurring during the AM peak hour and 1,881 trips occurring during the PM peak hour. The project traffic was added to the future peak hour traffic volumes and the intersection analyses were recalculated.

The EIR for DJ Farms states that three study intersections meet seven out of eight applicable California Manual of Uniform Traffic Control Devices traffic signal warrants. Warrant 7, Crash Experience, was not met. This study was based on the construction of approximately one-third of the development, with respect to projected generated trips. All three study intersections will continue to operate within the City’s acceptable level of service range during both peak hours, however, the project would create a significant impact at the three main study intersections during both peak hours. With the installation of proposed traffic signals, the three study intersections would operate at good levels of service during both peak hours and improve vehicular, bicycle and pedestrian access across Highway 166 (major arterial). The proposed mid-block driveways would operate at acceptable levels of service with the project-added traffic.

SBCAG: MEASURE “A” – NORTH COUNTY INVESTMENT PLAN

In November 2008, Santa Barbara County voters passed the Road Repair, Traffic Relief and Transportation Safety Measure (referred to as Measure A). Over the next 30 years (2010-2040), Measure A will provide approximately \$1 billion for transportation needs in Santa Barbara County. As part of the North County, Guadalupe will receive a portion of the funding that is allocated annually and to be used on circulation improvements and Safe Routes to School, bicycle and pedestrian programs.

The goals of the Safe Routes to School Program are to encourage physical activity by increasing walking and bicycling among students, as well as improving safety and reducing

injuries and fatalities of school children. The cost and scope of the program have not yet been determined.







PERFORMANCE MEASURES

In Guadalupe, the existing performance standards, known as level-of-service (LOS), are provided by Caltrans for Highway 1 and Highway 166. LOS is used to define how well a street or highway is functioning. Street and highway facilities are given a letter rating to depict their conditions. In general, a measurement of A would indicate little or no traffic, while a measurement of F would indicate heavy congestion. There are specific level of service factors for different types of roadway segments and intersections. There are also different LOS ratings for individual mode types. According to the State of California Department of Transportation's *Guide for the Preparation of Traffic Impact Studies*, "The level of service for operating state highway facilities is based upon measures of effectiveness (MOEs). These MOEs describe the measures best suited for analyzing state highway facilities (i.e., freeway segments, signalized intersections, on- or off-ramps, etc.). Caltrans attempts to maintain conditions on state highways using a target LOS between 'C' and 'D'. If an existing state highway facility is operating at less than the appropriate target LOS, the existing MOE should be maintained" (State of California Department of Transportation 2002).

In Guadalupe, the levels of service for existing streets and highways should be consistent with Caltrans. While Highway 1 and Highway 166 are owned and managed by Caltrans, the LOS for these segments will vary for the portions located within the City of Guadalupe due to the population density around the highway facilities. While there is no existing LOS for roads in Guadalupe other than the state highways, future LOS analysis could be completed if deemed appropriate.







The following graphics (Figures 24 and 25) depict Caltrans appropriate Level of Service conditions and provide guidance to existing two-lane highway segments and un-signalized intersections, which are applied to the roadway infrastructure most prevalent in Guadalupe:

FIGURE 24. LEVELS OF SERVICE – TWO LANE HIGHWAY

LEVELS OF SERVICE for Two-Lane Highways			
Level of Service	Flow Conditions	Operating Speed (mph)	Technical Descriptions
A		55+	Highest quality of service. Free traffic flow with few restrictions on maneuverability or speed. No delays
B		50	Stable traffic flow. Speed becoming slightly restricted. Low restriction on maneuverability. No delays
C		45	Stable traffic flow, but less freedom to select speed, change lanes or pass. Minimal delays
D		40	Traffic flow becoming unstable. Speeds subject to sudden change. Passing is difficult. Minimal delays
E		35	Unstable traffic flow. Speeds change quickly and maneuverability is low. Significant delays
F			Heavily congested traffic. Demand exceeds capacity and speeds vary greatly. Considerable delays

Source: 2000 HCM, Exhibit 20-2, LOS Criteria for Two Lane Highways in Class I

FIGURE 25. LEVELS OF SERVICE - TWO WAY STOP

LEVELS OF SERVICE for Two-Way Stop Intersections			
Level of Service	Flow Conditions	Delay per Vehicle (seconds)	Technical Descriptions
A		≤ 10	Very short delays
B		11-15	Short delays
C		16-25	Minimal delays
D		26-35	Minimal delays
E		36-50	Significant delays
F		> 50	Considerable delays

Source: 2000 HCM, Exhibit 17-2, LOS Criteria for TWSC Intersections

CURRENT LOS

The current LOS for highway segments within Guadalupe range from “A” to “C”. This indicates that all state highway segments perform to the standards as set by Caltrans. The chart below depicts the most recent LOS analysis, taken in 2006:

CHART 7. LOS ANALYSIS FOR HIGHWAYS IN GUADALUPE

HIGHWAY	CURRENT LOS
Highway 1 (Both Segments)	C
Highway 1 - Subsegment 4A (South of Highway 166)	C
Highway 1 - Subsegment 4B (North of Highway 166)	A
Highway 166	C

Source: CalTrans Transportation Planning Fact Sheet, SR 166 & Highway 1, 2009

LOS ANALYSIS

The Level of Service ratings indicate the existing infrastructure is functioning at Caltrans specified targets. However, these ratings do not depict the entire performance function of a roadway segment. Further descriptions of the traffic conditions along Highway 1 and Highway 166 are described in the next section of this chapter.

The current LOS ratings do not take into account multi-modal LOS analysis for bicycle, pedestrian, and transit facilities. Multi-modal analysis could provide different performance ratings for the segments within Guadalupe and prioritize investment in areas lacking alternative access. Emerging trends in performance analysis use different variables other than congestion to identify how a facility is functioning. For bicyclists and pedestrians, performance can be measured using crosswalk distance and signalized cross times. Multi-modal LOS analysis is a method for assessing how well a street serves the needs of all of its users. The method for evaluating the multi-modal level of service (MMLoS) estimates the automobile, bus, bicycle, and pedestrian LOS on a street using a combination of readily available data and data normally gathered by an agency. Bicycle and pedestrian data could be more time consuming and costly to obtain.

STREET AND HIGHWAY CONNECTIVITY

DEFINITION AND GUIDELINES

This section covers the existing roadways in Guadalupe including state highways, collector streets, local streets, and truck routes. It assesses current traffic conditions, capacities, traffic volumes, levels of service, adequacy of existing street and highway systems, traffic controls, automobile accidents, road conditions, and projected traffic conditions.

STREET CLASSIFICATIONS AND ROADWAY SYSTEM

Arterials

Arterials function as high capacity thoroughfares primarily concerned with moving traffic safely and efficiently. Highway 1 and Highway 166 are the two main thoroughfares that run through the City of Guadalupe. Highway 1 bisects the City from north to south. Highway 166 crosses the City from west to east.

Highway 1

Highway 1 is the main street in downtown Guadalupe and is called Guadalupe Street within the City limits. Highway 1 is a two-lane highway with Class II bicycle lanes on both sides of the road. Class II bicycle lanes are demarcated specifically for bicycle usage. The highway connects to Grover Beach to the north and Lompoc to the south. The speed limit is reduced from 55 mph to 25 mph to accommodate the commercial land uses of the central business district. The reduction in speed helps to enable alternative modes of transportation and facilitate pedestrian crossings; however, there are currently only three crosswalks that traverse Highway 1. There is a conflict between the street's service as a statewide transportation route and the need for it to serve a pedestrian-friendly local downtown.

Highway 166

Highway 166 runs from Guadalupe to Santa Maria. It begins at its intersection with Highway 1 and continues east approximately seven miles to Santa Maria. Within Guadalupe, Highway 166 is called West Main Street. This name continues east until the middle of the City of Santa Maria where it changes to East Main Street. Highway 166 is the primary connection to Santa Maria and Highway 101 and is the most traveled highway in Guadalupe. It is a two-lane highway with 8 to 10 foot shoulders on each side and no median.

Collector Streets

Collectors are defined as streets that lead residential traffic to and from various destinations. These roadways are used to transition between highways or arterials and local streets. These streets are focused on guiding users to designated land uses.

The following are collector streets in Guadalupe:

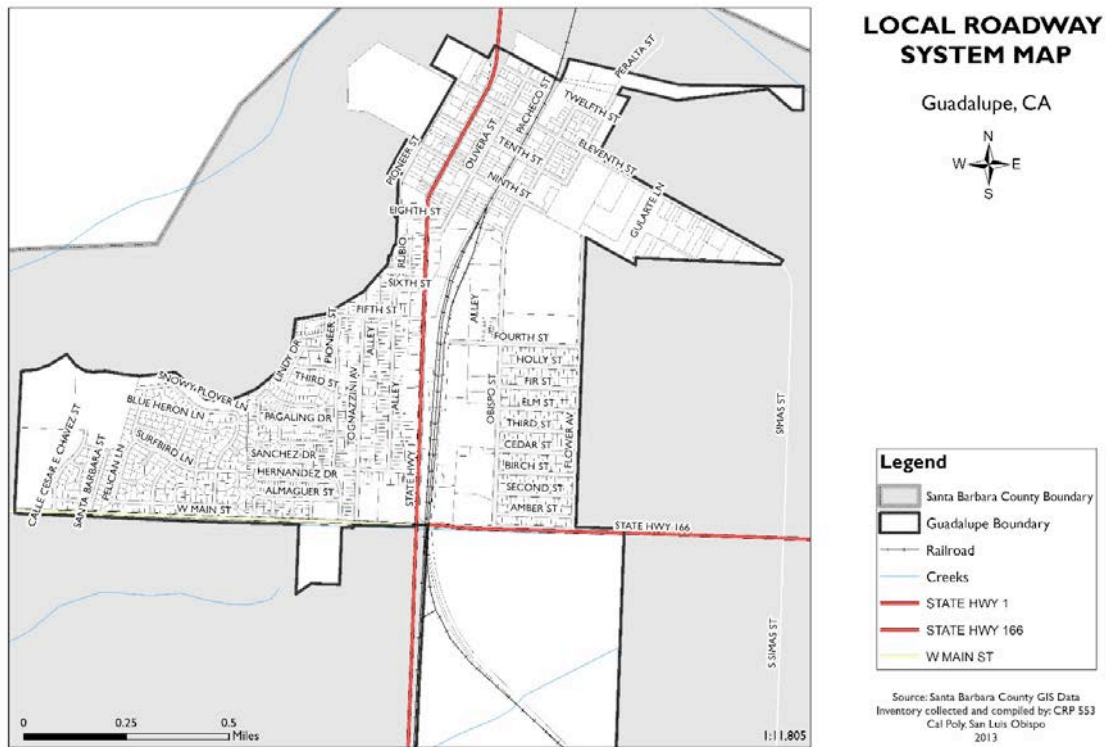
- West Main Street (Highway 166 west of Highway 1): This street collects traffic from the Guadalupe/Nipomo Dunes Reserve and residential developments in southwest Guadalupe, distributing traffic to Highway 1 and Highway 166.
- Eleventh Street (East of Highway 1): This street routes traffic from the north side of Guadalupe to Highway 1 or Simas Road. The street also serves as an alternate connection between Highway 1 and Highway 166.
- Simas Road (North of Highway 166): This road collects traffic from the north side of the City and distributes it to Highway 1 or Eleventh Street. It also acts as an alternate connection between Highway 1 and Highway 166.
- Obispo Street (North of Highway 166): Obispo Street moves traffic from the southeast side of Guadalupe to Highway 166. Obispo Street is designated as an industrial collector, serving as a route for agricultural truck traffic.
- Pioneer Street (North of West Main Street): This street collects residential traffic from the southwest side of Guadalupe and distributes it to West Main Street.

Local Streets

Local streets provide access to abutting properties, utility easements, and firebreaks between properties. Their low-speed design discourages through traffic, excludes heavy trucks, maintains safety, and discourages noise.

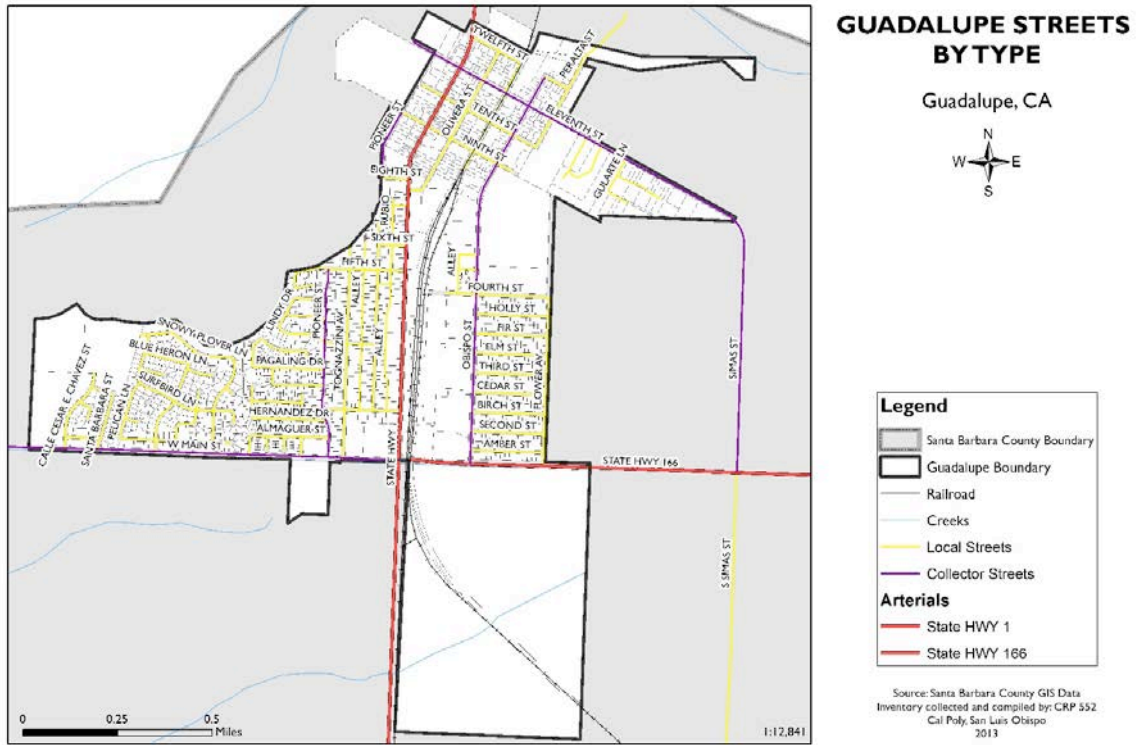
Figures 26 and 27 depict the local roadway classifications in Guadalupe, including the local roadway system and streets defined by type.

FIGURE 26. LOCAL ROADWAY SYSTEM IN GUADALUPE, CA



Source: Cal Poly Land Use Inventory, 2013

FIGURE 27. GUADALUPE STREETS BY TYPE



Source: Cal Poly Land Use Inventory, 2013

EXISTING TRAFFIC CONDITIONS AND LEVEL OF SERVICE

FIGURE 28. AVERAGE ANNUAL DAILY TRAFFIC COUNTS

SBCAG 2030 Travel Forecast for Santa Barbara County

Figure 28 compares the average annual daily traffic (AADT) counts between 2008-2012 for Highway 1 and Highway 166.

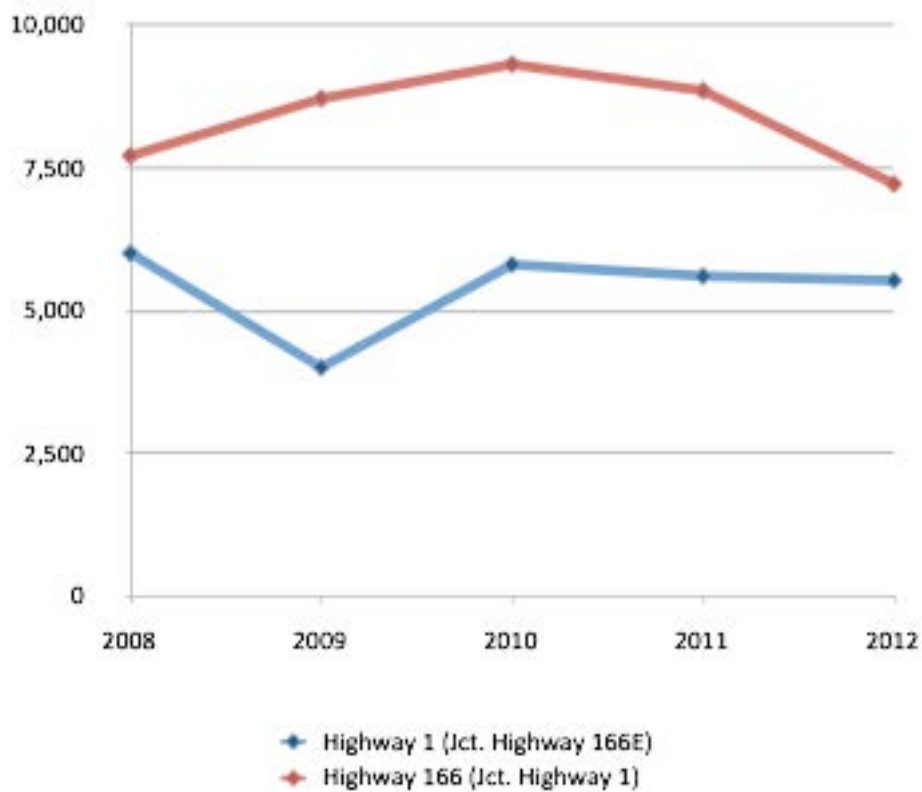


TABLE 20. AADT FOR GUADALUPE

YEAR	HIGHWAY 1 (JCT. HIGHWAY 166 E.)	HIGHWAY 166 (JCT. HIGHWAY 1)
2008	6,000	7,700
2009	4,000	8,700
2010	5,800	9,300
2011	5,600	8,840
2012	5,520	7,210

SBCAG 2030 Travel Forecast for Santa Barbara County

Table 20 shows AADT for Highway 1 and Highway 166 from 2008-2012.

Highway I

In the Transportation Concept Report, the stretch of Highway I that runs through the Central Coast is divided into segments. The section that runs through the City of Guadalupe, which extends from the Orcutt Expressway to the Santa Barbara/San Luis Obispo County line north of the Santa Maria River is labeled as segment 4 (Caltrans 2006). Segment 4 of Highway I is not as heavily traveled as other segments, since produce trucks and slow-moving agricultural equipment move alongside conventional vehicles throughout this area. There are no traffic signals along Highway I through Guadalupe. There is a four-way stop sign at the Eleventh Street intersection. An Amtrak station, the only passenger rail station along Highway I in Santa Barbara County, is located on the east side of Guadalupe Street. Although Highway 166 provides access to Santa Maria from Highway I in Guadalupe, this access point is frequently blocked as trains pass through the City. No financially feasible or practical alternatives for a grade-separated crossing have been identified to date.

Segment 4 of Highway I is divided into two sub-segments. Sub-segment 4A is a two-lane road extending north through the Santa Maria Valley to Highway 166 (reaching the south end of the City of Guadalupe). The traffic volume on sub-segment 4A is 77 percent less than on sub-segment 3C to the south, being a major thoroughfare for produce trucks and agricultural equipment. Sub-segment 4B, also known as Guadalupe Street, is the central business district's primary street, and is surrounded by commercial and industrial land uses. The Average Annual Daily Traffic (AADT) on sub-segment 4B is 5,520 trips. From 2008 to 2012, the AADT for Highway I has been marginally decreasing (down from 6,000 AADT in 2008). According to the Caltrans Transportation Concept Report, and as stated in the previous LOS chapter, the segment of highway running through Guadalupe is currently operating at an overall LOS of C.

Highway 166

According to the Transportation Concept Report, Segment I of Highway 166 is defined as the segment which begins at the junction with Highway I and runs to the western City limits of Santa Maria at Blosser Road. On weekday peak periods, traffic mainly flows eastbound in the morning towards Santa Maria, and westbound in the evenings. Many Guadalupe residents use this highway to commute to jobs in Santa Maria, and many produce trucks use the route as their main link from packaging facilities in Guadalupe to truck routes on Highway 101. The Guadalupe Flyer also runs nine daily bus trips on weekdays between Guadalupe and Santa Maria.

The at-grade intersection of Highway 166 and Highway I towards the southern boundary of Guadalupe is a safety concern. Trains bisect the City and block traffic at the Guadalupe station, which is the main reason Highway I is currently operating at a LOC of C along this particular segment. The AADT on Segment I of Highway 166 in Guadalupe was 7,210 in 2012. The increasing number of people commuting to Santa Maria, due to the lack of employment opportunities in Guadalupe, could explain the reasons for the steady increase in the AADT of Highway 166 since 2008.

PROJECTED TRAFFIC CONDITIONS

Arterials

TABLE 21. 2030 TRAVEL FORECAST FOR GUADALUPE.

	2000 DAILY COUNTS	2000/2001 COUNTS		2000 MODELED VOLUME			2030 MODELED VOLUME			% PM CHANGE 2000-2030
		AMPH	PMPH	DAILY	AMPH	PMPH	DAILY	AMPH	PMPH	
Highway 166 East of Simas St.	7,100			7,600	560	660	11,700	820	1,050	59.1%
Highway 1 South of SLO County line	4,800	514	661	6,500	400	570	11,200	550	1,730	203.5%
Highway 1 South of Highway 166	1,900			2,000	140	170	10,600	570	1,090	541.2%
Highway 1 North of Highway 166	6,000			5,100	350	440	15,200	860	1,480	236.4%
Highway 1 South of Eleventh St.	4,800	307	493	3,000	180	260	12,200	850	1,430	450.0%
Eleventh St. East of Highway 1				3,500	220	300	5,400	140	840	180.0%

*AMPH & PMPH refer to AM & PM Peak Hours, which is 7-8 AM, 12-1 PM, and 4-5 PM on an average weekday
Source: SBCAG. *The 2030 Travel Forecast for Santa Barbara County*, p. 57.

Highway 1

According to the 2030 Travel Forecast for Santa Barbara County, traffic on Highway 1, North of Highway 166, is projected to increase from 6,000 AADT in 2000 to 15,200 in 2030. The biggest impact of afternoon traffic increases is projected to occur on Highway 1 at the San Luis Obispo County line, with an increase from 570 to 1,730 trips in 2030. This could be the result of traffic diversion from Highway 101 on the San Luis Obispo County side. Sub-segment 4B of Highway 1 currently operates at LOS A with 5,520 Average Daily Trips. Table 21 shows the 2030 Travel Forecast for Guadalupe, and indicates that this level of service is not expected to change by 2030 when the projected AADT will be 15,200.

The 2006 Department of Transportation's *Transportation Concept Report* outlines a few recommended actions relevant to Segment 4 of Highway 1 in Guadalupe. These include:

- Adding passing lanes or turnouts to improve operations
- Providing channelization for turns
- Improving local circulation in Guadalupe
- Providing elevated railroad crossing on Highway 166 or a parallel alignment in Guadalupe for reliable access between Highway 1 and Santa Maria
- Widening the Santa Maria River Bridge north of Guadalupe

- Evaluating alternatives for continued reliable service between Guadalupe and Santa Maria in advance of new significant development in Guadalupe, which includes improved circulation on the local street system in the City to ensure adequate pedestrian and vehicular access
- Attaining a peak LOS of C or better

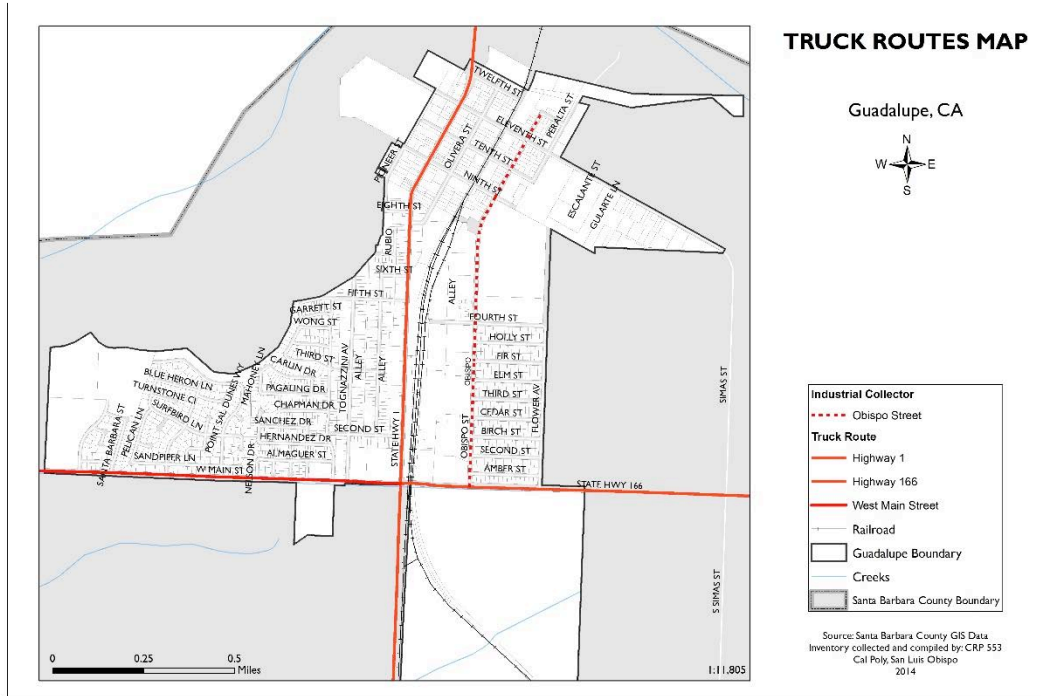
Highway 166

According to Table 21, traffic on Highway 166 is projected to increase from 7,100 AADT in 2000 to 11,700 in 2030. With this anticipated traffic growth, the current LOS C should be maintained. Caltrans has proposed to turn Highway 166 into a conventional 4-lane highway, with peak LOS C or better. Their Project Development Team is also evaluating the option of widening sub-segment I of Highway 166, so that traffic flows can achieve an LOS of A or B. (Caltrans, 2009).

TRUCK ROUTES

Truck Routes are intended to provide safe and convenient transportation corridors for the movement of commercial and industrial goods necessary to meet the needs of businesses throughout the region. Highway 1 and Highway 166 are Caltrans designated truck routes. There is significant amount of truck traffic on these routes as a result of the agricultural refrigeration facilities located in the City. The agriculture industry has created a prominent truck presence on Guadalupe's streets. Community members have expressed concern about agriculture-related truck traffic on local streets. Residents have noted problems with truck traffic along Obispo Street and Eleventh Street. These trucks are travelling from the six main packing sheds located along Highway 1 within Guadalupe's borders. Agricultural packing facilities create approximately 90 percent of all truck traffic in the City, according to the 2003 SBCAG Highway 166 Truck Study Final Report. Understanding the relationship between truck transportation and community safety will be important to adequately improve the circulation of the City.

FIGURE 29. TRUCK ROUTES IN GUADALUPE, CA



Source: Caltrans Truck Networks on California State Highways, 2005

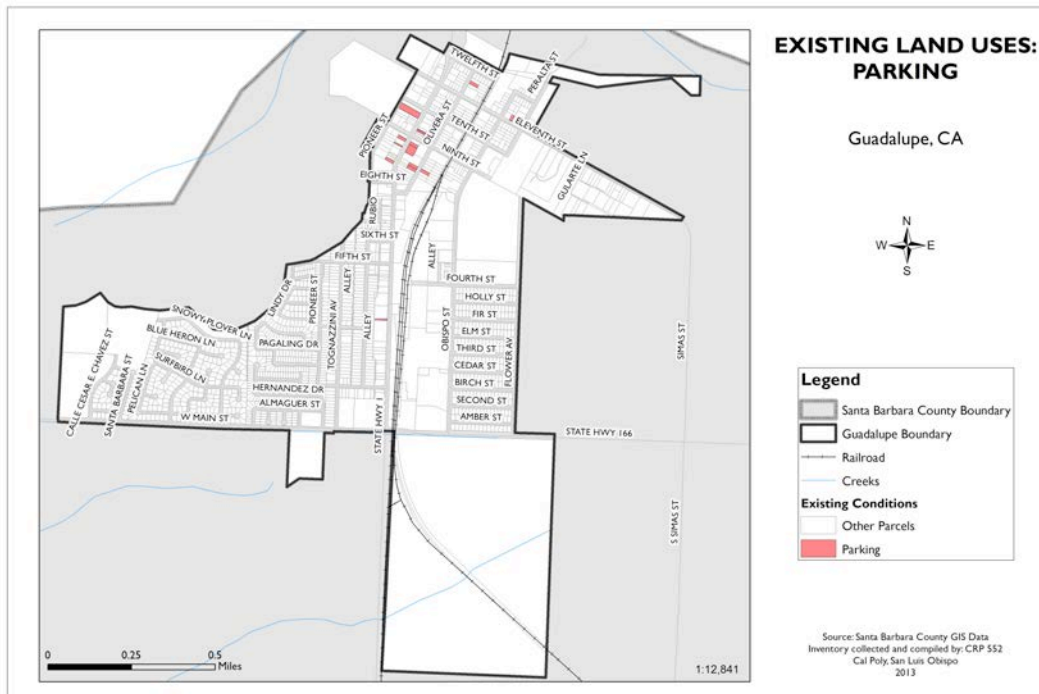
PARKING CONDITIONS

In the prior version of Guadalupe's General Plan, parking is noted several times in the Goals, Policies and Programs Section of several elements. The Circulation Element states that “curbside parking should be reserved for downtown shoppers and tourists. People who work downtown should use spaces along side streets surrounding the heart of the downtown or in all day parking lots. Off-street parking should be provided to the extent that is needed” (City of Guadalupe, 2002).

Parking is an issue not only for the Circulation Element but for the entire General Plan. The Conservation and Open Space Element declares that “all roads and parking areas shall be paved on new projects” (City of Guadalupe, 2002). The Economic Development Element states that efforts should be made to “revitalize the Central Business District by providing additional parking [and] upgrading properties” (City of Guadalupe 2002). This chapter discusses parking standards in the City as well as an evaluation of the current facilities.

Figure 30 below shows all land in Guadalupe currently being used for parking.

FIGURE 30. PARKING IN GUADALUPE



EVALUATION OF PARKING FACILITIES

The City of Guadalupe currently owns and manages four parking facilities throughout the City. These are located at:

- LeRoy Park, 4689 Eleventh Street
- O'Connell Park, 213 Calle Cesar Chavez
- Downtown parking lot, 884 Guadalupe Street
- Amtrak parking lot, 330 Guadalupe Street

During the land use inventory process, the team identified other parking locations in the City not owned by the City. The locations and their quality are listed below in Table 22.

TABLE 22. PARKING INVENTORY AND QUALITY, CITY OF GUADALUPE

ADDRESS	QUALITY
975 Guadalupe Street	Poor
928 Guadalupe Street	Good
928 Guadalupe Street	Good
891 Guadalupe Street	Fair
853 Guadalupe Street	Fair
899 Guadalupe Street	Fair
890 Guadalupe Street	Fair

Source: Cal Poly Land Use Inventory, 2013

CITY PARKING STANDARDS

Numerous parking standards exist in the Guadalupe Municipal Code. A brief overview is given here, detailing the most relevant standards.

In general, parking in the City of Guadalupe is well-regulated with the intention of keeping current parking in existence while controlling the amount, type and location of future spaces. No spaces are permitted to be removed unless they exist in excess of minimum requirements, or are replaced in equal spaces elsewhere.

According to the Municipal Code, all off-street parking in the City's single-family residential zones shall be covered by a garage; parking in multifamily residential must have at least one space covered by carport. Parking of vehicles of any kind (automobiles, boats, recreational vehicles) on unpaved surfaces in a front or side setback is not allowed in the City.

In the business district, parking is prohibited for more than two consecutive hours between 9 a.m. and 6 p.m., except Sundays and officially-recognized holidays. Employees of downtown businesses should park on residential streets in order to free up business district parking for shoppers and tourists. If more than one use is located on a site or within a building, the number of parking spaces provided shall be equal to the sum of the parking spaces required for each use.

Pacheco Street, between Tenth Street and Eleventh Street, is a fire lane and no person shall park a vehicle there except public safety personnel, including members of the Fire Department and Police Department. The Chief of Police and/or the Fire Chief are authorized to remove any vehicle parked there.

BICYCLE NETWORK

Guadalupe is a small community with temperate year-round weather, flat terrain, and mostly wide streets with low auto traffic. It therefore should be an ideal place for bicycles to comprise a large modal share of transportation. However, according to survey data, few residents bike to school and work.

The City has obtained contracted services to prepare a Bicycle/Pedestrian Master Plan. Two community meetings have been held on this issue, one in 2012 and one in 2013. An extensive inventory has been compiled of bicycle and pedestrian infrastructure, and the final draft is being prepared concurrent with this report. The final draft will need to be incorporated in a General Plan amendment upon completion.

Santa Barbara County produced a Bicycle Master Plan in 2012 that addresses Guadalupe as part of the regional context of the County. The Plan was developed in conformance with the requirements of the California Bicycle Transportation Act, which states that new projects must be designed and developed to achieve the functional commuting needs and physical safety of all bicyclists (Santa Barbara County 2012).

INFRASTRUCTURE

The California Motor Vehicle Code defines bicycle circulation route classes as follows:

Class I - A bike path or Class I Bikeway is a separate off-road bikeway that runs within its own right of way and does not share a road or street right of way with other vehicles. Bike paths are intended for the exclusive use of bicyclists, although they are sometimes used by pedestrians and others.

Class II - A bike lane or Class II Bikeway is a bikeway that lies within the paved area of a road or street and shares the roadway with motor vehicles. Bike lanes are delineated by stripes and provide preferred but not exclusive use to bicycles.

Class III - A bike route or Class III bikeway is a bikeway that shares the roadway with motor vehicles. A bike route provides signs but no stripes.

According to the Santa Barbara County Draft Bicycle Master Plan, the Santa Maria/Orcutt area, which includes Guadalupe, contains 30.7 miles of existing facilities (Class I, II and III) and 38.9 miles of planned facilities (Class I and II).

FIGURE 31. EXISTING BIKE FACILITIES



Source: Rincon Consultants, 2013

INVENTORY

Highway 1/Guadalupe Street is the only street to feature designated bicycle routes. North of Eleventh Street and south of Second Street the route is designated Class III. Elsewhere along Guadalupe Street the route is designated Class II. The 3.5 mile stretch of bike lane runs along Highway 1 and has no bike path connections.

There are nine bike racks currently in Guadalupe, two near City Hall and Mary Buren Elementary School, one at Leroy Park, and one at Kermit McKenzie Junior High School. Three public restrooms are available for cyclists. These are located at City Hall, Leroy Park, and Jack O'Connell Park.

The proposed bicycle/pedestrian plan changes include the addition of Class II and III bike routes along Highway 166, Obispo Street, Eleventh Street, and Fourth Street. The plan also proposes additional bike racks and two railroad overcrossings on Fourth Street near Guadalupe Street and on Obispo Street in the DJ Farms Development area.

BICYCLE USE TRENDS

According to the 2003 Omnibus Survey, conducted by the Bureau of Transportation Statistics, more people in Santa Barbara County ride bikes for recreation (37%) and exercise (41%) than for commuting to work (5%). According to surveys administered in Guadalupe, an even smaller share of residents commuted to work via bicycle. Bicycling is an efficient and cost-effective means of transportation. Because Guadalupe has a low average household income, and as fuel prices continue to rise, bicycling has the potential to be a reliable and cost effective means of transportation for residents within the City.

PEDESTRIAN NETWORK

EXISTING CONDITIONS: LAYOUT AND INFRASTRUCTURE

Guadalupe is divided into three main sections; an east and west section which are divided by Highway 1 (Guadalupe Street) and a section to the north which features most of the built-up area on the east side of Highway 1.

The east and west sections are primarily residential neighborhoods which differ greatly in street design. The west section has a conventional suburban layout that incorporates 14 cul-de-sacs and circular local residential street patterns. This section offers no through streets, reducing connectivity, efficiency and access points for pedestrian travel. In particular, points of interest such as Jack O'Connell Park, Mary Buren Elementary School and Kermit McKenzie Junior High School are not easily accessible from certain locations on the west side of Guadalupe. The east section of Guadalupe is laid out in a traditional block grid pattern with Obispo Street acting as the primary thoroughfare to West Main Street and the commercial downtown area of Guadalupe. The northern section of Guadalupe is configured in a similar grid fashion allowing for efficient routes of travel in that area.

A pedestrian bridge located near Pacheco Street and Ninth Street provides safe pedestrian, bicycle and wheelchair access across the train tracks. The majority of residential streets within Guadalupe provide sidewalks for pedestrians. Guadalupe Street provides sidewalks running southbound, but lacks sidewalks running northbound parallel to the train tracks in the area between West Main Street and Eighth Street.

There are currently three flashing crosswalk signs in the City. These are located directly in front of Kermit McKenzie Junior High School, at the corner of Guadalupe Street and Olivera Street, and at the corner of Peralta Street and Eleventh Street. Crosswalks are provided in the downtown area, but are lacking at major intersections such as Guadalupe Street and Tenth Street, or at Tenth Street and Pacheco Street. The City will likely need additional pedestrian sidewalks, crosswalks and related infrastructure on Main Street along the area near the DJ Farms development.

Collision Map: Accidents Involving a Vehicle and Pedestrian

The provided map charts collisions that have occurred between a vehicle and pedestrian in Guadalupe. The data was collected by the Guadalupe Police Department from 2007 to 2012 and California Statewide Integrated Traffic Records System from 2005 to 2011. A total of eight vehicle and pedestrian collisions were recorded from 2007 to 2011. Four were recorded in the northern section of the City on Guadalupe Street near the central business district. Two were recorded along Pioneer Street in the residential section west of Guadalupe Street. Another two were recorded along West Main Street at the intersections of Tognazzini Avenue in front of the Kermit McKenzie Junior High School and at Obispo Street.

FIGURE 32. PEDESTRIAN COLLISIONS



Source: Rincon Consultants, 2013

FUTURE CONSIDERATIONS: BICYCLE AND PEDESTRIAN MASTER PLAN

As mentioned in the previous section, the City is in the process of developing their first Bicycle and Pedestrian Master Plan. As stated on the City's website, the plan is meant, "to direct the enhancement and development of bicycle and pedestrian facilities and programs in Guadalupe for both transportation and recreation." It further mentions that, "the plan is intended to encourage and increase bicycling and walking in Guadalupe by making them more safe, convenient, and enjoyable," (City of Guadalupe, 2013).

The draft plan proposes to increase pedestrian-friendly infrastructure within the City. Additional sidewalk infrastructure will be added to all sections previously lacking it. This will ensure better linkage, safer passage and access to all parts of the City and provides for additional growth of the community. Particularly important would be the addition of sidewalk on Guadalupe Street running northbound parallel to the train tracks, as well as running eastbound along West Main Street near the proposed DJ Farms development.

Crosswalks have been proposed for every connecting local residential street along West Main Street on both east and west sections. Further, crosswalks have been proposed for nearly every intersection in the northern downtown commercial section of the City. The provision of additional pedestrian crossing points and flashing "Stop Ahead" signs will help mitigate the opportunities for vehicle and pedestrian collision incidences. The plan also extends pedestrian access on Fourth Street to Guadalupe by providing additional sidewalks and a railroad overcrossing. This design allows for increased connectivity between the east and west sections of the City. Additionally, the plan seeks to add a flashing crosswalk sign at the intersection between Tognazzini Avenue and West Main Street.

One of the major design aspects of the draft plan is the proposed creation of a multi-use trail that would run parallel to the Santa Maria River. This would provide Guadalupe residents with a great recreational feature, as well as create a destination point for visitors from neighboring cities. Additionally, the plan includes a multi-use trail that would circle the small pond next to the Guadalupe School District Office.

SBCAG: Measure "A" – North County Investment Plan

As part of North Santa Barbara County, Guadalupe will receive a portion of the \$1 billion in Measure A funding that is allocated annually to be used on circulation improvements and Safe Routes to School, bicycle and pedestrian programs.

FIGURE 33. EXISTING PEDESTRIAN FACILITIES



Source: Rincon Consultants, 2013

FIGURE 34. PROPOSED PEDESTRIAN FACILITIES



Source: Rincon Consultants, 2013

PUBLIC TRANSIT

TRANSIT MODES AND USE

The City of Guadalupe provides both fixed-route and demand-response service within the City and extends to Santa Maria. According to the U.S. Census Bureau's 2007-2011 American Community Survey approximately 4.6% of residents use public transit as their primary means of getting to work. The Guadalupe Shuttle is a deviated fixed-route service that operates within City limits Monday through Friday, from 10 a.m. to 4 p.m., utilizing one bus. The Guadalupe Flyer is a fixed-route service that operates between Guadalupe and Santa Maria, from 6:15 a.m. to 7:15 p.m. Monday through Friday and 8:15 a.m. to 5:15 p.m. on Saturday while also utilizing only one bus. The City additionally owns one reserve bus and one Americans with Disabilities Act (ADA) compliant van. The City of Guadalupe owns and manages the transit system and contracts with SMOOTH (Santa Maria Organization of Transportation Helpers) for operation of the service. In fiscal year 2010/11, Guadalupe Transit had 113,642 boardings system-wide and achieved a fare-box recovery ratio of 30% (SBCAG, TNA, 2013).

Much of Guadalupe's public transportation is structured to provide service to and from the neighboring City of Santa Maria. Santa Maria opened a new transit center in June 2011. The center provides a hub for transit services including Santa Maria Area Transit (SMAT). This includes bus services operated by SMOOTH. The transit center has 16 bus bays, parking for park-and-ride passengers, emergency call boxes, bicycle racks, a connection to a multi-purpose trail, and a snack shop (SBCAG, TNA, 2012).

Personal Vehicle Usage

Personal vehicle usage is an important characteristic to evaluate in order to understand the public transportation needs of Guadalupe. The City of Guadalupe is located in a rural, largely agricultural setting. The means of transportation data reflect this characteristic. According to the U.S. Census Bureau's 2007-2011 American Community Survey (Figure 35), approximately 2.1% of households do not have a vehicle at their disposal (this is less than the Santa Barbara County average of 3.3%). The data reveals a very high rate of vehicle ownership as well as vehicle reliance. Because current transportation use in Guadalupe is heavily oriented toward vehicle ownership, a potential opportunity exists to increase public transportation options for residents to reduce automobile dependency and decrease vehicle miles traveled for commuting.

FIGURE 35. MEANS OF TRANSPORTATION TO WORK BY SELECTED CHARACTERISTICS

S0802: MEANS OF TRANSPORTATION TO WORK BY SELECTED CHARACTERISTICS								
Subject	Guadalupe city, California				Santa Barbara County, California			
	Total	Car, truck, or van -- drove alone	Car, truck, or van -- carpooled	Public transportation (excluding taxicab)	Total	Car, truck, or van -- drove alone	Car, truck, or van -- carpooled	Public transportation (excluding taxicab)
	Estimate							
Workers 16 years and over	3,110	1,960	783	142	191,238	125,259	29,513	6,956
	VEHICLE OWNERSHIP							
No vehicle available	2.1%	1.6%	0.0%	0.0%	3.3%	1.0%	4.1%	17.4%
1 vehicle available	14.9%	13.9%	18.0%	0.0%	20.1%	17.3%	24.4%	25.9%
2 vehicles available	46.7%	45.9%	60.3%	31.7%	39.1%	41.3%	37.4%	32.1%
3 or more vehicles available	36.4%	38.6%	21.7%	68.3%	37.5%	40.4%	34.1%	24.6%

Source: US Census, American Fact Finder, S0802

FIGURE 36. GUADALUPE TRANSIT RIDERSHIP

SERVICE	FY 2008/2009	FY 2009/2010	FY 2010/2011	FY 2011/2012	% CHANGE IN PAST YEAR
Guadalupe Flyer	96,686	86,186	89,520	87,160	-3
Guadalupe Shuttle	23,645	24,488	23,732	24,847	5
Guadalupe ADA	652	364	390	852	118
SB County Health Clinic Shuttle	1,365	1,491	NA	NA	NA
Amtrak	NA	10,018	10,649	11,250	-1
CalVans*	NA	NA	NA	NA	NA

*not yet in service

Source: SMOOTH

Guadalupe Flyer

According to the Santa Barbara County Association of Governments (SBCAG) fiscal 2010-2012 Triennial Performance Audit of Guadalupe Transit, the Guadalupe Flyer provides intercity fixed route service between Santa Maria and Guadalupe. The Flyer is the primary public bus service in Guadalupe and has 18 stops between the two cities; it operates year round, seven days a week. The line runs along Main Street (Highway 166), it has 12 bus stop locations in Guadalupe (including the Amtrak Station by request). The scheduled frequency of each loop is once per hour. In fiscal year 2011-2012 the ridership amounted to 87,160 (see Figure 36). The Flyer provides connections to several other transit services in Santa Maria at the Transit Center. These services include Santa Maria Area Transit (SMAT), Breeze, Cuyama Transit, Clean Air Express, and San Luis Obispo Regional Transit Authority (SLORTA) Route 10. Nearby private transportation carriers include Greyhound and Amtrak Thruway Bus stations. As a result of its 2008 Short Range Transit Plan, the Guadalupe Flyer extended its evening schedule by one hour—the last loop is at 6:15 p.m. rather than 5:15 p.m.

Guadalupe Shuttle

The Guadalupe Shuttle's deviated fixed-route services passengers anywhere within the limits of the City of Guadalupe via a call in service. In fiscal year 2011/2012, the ridership was 24,847. Passengers can schedule a ride in advance, much like a demand response service, as well as access the service from designated bus stops. The Shuttle operates from 10 a.m. to 4 p.m. Monday through Friday. The service does not operate on weekends or federal holidays. Shuttle service is ADA accessible.

Amtrak

Amtrak provides the only commercial intercity passenger rail service in Santa Barbara County, using the Union Pacific mainline tracks. Amtrak offers two train routes in Santa Barbara County, operated under an agreement with the state. Guadalupe's Amtrak station on the Pacific Surfliner route is located on Guadalupe Street (Highway 1) south of Fifth Street. Service is generally provided seven days a week. As of 2012 the ridership amounted to 11,250 annually. Guadalupe has an unstaffed, sheltered station.

School Buses

The Guadalupe Union School District normally runs two primary buses. These buses transport approximately 1,200 students that attend Mary Buren Elementary School and Kermit McKenzie Junior High School. The Santa Maria Joint Union High School District provides school bus service for Guadalupe high school students between the City of Guadalupe and Ernest Righetti High School in neighboring Santa Maria.

PARATRANSIT

Guadalupe ADA

The Guadalupe Transit ADA bus offers curb-to-curb service for eligible residents with disabilities. The service mirrors the Flyer schedule hours and is available within Guadalupe City limits and into Santa Maria. All vehicles in the fleet are either lift-

equipped or have ramps/low floors and conform to ADA requirements. Total ridership amounted to 852 in fiscal year 2011-2012

County Health Clinic Shuttle

The Santa Barbara Health Clinic Shuttle is a regional service that picks up passengers at home in Buellton, Guadalupe, Lompoc, Santa Maria, Santa Ynez, and Solvang and takes them to medical appointments in Santa Barbara. The service is fully funded by the Santa Barbara County Public Health Department and passenger fares. The shuttle operates on Mondays, Tuesdays, and Thursdays. Ridership in 2009/2010 (the most recent statistics available) was 1,491 for the entire County (individual statistics for Guadalupe are not available).

CalVans

CalVans is a statewide commuter and farm worker vanpool agency formed with a joint powers agreement between councils of governments throughout the state. In March 2011, the SBCAG Board voted to join CalVans, CalVans provides support for the formation and operation of both commuter and farm worker vanpools to all member agency counties. CalVans offers several advantages over private vanpool companies by providing lower cost vanpools for farm workers, eliminating credit requirements for vanpool coordinators, allowing for the vehicle to be returned at any time with no financial consequences, and removing the 30-day lease cancelation requirements.

Airport Transit

The privately owned and operated Roadrunner Shuttle and Limousine Service offers door-to-door transportation to and from airports in Santa Barbara, Los Angeles, and Burbank from anywhere in Santa Barbara County.

PRICING STRUCTURE OF PRIMARY MODES

FIGURE 37. FARE PRICE IN DOLLARS (\$)

	SERVICE	STANDARD	STUDENTS	SENIORS	PERSONS WITH DISABILITIES
City of Guadalupe	Guadalupe Flyer	1.50	1.00	1.00	1.00
	Guadalupe Shuttle	0.50	0.25	0.25	0.25
	Guadalupe ADA	NA	NA	NA	3.00-6.00 round trip
Other	SB County Health Clinic Shuttle	NA	NA	NA	3.00-6.00 round trip*
	CalVans^		NA	NA	NA

*to Santa Barbara

^not yet in service with Guadalupe as a point of origin

Source: SBCAG

TRANSIT DEPENDENT POPULATION

Guadalupe's transit system continues to have high ridership based on its population (Figure 37); the services provided by Guadalupe Transit are seen as vital to residents. Examining means of transportation data from the US Census shows that particular groups rely heavily on public transit options. Most notable is that nearly 90 percent of females arrive at work via public transportation, versus roughly ten percent for males. Transit use is also high (approximately 60 %) for those earning less than \$10,000 in the last 12 months and those aged 25-44 (approximately 54%). Additionally, nearly 100% of the ridership is of Hispanic or Latino origin (of any race) and 85.2% who speak a language other than English relies on public transit options. These numbers are all significantly higher than compared with the Santa Barbara County as a whole. Significant efforts have been made in order to reach Hispanic riders by SMOOTH, including the utilization of content in Spanish on its website, schedules, and brochures.

According to U.S. Census, approximately 28% of Guadalupe residents are under the age of 14. Additionally, 23% of residents have some level of disability, while 15% live in poverty and 8% are over the age of 65. Specifically, these demographic groups are often viewed as transit dependency indicators. A significant share of young people in the City of Guadalupe relies on public transit. Furthermore, an SBCAG report found that the unincorporated area surrounding Guadalupe also has a high percentage of persons with disabilities and a high percentage of people living in poverty.

REGIONAL TRANSPORTATION IMPROVEMENT PROGRAMS

Santa Barbara County is currently in the process of creating the North Santa Barbara County Transit Plan. One of the long-range planning goals of this document is to expand early morning and evening peak period Guadalupe Flyer service in order to connect it with SLORTA Route 10 and Santa Maria Area Transit. In 2008, the current Guadalupe Short Range Transit Plan (SRTP) was adopted. This plan is the sole long range planning guide for the future of the system. During the creation of this Background Report, the City released a Request for Proposals for potential consultant teams to submit their proposals to update the SRTP. The updated SRTP is expected to be adopted in 2014 and may require a General Plan amendment. Servicing the DJ Farms Specific Plan has been identified as a transportation improvement goal which will be included in the Plan update. This new subdivision is located south of Highway 166 and is expected to consist of approximately 800 new households. The updated SRTP will include a transportation service design for this area.

NEED FOR ADDITIONAL EXPANSION AND IMPROVEMENTS

To date, Guadalupe Transit has used all Transportation Development Act (TDA) funding for service and infrastructure improvements. Due to this, adding bus shelters, stops, and lighting is not currently feasible. The high proportion of disabled persons in Guadalupe has led to successful efforts aimed at increasing public awareness of ADA services available to eligible residents. However, expansion of some Santa Barbara County services to Guadalupe's transit dependent population could become necessary

due to the 40% population increase the City expects to receive from development of the DJ Farm subdivision. SMOOTH provides Senior Dial-a-ride curb to curb service for Residents 60 years and over in the Santa Maria and Orcutt area. Community Partners in Caring offers free 24/7 door-to-door transportation to seniors for non-emergency medical service rides in the Santa Maria, Lompoc, and Santa Ynez Valleys. This service is run by volunteers that are trained and screened to provide the best possible care to seniors in need. Additionally, a 2012 SBCAG audit of Guadalupe's transit system identified the need for a web-link between the websites of the City and SMOOTH. Currently, no link exists between the City's homepage and SMOOTH's website, which contains the schedule, fares, the transit system's direct connectivity, and ride policies for Guadalupe Transit.

TRANSPORTATION SYSTEMS MANAGEMENT

According to North Central Texas Council of Governments, Transportation Systems Management (TSM) is an approach to congestion mitigation that identifies improvements to enhance the capacity of existing systems using operational efficiency. These techniques are designed to improve traffic flow, air quality, and movement of vehicles and goods, as well as enhance system accessibility and safety, which can be beneficial to Guadalupe's current system. Since these strategies are typically low in cost but effective, the changes might be more attainable for local government to implement.

TSM improvements include intersection and signal enhancements, freeway and arterial bottleneck removal, data collection to monitor system performance, and special events management strategies (NCTCOG, 2008).

The following TSM improvements would be applicable to the City of Guadalupe:

- Additional turning lanes
- Grade separations
- Pavement striping
- Lane assignment changes
- Additional signage and lighting
- Widening narrow lanes and shoulders
- Remove inadequate signage and pavement striping

All of the above TSM strategies are appropriate in improving the current condition of Guadalupe's transportation system. TSM projects can supplement major capital improvements, which would take an exorbitant amount of time to fund and implement in Guadalupe.

SANTA BARBARA COUNTY'S APPROACH TO TSM

Santa Barbara County began to address the County's congestion issue by producing the Congestion Management Plan. There have been two published, in 2003 and 2009. Within these plans TSM was not addressed directly, but recommendations included capital improvement projects mitigating increased congestion. Guadalupe was briefly mentioned in both documents recommending improvements on a regional scale.

IMPROVEMENT OPPORTUNITIES

Caltrans recommends some TSM improvements but does not categorize them as such. According to Caltrans, improving circulation on the City's local street system to ensure adequate pedestrian and vehicular access for new development is a priority

(Transportation Planning Fact Sheet, 2008, p.23). The main recommendations relate to the two main arterial roads: Highway 1 and Highway 166. During the assessments Caltrans recommended the following TSM improvements for Highway 166:

- Lanes and shoulders should be widened
- Add passing lanes or turnouts to improve operations
- Elevate the railroad crossing on Highway 166

Caltrans recommended the following TSM improvements for Highway 1:

- Construct system-wide operational improvements
- Widen the route to 4-lanes with continuous channelization
- Improve signage
- Develop alternatives for railroad crossing at or near intersection of Highway 1 and Highway 166

CHAPTER 3

HOUSING

INTRODUCTION

The housing element is the only element that is required by State law to be updated every eight years, and is required to be reviewed and certified by the California Department of Housing and Community Development. The provision of quality housing for residents of Guadalupe is a primary concern of the City. The City of Guadalupe's Housing Element was last updated in 2011.

The initial phase of the update includes a background report, followed by policies and objectives of the City concerning housing. The background report comprises analysis of Census data as collected and related to the City's Housing Element. The Census data contains information such as employment, demographics, and employment projection by sector. The background report also addresses the housing needs of residents and what type and amount of housing will be required in the future to provide for people residing in Guadalupe boundaries.

COMMUNITY CONTEXT

Surrounded by farmland, the City serves as an agricultural service center for the productive Santa Maria Valley farms, providing the processing and shipping of many of the Valley's crops. With the predominant land use being residential, the City provides homes for many persons employed in the production, processing, and shipping of agricultural products. Compared to most other cities in the County, Guadalupe has been a relatively stable community, experiencing modest population growth over the past 30 years.

As of 2010, the City had an estimated population of 7,080 residents, of which over 86 percent were Hispanic or Latino (U.S. Census Bureau, 2010). Approximately 37 percent of the population is foreign-born with the majority born in Latin America. With most workers being involved in agriculture, median household incomes are below the State average and there is a need for affordable workforce housing. Household incomes are also among the lowest in Santa Barbara County and as a result, many City residents qualify as those in the range for affordable housing units.

Between 2000 and 2007, Guadalupe’s median home price has doubled to \$230,952, significantly outpacing the area’s income growth (ESRI, 2008)¹. Historically, in part because of this increase in housing prices, overcrowding has been a major issue in Guadalupe, affecting up to 21 percent of households. This puts emphasis on the need for more affordable housing.

PUBLIC PARTICIPATION

Public participation is an important component of the Housing Element update process. Input from all segments of the community helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. During preparation of the Housing Element Update, citizen and stakeholder participation was actively encouraged in the following ways:

- A community workshop was held on December 10, 2013 to gather input on the community’s needs regarding land use; housing; economic development and redevelopment; community design and historic preservation; circulation; public facilities; conservation and open space; safety; and noise.
- Public notices of the workshop were distributed at the Guadalupe Salad Bowl Festival on Saturday, October 19, 2103.
- Public notices of the workshop were distributed at the CAUSE/PUEBLO meeting on Friday, October 18, 2013.
- Public notices of the workshop were distributed through THRIVE and Migrant Education Services prior to the workshop.

Key Findings

During the October 18, 2013 meeting with CAUSE/PUEBLO, in response to the question of what housing issues in Guadalupe you most concerned about, 42 percent of respondents indicated that there was a lack of low income/affordable housing and that rents were too high. In response to the question of whether or not high costs affected them, 72 percent of respondents answered yes. In response to the question of how has high housing costs affected them, 32 percent of respondents answered that salaries and income are low, 21 percent of respondents answered that housing prices are increasing, and 21 percent of respondents answered that rents are too high. In response to the question of what do you think the City of Guadalupe should do to promote affordable housing, 32 percent of respondents answered address the need for low-income housing.

¹ The median home value of owner occupied units in Guadalupe is \$199,400 (Source: US Census Bureau, B25077, ACS 2008-2012).



Guadalupe Community Workshop, December 10, 2013



Guadalupe Community Workshop, December 10, 2013



Guadalupe Salad Bowl Festival, October 19, 2013

CONSISTENCY WITH STATE LAW

Government Code Section 65583 lists requirements of the housing element. Each housing element must contain “an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing.” By law, the housing element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community’s goals, quantified objectives, and policies relevant to the maintenance, improvement and development of housing;
- A program that sets forth a schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

The housing element must also:

- Identify adequate residential sites available for a variety of housing types for all income levels
- Assist in developing adequate housing to meet the needs of extremely low, very low, low and moderate-income households;
- Address governmental constraints to housing maintenance, improvement, and development;
- Conserve and improve the condition of the existing affordable housing stock; and
- Promote housing opportunities for all persons

The Housing Element requires review and certification by the State of California Department of Housing and Community Development (HCD).

CONSISTENCY WITH OTHER ELEMENTS OF THE GENERAL PLAN

State law requires that the Housing Element be consistent with all other nine elements of the Guadalupe General Plan. Every time the General Plan is updated the Housing Element is reviewed for internal consistency. The last update to the Housing Element was in 2011 and internal consistencies with land use designations in the Land Use Element have been considered in drafting the update.

ORGANIZATION OF THE BACKGROUND REPORT

The background report is organized into six chapters. This first chapter is introductory, touching on the Housing Element's consistency with state law and with the other elements of the City's General Plan. It also discusses the public participation component of this process. Chapter 2 provides analysis of those issues required to be addressed by State law with a housing needs assessment. It discusses population, employment, household, and housing stock characteristics; special housing needs; assisted housing at-risk of conversion; and future growth needs as set forth by the Santa Barbara County Association of Governments. Chapter 3 describes the resources available in Guadalupe to achieve the City's allocation of regional housing needs, including land resources, financial and administrative resources, and energy conservation opportunities. Chapter 4 provides a discussion of both governmental and non-governmental constraints. Chapter 5 discusses opportunities for conserving energy in residential development. Finally, Chapter 6 contains a review of the 2011 Housing Element.

HOUSING NEEDS ASSESSMENT

State law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing needs. This chapter provides an assessment of housing needs. It includes an analysis of general population, employment, household, and housing stock characteristics and trends to help define existing housing needs. Characteristics of disadvantaged groups with special housing needs are also addressed. The chapter looks at whether any existing assisted housing units are at-risk of conversion to market rate housing. Finally, the City’s projected housing needs based on the Santa Barbara County Association of Government’s 2014-2022 Regional Housing Needs Plan (RHNP) are examined.

This Housing Needs Assessment utilizes the most recent data from the US Census of Population and Housing, US Economic Census, California Department of Finance, California Employment Development Department (EDD), Santa Barbara County Association of Governments (SBCAG), and other relevant sources. The implications of these findings for the City’s housing policies and programs are also discussed.

POPULATION CHARACTERISTICS

Population Growth Trends

The City of Guadalupe has experienced substantial population growth between 2000 and 2010. Table 1 shows that between 1990 and 2000, the City’s population increased just 3 percent. Since 2000, however, the population increased by almost 25 percent. As of 2010 Guadalupe had a population of 7,080, representing 1.7 percent of Santa Barbara County’s total population of 423,895.

TABLE 23. Population Growth Trends - Guadalupe vs. Santa Barbara County, 1990 – 2010

	1990	2000	2010	PERCENT CHANGE (1990-2000)	PERCENT CHANGE (2000-2010)
Guadalupe	5,479	5,659	7,080	3.29%	25.11%
Santa Barbara County	369,608	399,347	423,895	8.05%	6.15%

Sources: US Census Bureau, DP-1
2000 SFI, DP-1 2010 SFI

Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyle, family type, income level, and housing preference. Table 24 provides a comparison of the City’s and County’s population by age groups in 2010. This table shows that the age distribution of the City’s

population is younger overall than Santa Barbara County as a whole (median age of 28.2 for the City vs. 33.6 for the County). In 2010, 46 percent of City residents were under the age of 25 and 73 percent of the population was under the age of 45. Senior citizens represented the smallest proportion of the population at 8 percent.

TABLE 24. Age Distribution – Guadalupe vs. Santa Barbara County, 2010

AGE GROUP	GUADALUPE		SANTA BARBARA COUNTY	
	Persons	Percent	Persons	Percent
Total population	7,080	100	423,895	100
Under 18 years	2,424	34.2	98,047	23.1
18 to 24 years	797	11.3	63,267	14.9
25 to 44 years	1,930	27.3	108,170	25.5
45 to 64 years	1,362	19.2	100,013	23.6
65 to 74 years	281	4	26,776	6.3
75 to 84 years	216	3.1	18,532	4.4
85 years and over	70	1	9,090	2.1
Median age (years)	28.2		33.6	

Source: US Census Bureau, SFI: QT-PI, 2010

Race and Ethnicity

The racial and ethnic composition of Guadalupe differs from Santa Barbara County in that the majority of City residents are Hispanic/Latino. Approximately 86 percent of City residents identify themselves as Hispanic or Latino in origin, whereas only 43 percent of County residents are in this category. Guadalupe's proportion of Hispanic and Latino citizens has remained stable since 1990 (Table 25).

The City's racial composition also differs from that of the County in that 48 percent of Guadalupe residents identify themselves as white, while 70 percent of County residents identify themselves as white. The proportion of Guadalupe residents who identify themselves as white increased from 46 percent in 2000 to 48 percent in 2010.

TABLE 25. Population by Race/Ethnicity - Guadalupe vs. Santa Barbara County, 2010

Race	GUADALUPE		SANTA BARBARA COUNTY	
	Persons	Percent	Persons	Percent
Total Population	7,080	100	423,895	100
White alone	3,395	48	295,124	69.6
Black or African American alone	74	1	8,513	2
American Indian and Alaska Native alone	103	1.5	5,485	1.3
Asian alone	279	3.9	20,665	4.9
Native Hawaiian and Other Pacific Islander alone	5	0.1	806	0.2
Some other race alone	2,783	39.3	73,860	17.4
Two or more races	441	6.2	19,442	4.6
Hispanic or Latino (of any race)	6,103	86.2	181,687	42.9
Not Hispanic or Latino	977	13.8	242,208	57.1

SOURCE: US Census Bureau, SFI, DPI, 2010

Conclusion

The population data suggests that as Guadalupe’s population increases, the City should continue to provide housing for young adults and families. This includes both single family and multi-family residential units. It will be important to increase the housing supply, choice, and affordability in order to avoid overcrowded living quarters.

EMPLOYMENT TRENDS

Current Employment

Employment affects housing needs within a community to the extent that different jobs and income levels determine the type and size of housing a household can afford. According to the 2010 Census, a total of 3,388 or 67 percent of Guadalupe residents were in the labor force, with an unemployment rate of 4.7 percent. Table 26 shows that a somewhat larger proportion of the City’s population is in the labor force as compared to the County. Guadalupe’s unemployment rate is equal to that of the County. According to the California Employment Development Department, this is decrease from the 2009 unemployment data which showed the City as having a 10.9 unemployment percentage and the County as having an 8.5 unemployment percentage.

TABLE 26. Labor Force and Unemployment Rates- Guadalupe vs. Santa Barbara County, 2010

	GUADALUPE		SANTA BARBARA COUNTY	
	Persons	Percent	Persons	Percent
In Labor Force*	3388	69.60%	211716	63.90%
-Employed	3149	64.70%	194019	58.60%
-Unemployed	227	4.70%	15646	4.70%
Not in labor force	1479	30.40%	119548	36.10%

* Ages 16 years and older

Source: US Census Bureau, DP03, 2010

In 2011, the largest industry employing Guadalupe residents was agriculture, constituting 26 percent of Guadalupe's working residents (Table 27). In 2002, the US Census Bureau conducted the Economic Census, which determined average annual salaries by industry and categorized them as "low" (less than \$30,000 per year), "mid" (between \$30,000 to \$50,000 per year), and "high" (greater than \$50,000 per year) level wages. Results of this census indicate that 60 percent of Guadalupe residents were employed in industries that pay low-level wages and 30 percent are employed in industries that pay mid-level wages. Collectively, these employment industries constituted 90 percent of the workforce.

TABLE 27. Employment by Industry – Guadalupe, 2011

INDUSTRY	PERSONS	PERCENT	AVERAGE ANNUAL SALLARY (NATION)
Civilian employed population 16 years and over	3,178	3,178	N/A
Agriculture, forestry, fishing and hunting, and mining	829	26.09%	\$25,950
Construction	228	7.17%	\$48,920
Manufacturing	298	9.38%	\$47,240
Wholesale trade	242	7.61%	\$52,150
Retail trade	232	7.30%	\$29,710
Transportation and warehousing, and utilities	116	3.65%	\$44,880
Educational services, and health care and social assistance	359	11.30%	\$50,240
Arts, entertainment, and recreation, and accommodation and food services	249	7.84%	\$33,440
Other services, except public administration	142	4.47%	\$36,700
*Public administration	85	2.67%	\$62,608
Professional, scientific, and management, and administrative and waste management services	266	8.37%	\$72,930

Finance and insurance, and real estate and rental and leasing	106	3.34%	\$61,640
Information	26	0.82%	\$63,980

* For public administration, mean hourly wage was multiplied by 2,080 days
Source: US Census Bureau, SF: DP-3, 2011; US Economic Census, 2002, Bureau of Labor Statistics 2011

<http://www.bls.gov/ggsoccl/sector92.htm>

Projected Job Growth

Future housing needs are affected by the number and type of new jobs created during this planning period. Table 28 shows projected job growth by occupation for the Santa Barbara-Santa Maria-Goleta Metropolitan Statistical Area (Santa Barbara County) for the period 2008-2018. Total employment is expected to grow by 6.2 percent during this period and 1,700 new jobs are anticipated. This would bring the employment of Santa Barbara County to approximately 29,400 by 2018 (California Employment Development Department, 2012).

Generally, residents that are employed in well-paying occupations (i.e. Professional and Business Services, Financial Activities, and Information) have less difficulty obtaining adequate housing than residents in low paying occupations (Farming, Leisure and Hospitality, Educational Services, and Retail Trade). Table 28 shows that low paying occupations are projected to grow by approximately 6,700 jobs by 2018.

TABLE 28. Projected Job Growth by Occupation – Santa Barbara-Santa Maria-Goleta, 2008-2018

OCCUPATION TITLE	ANNUAL AVERAGE EMPLOYMENT		EMPLOYMENT CHANGE	
	2008	2018	Numerical	Percent
Farming, Natural Resources, and Mining	17,100	19,000	1,900	11.10%
Construction	9,700	9,900	200	2.10%
Manufacturing	13,000	12,800	-200	-1.50%
Trade, Transportation, and Utilities	27,700	29,400	1,700	6.10%
Wholesale Trade	4,600	4,900	300	6.50%
Retail Trade	20,000	21,300	1,300	6.50%
Transportation, Warehousing, and Utilities	3,100	3,200	100	3.20%
Information	3,700	3,600	-100	-2.70%
Financial Activities	7,800	7,900	100	1.30%
Professional and Business Services	22,400	24,300	1,900	8.50%
Education Services, Health Care and Social Assistance	20,600	23,000	2,400	11.70%
Leisure and Hospitality	23,100	24,200	1,100	4.80%
Government	37,300	39,700	2,400	6.40%
Total Employment	212,108	225,218	13,100	6.2%

Source: California Employment Development Department, 2012

Jobs-Housing Balance

A regional balance of jobs to housing helps ensure that the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets may become saturated, requiring households to pay a larger percentage of their income for housing. A tight housing market can also result in overcrowding and longer commute times as workers seek more affordable housing in outlying areas. According to SBCAG (2007), this relationship between jobs and housing has become increasingly important. In recent years the jobs/housing imbalance has intensified, and workers have increasingly crowded into the limited available housing in southern Santa Barbara County, or sought less-expensive housing in northern Santa Barbara County.

Current research suggests that a reasonable jobs/housing ratio should be within the range of one new housing unit for every 1.0 to 1.5 jobs (SBCAG, 2007). A ratio above 1.5 could indicate that there may be an insufficient supply of housing to meet the needs of the local workforce. A ratio below 1.0 could denote an insufficient supply of jobs to support the local population.

Based on the Economic Census (2002), Guadalupe's job/housing ratio was substantially unbalanced at 0.25, with four housing units for every one job. This indicates that Guadalupe may be housing workers from other cities. The Census further supports this idea, reporting the average commute time for Guadalupe's workforce as 24 minutes. This is approximately the time it takes to get to neighboring communities, such as Santa Maria.

If workers from other parts of the County continue to move to Guadalupe, the cost of housing in the City may rise. The City should monitor housing costs as new units are produced, as prices may be an indicator of the availability of affordable housing for higher cost areas. In addition, the City must make an effort to create new jobs as new homes are built, to reduce commute times and improve the quality of life for residents.

Conclusion

The employment characteristics and trends indicate a strong need for moderate- and lower-income housing to support the housing needs of residents employed by the farming and services sectors. The demand for affordable homes and apartments is likely to remain very high as many of the new jobs created will not provide the income needed to buy a new home in Guadalupe. It will therefore be important to provide adequate affordable housing, particularly for farm and service workers. The City should also monitor housing prices as new units are built and continue to encourage local job growth in order to avoid a greater imbalance of jobs to housing.

HOUSEHOLD CHARACTERISTICS

Household Growth

Household characteristics are important indicators of the type and size of housing needed in a city. The US Census Bureau defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit.

As of 2010, there were 1,810 households in Guadalupe (U.S. Census Bureau). Between 1990 and 2000, households increased at a rate of 0.5 percent per year. Between 2000 and 2010, 396 new households were added, and the rate of change increased to 2.8 percent per year (Table 29).

TABLE 29. Household Growth Trends – Guadalupe, 1990-2008

YEAR	HOUSEHOLDS	NUMERICAL CHANGE	ANNUAL PERCENT CHANGE
1990	1,352	-	-
2000	1,414	62	0.50%
2010	1,810	396	2.80%

Source: US Census Bureau, SFI: DP 1, 2010

Household Composition and Size

Table 30 provides a comparison of households by type for Guadalupe and Santa Barbara County as a whole, as reported in the 2010 Census. Family households comprised approximately 86 percent of all households in the City, which is 21 percent higher than the County. Of the family households in Guadalupe, 50 percent had children under the age of 18. Non-family households made up 15 percent of the population.

TABLE 30. Household Composition - Guadalupe vs. Santa Barbara County, 2010

TYPE	GUADALUPE		SANTA BARBARA COUNTY	
	Households	Percent	Households	Percent
Total households	1,810	100%	142,104	100%
Families	1,548	85.5%	91,600	64.5%
-with children under 18	897	49.6%	42,287	21.7%
Nonfamily households	262	14.5%	50,504	35.5%
Average household size	3.9		2.9	

Source: US Census Bureau, SFI: P18, H12, 2010

Guadalupe also has a much larger percentage of households that have four or more persons than Santa Barbara County (Table 30). In Guadalupe, 55 percent of households are comprised of four or more persons, compared to just 31 percent of households in the County. Guadalupe’s average household size is 3.9 persons compared to 2.9 persons per household in the County. These statistics suggest that there is a greater need for large housing units in Guadalupe than in other areas of Santa Barbara County

TABLE 31. Household Size - Guadalupe vs. Santa Barbara County, 2010

PERSONS PER HOUSEHOLD	GUADALUPE		SANTA BARBARA COUNTY	
	Households	Percent	Households	Percent
Total Households	1,810	100%	142,104	100%
1-person household	213	12%	35,258	25%
2-person household	332	18%	43,834	31%
3-person household	274	15%	20,863	15%
4-person household	337	19%	19,472	14%
5-person household	283	16%	10,797	8%
6-person household	186	10%	5,170	4%
7-or-more-person household	185	10%	6,710	5%
Average household size	3.9		2.9	

Source: US Census Bureau, SF1: H13, 2010

Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. Table 31 shows the breakdown of households by income. According to the 2010 Census, the median household income in Guadalupe was the lowest of cities in Santa Barbara County at \$42,978 (Table 32). Census data indicates that the median household income in Guadalupe increased from \$31,205 in 2000 to \$42,978 in 2010, but it still remains lower than that of neighboring jurisdictions such as Santa Barbara County, which has a median household income of \$56,767. This demonstrates the need for affordable housing to adequately accommodate residents with lower incomes.

TABLE 32. Household Income – Guadalupe, 2010

INCOME RANGE	HOUSEHOLDS
Less than \$10,000	121
\$10,000 to \$14,999	59
\$15,000 to \$24,999	255
\$25,000 to \$34,999	280
\$35,000 to \$49,999	412
\$50,000 to \$74,999	483
\$75,000 to \$99,999	214
\$100,000 to \$149,999	53
\$150,000 to \$199,999	11
\$200,000 or more	0

Source: US Census Bureau, SF3:DP03, 2010

TABLE 33. Median Household Income – Santa Barbara County and Cities, 2010

JURISDICTION NAME	MEDIAN HOUSEHOLD INCOME	PERCENT OF COUNTY MEDIAN INCOME
Santa Barbara County	\$56,767	100%
Buellton	\$63,988	113%
Carpinteria	\$63,834	112%
Goleta	\$66,921	118%
Lompoc	\$46,932	83%
Santa Maria	\$51,450	91%
Guadalupe	\$42,978	76%

Source: US Census Bureau, SF3:DP03, 2010

State law establishes four household income categories for purposes of housing programs based on area median income (AMI): very-low (less than 50 percent of AMI), low (51 to 80 percent of AMI), moderate (81 to 120 percent of AMI), and above-moderate (over 120 percent AMI). Table 34 shows the income range for these groups, as well as the number and percentage of Guadalupe households in each group.

According to the 2010 Census and the Regional Housing Needs Plan, 36 percent of households in Guadalupe were in the very low-income bracket. 21 percent were in the low and 15 percent were in the moderate. 28 percent were in the above moderate income group. With 57 percent of households falling within the very low and low income bracket, this shows the need for more affordable housing within the City of Guadalupe.

TABLE 34. Median Income Distribution Of Household Income Groups – Guadalupe, 2010

INCOME GROUP	INCOME RANGE	HOUSEHOLDS	PERCENT OF HOUSEHOLDS
Very Low	Less than \$23,338	652	36%
Low	\$23,338 to \$37,341	380	21%
Moderate	\$37,342 to \$56,012	272	15%
Above Moderate	More than \$56,013	507	28%

Source: US Census Bureau, DPI, 2010; SBCAG, Regional Housing Needs Plan, 2013

In addition to these four income categories, State law also requires quantification and analysis of housing needs of extremely low-income (ELI) households. ELI is a subset of the very low-income group and is defined as 30 percent of area median and below, or 50 percent of the very low-income households. In Guadalupe, approximately 326 households are in the ELI category.

Conclusion

Guadalupe is projected to experience continued household growth throughout the planning period. In order to adequately accommodate residents, it will be essential to

provide adequately sized and reasonably priced housing for family and non-family households. The demand for affordable homes and apartments is likely to remain very high, as a result of 72 percent of City households having moderate or lower incomes.

HOUSING STOCK CHARACTERISTICS

Housing Type and Growth Trends

As of October of 2013, the City of Guadalupe contained 1,890 housing units (California Department of Finance), which is a net increase of 440 units (or 30 percent) since the 2000 Census. The housing stock is comprised mostly of single-family detached homes, which make up 69 percent of all units, while multi-family units make up about 21 percent of the total. Ten percent of units are single-family attached units. Mobile homes comprise the remaining 0.5 percent. Table 35 provides a breakdown of the housing stock by type and compares it to Santa Barbara County's housing stock.

When compared to the County as a whole, Guadalupe has a much higher percentage of single-family detached units, a lower percentage of multi-family units, and a much lower percentage of mobile homes. Given the tendency of individuals to form large households in Guadalupe (discussed in previous sections), mobile homes are probably too small to suit the housing needs of many of the residents.

TABLE 35. Housing Unit Type – Guadalupe vs. Santa Barbara County, 2013

HOUSING TYPE	GUADALUPE		SANTA BARBARA COUNTY	
	Number	Percent	Number	Percent
Single-Family	1,483	78%	100,751	65%
Detached	1,297	69%	90,437	59%
Attached	186	10%	10,314	7%
Multi-Family	398	21%	45,491	30%
Mobile Home	9	0%	7,928	5%
Total Units	1,890	100%	154,170	100%

Source: California Department of Finance, Report E-5, 2013

Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have exterior or interior building components coated with lead-based paint. Housing units of this age are also the most likely to have lead-based paint in deteriorated condition, which can be hazardous if not remediated.

Table 36 shows the age distribution of the housing stock in Guadalupe. The majority of the City's housing stock was constructed before 1990, and well over one-half of the homes are thirty years old or older. These findings suggest that there may be a strong

need for maintenance and rehabilitation, including remediation of lead-based paint, for a large portion of the City’s housing stock. The Lead-Based Paint Hazard Control (LHC) and the Lead Hazard Reduction (LHRD) grant programs provide opportunities to identify and control lead-based paint hazards in eligible privately owned housing for rental or owner-occupants.

The City continues to apply for State Community Development Block Grant (CDBG) funds for rehabilitation programs. The intent of the program is to assist very low and low-income homeowners, as well as rental property owners (serving the very low and low-income sector of the population) in making repairs and improvements to their residential units.

TABLE 36. Age Of Housing Stock, Guadalupe

YEAR STRUCTURE BUILT	HOUSING UNITS	PERCENT
Total housing units	1,945	100.00%
Built 2005 or later	160	8.20%
Built 2000 to 2004	250	12.90%
Built 1990 to 1999	104	5.30%
Built 1980 to 1989	559	28.70%
Built 1970 to 1979	112	5.80%
Built 1960 to 1969	245	12.60%
Built 1950 to 1959	174	8.90%
Built 1940 to 1949	89	4.60%
Built 1939 or earlier	252	13.00%

SOURCE: Census Bureau, DP04, ACS, 2007-2011

Housing Survey

In October of 2008, a City-wide walking survey was conducted by graduate students from the California Polytechnic State University, San Luis Obispo, City and Regional Planning Department to identify the general structural conditions of homes in Guadalupe. The results of this survey are summarized in Table 37. The structural condition of the housing units was reported as “sound,” in need of “moderate rehabilitation,” or “dilapidated.” A sound dwelling unit is one that requires no repairs or only needs deferred maintenance (painting, roof patching, etc.). Moderate rehabilitation indicates that one or more structural repairs are necessary, as well as deferred maintenance. A dilapidated unit requires the replacement of all exterior elements and is generally considered not feasible to repair.

The vast majority of the housing was found to be in sound condition and was not in need of rehabilitation or replacement, though 7.5 percent of the units (137 units) are considered to need some form of rehabilitation. A total of two units in the City were considered dilapidated and in need of replacement.

Table 37 also shows the findings from two earlier housing surveys in Guadalupe. The general trend is that houses are increasing in quality. This could be largely due to rehabilitation grant programs, or newly constructed housing.

TABLE 37. Housing Condition Survey Results – Guadalupe

CONDITION	PEOPLE'S SELF-HELP HOUSING CORPORATION SURVEY 1998		RM AND ASSOCIATES HOUSING SURVEY 2003		CAL POLY LAND USE INVENTORY 2008	
	Number	Percent	Number	Percent	Number	Percent
Sound	1,223	86%	1,281	84%	1,697	90%
Moderate Rehabilitation	166	12%	198	13%	137	9%
Dilapidated	41	3%	53	3%	2	1%
Total Housing Units	1,430	100%	1,532	100%	1,836	100%

Housing Tenure

Housing tenure, or the ratio between owner-occupied and renter-occupied housing units, is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for purchase in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table 38 shows that as of 2011, 50 percent of occupied housing units were occupied by home-owners, while 50 percent were occupied by renters. It also reveals that ownership rates have decreased slowly over the last 3 years.

TABLE 38. Housing Tenure Of Occupied Units – Guadalupe, 2009-2011

	2009		2010		2011	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
Occupied housing units	1,943	94.69%	1,888	94.07%	1,825	93.83%
Owner-occupied	1103	56.77%	955	50.58%	909	49.81%
Renter-occupied	840	43.23%	933	49.42%	916	50.19%
Vacant housing units	109	5.31%	119	5.93%	120	6.17%
Total Housing Units	2,052	100.00%	2,007	100.00%	1,945	100%

Source: US Census Bureau, SFI: QT-H1, 2009,2010, 2011

Vacancy

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility. The US

Department of Housing and Urban Development (HUD) indicates that a vacancy rate of five percent is sufficient to provide choice and mobility.

As shown in Table 39, the vacancy rate in Guadalupe was 4.08 percent in 2010 (U.S. CENSUS BUREAU). Based on this rate, the City is below the recommended vacancy rate of five percent, which indicates that Guadalupe residents have limited housing choice and mobility. A low overall vacancy rate also indicates high demand and short supply of housing, which may result in continued use of units which are overcrowded, unsafe, unsanitary, or otherwise unsuitable for residential use. It also results in high prices and rents which most severely affect lower income households, people on fixed incomes, families with children, and other special-need groups. Discrimination is also more likely to occur when the rental vacancy rate is low.

TABLE 39. Occupancy Status of Housing Stock – Guadalupe, 2010

	2010	
	Number of Units	Percent of Total Units
Occupied housing units	1,810	95.92%
Vacant housing units	77	4.08%
Total Housing Units	1,887	100.00%

Source: US Census Bureau, SFI, DPI, 2010

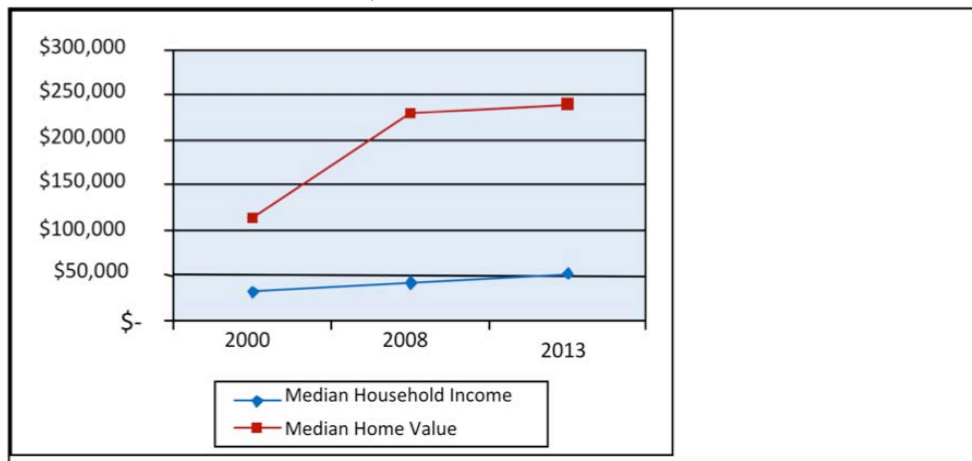
Housing Cost

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. In 2000, Guadalupe’s median home price was \$113,087, which doubled to \$230,952 in 2008 (ESRI 2008)². This indicates that home prices were increasing at about 13 percent a year, which outpaces the area income growth as shown in Figure 38. While home prices over this period increased, the 2008 median sale price was still substantially lower than the median sales prices for neighboring areas (SBCAG, 2008):

- South Coast - \$1,230,000
- Santa Maria Valley - \$400,000
- Lompoc Valley - \$366,000
- Santa Ynez Valley - \$800,000

² It should be noted that the recent trend in housing costs statewide and in the region has been downward, with median home prices decreasing substantially from 2007 to 2009.

FIGURE 38. MEDIAN HOUSEHOLD INCOME VS. MEDIAN HOME VALUE – GUADALUPE, 2000-2013



Source: ESRI, 2008

With regard to rental units, the median rent in Guadalupe in 2012 was \$841 per month for all types of housing. Table 40 shows the number of units by value of contract rent payments in 2010. Historical rent data shows that the median rent for a two-bedroom apartment in Guadalupe is \$1,050 per month (Rentometer.com). However, the rent for a two-bedroom apartment that is considered affordable (30 percent Area Median Income) in the County of Santa Barbara is \$533 per month (Out of Reach Report 2013, National Low Income Housing coalition).

TABLE 40. Values of Contract Rent Payments – Guadalupe, 2010

VALUE	NUMBER	PERCENT
Less than \$249	9	1%
\$250 to \$349	0	0%
\$350 to \$449	60	6%
\$450 to \$549	42	5%
\$550 to \$649	67	7%
\$650 to \$749	91	10%
\$750 to \$899	349	37%
\$900 and above	281	30%
No Cash Rent	34	4%
Un-accounted	0	0%
Total	933	100%

Source: US Census Bureau, SF3: H59 2010

Affordability and Overpayment

Housing is generally the greatest single expense item for California families. According to the HCD, a home is considered affordable when a household spends 30 percent or less of its gross income on housing. When a household spends more than 30 percent of its gross income on housing, it is considered to be overpaying or cost burdened.

Table 41 shows households by income range and the number of households overpaying by occupancy. The data reveals that a large percentage, almost 53 percent, of all Guadalupe residents are overpaying for housing (835 households). Of those households overpaying, 345 were homeowners and 490 were renters.

TABLE 41. Gross Rental Costs as a Percent of Household Income – Guadalupe, 2007 – 2011

PERCENT OF INCOME SPENT ON HOUSING	HOUSEHOLD INCOME RANGE							Total	Percent of Households
	Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 or more			
Renter-Occupied Units									
Less than 30 percent	0	19	41	207	100	24	391	43%	
30 percent or more	32	105	242	66	45	0	490	53%	
Not computed	24	11	0	0	0	0	35	4%	
Total	56	135	283	273	145	24	916	100%	
Owner-Occupied Units									
Less than 30 percent	0	0	67	51	189	24	331	49%	
30 percent or more	38	22	84	79	122	0	345	51%	
Not computed	0	0	0	0	0	0	0	0%	
Total	38	22	151	130	311	24	676	100%	

Source: US Census Bureau B25074, ACS 2007 - 2011, C25095

Overcrowding

Overcrowding is closely related to household income, housing prices, and the size of units within a community. The US Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens. Severe overcrowding occurs when a unit has more than 1.5 occupants per room. Overcrowding can result when there are not enough adequately sized housing units within a community, or when high housing costs relative to income forces many

individuals or families to share housing. Overcrowding can also accelerate deterioration of the housing stock.

Table 42 indicates that overcrowding in Guadalupe is substantially more prevalent than for Santa Barbara County as a whole. According to the 2010 Census, 21 percent of all households in Guadalupe were overcrowded, compared to 8 percent of households in the County. Table 42 also reveals that renter-occupied units are more crowded than owner-occupied units in Guadalupe, suggesting that more rental units are needed or a wider variety of affordable units.

TABLE 42. Overcrowding - Guadalupe vs. Santa Barbara County, 2010

HOUSEHOLD TYPE	GUADALUPE		SANTA BARBARA COUNTY	
	Households	Percent	Household	Percent
Owner-occupied	955	50.58%	76,757	54.13%
Overcrowded	117	12%	2,198	2.86%
Severely Overcrowded	24	2.51%	622	0.81%
Renter-occupied	933	49.42%	65,063	45.89%
Overcrowded	232	24.87%	5,517	8.48%
Severely Overcrowded	17	1.82%	3,141	4.83%
Total Households	1,888	100%	141,793	100%

Source: US Census Bureau; B25014, ACS 2006-2010

Conclusion

Overall, the City's housing stock is in good condition. However, half of it is more than 30 years old and may require more regular maintenance and repair. Programs which assist lower-income and/or elderly homeowners with home maintenance and repair should continue to be an important part of the City's housing program. The City takes a proactive approach toward housing conditions through its housing rehabilitation programs.

Since 2000, housing prices in the City have increased at a faster rate than household income. Many households in the City spend more than a third of their income on housing. The number of households that can comfortably afford the median priced home in the City, and the number that can afford the median priced apartment, has declined between 2000 and 2010. Programs to assist moderate-income first-time buyers and lower-income renters could help narrow the affordability gap (see Chapter III, Resources, for a list of potential funding sources and programs).

SPECIAL HOUSING NEEDS

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Guadalupe residents may experience a higher incidence of overpayment, overcrowding, or other housing problems.

Special housing needs are those associated with specific demographic or occupational groups which call for specific program responses, such as preservation of single-room occupancy hotels or the development of units with three or more bedrooms (HUD, 2009). A thorough analysis of special housing needs helps a municipality identify groups with the most serious housing needs in order to develop and prioritize responsive programs. State law specifically requires analysis of the special housing needs of the elderly, large families, female-headed households, persons with disabilities (including developmental disabilities), farmworkers, homeless persons and families, and extremely low-income households. Housing resources and constraints are further discussed in Chapters III and IV.

Elderly

Senior households typically have special housing needs due to three primary concerns: fixed income, high health care costs, and physical disabilities. According to the 2010 Census, almost 18 percent (or 327 households) of the City’s 1,414 households were age 65 or older. From 2000 to 2010, the number of elderly households in Guadalupe increased from 295 to 327, representing almost 18 percent of the City’s total households (Table 43). This is similar to Santa Barbara County, where approximately 14 percent of the households are age 65 or older.

TABLE 43. Households by Age – Guadalupe, 2000 and 2010

Householder Age	2000		2010	
	Households	Percent	Households	Percent
Up to 64 Years	1,119	79.10%	1483	81.93%
65 Years +	295	20.90%	327	18.07%
Total	1,414	100.00%	1,810	100.00%

Source: US Census Bureau, SF1: QT-H1&H2, 2000, 2010

Of the elderly householders in Guadalupe, 254 seniors are home-owners, making up almost 27 percent of owner-occupied households, and 73 seniors are renters, comprising 8 percent of renter-occupied units (Table 44). Because senior citizens are on fixed incomes, they particularly will need affordable housing, especially if homes become too costly to maintain or if rents increase.

The remaining senior citizens that do not rent or own homes, share their homes with other family members. Elderly parents may be living with their adult children or in another shared arrangement. As a result, units may become overcrowded.

Elderly persons may also have additional physical and social needs, particularly if they have no immediate family or lack mobility, either through physical impairments or lack of transportation alternatives. Their needs may include transportation, social service referrals, financial assistance/employment, long-term care for the home-bound, and day care.

TABLE 44. Householders by Tenure and Age – Guadalupe, 2010

AGE OF HOUSEHOLDER	RENTER-OCCUPIED		OWNER-OCCUPIED	
	Persons	Percent	Persons	Percent
15 to 24 years	49	5.61%	14	1.50%
25 to 34 years	241	27.57%	83	8.87%
35 to 44 years	234	26.77%	160	17.09%
45 to 54 years	176	20.14%	239	25.53%
55 to 64 years	101	11.56%	186	19.87%
65 to and over	73	8.35%	254	27.14%
Total	874	100.00%	936	100.00%

Source: US Census Bureau, SF 1: QT-H2, 2010

Long-range planning must continue to recognize elderly persons' needs and design programs to address the demand. Various organizations and programs can assist seniors with their housing needs in Guadalupe, including supportive services, rental subsidies, senior housing, and housing rehabilitation assistance.

The Guadalupe Senior Citizens Club offers many programs for the local seniors. The nutrition program serves lunch every day and meals can be delivered to homebound seniors (those unable to walk or drive to the community center). The Club also provides transportation to doctors' visits and shopping; a health nurse is also brought in regularly to check blood pressure and general health. The Club also serves as the food bank for Guadalupe. Bread and other perishable staples are brought in weekly, and commodities are brought in once a month. These goods are free of cost, with no restrictions on who can receive them.

The Housing Rehabilitation Loan Program is a federally-funded program that offers loans to low and moderate income homeowners living within Guadalupe. Deferred interest loans are offered to those 62 years and older, and to persons with disabilities in order to repair, improve, or make their housing units ADA (Americans with Disabilities Act) compliant. There are also six affordable housing units specifically for seniors located on Tenth Street. Additional resources are discussed in Chapter III, Resources.

The Central Coast Commission for Senior Citizens has compiled a directory of services available for elderly persons in Santa Barbara County. Some of the services include adult educations, financial planning services, health facilities such as home nursing and mental health care, and recreation and community interaction programs.

To address elderly housing needs, the City could encourage developers to encourage builders to design housing units that can be used by all persons, regardless of physical ability. Units should also be affordable for seniors who are on a fixed income.

Large Households

Large households are defined by the US Census Bureau as households containing five or more persons. These households have special housing needs because there is often a limited supply of adequately sized, affordable housing units in a community. Even when larger units are available, the cost is generally higher than that of smaller units. In order to save for other basic necessities, such as food and health care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding. In Guadalupe, limited supply of larger units and affordability are both issues for large households.

Table 45 lists the number of rooms by tenure, as reported in the 2010 Census. It shows that there are 82 renter-occupied housing units and 259 owner-occupied housing units in Guadalupe that have 6 or more rooms. However, there were 654 households that were considered large (five or more persons), as shown in Table 46. This indicates that the total number of large housing units in the City is not sufficient to meet the needs of large families, and overcrowding is an issue.

TABLE 45. Number of Bedrooms by Tenure – Guadalupe, 2012

NUMBER OF ROOMS	RENTER-OCCUPIED	OWNER-OCCUPIED
1 room	8	12
2 rooms	0	0
3 rooms	73	28
4 rooms	412	127
5 rooms	284	520
6 rooms	71	150
7 rooms	0	72
8 rooms	11	25
9 or more rooms	0	12

Source: US Census Bureau, B25020, ACS 2008-2012

Table 45 shows that larger units (6 or more rooms) are needed for both rent and purchase. In 2010, the Census reported that 351 large households rented their homes, while 303 large households purchased their homes.

TABLE 46. Persons per Unit – Guadalupe, 2010

PERSONS PER UNIT	RENTER-OCCUPIED		OWNER-OCCUPIED	
	Housing Units	Percent	Housing Units	Percent
1 Person	98	11.2	115	12.3
2 Persons	115	13.2	217	23.2
3 Persons	129	14.8	145	15.5
4 Persons	181	20.7	156	16.7
5 Persons	160	18.3	123	13.1
6 Persons	93	10.6	93	9.9
7 Persons	98	11.2	87	9.3
Total	874	100	936	100

Source: US Census Bureau, SF1: QT-H2, 2010

To address overcrowding and adequately supply large households with suitable housing, communities can provide incentives to facilitate the development of larger housing units with four or more bedrooms. A shortage of large units can be alleviated through community partnerships with entities that provide affordable housing ownership opportunities, such as first-time homebuyer programs and self-help housing (i.e., People’s Self Help Housing Corporation or Habitat for Humanity) to move renters into homeownership. General financial assistance which may be available to large households is discussed in Chapter III, Resources.

Female Headed Households

Single-parent households, particularly female-headed households, often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, such households typically have more limited opportunities for finding and maintaining affordable, decent, and safe housing.

In 2012, Guadalupe had 269 female-headed households (Table 47). Of these households, 54 percent (144 households) reported children under the age of 18 years. These households are particularly vulnerable because they must balance the needs of their children with work responsibilities. According to the 2012 Census, 48 percent of all female-headed households were living in poverty.

TABLE 47. Household by Type - Guadalupe, 2012

HOUSEHOLD TYPE	RENTER-OCCUPIED		OWNER-OCCUPIED		TOTAL HOUSEHOLDS	PERCENT
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT		
Married couple family	410	47.73%	696	73.57%	1106	61.27%
Male householder, no wife present	98	11.41%	24	2.54%	122	6.76%
Female householder, no husband present	142	16.53%	127	13.42%	269	14.90%
Nonfamily households	209	24.33%	99	10.47%	308	17.06%
Total households	859	100%	946	100%	1,805	100.00%

SOURCE: US Census Bureau, B11012, ACS 2008-2012

The Boys and Girls Club is one resource for female-headed households with children. This organization has a branch in Guadalupe that offers many programs and opportunities for children and young adults. The River View townhomes also provide low-income housing and includes a community center, health clinic, learning center, and education assistance to children and adults.

In addition, the federal government Aid for Dependent Children program (AFDC) provides support for the children in single-parent families. Depending on household income, single-parent family households may also qualify for other federal housing assistance programs, such as Section 8 vouchers. This program subsidizes the balance of the rental cost in excess of 30 percent of the renter's gross income. The program enables the prospective tenant to take the subsidy out to the private market to search for rental housing. To further address the housing needs of female-headed households, additional multifamily housing should be developed.

Persons with Disabilities, Including Developmental Disabilities

A disability is a physical or mental impairment that substantially limits one or more major life activities. Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability. The US Census defines four types of disability: physical, mental, sensory, and self-care. In 2000, 35 percent of Guadalupe residents (1,959 persons) reported having one or more disabilities.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with or without the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. These services may be provided by public or private agencies.

Table 48 shows disabilities by type. The most pervasive disabilities for the general population and Guadalupe are physical and mental disabilities, accounting for more than 30 percent of all disabilities. Depending on the nature and severity of the disability, persons with disabilities have different housing needs.

TABLE 48. Persons with Disabilities by Disability Type - Guadalupe, 2000

TYPE OF DISABILITY	NUMBER OF PERSONS	PERCENT
Sensory disability	154	7.90%
Physical disability	369	18.80%
Mental disability	230	11.70%
Self-care disability	157	8.00%
Go-outside-home disability	414	21.10%
Employment disability	635	32.40%
Total disabilities	1,959	100%

Source: US Census Bureau, SF3, P41, 2000

According to the 2000 Census, persons with physical disabilities in Guadalupe number 369, which is 19 percent of the total disabled population. To accommodate this group, there is a need to adapt houses or apartments for wheelchairs and other special requirements. Both Federal and State housing laws require certain features of adaptive design for physical accessibility in all multifamily residential buildings with four or more units built for first occupancy starting March 13, 1991. However, many dwelling units built before this date are not subject to these accessibility requirements. Requiring adaptive design features in new construction, for example, does not assist individuals – particularly seniors – who choose to remain in their homes rather than move to assisted living facilities and/or other newly constructed units. Another accommodation to persons with physical disabilities is to locate new units in proximity to services and public transportation.

According to the 2000 Census, there are 230 persons (12 percent of all disabled individuals) with a severe mental disability in Guadalupe. Persons with mental disabilities are a critically under-served population with respect to housing. The physical modification of housing is typically not necessary to accommodate mentally disabled persons, but they will generally require more services and more monetary support. Jobs and incomes are limited, so affordable housing is important. Most mentally disabled persons would prefer to live independently, but because of monetary circumstances,

they are forced to live with other family members or with roommates. This may cause additional stress and problems. In some instances the need for a resident assistant to help deal with crisis or challenging situations may also create special housing demands. This would suggest that there is a need for some apartment or condominium complexes that are reserved exclusively for persons requiring extra assistance in dealing with their daily routines. However, Guadalupe may be too small for such apartments, which are typically found in larger cities. Because many mentally handicapped persons are unable to drive, access to public transportation for these residents is also important.

There are a limited number of day treatment facilities and programs in Guadalupe, including drop-in socialization centers, to serve persons with mental disabilities. These individuals do not have regional centers as do the persons with physical disabilities and there is no respite care to families who care for their relatives with mental disabilities on a 24-hour basis.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing in excess of five units under construction after September 15, 1985, conform to specific disabled adaptability/accessibility regulations. In 1988, the Federal government enacted the US Fair Housing Amendment Act, also with the intent of increasing the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued "California Multifamily Access Requirements" based upon the Act. However, despite these regulatory changes, the actual increase in the number of accessible units available on the current rental market has been small.

The housing needs of several other categories of disabled persons, including developmentally disabled persons and the mentally ill are typically not addressed by Title 24 Regulations. The housing needs of persons with these types of disabilities, in addition to basic affordability, range from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of this population can only live successfully in housing which provides a semi-sheltered, semi-independent living state, such as clustered group housing or other group-living quarters; others are capable of living independently if affordable units are available.

The Santa Maria Independent Living Environment (SMILE) is a 24-hour residential care home for developmentally disabled adults. SMILE is located in Santa Maria, but it provides service for all of Santa Barbara County, as well as San Luis Obispo and Ventura counties. SMILE also provides job training and community integration services to its clients. Additionally, the Santa Barbara County Housing Authority's Aftercare Program provides housing assistance to very low-income mentally, physically, or developmentally disabled persons who would not otherwise be able to live independently.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When

workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force is problematic as farmworkers are historically undercounted by the Census and other data sources. For instance, the government agencies that track farm labor do not consistently define farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field). The 2000 Census reported that there were approximately 12,094 farmworkers in Santa Barbara County and 590 in the City of Guadalupe. The 2011 Census reports that there are approximately 16,732 in Santa Barbara County and 829 in the City of Guadalupe. This equals 26 percent of all employed persons in the City.

However, a study conducted in 2000 by the Migrant Health Program of the US Department of Health and Human Services, Migrant and Seasonal Farmworker Enumeration Profiles Study, also attempts to count farmworkers at the county level. They used several approaches. One estimates the crop acreage and labor required for growing and harvesting. The study also uses the unemployment insurance reports by employers similar to what the Employment Development Department tabulates. For nursery and greenhouse workers an estimate of the amount of area devoted to greenhouses was made. The results of this study showed that the Migrant Seasonal Farm Workers for Santa Barbara County was approximately 24,400 (SBCAG 2002 Regional Housing Needs Assessment).

Similarly, the US Department of Agriculture 2002 Census of Farmworkers reported 23,510 farmworkers. Approximately 35 percent of these farmworkers (8,132 workers) were categorized as seasonal and the remainder permanent. Discussions with local government agency personnel, staff at the local school district, and local businesses indicate that the figures may be much higher.

In addition, The U.S. Census of Agriculture (Ag Census) estimates that farms and ranches across Santa Barbara County hired 21,768 laborers in 2007, a 58-percent increase over a 15-year period. According to the Ag Census, while the number of hired farm laborers has increased, the number of farms has decreased—down 20 percent since 1992. As a result, the average number of workers per farm has doubled in 15 years. With an annual payroll of \$232 million, the average income per worker is under \$11,000 (Santa Barbara County 2010 Adopted Housing Element).

Multiplying the 2007 Census of Agriculture datum of 21,768 farmworkers by the percentage of Santa Barbara County farmworkers estimated to be living in Guadalupe according to 2011 U.S. Census data, yields an estimate of 1,088 farmworkers living in Guadalupe (See Table 49). Since the average income per farmworker is estimated to be \$11,000 per year, all farmworkers are assumed to fall into the extremely low-income classification.

TABLE 49. Farmworker Numbers for City of Guadalupe and County of Santa Barbara

AREA	U.S. CENSUS 2011 FARMWORKER TOTAL	PERCENTAGE	U.S. CENSUS OF AGRICULTURE FARMWORKER ESTIMATES
Guadalupe	829	5%	*1,088
Santa Barbara County	16,732	100%	21,768

Source: 2007 U.S. Census of Agriculture; U.S. Census Bureau ACS 5-year estimates DP03

* Santa Barbara 2007 Farmworkers total 21,768 X .05

As mentioned previously, the number of farm workers employed in the County has almost doubled within a fifteen year span; rising from 13,806 in 1992, to 21,768 in 2007. This is partially attributable to the rapid expansion of the vineyard and wine industry in the County, which has displaced cattle grazing (a non-labor intensive agricultural use), with crops that require care and harvesting. This scale and the type of agricultural production throughout the County, as well as the sector’s lasting importance to local and State economies, points to a significant need for decent and sanitary housing options for the workforce. In addition, the motivation to save as much of their paychecks as possible, so that earnings may be sent to their countries of origin to support families, often leads migrant farmworkers to seek the lowest-cost alternatives for housing during their stay in the County. This further exacerbates the need for housing that is affordable to farmworkers in the region. According to local stakeholder interviews, in the past, migrant laborers have made use of inexpensive motels along major arterial roads in Santa Maria. However, these motels are now used year-round by individuals and families in need of affordable housing, and are not typically available as a source of migrant labor housing. This underscores the need for temporary housing for migrant laborers, and low-cost housing for permanent, low wage workers who remain in the County year-round (Santa Barbara County 2010 Adopted Housing Element).

TABLE 50. Santa Barbara County Top 10 Agricultural Products

SANTA BARBARA COUNTY TOP 10 AGRICULTURAL PRODUCTS BY RANK			
2012 Rank	Crop	Value	2011 Rank
1	Strawberries	\$441,360,224	1
2	Broccoli	\$130,894,229	2
2	Wine Grapes	\$91,107,064	3
4	Head Lettuce	\$66,427,588	4
5	Avocados	\$56,148,583	5
6	Cauliflower	\$41,207,145	6
7	Celery	\$39,982,702	7
8	Cattle	\$31,781,250	8
9	Lily Cut Flowers	\$26,832,406	9
10	Gerbera Cut Flowers	\$25,197,957	10

Source: Santa Barbara County Agricultural Commissioner's Crop Report 2012

Conditions in Guadalupe appear to be consistent with this finding. Given the importance of agriculture and its labor force, the provision of adequate farmworker housing is a critical issue for Guadalupe as many of these workers are believed to be living in poor housing conditions and face the problems of overpayment and/or overcrowding. Local officials regularly receive complaints from tenants regarding overpayment, overcrowding, inadequate upkeep, and substandard, unsafe units. Farmworkers with inadequate kitchen facilities often make arrangements with local restaurants in Guadalupe to pay for food bills on a weekly basis. Although the restaurants serve an important need, this practice can be very expensive and adds to the overall living expenses of farm laborers.

An effective means to address the housing needs of the City's farmworker population is to facilitate development of new rental housing that is affordable to very-low and extremely-low income households. This should include both single and multiple room units.

Homeless

Homeless persons are those in need of temporary or emergency shelter. They are individuals who lack a fixed income and regular nighttime residence. Some are in need of short-term (immediate crisis) shelter, while others have long-term (chronic) needs. The homeless represent a broad category including single men and women, couples, families, displaced youths without parents, and seniors. They can include individuals who are victims of economic dislocation, physically disabled, teen parents with their children, veterans, hospital and jail discharges, alcohol and drug abusers, survivors of domestic violence, persons with AIDS, immigrants, refugees, and farm labor workers.

According to the Guadalupe Police Department, there are rarely any homeless persons in the City. In the past, homeless persons have been transient farmworkers who have not yet found a place to live and did not remain unsheltered for long. Most transients that have employment are able to afford some form of shelter, although often in a form that includes conditions that are overcrowded or otherwise not completely adequate.

The need for an emergency shelter or transitional housing facility is not justified in Guadalupe based upon the rare occurrence of homelessness in the City; however, such a facility is permitted by right in areas zoned R-3 for residential uses (further discussed in Chapter IV, Constraints). There are a number of services for the homeless in the City and County, including social services and year-round shelters located in Santa Maria and Santa Barbara. The Santa Barbara County Housing Authority has an office location in Guadalupe which provides public housing assistance. The City also meets and coordinates with other government agencies and community groups to address homelessness.

Extremely Low Income Households

Extremely low-income (ELI) is defined as a household with income less than 30 percent of area median income (HCD, 2013). The area median income in Santa Barbara County for a 4-person household is \$73,300. (HCD State Income Limits for 2013) For ELI households, this results in a household income of \$23,900 or less. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely low-income households (HCD, 2009). ELI households can face overpayment, overcrowding, and substandard housing conditions.

An effective means to address ELI housing needs is to facilitate development of single and multiple room rental housing, as well as supportive rental housing linked to a range of support services. Supportive housing is designed to enable residents to maintain stable housing and lead more productive lives (HCD, 2009). Services may include childcare, after-school tutoring, career counseling, etc. Currently, the River View affordable housing development in Guadalupe offers supportive services to its residents.

ASSISTED HOUSING AT RISK OF CONVERSION

This section identifies all residential projects in Guadalupe that are under an affordability covenant, along with those housing projects that are at-risk of losing their low-income affordability restrictions within the fourteen year period 2013-2027. This information is used to establish quantified objectives for units that can be conserved during this planning period. The inventory of assisted units includes all units that have been assisted under any federal Department of Housing and Urban Development (HUD), state, local and/or other program.

Inventory of Potential At-Risk Units

Table 51 provides a list of developments within Guadalupe that participate in a federal, state, or local program that provided some form of assistance, either through financial subsidy or a control measure.

TABLE 51. Assisted Affordable Housing Developments - Guadalupe

PROJECT NAME	ADDRESS	YEAR	NUMBER OF UNITS	AUTHORITY	PROGRAM	COVENANT EXPIRES
Escalante Tract (Guadalupe Ranch Acres)	1050 Escalante Drive	1975	50	Federally Subsidized; administered by Santa Barbara County Housing Authority	Apartment complex rents to low-income families. Rent is based on a percentage of the family's income.	Permanent
Guadalupe Ranch Senior Apartments	4651 Tenth Street	1975	6	Federally Subsidized; administered by Santa Barbara County Housing Authority	Apartments for elderly low-income residents	Permanent
River View Townhomes	230 Calle Cesar Chavez	2003	80	People's Self Help Housing Corporation	80 affordable rental units, 39 of which are for farmworkers. Includes a community center, health clinic, and learning center.	Permanent
Point Sal Dunes	Point Sal Dunes Way	2000	18	Community Development Block Grant from the State of California	Provides 18 mortgage subsidies for the low-income residents. Units have a 30-year deed restriction that limits the resale price of these units to the average increase of median income in the County.	2030

Source: 2011 Revised Draft 2009 Housing Element Update

Risk of Conversion

According to the Santa Barbara County Housing Authority and City data, there are currently no units at-risk of converting to market rate during the 2014-2027 time period.

FUTURE GROWTH NEEDS

In accordance with State law, this section provides a quantification of Guadalupe's share of the regional housing need as established in the Regional Housing Needs Assessment (RHNA) prepared by the Santa Barbara County Association of Governments (SBCAG).

Overview of the Regional Housing Needs Assessment

The RHNA is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction based on California Department of Finance regional population forecasts. Communities then determine how they will address this need through the process of updating the housing elements of their general plans.

SBCAG has the responsibility of preparing the RHNP for the cities within Santa Barbara County, which includes Guadalupe, and for the unincorporated portion of the County. The current RHNP was adopted in July 2013 and covers a period from February 15, 2015 through February 15, 2023. The methodology used by SBCAG to allocate housing units to each jurisdiction is summarized below.

SBCAG estimates the future population within each jurisdiction based upon State Department of Finance projections and knowledge of circumstances particular to Santa Barbara County. The population change is then converted into housing units necessary to accommodate projected population increases. This estimate includes a vacancy rate that reflects a "healthy" housing market, and replacement of existing units that may be demolished.

The estimate of housing needs is then divided into four groups based on income: very low, low, moderate, and above moderate income. This step is to ensure that a sufficient quantity of housing is available for all income groups in the community.

The housing needs for each jurisdiction are first allocated based on the percentage of the total population that falls into each category. In other words, if 15 percent of the population is classified as low-income, then 15 percent of future housing needs should be affordable to households within that income category.

The allocations are then adjusted for factors particular to each jurisdiction, such as disproportionate housing types, number of renters, number of persons receiving public

assistance, employment patterns, commuting patterns, and avoidance of over impaction of low-income in particular jurisdictions.

Recent legislation, Senate Bill 375 (SB 375) (Steinberg, 2008) and Senate Bill 575 (Steinberg, 2009), affects the RHNA process and this fifth Housing Element cycle in several ways. The main changes in this cycle include the integration of the RHNA process with the Regional Transportation Plan (RTP) and the Sustainable Communities Strategy (SCS), required coordination/consistency with the RTP and SCS per SB 375, and the length of the housing element cycle. The fifth cycle for the Santa Barbara County region covers an eight –year planning period (February 15, 2015 – February 15, 2023) in order to synchronize the housing 3 SBCAG 2014 -2022 Regional Housing Needs Allocation Plan needs allocation process with the four - year RTP - SCS cycle. Previously, Housing Element updates were on a five - year cycle. (SBCAG Regional Housing Needs Allocation Plan, 2014 – 2022)

Table 30 shows SBCAG’s 2010 breakdown of existing households within Guadalupe by income group, which is also depicted in Figure 37. The highest percentage, 36 percent, is in the ‘very low’ income group in Guadalupe. Half of these households are presumed to be in the ‘extremely low’ income category. This means that Guadalupe will have to plan for a high proportion of ‘very low’ and ‘extremely low’ income housing units in the future.

According to the 2010 Census Bureau there were 1,810 households in Guadalupe. Of these 1,810 households 36 percent were very low income and 21 percent were low income. 15 percent were moderate income and 28 percent were above moderate income. With 57 percent of residents, more than half of the population of households, falling between the very low and low-income bracket it is clear that providing affordable housing in Guadalupe is imperative. While the vast majority of residents were financially stable and thus able to afford housing costs the median income of Guadalupe is not particularly high and thus affordability in housing is a problem for the City.

TABLE 52. Households by Income Group – Guadalupe, 2010

INCOME GROUP	INCOME RANGE	HOUSEHOLDS	PERCENT
Very Low	Less than \$23,338	652	36%
Low	\$23,338 to \$37,341	380	21%
Moderate	\$37,342 to \$56,012	272	15%
Above Moderate	More than \$56,013	507	28%
Total	-	1,810	100%

Source: US Census Bureau, DPI, 2010; SBCAG, Regional Housing Needs Plan, 2013

Most housing allocation plans simply apply the income percentages to the total number of needed housing units to determine the needed number of each type of housing. However, as briefly discussed above, SBCAG adjusts such percentages to account for special circumstances.

Based on this methodology, SBCAG projects a need for 49 new housing units to be constructed in Guadalupe by July 2022. Table 53 shows this housing needs allocation, as well as the percentage in each income category of the total allocation. Guadalupe needs to maintain a sufficient amount of affordable housing for ‘very low’ and ‘moderate’ income categories, as well as increase the amount of housing for ‘above moderate’. In addition, presuming that 50 percent of the very low-income households qualify as extremely low-income (ELI) households, 6 of the households allocated to the very low-income group will be designated for ELI needs.

TABLE 53. Guadalupe 2014-2022 Regional Housing Need Allocation by Income

INCOME GROUP	HOUSEHOLDS	PERCENT
Extremely Low*	6	12%
Very Low*	6	12%
Low	8	16%
Moderate	13	27%
Above Moderate	16	33%
Total**	49	100%

Source: SBCAG, *Regional Housing Needs Allocation by Jurisdiction and Income Level, 2013*

*Half of the low income unit total, or 6, are allocated for Extremely Low-Income (ELI) housing

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

RESOURCES FOR RESIDENTIAL DEVELOPMENT

LAND AVAILABILITY

Government Code Section 65583(a)(3) requires the Housing Element contain “an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential development opportunities is provided in Appendix B. The results of this analysis are summarized below.

To accommodate the City’s share of the regional housing need (88 units), focus is placed on the development potential of vacant zoned for residential uses (infill sites), underdeveloped General-Commercial sites that could accommodate mixed use development in the City’s Central Business District³, and the DJ Farms Specific Plan area.

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 in some cases resulted in lower residential development potential 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 effect to result in reduced residential capacity on approximately 15 percent of the lots. Adherence to this methodology provides a realistic residential capacity that takes into consideration any special or unusual circumstances.

Although in many cases, lot consolidation could result in a larger percentage of buildable area and a higher number of housing units, this methodology to calculate development potential does not take this into account. It should be noted, however, that there are

³ The General Plan Land Use Element defines the Central Business District as the area comprised of approximately seven City blocks whose boundaries consist of Pioneer Street to the west, Olivera Street to the east, Eleventh Street to the north, and Seventh Street to the south.

opportunities for lot consolidation, particularly in the City’s Central Business District. For example, development of multiple contiguous parcels has occurred in Guadalupe, with the Ruiz Apartments project on Olivera Street and the Dune Villas project 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, recent 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 the recently-built and approved residential projects such as the 74-unit La Plaza Villas at 736-754 Olivera Street (built in 2006), and the 7-unit Dune Villas project at 4623 Eleventh Street (approved in May 2006, with an extension of the tract map granted until 2010).

Vacant Residential Parcels

According to the 2008 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 10.89 acres (Table 54). Based on the residential densities set forth in the zoning code and Land Use Element, and further evaluated for site and planning constraints (refer to Table B-1 in Appendix B), these 10.89 acres can realistically accommodate approximately 108 units, which exceeds the needed 88 RHNA units.

TABLE 54. EXISTING VACANT LAND BUILDING CAPACITY EXCLUDING DJ FARMS PROPERTY

ZONE	VACANT LAND (ACRES)	ALLOWABLE DENSITY	REALISTIC UNIT CAPACITY
R-1, R-1-SP	5.16	6	26
R-1-M, R-1-M-SP	0.37	10	0*
R-2, R-2-SP	1.03	10	10
R-3	4.33	20	72
Total	10.89	-	108

Source: Cal Poly Land Use Inventory, 2008; City of Guadalupe 2002 General Plan, Land Use Element, 2002; City of Guadalupe Zoning Code; DJ Farms Specific Plan, May 1995

*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 and redevelopment efforts includes existing policies in the General Plan's Economic Development/Redevelopment Element (refer to Policy 4, and Programs 1 and 3).⁴ In addition, the Planned Residential Development Overlay provides for flexibility in design and allows modifications to base zoning district development standards to provide for more efficient utilization of housing sites to generate additional housing units.

There has been a recent trend towards consolidation of smaller lots as a means of achieving more efficient and larger unit-count housing projects in the City. Consolidation of adjacent properties to provide larger housing sites has been achieved in Guadalupe, with the Ruiz Apartments project on Olivera Street and the Dune Villas project on Eleventh Street representing recent examples. The City has also been active in subsidizing development of smaller lots to produce 100 percent affordable housing projects on these smaller lots. City support for such small-lot affordable housing projects is primarily through the City's RDA housing set-aside funds and includes both assistance with site acquisition as well as provision of low-interest construction loans. The City has partnered with Habitat for Humanity and is actively pursuing small-lot affordable housing on three sites in the City: a 7,500-square foot lot on the 800 block of Pioneer Street, a 7,500-square foot lot on the 1100 block of Pacheco Street, and a 5,000-square foot lot on Twelfth Street between Olivera and Pacheco Streets. The City has also been approached recently by a developer interested in a senior housing project on the 4600 block of Eleventh Street. This affordable housing project would involve consolidation of two adjacent parcels into one 1.01-acre property. Under existing zoning, up to 20 units could be developed on this site.

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

⁴ 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.

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).

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.⁵ The May 1995 adopted Plan calls for the development of 51.5 acres of the Plan area, located in the southeastern section of the City, south of West Main Street/State Route 166, with up to 645 primary housing units⁶ (Table 55). Even in the absence of infill development elsewhere in the City, if only 14 percent of the projected housing in the DJ Farms Specific Plan area is developed, the 88 units can be accommodated.

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. Furthermore, an application for another new residential development, the Minami Specific Plan development, has recently been submitted to the City of Guadalupe for processing. The Minami Specific Plan involves an 87-acre property adjacent to the northeast corner of the City at the northeast corner of Peralta Street and Eleventh Street. The request, which includes an annexation request and approval of up to 497 new residential units, is under review for application completeness and environmental review has been initiated.

TABLE 55. DJ FARMS SPECIFIC PLAN AREA VACANT LAND BUILDING CAPACITY

DENSITY	LAND AVAILABLE (ACRES)	ALLOWABLE DENSITY (UNITS PER ACRE)	REALISTIC UNIT CAPACITY
Low	22.5	1-6 units/acre	135
Medium	7	6-10 units/acre	70
High	22	10-20 units/acre	440
Total	51.5		645

Source: DJ Farms Specific Plan, May 1995

⁵ A revision to the DJ Farms Specific Plan has been proposed and is under consideration by City decision makers. The revision would increase the total residential development potential of the DJ Farms Specific Plan area to approximately 980 additional primary residential uses and an estimated 78 second units on 126 acres (DJ Farms Revised Specific Plan, 2006). As the Revised Specific Plan has not been adopted and because the revised plan would result in more rather than less residential development potential, the analysis of vacant residential sites in this element utilizes the potential residential buildout in the 1995 DJ Farms Specific Plan.

⁶ Housing density as currently zoned would range from 6 to 10 units per acre, which would yield lower residential buildout capacity.

FINANCIAL RESOURCES

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

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). This program helped fund 18 mortgage subsidies for units within the Point Sal Dunes development. 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.

Housing Rehabilitation Loan Program (HRLP) – The HRLP is a federally funded program that offers loans to low and moderate income homeowners living within Santa Maria and Guadalupe. The program is designed to keep housing affordable for lower income homeowners and to maintain and upgrade the existing housing stock. It also offers deferred interest loans to seniors and persons with disabilities. HRLP also assists with making homes comply with the American Disabilities Act (ADA) and building and zoning code.

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 56 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 56. ADDITIONAL FEDERAL, STATE, AND PRIVATE FINANCIAL RESOURCES

PROGRAM	DESCRIPTION	ELIGIBLE ACTIVITIES
<i>Federal Resources</i>		
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
HUD Supportive Housing Program (SHP)	Develops housing and related supportive services for people moving from homelessness to independent living.	<ul style="list-style-type: none"> • Rehabilitation
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
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	ACCESS 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
		<ul style="list-style-type: none"> • Administration
		<ul style="list-style-type: none"> • 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
		<ul style="list-style-type: none"> • 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 III – 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 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
		<ul style="list-style-type: none"> • Construction
		<ul style="list-style-type: none"> • Rehabilitation
<i>State Resources</i>		
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
		<ul style="list-style-type: none"> • 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
		<ul style="list-style-type: none"> • Rehabilitation
		<ul style="list-style-type: none"> • New construction
Multi-Family Housing Program (MHP)	Stated deferred-payment loans	<ul style="list-style-type: none"> • New construction
		<ul style="list-style-type: none"> • Rehabilitation
		<ul style="list-style-type: none"> • Rental housing
		<ul style="list-style-type: none"> • 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
		<ul style="list-style-type: none"> • Acquisition
		<ul style="list-style-type: none"> • Migrant housing
		<ul style="list-style-type: none"> • 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
		<ul style="list-style-type: none"> • New construction
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
		<ul style="list-style-type: none"> • Preservation of affordable housing
		<ul style="list-style-type: none"> • Rehabilitation of apartments
		<ul style="list-style-type: none"> • Acquisition
<i>Private Resources</i>		
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
		<ul style="list-style-type: none"> • 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
		<ul style="list-style-type: none"> • 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
		<ul style="list-style-type: none"> • Rehabilitation
		<ul style="list-style-type: none"> • Minority homeownership assistance
CCRC – California Community	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
Reinvestment Corporation		<ul style="list-style-type: none"> • Rehabilitation
		<ul style="list-style-type: none"> • 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
		<ul style="list-style-type: none"> • Business loans
		<ul style="list-style-type: none"> • Predevelopment/interim finance
		<ul style="list-style-type: none"> • Construction/rehabilitation loans

Local Resources

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. Currently, there is a partnership between Habitat for Humanity of Northern Santa Barbara County

and the Cities of Santa Maria and Guadalupe, and the City is discussing partnering with Habitat for Humanity on the development of three separate affordable housing projects: 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. The City's involvement includes assistance with the acquisition of the sites and provision of low-interest construction loans.

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.

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.

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 57. They range in density from concentrated urban development to low density that 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 57. 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	Single-family and multiple-unit housing

Source: *Guadalupe General Plan Land Use Element, 2002*

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 provide additional guidance on development standards.

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

C-N Commercial Neighborhood District

A summary of the development standards for the zoning districts that permit residential development is provided in Table 58. 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 58. DEVELOPMENT STANDARDS FROM GUADALUPE ZONING CODE

ZONING DESIGNATION	MINIMUM LOT SIZE	DENSITY	SETBACK REQUIREMENTS (FEET)				HEIGHT LIMIT
	(SQ FT)		(UNITS/ACRE)	FRONT	REAR	SIDE	
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 59 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 59. 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 [1]			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

[1] 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)

* Provided that there shall be not 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;

<http://qcode.us/codes/guadalupe/>

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 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 are not specified in the Zoning Code. Thus, Program A.4 in the Housing Action Plan proposes a zoning code amendment be initiated and completed within one year of adoption of the 2009 Housing Element Update to comply with SB 2.

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 square foot 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. 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

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 farmworker housing in Guadalupe.

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 60. These requirements are generally not a development constraint and are comparable to those in jurisdictions throughout the state.

TABLE 60. PARKING STANDARDS

TYPE OF USE	REQUIRED SPACES
Single dwelling unit*	1 space per 800 square feet; not more than 2 spaces required
Multiple dwelling unit*	1 space 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

"Density bonus law allows a development to provide 'onsite parking' through tandem parking or uncovered parking."

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 2007 – 2014 Housing Element included 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, 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 up zoning 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.

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. The City of Guadalupe Planning Commission and City Council are 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 61 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 61. 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	Planning Commission
Variance	3 months	City Council
Zone Change	6 months	City Council
General Plan Amendment	6 months	City Council
Design Review	2 to 3 months	Planning Commission
Tract Maps	12 months	City Council
Parcel Maps	6 months	City Council
Initial Environmental Study	30 days	Planning Staff
Negative Declaration	2 months	Planning Commission or City Council
Environmental Impact Report	9 months	Planning Commission or 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 most⁷ 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 slightly (\$350 to \$700) to the project's permit fees, it does not result in a substantial constraint or disincentive to development. The purview of the Planning Commission 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 Planning Commission considers upon application for a DRP. In addition, Section 18.73.100, sets forth the thirteen findings the Planning Commission 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 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 2007 – 2014 Housing Element Housing Action Plan proposed 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.

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 revised in April 2008. 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

⁷ An exception to this exemption applies to single-family residential projects with frontage on Main or Guadalupe Streets that are visible from these streets.

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 61, and the complete schedule of fees is included as Appendix C.

The development impact fees charged by the City are not excessive and are lower than 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 \$286. Public facilities fees are \$0.15/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 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 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 \$22,000 an up for a multi-family project of say 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 much 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.

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 61 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.

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.

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.

Fiscal Constraints

Many of the constraints to new housing production stem from insufficient funding, 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 21 percent of the City's total 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 2012 – 2013, Actual 2010 – 2011 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 extremely low, 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 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 as the median home value of owner occupied units in Guadalupe is currently \$199,400 (US Census Bureau, B25077, ACS 2008-2012).

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 Point Sal subdivision, costs added approximately \$25,000 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.

Citizen Behavior

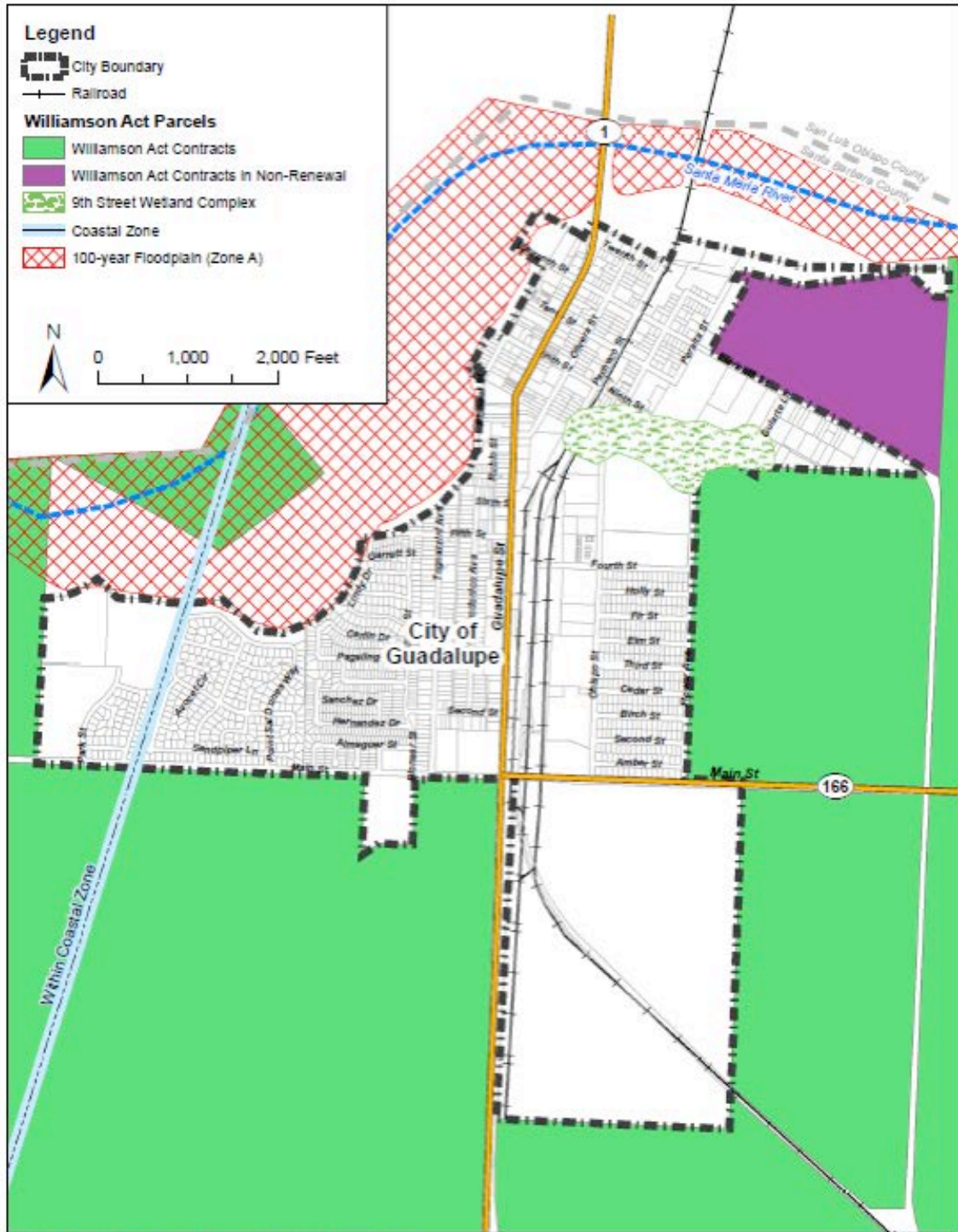
Housing preferences have changed in the last fifty to sixty years, as consumers have more recently tended to prefer larger detached houses. These expectations are often unrealistic given the high cost of living in California. Bias towards single-family residences can result in neighbors opposing more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

New housing is sometimes perceived as producing 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. This does not pose a constraint to housing development in Guadalupe.

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 37. 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 constrain the land identified in Appendix B to accommodate the City's fair share housing allocation.

FIGURE 40. WILLIAMSON ACT LAND AND ENVIRONMENTAL CONSTRAINTS



Base map source: Caltrans, 2007; Santa Barbara County, 2008; and U.S. Bureau of the Census TIGER 2000 data.

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 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. 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.

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 62, sewer capacity will be more than adequate for the next 6 years.

TABLE 62. SEWER CAPACITY AND PROJECTED SEWER DEMAND

2020 POPULATION PROJECTION (PERSONS)	GALLONS PER PERSON/DAY (2013 USAGE)	2020 DEMAND (GALLONS)	CAPACITY (GALLONS)	PERCENT OF CAPACITY
8,800	80	704,000	960,000	37%

*2010 population of 7,100 *80 x 4.0 persons (average household size)*

Source: Santa Barbara County Association of Governments Regional Growth Forecast 2010-2040

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 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.

As of October 2008 the City has scheduled its well operations and anticipated state water percent deliveries to provide sufficient combined water to meet an approximate 1070 Acre-Feet annual demand. It should be noted that these demand totals exclude the demand from the DJ Farms Property, which would change as a result of the

implementation of the DJ Farms Specific Plan or Revised Specific Plan. Currently, agricultural operations at the DJ Farms Property require an estimated 800 Acre-Feet of groundwater per year; whereas under full buildout of the Revised Specific Plan, the property's water demand would be decreased to 694 Acre-Feet per year, with 463 Acre-Feet of this being provided through the groundwater basin, and the rest by State Water (DJ Farms Revised Specific Plan EIR, 2006).

The City's General Plan has identified several options to ensure adequate water supply availability, which include purchasing additional water from the State Water Project, construction of new wells, implementation of water conservation programs and managing the rate of future development to ensure consistency with available water supplies.

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.

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 shipping 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 6 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.

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.

FINDINGS

- The City of Guadalupe has experienced substantial population growth between 2000 and 2010. Between 1990 and 2000, the City's population increased just 3 percent. Since 2000, however, the population increased by almost 25 percent.
- As of 2010, there were 1,810 households in Guadalupe. Between 1990 and 2000, households increased at a rate of 0.5 percent per year. Between 2000 and 2010, 396 new households were added, and the rate of change increased to 2.8 percent per year.
- Guadalupe has a much larger percentage of households that have four or more persons than Santa Barbara County on average. In Guadalupe, 55 percent of households are comprised of four or more persons, compared to just 31 percent of households in the County. Guadalupe's average household size is 3.9 persons compared to 2.9 persons per household in the County. These statistics suggest that there is a greater need for large housing units in Guadalupe than for some other areas of Santa Barbara County.
- According to the 2010 Census, the median household income in Guadalupe was the lowest of cities in Santa Barbara County at \$42,978. Census data indicates that the median household income in Guadalupe increased from \$31,205 in 2000 to \$42,978 in 2010, but it still remains lower than that of neighboring jurisdictions. For example, Santa Barbara County has a median household income of \$56,767. This demonstrates the need for affordable housing to adequately accommodate the residents with lower incomes.
- According to the 2010 Census overcrowding in Guadalupe is substantially more prevalent than for Santa Barbara County as a whole. The data indicated that 21 percent of all households in Guadalupe were overcrowded, compared to 8 percent of households in the County. It was also revealed that renter-occupied units are more crowded than owner-occupied units in Guadalupe, suggesting that more rental units are needed or a wider variety of affordable units.
- According to the 2010 Census and the Regional Housing Needs Plan, 36 percent of households in Guadalupe were in the very low-income bracket. 21 percent were in the low and 15 percent were in the moderate. 28 percent were in the above moderate income group. With 57 percent of households falling within the very low and low income bracket, this shows a need for more affordable housing within the City of Guadalupe. State law also requires quantification and analysis of housing needs of extremely low-income (ELI) households. ELI is a subset of the very low-income group and is defined as 30 percent of area median income and below, or 50 percent of very low-income households. In Guadalupe, approximately 326 households are in the ELI category.

- Guadalupe is projected to experience continued household growth throughout the planning period. In order to adequately accommodate residents, it will be essential to provide adequately sized and reasonably priced housing for family and non-family households. The demand for affordable homes and apartments is likely to remain very high, as a result of 57 percent of City households having low, very low, or extremely low incomes.

CHAPTER 4

RECREATION, OPEN SPACE & CONSERVATION

RECREATION AND OPEN SPACE

INTRODUCTION

This chapter contains information on existing recreational, agricultural, open space resources, and conservation in Guadalupe. Open space is defined by the California Governor’s Office of Planning and Research (OPR) General Plan Guidelines (2003) as “any parcel or area of land or water that is essentially unimproved and devoted to open space use” (p. 82).

A City’s general plan must address the following topics related to open space:

- Preservation of natural resources
- Managed production of resources
- Outdoor recreation
- Public health and safety
- Trail-oriented recreational use
- Retention of all publicly owned corridors for future use
- City and County trail routes linking segments of the California Recreational Trails System

Natural resources and conservation topics are also discussed in this chapter, though these topics are divided in the General Plan document into two elements: Recreation and Open Space, and Conservation.

OPEN SPACE

Currently within the Guadalupe City limits there are 52.2 acres of unimproved open space. The two major areas within the City limits containing unimproved open space are found to the northeast side of the City. One is roughly 18 acres, and mostly consists of dense woodlands and a small half acre pond. The second major unimproved open-space area is found on the far northeast side of the City is barren grassland with few trees and contains small seasonal ponds. These areas are shown in Figure 38, below.

Land classified as open space includes undevelopable areas subject to flooding, creek and rivers and their buffers, and other protected spaces. Open Space provides resource preservation and management, enhances public health and safety, and adds to the aesthetic quality of the area. Problems and opportunities related to open space are discussed in greater depth in later in this chapter. Individual open space areas are discussed below.

Santa Maria Floodplain

Land subject to flooding by the Santa Maria River in the northern portion of the City and into San Luis Obispo County is unavailable for development. This both provides protection for riparian species and provides aesthetic value for the City.

Ninth Street Wetland Complex

A large wetland lies in to the east of downtown Guadalupe, and is located on land in private ownership. Fencing surrounds the wetland boundary and provides protection to wildlife and water quality functions. The area is largely wooded. Development limitations exist for this area due to provisions for endangered species protection. Details about wetland species are discussed under Conservation.

Agricultural Resources

Agricultural land is managed for the production of resources. In addition, agricultural land surrounding the City contributes to the aesthetic quality of the City by establishing view sheds and preserving the rural setting. Agricultural activities in the Santa Maria Valley are a mainstay of Guadalupe's economy. Though some agricultural uses exist within the City limits, these "island pockets" have been re-designated for urban land uses (City of Guadalupe, 2003). This section refers to agricultural land surrounding the City of Guadalupe.

The Williamson Act

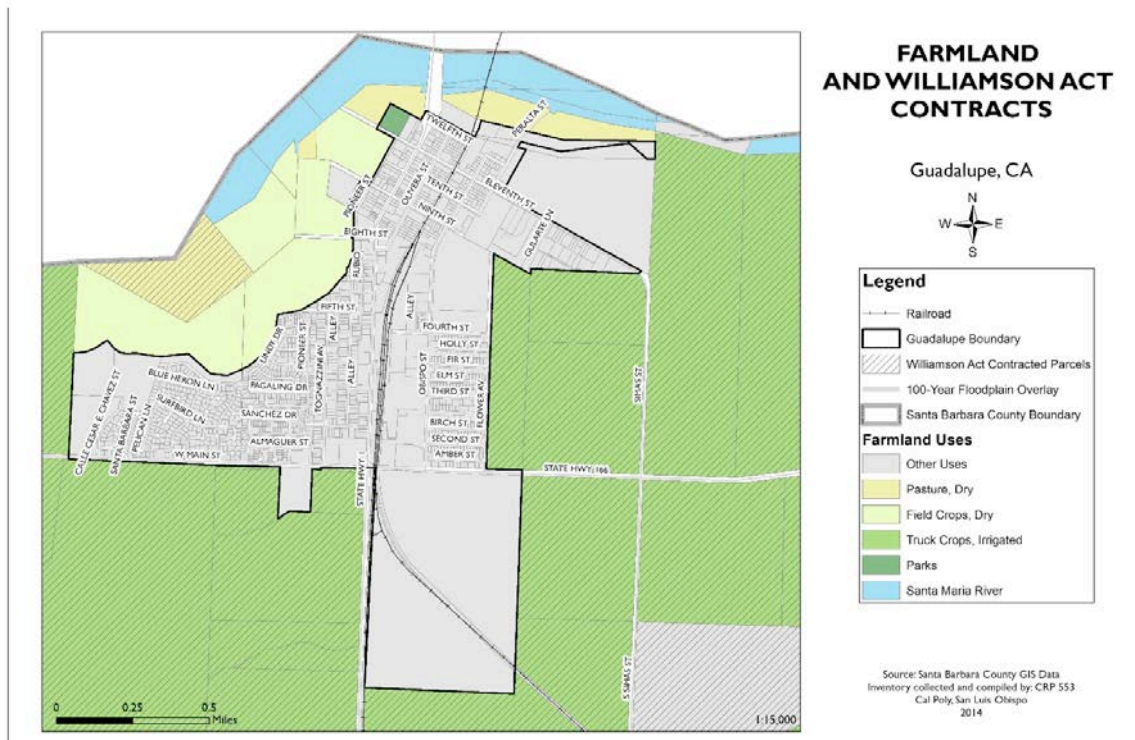
The California Land Conservation Act of 1965, known more commonly as the Williamson Act, established provisions for landowners desiring to preserve agricultural uses and avoid the high costs of land assessed under the highest and best use. Local governments enter into contracts to preserve agriculture on a specific parcel. In return, the property is assessed at rates based on open space and agricultural uses rather than market value. Landowners that wish to develop the parcel under contract must file a notice of nonrenewal with approval from the City or County (in this case, Santa Barbara

County) to begin the nine-year nonrenewal period, during which tax assessment gradually increases to match the highest and best use according to the market (GC§51297). Most parcels bordering the City, except those in the flood zone, are under Williamson Act contracts. Figure 40 shows the location of Williamson Act parcels around Guadalupe.

To grant the cancellation the decision-making body must make public interest or consistency findings, including:

- That cancellation is for land on which a notice of nonrenewal has been served.
- That cancellation is not likely to result in the removal of adjacent lands from agricultural use.
- That cancellation is for an alternative use which is consistent with the applicable provisions of the City or County general plan.
- That cancellation will not result in discontinuous patterns of urban development.
- That there is no proximate, non-contracted land which is both available and suitable for the proposed use or that development of the contracted land would provide more contiguous patterns of urban development (GC§51297).

FIGURE 41. WILLIAMSON ACT CONTRACTS



PARKS AND RECREATION

Parks in this section include facilities for outdoor, active and passive use. Citizens of Guadalupe enjoy access to nearby regional, county, and state parks, as well as City-owned parks and school facilities.

Parks in Guadalupe are operated and maintained by the City. As shown on Table 63, the City has developed a range of park facilities to serve active recreation and organized sports, as well as to provide open space and recreation amenities within residential neighborhoods. The mission of the Recreation Department is to provide efficient and cost-effective world class parks, recreation and leisure facilities, and services that enhance the physical, emotional and social environment of the Guadalupe community. Guadalupe does not own or operate any public golf courses or organized sports programs. Though the City technically has a Recreation Department, there are no full-time staff persons in this department. A Recreation Commission meets once a year to discuss pertinent issues such as grants for parks. There are approximately 20 acres of park space within the City limits, including community and pocket parks. Guadalupe also has two joint-use facilities in cooperation with the Guadalupe school district, and a gymnasium located at City Hall. Existing park facilities are described in detail below.

Regional Parks

Guadalupe Dunes

Located approximately three miles from the Guadalupe City limits is the Guadalupe Dunes County Park. Containing the Santa Maria River Estuary and miles of dunes, the area serves as a nearby recreation opportunity for area residents, a habitat sanctuary for local flora and fauna, and a migration corridor and nesting site for Plover birds. The Guadalupe-Nipomo Dunes Preserve consists of 22,000 acres, or just over 34 square miles (Dunes Center Conservation, 2008).

Point Sal State Beach

Point Sal State beach is located to the south of Guadalupe in Santa Barbara County, and is accessible via Highway 1 and Brown Road. The Point Sal trail is moderately strenuous in intensity with an elevation gain of approximately 1,200 feet from the top of the ridge down to the beach. The trail is approximately 12 miles round trip to the beach and back (Santa Barbara County Parks).

This beach is known for its rocky shoreline and exceptional views of the coastline, beach and rugged mountain slopes. Lion Rock, located offshore, is an important bird-roosting site and is also used by sea lions and other marine mammals. Due to rain-related road closure in 1998, Point Sal was inaccessible until an interim agreement between the Air Force and County officials was enacted to provide access in May 2008. Santa Barbara County is currently the fee simple owner of some 560 acres of land at Point Sal, and California State Parks and the US Bureau of Land Management collectively

own another 40 acres of land that, combined with the County's 560 acres provides the nucleus of the proposed 800-acre Point Sal Reserve. The County is currently negotiating for the purchase of an adjacent private tract of approximately 180 acres that will facilitate access to the coast and provide desirable environmental and view shed protection.

Recreational activities include fishing, beach combing, hiking, nature study, photography, picnicking and sunbathing. Because of extremely dangerous rip currents, occasional shark sightings, and the absence of Lifeguard service, swimming is not recommended. The park has no picnic tables, toilets or other recreational facilities, and camping is not allowed.

Oso Flaco Lake

Oso Flaco Lake is a California State Park located three miles north of Guadalupe, and is accessible from the City via Highway 1 and Oso Flaco Lake Road. Oso Flaco Lake is part of the former Guadalupe-Nipomo Dunes Preserve, operated by The Nature Conservancy. The area has been transferred to California State Parks, and is now part of the Oceano Dunes State Vehicular Recreation Area. The trail and the portion of the beach it accesses are not open to vehicles of any kind (everytrail.com). The park features a parking lot and access to a trail that follows Oso Flaco Creek to the lake. There are benches and informational signage along the trail. At the end of the boardwalk a viewing platform affords scenic views of San Luis Bay from Point San Luis in the north to Mussel Rock in the south. The trail also provides beach access and views of the dunes.

Plover birds nest here, as well as a variety of other bird species (Guadalupe Dunes Center). The area is an important destination on the Pacific Flyway. Oceano Dunes State Vehicular Recreation Area (SVRA) provides some of the most productive breeding habitat along the California coast for the federally-threatened western snowy plover and the state and federally-endangered California least tern. During the nesting season, from March 1 to September 30, from Post 6 down through Oso Flaco, 300 acres is closed to the public for the protection of these species. An ongoing challenge is how best to preserve and protect the important habitats of Oso Flaco Lake. The watershed that feeds Oso Flaco Lake is intensively used by irrigated agriculture. The resource team works with neighboring property owners and lessees to improve water quality. As part of a California State Parks education program, the District also has a partnership with the Guadalupe Nipomo Dunes Center which provides interpretative activities and school programs in the Oso Flaco area (parks.ca.gov).

Local and Statewide Trail Systems

These cover other designated open spaces excluding parks, playgrounds and recreation facilities. The OPR Guidelines include trail-oriented recreational use as part of the suggested discussion in Open Space (2003). Bicycle routes are also discussed in the Circulation Element of this background report. Trails linking parks and recreation facilities with school sites and natural areas offer residents and visitors numerous recreational opportunities and contribute to the overall quality of life in the community.

Connecting parks and recreation areas with trails creates a walkable environment in the community. Trails also function as an attraction to a healthy lifestyle. There are three regional trails that pass through or near Guadalupe.

California Coastal Trail

The California Coastal Trail is a hiking trail that, when complete, will span the length of California from Oregon to Mexico. It is defined as a continuous public right-of-way along the California coastline designed to foster appreciation and stewardship of the scenic and natural resources of the coast through hiking and other complementary modes of non-motorized transportation (The Coastal Trail Bill, 2001). This trail is meant to be as close to the ocean as possible, with access at various points, and linkages to local trails. The stretch of trail beginning in Grover Beach and running south to Point Sal is considered to be well established and open to the public. No improvements are necessary (Coastal Trail Bill, 2001). Standards for the Pacific Coast Trail are set by the National Park Service, and Americans with Disability Act (ADA) standards apply to pedestrian and bike pathways connecting to this trail.

Juan Bautista de Anza National Historic Trail

The Juan Bautista de Anza National Historic Trail is a 1,210-mile historic route stretching from Nogales, Arizona to San Francisco, California. The trail commemorates the travels of some 30 families who were part of the 1775 Spanish Expedition that established numerous Missions throughout California. The historic trail corridor runs along State Route 1 through Guadalupe and signage for the Historic Trail exists just north of the City boundary (US Department of the Interior, 2008). This historic trail is utilized by multiple modes of travel, including bicycles and motorized vehicles, but is not primarily a recreational trail.

California Pacific Coast Bicycle Route

This route runs the length of the state and passes through the City along Highway 1, where it becomes a Class II Bikeway (Bike Lane). This trail is discussed in further detail in the Circulation chapter.

Community Parks

These types of parks include areas for various uses that meet recreation needs, preserve significant natural areas, or are suited for more active recreation. They are typically:

- Of adequate size to accommodate activities associated with neighborhood parks but with space for other activities in addition
- Feature a special attraction such as a pond, lake, pool, trails, environmental or cultural features, or sports complexes.
- Contain between 20 and 50 acres and serve a variety of needs.

Three community parks have been developed in Guadalupe. These parks provide roughly 20 acres of usable developed park space.

- Leroy Park is located at the west end of 11th Street, near the Dunes Center and downtown. The park is 25 acres in size, but 21 of these acres are in the Santa Maria River floodplain and are not used for recreation. The four usable acres include a grassy field, barbeques, picnic benches, restrooms, and a playground.
- Jack O'Connell Community Park located in the west side of the City at West Main Street and 8th Street. The park consists of 14.53 acres and includes a football field, soccer field, baseball field, horseshoe pits, barbeques, restrooms and a playground.
- Central Park is located on Pacheco Street between 9th and 10th Street. The park consists of 1.18 acres. The park contains a water tower, walking paths, bike racks, and plants.

Mini / Pocket Parks

Small area parks within the City serve as a niche for passive and active recreation. Mini parks generally address specific recreation or open space needs. Typically these parks cover less than one acre and have a service radius of less than a quarter mile. Four area parks are within this designation:

- 7th St Park is a small lot with a native plant garden and educational signage
- Paco Pereyra Park is located on the corners of Carlin Drive and Mahoney Lane, and 3rd Street and Lindy Drive. The park consists of 0.72 acres and contains picnic tables, a lawn, a small playground, and basketball hoop.
- Tognazzini Avenue Park is a mini park consisting of 0.43 acres and includes horseshoe pits and a playground. There is open space and turf.
- Bonita Pacifica Park is 0.31 acres. This park consists of open grass area, a bus stop, and shade trees.

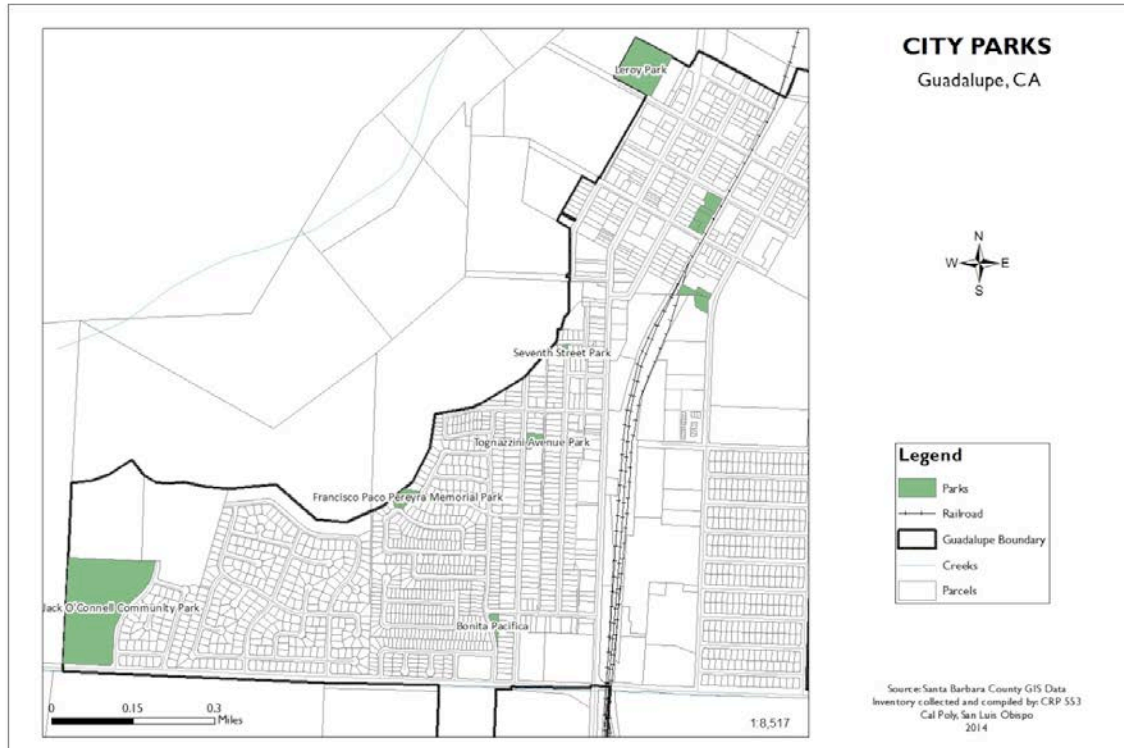
TABLE 63. EXISTING PARK FACILITIES

NAME	LOCATION	AMENITIES	ACRES
Community Park			
Leroy Park	11th Street, off of Guadalupe Street/ Highway 1	Picnic tables, playground, restroom, barbeques	4.0*
Jack O'Connell Park	West Main Street between 8th Street and Calle Cesar E Chavez	Football field, soccer field, baseball field, horseshoe pits, barbeques, restrooms and a playground.	14.53
Central Park	Pacheco street between 9th and 10th Street	Walking path, bike rack	1.38
Subtotal			19.91
Pocket Parks			
Native Plant Garden Community Park	4654 Seventh Street	Native plants, informational signage	0.12
Paco Pereyra Park	Corner of Carlin Drive and Mahoney Lane, and 3rd Street and Lindy Drive	Picnic area, playground, basketball hoop,	0.72
Tognazzini Avenue Park	East side of Tognazzini Avenue	Playground, Horseshoe pit	0.43
Bonita Pacifica Park	Pioneer Street and Hernandez Drive	Lawn, near bus stop	0.31
Subtotal :			1.58
TOTAL:			21.49

*Leroy Park consists of a 25-acre parcel, but only 4-acres are developed park. The remainder lies outside the City boundary in the Santa Maria River floodplain.

Source: *Land Use Inventory, 2013*

FIGURE 42. CITY PARKS



Joint-Use Agreements

School facilities are available for use after school hours with the approval of the School District. In accordance with Section of the California Education Code, the Board of Trustees of the Guadalupe Union School District has adopted regulations/procedures covering the use of school facilities for other than school purposes. The existing General Plan suggests the development of joint-use agreements, which are agreements between two or more agencies to provide facilities or land area, such as recreation areas for community use. Multiple uses at these sites would serve to provide additional recreation areas, without the added costs to the City. Though these sites provide additional acres of informal recreation area, the use of these facilities by the public is not yet incorporated into City or School District policy.

- Mary Buren Elementary School is located at 1050 Peralta Street. School facilities include a sports field, basketball courts, a playground and restrooms.
- Kermit McKenzie Junior High School. Kermit McKenzie Junior High School is located at 4710 West Main Street. School facilities include sports fields, basketball courts and restrooms.

OPEN SPACE ACQUISITION AND DESIGN STANDARDS

Zoning and Development Standards

Guadalupe has few codified standards for requirements of new development to dedicate new open space, parkland, or to pay an in lieu fee for such uses. Improvements are negotiated through development agreements to construct recreational facilities. The Planned Development Overlay District zoning designation requires proposed projects to provide permanent open space (GMC 18.33.060 H). Though the specific amount is to be determined by the City at the time of project review, multifamily developments are required to provide no less than 15% of the gross acreage of the site for common or public open space.

Standards are also outlined for Commercial and Light Industrial Zones. The (C-N), (C-R) and (MIX) zones are required to designate usable open space of at least 5% accessible to the public, and which may consist of a public plaza or seating areas. For dwellings, the requirement is a minimum of 100 square feet of private, usable open space for each dwelling unit, with a minimum dimension of 7 square feet (GMC 18.37.020). In addition, all annexed parcels under over 10,000 square feet that have not been rezoned are incorporated as open space (GMC 18.16.040).

Parkland Reduction and Acquisition

The two most used guidelines for establishing a park space per resident standard are the Quimby Act and The National Recreation and Park Association (NRPA). The Quimby Act (Government Code §66477) gives discretion to city government to establish a standard for their own development.

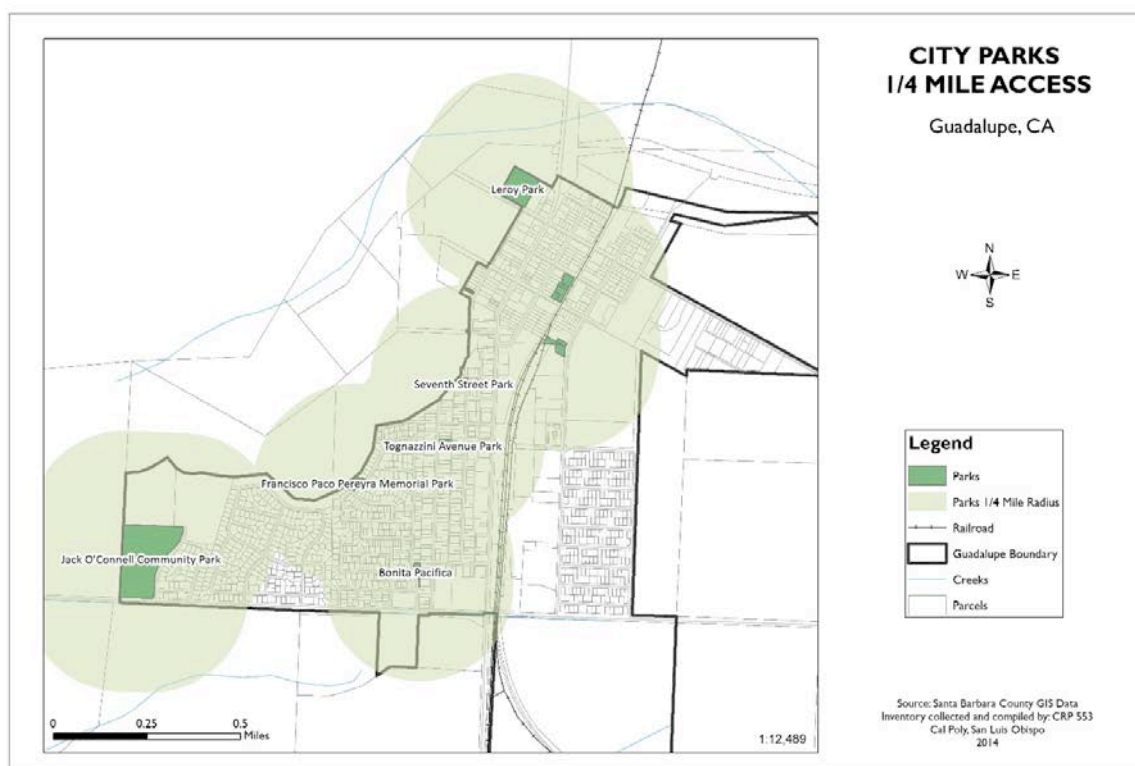
The NRPA divides the park system into neighborhood parks, community parks and regional parks, and gives an idea ratio for each. NRPA standards call for between 1 to 2 acres of neighborhood parkland per 1,000 Residents. Traditional park area standards set by the National Recreation and Park Association (NRPA) suggest 10 acres of park land per 1,000 residents. Guadalupe is estimated to have 7,176 residents and approximately 21.5 acres of developed park land, which equates to about three acres per 1000 residents.

NRPA standards also suggest a standard of one quarter mile and one half mile service radius for park facilities. A radius of one half mile is used to surround community parks. Mini parks have a limited function and only serve the neighborhood directly surrounding the park. Therefore, a quarter mile radius can be found surrounding mini parks on the map (see Figure 39). Areas outside the radius circles represent areas of the City that do not fall within the quarter mile to half mile service radius. These neighborhoods are located in the eastern portion of the city.

The Quimby Act provides a mechanism for the acquisition of parkland by local governments as a condition of subdivision approval. These fees may be used to develop new park facilities or to replace facilities at existing parks. Although the 2002 General

Plan does include standards or refer to a city ordinance to determine the ratio of park space to population, it notes that most cities aim for a ratio of one acre for every 250-333 residents, or 3-4 acres per 1000 citizens. In 2002 the City exceeded this ratio by a considerable margin, at 1 acre for every 166 residents with a population of 5,659. The amount of park space in Guadalupe has declined since the last general plan update from roughly 34 acres to 21.49 acres, due to the development along the west side of City that reduced Jack O'Connell Park from 27 acres to 14.53 acres. Guadalupe does not meet the 1 acre per 250-333 residents threshold with the current 7,176 residents, according to the U.S Census, and is just under the lower end of the desired ratio at one acre per 334 residents.

FIGURE 43. CITY PARKS WITH 1/4 MILE ACCESS



Recreation

Recreation in Guadalupe is organized by volunteer and nonprofit organizations. There are no City-funded recreation programs.

Guadalupe Bulldogs Youth Football and Cheer is a volunteer recreation program that organizes Guadalupe youth football teams. All youth that sign up are assigned a team. Youth are divided into teams according to age and weight, including Bantam (7 to 9 year olds), Junior (9-11 year olds), Intermediate (11 to 13 year olds), and Senior (13 and 14 year olds) divisions. The teams play in the Central Coast Football League against teams in Atascadero, Morro Bay, Arroyo Grande, Lompoc, Nipomo, Orcutt, Paso Robles, San Luis Obispo, Santa Maria, and Templeton.

The Boys and Girls Club of Santa Maria Valley operates a unit in Guadalupe at Leroy Park. The Boys and Girls Club offers after-school recreation as well as academic programs.

DJ Farms Specific Plan

The DJ Farms Specific Plan is a plan to develop 802 residential units, commercial land, and associated amenities and services on 209 acres of land known as DJ Farms, situated at the southeast corner of Highway 1 and Highway 166 in Guadalupe. Applying a ratio of about 3-4 acres per 1,000 residents to the proposed project would necessitate park acreage totaling 12-16 acres, based on a population increase of nearly 3,920 upon project build-out. This increase will generate additional demand for parks and recreation facilities. To mitigate this impact, 14 Acres of 7% of the total area of the site is proposed for open space. This includes recreational bicycle and pedestrian trails, drainage basins within a 100-foot agricultural buffer between farmland and urban uses, and a 7-acre public park site to the City of Guadalupe. The proposed park is located adjacent to the reserved school site in order to be considered as a joint use facility to be shared with the Guadalupe Unified School District. In addition, new development would pay all applicable park facility fees, which are calculated at rates of \$200 per residential unit and \$0.15 per square foot of commercial development (DJ Farms EIR).

IMPLICATIONS AND ISSUES

Open space in the form of farm land and nature preservation areas is abundant in the areas surrounding Guadalupe. Balancing the need for growth and the continued need to preserve farmland and habitat will be of key importance.

Though park space is nearly adequate to serve the population, recreational needs remain high in Guadalupe. The addition of the DJ farms development will increase population, though parks are included in the specific plan. The city will need to consider the particular needs of citizens in Guadalupe, including ample interest and involvement in sports, to determine unmet needs in terms of park acreage and type of facilities.

CONSERVATION

INTRODUCTION

The Conservation Element background report describes the preservation and management of natural resources in the City of Guadalupe. The Conservation section of the background report encompasses the following topics:

- Agriculture land resources
- Soils
- Rivers and other waters
- Wildlife
- Minerals
- Harbors
- Fisheries
- Forests

AGRICULTURE LAND RESOURCES

According to the US Census Bureau, the City of Guadalupe covers 1.3 square miles and is 99 percent covered by land, mostly agricultural (US Census Quick facts, 2012, p.1). Guadalupe is located in the fertile Santa Maria Valley. The major industry in Guadalupe is agriculture, specifically row crops.

Right to Farm Ordinance

Santa Barbara County adopted a Right to Farm Ordinance with a chapter dedicated to protecting farmworker rights and agricultural land conservation. In the Right to Farm Ordinance farmers and their land are protected under the law from conflicts that may interrupt agricultural production or cause financial hardship to landowners (County of Santa Barbara, 2012, article V.). Property owners purchasing land adjacent to agricultural uses are informed of the inherent nuisances caused by locating there, including but not limited to, sounds, odors, dust and chemicals used in crop production.

Chapter 3 of the Municipal Code describes such agricultural uses as the tilling of soil, raising of crops, horticulture, aviculture, apiculture, livestock farming, dairying, animal husbandry, wineries, and the sorting, cleaning and packaging of agricultural products for sale.

The Santa Barbara County Board of Supervisors found that it is in the public interest to preserve and protect agricultural land and farmworker rights. Land should be exclusively

protected for agricultural use. Residential use of land surrounding agricultural zoning must be restricted to protect farm production and the economic well-being of the industry. Chapter 3 of the Municipal Code supports the continued protection of agricultural land and uses within the County, Santa Maria Valley, and the City of Guadalupe.

Williamson Act

The California Land Conservation Act of 1965, also commonly referred to as the Williamson Act, enables governments to enter into contracts with land owners to preserve agricultural land for exclusive use and to protect open space. In return for entering into contracts with local jurisdictions, landowners receive property tax assessments which are much lower than market value because they are reserved for agricultural uses (Agricultural Commissioner, 2013, p.1). A map of agricultural lands subject to the Williamson Act (Figure 38) is included above under open space.

Agricultural Preserve Program

Santa Barbara County organized an Agricultural Preserve Program to protect agricultural lands in the long term. One of the ways this program protects agricultural land is by enrolling it into the Williamson Act contracts or Farmland Security Zoning contracts where land is restricted to agricultural uses. Participation in the Agricultural Preserve Program is completely voluntary by agricultural land owners (Agricultural Preserve Program, 2013, p. 1).

DJ FARMS ENVIRONMENTAL IMPACT REPORT

The Environmental Impact Report of the DJ Farms site was prepared to inform the public, responsible agencies and trustee agencies of possible environmental effects of the DJ Farms project and development.

The DJ Farms property is 209 acres in a rectangular shape located on the southeast corner of Highway 166 and Highway 1. Adjacent properties include agricultural, residential and industrial uses. The DJ Farms property is currently governed by the 2002 General Plan of Guadalupe and the DJ Farms Specific Plan of 1993.

In 1994, the Local Agency Formation Commission (LAFCO) approved the DJ Farms sphere of influence and annexation request and in 1995 the City of Guadalupe approved their annexation and Specific Plan. The Specific Plan includes residential and commercial land use as well as a light industrial/ urban reserve zone. According to Policy 5 of the City of Guadalupe Land Use Policy for agricultural uses, the City will encourage the urbanization of land within the planning area boundaries to minimize impacts of such development on agricultural production. Policy 7 states that prime agricultural lands with certain soil types will be protected under the Williamson Act until such as time that it is no longer beneficial to the City.

Under the California Environmental Quality Act (CEQA) impacts are considered significant if it:

1. Conflicts with the adopted goals and policies of the General Plan or other planning program adopted for the purpose of avoiding or mitigating environmental effects;
2. Conflicts with any applicable habitat conservation plan or natural community conservation plan;
3. Physically divides or disrupts an established community;
4. Involves land uses that are found to be incompatible with surrounding uses, or is internally incompatible;
5. Conflicts with existing Williamson Act contracts;
6. Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses; or
7. Contributes significantly to any cumulative land use or agricultural impact.

These guidelines establish a means of mitigating negative impacts of development to the agricultural production of the DJ Farms property.

The DJ Farms property and nearby agricultural lands consist primarily of row crops of broccoli, cauliflower, and lettuce. According to the Santa Barbara County Agricultural Commissioner's Office, farm practices at DJ Farms and adjacent agricultural properties have remained relatively unchanged and the use of restricted pesticides on row crops has been allowed. Pesticide use is governed by the California Code of Regulations and aerial pesticide spraying directly on the crops is allowed on calm weather days.

In 1993, the Agricultural Commissioner suggested a buffer zone between agricultural lands and surrounding urban uses to minimize complaints by landowners living adjacent to the DJ Farms property and other agricultural properties. A 100 foot wide agricultural buffer was proposed in the DJ Farms Specific Plan along the eastern and southern boundaries (DJ Farms EIR, 2005, p. 25).

SOILS

Soils of the Santa Maria Valley

The Santa Maria Valley stretches approximately 30 miles in length, narrows in the upper portion, and is 7 to 10 miles wide in its lower part. In its upper half the Santa Maria Valley has a broad, smooth alluvial floor. It is flanked on both sides by terraces or mesas which are remnants of a valley floor.

There are four important groupings of soils in the Santa Maria Valley. They are: residual soils derived from weathering in place from consolidated rock, soils derived from coastal plain and older valley filling material, eolian or wind laid soils, and recent alluvial soils. The soils of each of these groupings are divided into soil series on the basis of similarity in color, topography, origin, and drainage (Lower Santa Barbara County Soil Survey, 1919, p. 30). Residual soils that are found in the mountains and low hills bordering the Santa Maria Valley derived from sedimentary rock are classed in the

Arnold, Altamont, and Diablo series. Residual soils are unusually shallow and not of importance agriculturally.

The Arnold soils are a light gray or brownish color. Drainage of this soil type is excessive and subject to drought. The color of the Altamont soil types is light to dark brown. These soils are relatively well drained and support brush and various species of grasses. The Diablo soils are dark gray or black. These soils are well drained but retain moisture.

Soils of the DJ Farms Property

The soil types of the DJ Farms property include loams, sandy loams, and silty clay loams. According to the Natural Resources Conservation Service, Soil Survey of the Northern Santa Barbara Area, four of the soil series have a Capability Class I Prime Soil Designation, one that is well suited for agricultural uses and three have a Class II Prime Soil Designation, a less well suited designation for agricultural uses. The Class I Soil Designations have few limitations in their use while Class II Designations have some limitations such as choice of plants or moderate conservation measures.

According to the 2002 Important Farmlands Map of Santa Barbara County, six of the soil types existing on DJ Farms are listed as Prime Farmland and one as a Farmland of State Importance soil (DJ Farms EIR, 2005, P. 45).

RIVERS AND OTHER WATERS

The Santa Maria River runs along the northern border of Guadalupe. It is approximately 24 miles long and is the convergence of the Cuyama and Sisquoc rivers. The Santa Maria River is located primarily in Santa Barbara County but portions of it run through the counties of San Luis Obispo, Ventura, and Kern.

The Santa Maria Main Groundwater Basin is an alluvial basin that is bordered by the Nipomo Mesa. It is located in the northwest portion of Santa Barbara County and extends into the southwest portion of San Luis Obispo County. This basin serves the water needs of the residents of Guadalupe.

WILDLIFE

The Steelhead salmon is an endangered species that swims and breeds in the Santa Maria River. In April 2012, there was study conducted by Stillwater Sciences examining how to protect the aquatic habitat of Steelhead salmon in the Santa Maria River (Ocean Protection Council, 2013, p.1). It concluded that the estuary found in the Santa Maria River does not pose a threat to the spawning Steelhead. The California Department of Fish and Game is obligated to define and list streams and watercourses where a minimum flow of water is able to maintain the lifecycle of fish and other wildlife. The Santa Maria River was one of such listed watercourses and meets the above requirement according to the study. In addition to supporting the endangered Steelhead salmon population, a variety of self-sustaining trout also inhabit the river.

The Santa Barbara Wildlife Care Network also serves the County's wildlife management. This non-profit organization rescues and rehabilitates approximately 4,000 mammals and reptiles each year (Agricultural Commissioner, 2012, p.1). The mission of the Santa Barbara Wildlife Care Network is to support the present and future needs of injured, sick, oiled, orphaned, and displaced wildlife by providing quality rescue, treatment, and rehabilitation. This organization does this through rescue in the field, education of residents of the needs of at-risk wildlife, and the gathering and sharing of treatment techniques with other organizations. Since Guadalupe is located in Santa Barbara County, the Wildlife Network serves the City in wildlife rehabilitation.

Wildlife on DJ Farms

There is several special species status wildlife residing on the DJ Farms property listed and protected under the California Endangered Species Act. The DJ Farms property is the largest agricultural area which is slated for development. The special species specific wildlife, such as the American Beaver, has a low occurrence of living on the property due to consistent farming and agricultural production (DJ Farms EIR, 2005, p.12).

Wildlife on the Guadalupe Nipomo Dunes

The Guadalupe-Nipomo Dunes National Wildlife Refuge is located in the Counties of San Luis Obispo and Santa Barbara and was established in 2000. The refuge is situated in the heart of the Guadalupe-Nipomo dunes and is a partnership of Federal, State, and private landowners. The refuge was established in order to protect breeding habitat of endangered species such as the California least tern (US Fish and Wildlife Service, 2013, p. 1). The refuge also contains populations of recovering wildlife and healthy populations of species such as the mountain lion.

There needs to be more research conducted and written about concerning wildlife in Guadalupe and neighboring areas.

MINERALS

The History of Oil in Guadalupe

Agriculture is the economic foundation of Guadalupe and the Santa Maria Valley. In 1888 oil was discovered, leading to the development of a large scale extraction program. In 1901 William Orcutt urged his company, Union Oil, to lease 70,000 acres of land in the Santa Maria Valley. By the end of 1903, Union Oil had 22 oil wells in production and other companies had also built oil stations. The largest Orcutt oil well was struck in 1904 and produced an estimated one million barrels of oil in its first 100 days of production. Oil development continued in the region throughout the twentieth century, and in 1957 the 1,775 wells in the Santa Maria Valley produced more than 64 million dollars. Since 1911, the Santa Maria Valley Railroad has been the main means of shipping oil and other agricultural products through Guadalupe.

The Guadalupe-Nipomo Dunes have experienced negative environmental impacts from oil production. In August 2001, a Restoration Plan was drafted to help mitigate these negative impacts. The Restoration Plan, conducted by the California Department of Fish and Game and the California Coastal Conservancy, describes proposed natural resource restoration programs resulting from the diluent releases of the Guadalupe Oil Field. The goal of the Restoration Plan is to enhance restoration processes of natural resources damaged by oil spills. It aims to increase the capacity of the long term conservation of the Guadalupe-Nipomo dunes (California Department of Fish and Game, California Coastal Conservancy, 2001, p.45).

Oil production in Guadalupe began in October 1947 with the Sand Dune Oil Company. The production of oil by the Sand Dune Oil Company was limited to the southwestern portion of the Former Guadalupe Oil Field. In 1948 the Sand Dune Oil Company was purchased by the Continental Oil Company. By March 1953, oil production was up to 2,000 barrels per day from 34 wells. Oil production continued until April 1994 when most wells were abandoned.

Diluent was used at the Guadalupe Oil Field to increase production. Numerous leaks in pipelines and tanks developed and contaminated the area. This led to negative environmental impacts in the dunes and contamination of ground water at the site. Different types of diluent were used, resulting in different forms of contamination and weathering. According to the California Department of Fish and Game, leaking diluent led to injury of wildlife species. The California Department of Fish and Game also concluded that the contaminated site impacted the habitat of numerous threatened and endangered species. A number of remedial techniques such as habitat restoration were implemented to help mitigate negative environmental effects of diluent spills to the Santa Maria River.

OTHER NATURAL RESOURCES

Harbors, fisheries, and forests are not applicable to Guadalupe and are therefore not pertinent sections in the Conservation Element.

CLIMATE ACTION PLAN

A Climate Action Plan is a set of strategies to guide communities in reducing greenhouse gas emissions. The Santa Barbara County Board of Supervisors voted to initiate a Climate Action Plan that would reduce greenhouse gas emissions by 15 percent. In March 2009, the Climate Action Plan was initiated with the adoption of Santa Barbara County's Climate Change Guiding Principles. In September 2011, the Board of Supervisors received a report on a Climate Action Study. County planning staff developed five options that could reduce greenhouse gas emissions by 10 to 20 percent (Bullock, 2013, p.1). Each of the options contain measures that would affect land use designations, transportation, the built environment, renewable energy, industrial energy efficiency waste reduction, agriculture, and water efficiency.

AIR QUALITY

The Air Quality Index (AQI) is a system of numbers used by government agencies to characterize the air quality in a given location (Guadalupe, CA Air Quality, 2014, p.1). The AQI measures the general quality of the air, particulates, lead, carbon monoxide, sulfur dioxide, nitrogen dioxide, ozone in ten year spans. Between 1990 and 2009 the general air quality in Guadalupe remained relatively the same but there was a peak in decreased air quality in 2001 and 2008. In 2009, the last surveyed year, air quality in Guadalupe improved from 2001 and 2008 numbers. The amount of particulates in the air peaked in 2001-2002 and declined dramatically in years 2003-2006. There were more particulates in the air in 2008 and 2009. The amount of lead in the air remained relatively unchanged and with low numbers in the healthy range. The levels of carbon monoxide in the air remained once again constant with a low amount of carbon monoxide in the air. Sulfur dioxide peaked in 2001-2002 and had a steady decline until 2009. The levels of nitrogen dioxide in the air saw an increase in 2000 and declined at a constant rate until 2009. Finally, the amount of ozone in the air did not remain constant. It peaked in 2001, declined in years 2002-2007 and had another peak in 2008-2009.

GENERAL PLANS CONSISTENCY

The Santa Barbara County General Plan is much more comprehensive than the Guadalupe General Plan. However, the Santa Barbara County General Plan does not list policies as does the Guadalupe General Plan. Therefore, it is hard to determine consistency between the two documents as they are not similar in content.

CONCLUSION

Protecting soil fertility should be of primary importance to the City of Guadalupe. The DJ Farms property has five soil series listed in the Prime Soil Designations which are perfect for agricultural production. These soils must not become victim to overproduction, which could result in topsoil destruction which would lead to less production. Agriculture is the major industry in Guadalupe and a decline in the quality level of the soil series would have disastrous effects on the local economy.

The discovery, extraction, and production of oil has led to contamination of ground water and lands in the Guadalupe-Nipomo dunes, which has had negative impacts of local wildlife, some endangered or threatened. The continuing rehabilitation of these lands should be made a priority. The Guadalupe-Nipomo dunes Restoration Plan is a step in the right direction to repairing the negative impact of leaked oil.

Wildlife conservation is included in the Guadalupe-Nipomo dunes project and should be a continuing focus for the City of Guadalupe.

The Climate Action Plan that Santa Barbara County adopted has a goal of reducing greenhouse gas emissions by 15 percent. The air quality in Guadalupe has remained relatively consistent over a 10 year span of study. It is difficult to analyze the consistency

of the Santa Barbara County and Guadalupe General Plans since there is not a consistency of content.

This background report of the General Plan update serves as a foundation of the policies, goals, and implementation plan to follow. It contains a summary of the current status of natural resources in the City of Guadalupe and surrounding areas. The background report supports the next phase in determining how those resources should be preserved and protected.

OPPORTUNITIES AND CONSTRAINTS

Opportunities

1. Access to the wide variety of regional recreation destinations could be improved to improve Guadalupe residents' enjoyment of the area.
2. The City of Guadalupe owns and maintains several parks that are distributed throughout the community and provide a variety of recreation and leisure activities.
3. Community-based recreation programs could be expanded to include a wider portion of the population including adults and the elderly, using the framework established by the football program. Additional activities could be added to better accommodate the interests of Guadalupe youth.
4. The Williamson Act protects agricultural lands from development and is a valuable resource in their conservation.
5. The DJ Farms Environmental Impact Report focuses on mitigating impacts of the proposed development.
6. The Guadalupe-Nipomo Dunes Restoration Project mitigates the negative effects of oil production and is an important means of protecting oil contaminated lands and the wildlife species that inhabit those lands.

Constraints

1. Williamson Act contracted-land and abundant farmland surrounding the city preserve farming activities but constrain opportunities for community growth.
2. Efforts to increase access to parks, recreation programs, and activities will be constrained by inadequate financial resources.
3. O'Connell Park provides most of the active recreation area in the city, but access is limited due to its location at the western edge of the city.
4. Access to parks is lacking in neighborhoods located at the eastern edge of town, and the types of parks may be underserving the community.
5. Inadequate financial resources are available to support the conservation needs of Guadalupe including managing healthy soil, protecting wildlife and mitigating oil damage.

6. There is not enough protection of soil fertility from agricultural over production.
7. The restoration of areas impacted by oil leakage must be expanded.
8. There are not enough programs that support wildlife in Santa Barbara County or Guadalupe.

CHAPTER 5

NOISE

PURPOSE AND SCOPE

Government Code Section 65302 (f) requires all California cities and counties to include a noise element in their general plans. The purpose of the Noise Element is to limit the exposure of citizens to unhealthful noise levels through appropriate land use planning. Due to outcomes of several California Supreme Court decisions in the 1980s, an adequate noise element must include an analysis of noise levels and the extent of noise exposure through noise measurements or modeling, as well as noise standards to be used for land use planning. The requirements of Section 65302 (f) and California Governor's Office of Planning and Research's *General Plan Guidelines* (2003) determined the contents of the Noise Element.

According to the California Governor's Office of Planning and Research (OPR), the purpose of the noise element is to "limit the exposure of the community to excessive noise levels" (OPR, 2003, p.87). According to the OPR, the noise element should identify:

- Major noise sources, both mobile and stationary.
- Existing and projected levels of noise and noise contours for major noise sources
- A map of existing and projected land uses and locational relationship to existing and projected noise sources.
- Existing and proposed sensitive receptors, including:
 - Hospitals.
 - Convalescent homes.
 - Schools.
 - Churches.
 - Sensitive wildlife habitat, including the habitat of rare, threatened, or endangered species.
- The extent of "noise problems in the community."
 - Survey of community to determine location and extent.
- Methods of noise attenuation and the protection of residences and other sensitive receptors from excess noise.
- Implementation measures and possible solutions that address existing and foreseeable noise problems.

The above outlined requirements are included and discussed in the following Background Report.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

(Adapted from the County of San Luis Obispo's General Plan Noise Element)

Land Use, Housing, Circulation and Open Space Elements are the four other general plan elements closely related to the Noise Element. The following relationships are important to acknowledge.

- Land Use: The Noise Element provides noise exposure information to use in the Land Use Element. A city can better determine appropriate future land use patterns as a result of the noise contour maps and descriptions provided in the Noise Element.
- Housing: Housing Element guides a city's housing sites and standards. Residential land uses are considered noise-sensitive, exposure information from the Noise Element should be considered when deciding on new housing locations. Also, State standards, such as the State Noise Insulation Standards, have the ability to influence sites and costs of multi-family dwellings.
- Circulation: Circulation and Land Use need to be interrelated because the circulation of a community is typically a major source of noise.
- Open Space: Open Space can be used a buffer from various noise sources, but it can also be negatively affected by excessive noise. Due to these uses, noise exposure must be considered in planning for open space.

CURRENT STATE LEGISLATION

Listed below are current noise standards and ordinances set by the state. These standards will be upheld in the city and will be applied in projects throughout the Guadalupe.

- Section 1092 of Title 25, Chapter 1, Subchapter 1, Article 4, of the California Administrative Code contains noise insulation standards. This code details specific requirements for new multi-family structures located within the 60 CNEL contour adjacent to roads, railroads, rapid transit lines, airports or industrial areas. These multi-family structures include hotels, motels, apartments, condos, and other attached dwellings. The code requires an acoustic analysis showing that these multi-family units have been designed to limit interior noise levels with doors and windows closed to 45 CNEL in any habitable room.
- Title 21 of the California Administration Code (Subchapter 6, Article 2, Section 5014) also specifies that multi-family attached units incorporate noise reduction features sufficient to assure that interior noise levels in all habitable rooms do not exceed 45 CNEL.

- Section 65302 (f) of the Government Code specifies that it is the responsibility of the local agency preparing the general plan to specify the manner in which the noise element will be integrated into the zoning plan and tied to the Land Use Element, Circulation Element, and the local Noise Ordinance. The Noise Element, once adopted, also becomes the guideline for determining compliance with the State noise insulation standards discussed above.
- The Office of Noise Control, established by the California Noise Control Act of 1973, has developed criteria and guidelines for local agencies for use in setting standards for human exposure to noise and preparing noise elements. The noise standards developed by the Office of Noise Control and intended as guidelines for municipal noise elements are summarized in Table 64.
- A community's sensitivity to noise may be taken into account by starting with the general guidelines and then applying adjustment factors which allow acceptability standards to be set which 1) reflect the desires of the community and its assessment of the relative importance of noise pollution and 2) are below the known levels of health impairment.

Table 623. GUIDELINES FOR MUNICIPAL NOISE ELEMENTS

LAND USE CATEGORIES		ENERGY AVERAGE CNEL	
Categories	Uses	Interior	Exterior
Residential	Single Family, Duplex, Multi Family	45	60
	Mobile Home		65
Commercial, Industrial, and Institutional	Motel, Hotel, Transient Lodging	45	65
	Commercial Retail, Bank, Restaurant	55	
	Office Building, Research and Development, Professional Office, Government Office	50	
	Amphitheater, Concert Hall, Auditorium, Meeting Hall	45	
	Gymnasium	50	
	Sports Club	55	
	Manufacturing, Warehousing, Wholesale, Utilities	65	
	Movie Theaters	45	
Institutional	Hospitals, Schools	45	65
	Church, Library	45	
Open Space	Parks		65

Source: Santa Barbara County Comprehensive Plan Noise Element, 2009

LOCAL REGULATORY FRAMEWORK

The existing Noise Element was adopted by City Council Resolution No. 87-784 on January 26, 1987, and revised in April 2001 and February 2002. It was prepared for the Guadalupe Planning Commission, and complies with the Office of Planning Research Regulation Guidelines.

MEASURING NOISE

The basic characteristics of sound are its loudness (amplitude) and frequency (pitch). Frequency of sound is significant because the human ear is not equally sensitive to all frequencies. At low frequencies, depicted as a rumble, the ear is not very sensitive. At higher frequencies, depicted as a screech, the ear is most sensitive. Noise is typically measured in decibels (dB); however, this varying sensitivity is typically reflected in an A-weighted decibel scale (dBA). The A-weighted decibel refers to the range of sensitivity of the human ear to sounds of different frequencies.

Noise refers to sound pressure variations audible to the ear. This audibility depends on the sound's amplitude and frequency and the individual's capability to hear the sound. Other than amplitude and frequency, a listener's judgment of noise is largely dependent on the current activity and attitude regarding the sound source. The average listener perceives an increase in 10 dBA as a doubling of sound.

The sound level of everyday speech ranges from about 60 to 65 dBA. Quiet suburban areas typically have noise levels in the range of 40 to 50 dBA, while those along arterial streets are in the 50 to 60+ dBA range. Ambient noise levels greater than 60-65 dBA can disrupt conversations.

NOISE AT NIGHT

At night, people are more sensitive to noise and sleep disturbances usually occurs around 40 to 45 dBA. This sensitivity at night can be measured using two difference scales. The community noise equivalent level (CNEL) and the day-night average level (Ldn). Both scales apply the A-weighted decibel to measure the average level of noise that results throughout a 24-hour period and apply a weighted factor to evening and nighttime values. The measurements are calculated by dividing the day into different time periods. The main difference in the two scales is how the average noise levels are calculated, which typically result similar findings. The following table shows how the CNEL and the Ldn apply the weighting factors to measure noise. Table 65 depicts the CNEL and Ldn Comparison.

TABLE 65. CNEL AND LDN LEVELS

CNEL AND Ldn COMPARISON	
Community Noise Equivalent Level	
Daytime	7 AM to 7 PM - weighting factor of 1 dB
Evening:	7 PM to 10 PM - weighting factor of 5 dB
Nighttime:	10 PM to 7 AM - weighting factor of 10 dB
Day-Night Average Level	
Daytime	7 AM to 10 PM - weighting factor of 1 dB
Nighttime:	10 PM to 7 AM - weighting factor of 10 dB

Source: Santa Barbara County Comprehensive Plan Noise Element, 2009

VIBRATION

Sound generated through the ground is called vibration and the rumbling sound caused by the vibration of room surfaces is called groundborne noise. This noise becomes audible to listeners at a vibration velocity threshold around 65 VdB and a vibration velocity of 75 VdB is a distinctly perceptible level for many people. These vibrations are typically caused by sources within buildings such as people moving and closing doors. Outdoor sources of groundbourne vibrations are a result of traffic on rough surface roads, trucks and trains in motion, and construction equipment. If surfaces are smooth, groundbourne vibrations are barely audible by traffic. The vibration velocity of 100 VdB is typically the threshold where minor damages can occur in fragile buildings, so the typical range of interest is 50 VdB - 10VdB.

EXISTING CONDITIONS

The Guadalupe General Plan was last revised in February 2002. Given the small amount of development in the intervening years, the noise levels may not have substantially changed. During this update, it has become understood that a formal noise analysis should be performed for the city to create a formal set of noise ordinances and standards. According to the previous General Plan, the following table displays exterior noise level standards; however, there is not a formal city ordinance.

TABLE 66: GENERAL PLAN NOISE ELEMENT EXTERIOR NOISE STANDARDS

LAND USE CATEGORIES	MAXIMUM Ldn
Residential - Low Density	60
Residential - Multi Family	65
Transient Lodging	65
Schools, Libraries, Churches, Hospitals	65
Auditoriums	60
Playgrounds, Parks	65
Commercial	70
Industrial	75

Source: *Guadalupe General Plan, 2002*

NOISE SENSITIVE AREAS

The areas that are noise sensitive include:

- Schools
- Churches
- Parks
- Offices
- Low Density Residential Areas
- Medium Density Residential Areas

In Guadalupe, the most noise sensitive land-uses are residential areas, schools, and churches.

There are four main sources of noise in Guadalupe. They are highways, primary arterials, railways, and industrial plants. These are depicted in Map 5.1.

ROADWAY NOISE – HIGHWAYS AND PRIMARY ARTERIALS

Much of the roadway noise in Guadalupe is a result of the following thoroughfares.

Highways:

- Highway 1
- Highway 166

Primary arterials

- Obispo Street
- Tognazzini Avenue
- Tenth Street
- Eleventh Street

Highway 1 and Highway 166 are the major thoroughfares, which allow people access to and from the city. Since they are major roadways they are considered community noise generators. This roadway system accommodates a substantial amount of trucks entering the city limits to export goods. Within the city, trucks are coming to and from the six main packing sheds located along Highway 1. These packing sheds account for approximately 90% of all truck traffic traveling in the area according to the *2003 SBCAG - Highway 166 Truck Study Final Report*. On average, the heaviest of the city's truck traffic is between 1:00 PM - 7:00 PM (SBCAG, 2003). Trucks are required by the state to travel along designated truck routes; allowing truck traffic to pass through communities with minimal impact on the sensitive land uses such as residential neighborhoods. In Guadalupe, the designated truck routes are Highway 1 and Highway 166. Since much of the industry is not directly located on Highway 1, Obispo Street serves as an industrial collector for agricultural truck traffic to and from the packing sheds. This trucks go right through the downtown core creating increase congestion, pedestrian conflicts, and noise pollution.

RAILROAD NOISE

There are three main users of the rail lines in Guadalupe: Union Pacific Railroad, Amtrak, and the Santa Maria Valley Railroad.

Union Pacific Railroad has cargo trains sporadically running through the city 24 hours of the day. On April 27, 2005, the Federal Railroad Administration (FRA), which enforces rail safety regulations, published the Final Rule on the Use of Locomotive Horns at Highway-Rail Grade Crossings. Effective June 24, 2005, the Final Rule requires that locomotive horns be sounded at all public grade crossings 15-20 seconds before entering a crossing, but not more than one-quarter mile in advance (Union Pacific Railroad, 2008). These horns do add to the noise environment especially during the nighttime hours. The posted speed of these trains is 25 miles per hour within the City which would take them about 5-10 minutes to be outside Guadalupe's city limits. According to the U.S. Department of Transportation, sound levels of up to 80 dB(A) would be expected fifty feet from the rail track. This noise weakens at the rate of approximately 4 dB(A) per doubling of distance so that the minimum 60 dB(A) contour would be approximately 1600 feet from the track. Due to the short duration of the noise, a standard Ldn rating is not indicative of the substantial effect of this noise on the adjacent homes near the tracks. Also, most of the City's residents are within 1600 feet of the railroad and thus affected on an occasional basis.

According to the Amtrak timetable published in April 2013, trains make daily runs through the Guadalupe. Amtrak makes the following stops in Guadalupe:

- 7:30 AM (Daily)
- 12:16 PM (M-F)
- 12:16 PM (Sa & Sun)
- 2:11 PM (M-F)
- 2:31 PM (Sa & Sun)
- 7:36 PM (Daily)

Santa Maria Valley Railroad transported the equivalent of over 5,000 truckloads of freight last year; which helped reduced noise and air pollution created by industrial trucks. This line goes between Guadalupe and Santa Maria daily. Schedules for both SMVRR and Union Pacific Rail road were unavailable due to company policies.

INDUSTRIAL PLANT NOISES

Industrial plant operations adjacent to the Union Pacific Railroad are another noise source for the City. Residents north of Eleventh Street are directly affected by the noise due to their location. There are packing sheds located between Highway 1 and Obispo Street, which operate 24 hours of the day during peak production seasons. These facilities add to the noise environment; however, as a result of outreach conversations noise from these facilities is not a major concern for residents.

OTHER FIXED NOISE SOURCES

Commercial and agricultural uses have the potential to generate significant noise impacts. Noise generation within an industrial or commercial facility, or in close

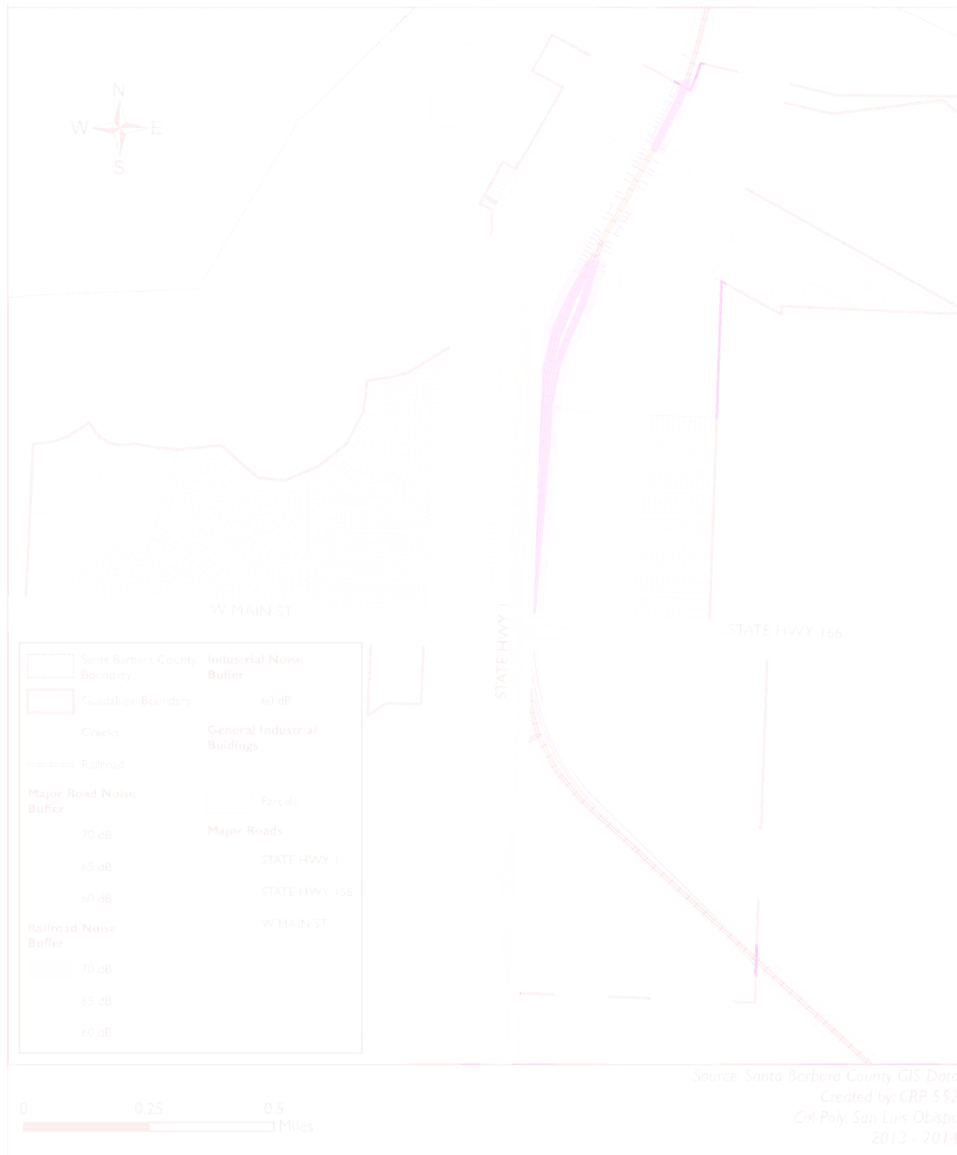
proximity to many types of agricultural equipment is controlled indirectly by Federal and State employee health and safety regulations (OSHA and Cal-OSHA), but exterior noise emissions from such operations have the potential to exceed locally acceptable standards at nearby noise sensitive land uses. This is not reported as a problem in Guadalupe.

AIRPORT NOISE

Airport noise is not a major issue in Guadalupe, since the nearest airport is located in Santa Maria. However, the City is subject to airplane flyover noise, according to the California Office of Noise Control.

NOISE CONTOURS

FIGURE 47. ESTIMATED NOISE CONTOUR MAP



Source: Cal Poly Land Use Inventory, 2013

The map above depicts the estimated noise contours from major noise generators. These numbers were extrapolated from the San Luis Obispo Noise Element.

FUTURE TRENDS

This analysis provides some insight on the emerging directions for noise in Guadalupe. Increased roadway congestion as a result of consumer demand, tourism, and increased residential properties will contribute to the noise environment of the City and will need to be monitored by engineers who specialize in noise. If consumer demand increases, the potential for more freight train traffic through Guadalupe becomes greater. This trend will increase the amount of noise as a result of track noise, low frequency volume engine noise, and spike volumes when train horns are blown. Noise from industrial, commercial, and agricultural uses have not been significant nuisances to the City; however, noise levels from these sources need to be monitored to ensure that citizens are not subject to unhealthful noise levels in the future.

NOISE ATTENUATION

Following observation of the city, the below mitigation measures might be plausible to implement when dealing with Guadalupe noise issues.

Potential mitigation measures include:

- Consider and address the noise environment and impact of potential land use changes.
- Increase vegetation such as trees to reduce the noise pollution for the main sources and improve city esthetics.
- Pavement selection (smoother the surface the less noise from roadway).
- Place aesthetic berms built along roadways and the railroad.
- Build sound walls only if all other mitigation ideas have been exhausted.

CHAPTER 6

SAFETY

As OPR states, “the aim of the safety element is to reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, earthquakes, landslides, and other hazards” (2003, p.90). This chapter will cover Flooding Hazards, Wildfire Hazards, Earthquake Hazards, and any other hazards that are possible in Guadalupe.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The safety element of the General Plan is one of the seven required elements. Under California government code 65300.5, all General Plan elements must be integrated and internally consistent. Although the safety element is related to all General Plan elements, it can be viewed as being most closely related to the land use element. To minimize the potential risks of hazards to the general public the land use element should consider the safety concerns cited in the safety element, and limit development in areas subject to flood, fire, and other safety hazards to limit the potential for loss of life, injury and property damage.

Under government code section 65302(G)(3) it is required that there be a link between the safety and housing element. Revisions of the housing element require that the safety element be reviewed and if necessary revised to identify new information that was not available in the previous safety element (legalinfo.ca.gov).

LEGAL REQUIREMENTS

Government code 65302 (g)(1) states that a safety element is for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence; liquefaction; and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards (legalinfo.ca.gov).

EMERGENCY RESPONSE

The speed and efficiency of a responding agency is vital to the overall safety of the community. If there are significant transportation and congestion barriers, or known geographical characteristics that limit or delay emergency response or evacuation, the response efforts of local agencies can be critically affected. It is important to maintain minimum response times and capabilities in order to ensure public safety in emergency situations.

Within Guadalupe, transportation barriers exist that can limit emergency response times, most notably the rail line that bisects the City nearly in half. Police and fire stations are both on the east side of the railroad tracks in the northern part of the city, while the majority of the population resides to the southwest portion of the city. Furthermore many city streets located south of the police station do not have access across the rail tracks causing limited route options for cross-town responses.

CRITICAL FACILITIES

Critical facilities include structures, which, because of their function, size, or service area, have the potential to cause serious bodily harm, extensive property damage, or disruption of vital socioeconomic activities if they are destroyed, damaged, or services are interrupted. The City of Guadalupe has identified 12 facilities, which can be found in Table 67, that are deemed critical during disaster events. These facilities include structures that are necessary in providing public services, emergency response, emergency management, and shelters in case of evacuations.

TABLE 24. CRITICAL FACILITIES FOUND IN GUADALUPE

CRITICAL FACILITY	ADDRESS
Pioneer Street Water Tank and Equipment	500 Block of Pioneer Street
Wastewater Treatment Plant	5200 West Main Street
McKenzie Junior High School	4710 West Main Street
Obispo Street Water Tank and Equipment	300 Obispo Street
Mary Buren Elementary School	1050 Peralta Street
City Hall	918 Obispo Street
Guadalupe Senior Citizen Center	4545 10th Street
Tenth Street Water Tank and Equipment	4550 10th Street
Fire Station #1 and Veterans Memorial Building	1025 Guadalupe Street
Boys and Girls Club	4691 11th Street
LaGuardia Street. Sewer Lift Station	4200 LaGuardia Street
Pioneer Street. Sewer Lift Station	800 Pioneer Street

Source: Cal Poly Land Use Inventory, 2013

EVACUATION ROUTES

In emergency situations, the route of evacuation will be subjective depending on the type of the emergency or the location of the hazard. However, due to Guadalupe's location, the primary evacuation routes for the City of Guadalupe are north/south on Highway 1 or east on Highway 166. It is necessary for the citizens of Guadalupe to be aware of possible hazards and the correct routes to escape harm from these occurrences. The emergency situations or hazards listed below require different evacuation routes due to varying implications of each event:

Urban Wildfires, Hazardous Materials Spill, and General Flooding: Depending on the location of the hazard, use roads to head in a direction away from the hazard.

Dam Inundation: In the event the Twitchell Dam fails, the entire city will be inundated with water. The safest route to escape from this type of flooding is to head south on Highway 1 away from the dam and oncoming water.

Nuclear Power Plant Failure: In the event Diablo Canyon Power Plant has a potentially harmful nuclear situation, the proper evacuation route is to head south on Highway 1 or, secondarily, head east on Highway 166 and then south on Highway 101 away from the nuclear danger.

FLOODING HAZARDS

OPR Guidelines state that the safety element must identify flood hazard areas and establish policies to avoid unreasonable flood risks. A comprehensive approach should include: mapping floodplains; establishing general policies to keep development out of floodplains, or to mitigate and protect against flood impacts if development is to be located in such areas; minimizing impacts on existing development where possible; establishing policies regarding capital improvements necessary to ensure flood protection; and establishing flood management policies.

Floods can be extremely hazardous in terms of potential lives lost and property damage (Santa Barbara County Comprehensive Plan, 1979-2013). Floods are the expression of overwhelming surface water resulting from a number of factors including: rain intensity, duration, drainage area, levees failures, dam failures, and inadequate runoff systems.

Within Guadalupe, flood events typically occur in close proximity to the Santa Maria River. Throughout the County, localized drainage problem can result in ponding of roads and low-lying areas. Typically in the Central Coast Region, floodwaters originate from high intensity or prolonged rainstorms events, and occur most frequently in the winter and spring season (Santa Barbara County Comprehensive Plan, 2010).

HISTORY OF LOCAL FLOOD EVENTS

From January to February 1978, damage to homes and infrastructure occurred in Santa Barbara County. Sediment erosion and deposition damaged channels, and farmland along the Santa Maria River (DWR California Water Plan Update 2013).

In December 2010 the City of Guadalupe declared a state of emergency when the Santa Maria River overflowed its banks, flooding property on the northwest side of Guadalupe near Pioneer Street. Floodwaters inundated four apartments, two houses and a local church. According to the former fire chief Jack Owen; “A similar situation took place in that area seven years ago” (KSBY News, 2010).

FLOOD HAZARDS

The severity and type of flood hazards can vary greatly based on many variables, such as topography, soil type, depth of the water table, and microclimate. According to the Santa Barbara County Comprehensive Plan, Guadalupe is most subject to three major types of flood events:

1. High Flow Rates in Rivers, Creeks, and other Drainages
2. Pooling
3. Dam Failure

High Flow Rate Floods

The Santa Maria River watershed is one of the largest coastal drainage basins in California, and drains approximately 1,880 square miles (1.2 million acres). The watershed includes all areas tributary to the Cuyama, Sisquoc, and Santa Maria Rivers (Central Coast Water Board, 2009). The Santa Maria River is a braided system with multiple low-flow channels that frequently shift position. Flows in the river can exceed 100,000 cubic feet per second (CFS) during a 100 year or 1% annual chance flood events (Santa Barbara County Hydro-geomorphological Study for the Santa Maria River, 2011). The largest reported peak flow in the Santa Maria River occurred April 1952, and was recorded at 32,800 CFS. (USGS Annual Peak Flow Analysis, 2007). Recent flood events in 2010 resulted in the river to overflow its banks, and caused Guadalupe to issue a state of emergency.

Pooling Floods

In addition to the flood problems resulting from the inability of stream channels to contain the full amount of flood water, localized drainage problems exist in areas where water ponds and cannot escape rapidly enough to prevent inundation. This results in localized flooding that normally occurs in lower-lying areas. Topography is a principal factor in drainage problems associated with pooling. Other contributing factors such as high groundwater may also be problematic if water is unable to permeate into the ground, resulting in rapid soil saturation. Areas around Guadalupe that are prone to pooling include: both Highway 1 to the North of town, and Highway 166 to the South as noted by Caltrans area flood signage.

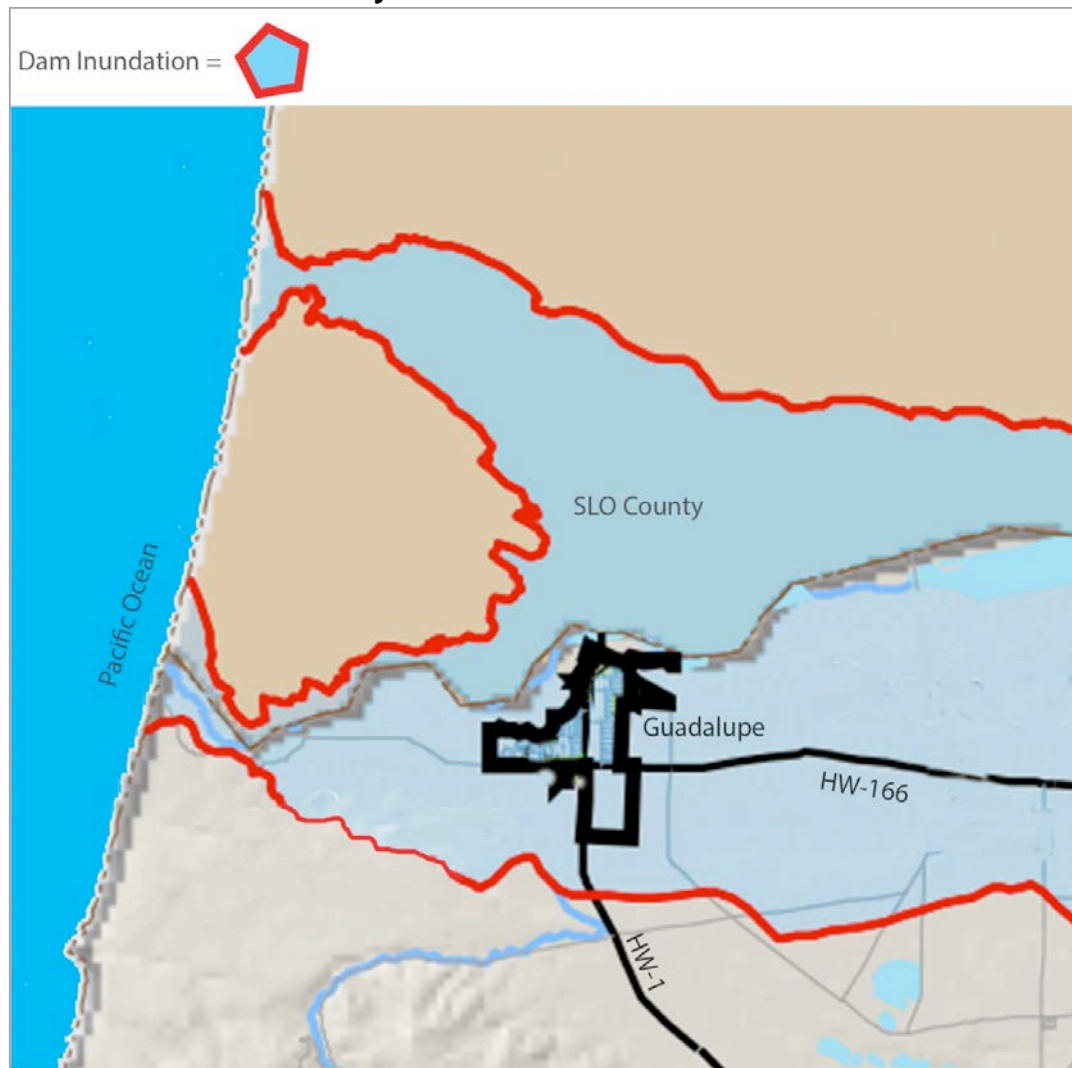
Dam Failure/Inundation Floods

Twitchell Dam, operated by The Bureau of Reclamation, was constructed from 1956 to 1958. The dam is located on the Cuyama River, upstream of its confluence of the

Sisquoc River, which later forms the Santa Maria River. The reservoir serves as both a flood control and water conservation project. It stores floodwaters from the Cuyama River, limiting potentially dangerous flows in the Cuyama, Sisquoc and Santa Maria Rivers, and releases the water during dryer months to recharge the groundwater aquifer (Central Coast Ambient Monitoring Program 2003). The reservoir has a maximum capacity of 224,300 acre-feet (AF), but because it is used as a flood control project, it is not normally kept near capacity, and has maximum recorded storage volume of 189,539 AF in 1983 (Stillwater).

Although failure of Twitchell dam and flooding inundation into Guadalupe is ranked as a limited risk to the City (City of Guadalupe Annex to Santa Barbara County 2011 Multi-Hazard Mitigation Plan), failure would result in catastrophic damage to Guadalupe and surrounding areas. Figure 45 below shows that failure of the reservoir would result in floodwaters that would fully engulf the city.

FIGURE 48. AREAS SUBJECT TO DAM INUNDATION



Source: Santa Barbara County, 2000; Cal Poly enhanced map

AREAS SUBJECT TO INUNDATION BY 100-YEAR FLOOD

Due to Guadalupe’s close proximity to the Santa Maria River, 100-year flood events are a concern for the area and local residents. Based on the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map (FIRM), a small portion of Guadalupe is located within the 100-year flood hazard area (see Figure 46). The northern and northwestern portions of the city that are located within the designated FEMA-100 year flood zone are defined as areas of shallow flooding where floodwater depths are between one and three feet (FEMA, 2005).

FIGURE 49. AREAS SUBJECT TO 100-YEAR FLOOD INUNDATION



Source: GIS data from SBC, and FEMA 2005

* Maps were developed based on the best information currently available. Floodplain maps are subject to change and may be updated periodically

FLOODING FROM TSUNAMI EVENTS

Flood inundation from tsunami events poses a significant threat to much of the central coast and Santa Barbara County’s coastal areas. However because of the City of Guadalupe’s location within the county, it is not considered to be at risk of tsunami inundation. (See Figure 50)

FIGURE 50. TSUNAMI INUNDATION ZONE



Source: Santa Barbara County: Guadalupe Tsunami GIS maps, 2009

FLOOD CONTROL PROJECTS

Flood control projects represent active efforts to limit the negative impacts of flooding. The amount of the peak floodwater in the Santa Maria River is first reduced by the storage of floodwaters in Twitchell Reservoir. Secondly, levees have been constructed along the river to contain floodwaters. The Santa Marie Levee, owned and maintained by the County Public Works Department, was built by the U.S. Army Corps of Engineers in 1963 to control flooding from the Santa Maria River that endangered the City of Santa Maria. Although the levee system contains floodwater in the Santa Maria River, the levee system ends at Highway-1 in Guadalupe, leaving little flood protection for the city.

Emergency Response to Flood Events

The County's emergency response to flood events typically consists of efforts to reduce loss of life, rather than damage to property. The County's emergency guidelines for flood emergencies include a two part approach: first is to monitor flood levels and determine when an evacuation is warranted, and second is to institute a well-arranged and timely evacuation of threatened areas. Monitoring flood levels consists of gathering current and predicted stream flow data of the Santa Maria River. At a Forecasted Flow of 10,000 CFS or more the County issues an emergency response. Evacuation planning

during a flood event is coordinated through the County Public Works Department, County OES, and local law enforcement agencies. The threat of flooding typically worsens over a period of time, allowing emergency response agencies to track data and prepare for an evacuation. Following the issuance of an order or warning to evacuate, evacuation routes are determined based upon the conditions of the individual flood event. Law enforcement agencies including the County Sheriff's Department, the California Highway Patrol, and local police departments are responsible for emergency evacuations in the County (Santa Barbara County Comprehensive Plan, 2010).

FIRE

As per the OPR guidelines, the safety element must “identify urban fringe and rural-residential areas that are prone to wildland fires. It must also analyze systems, such as adequate evacuation routes and peak load water supplies that can reduce fire hazards. The policies of the safety element should form the basis for adopting fire safe ordinances and strategic fire defense system zoning” (2003, p.91). The two main fire hazards are wildland fires and structural fires.

Wildland fires and structural fires both are a risk to life and property within Guadalupe. A wildland fire is defined as “a fire occurring in a suburban or rural area which contains uncultivated lands, timber, range, watershed, brush, or grasslands. This includes areas where there is a mingling of developed and undeveloped lands” (“State of California,” 2003, p.94). Wildland fires can start for a number of reasons, and the spread and severity can vary wildly depending upon topography, fuel, weather, and other conditions. Structural fires, or urban fires, typically occur in buildings located within the city limits and within buildings in residential, commercial, industrial, or public facility land uses.

Regulatory Framework

Wildfire protection in Santa Barbara county is multi-jurisdictional and the responsibility of the local, state, and federal government. There are legal and mutual aid agreements, which require entities to cooperate during fires.

Santa Barbara County Seismic Safety & Safety Element

This establishes policies to protect the county from natural and manmade hazards. There is pertinent data for the county in regards to hazards and includes land use planning measures.

California Fire Plan

The California Fire Plan is “the state’s road map for reducing the risk of wildfire.” This plan assesses community risk and develops solutions and implements projects.

Fire Management Plans

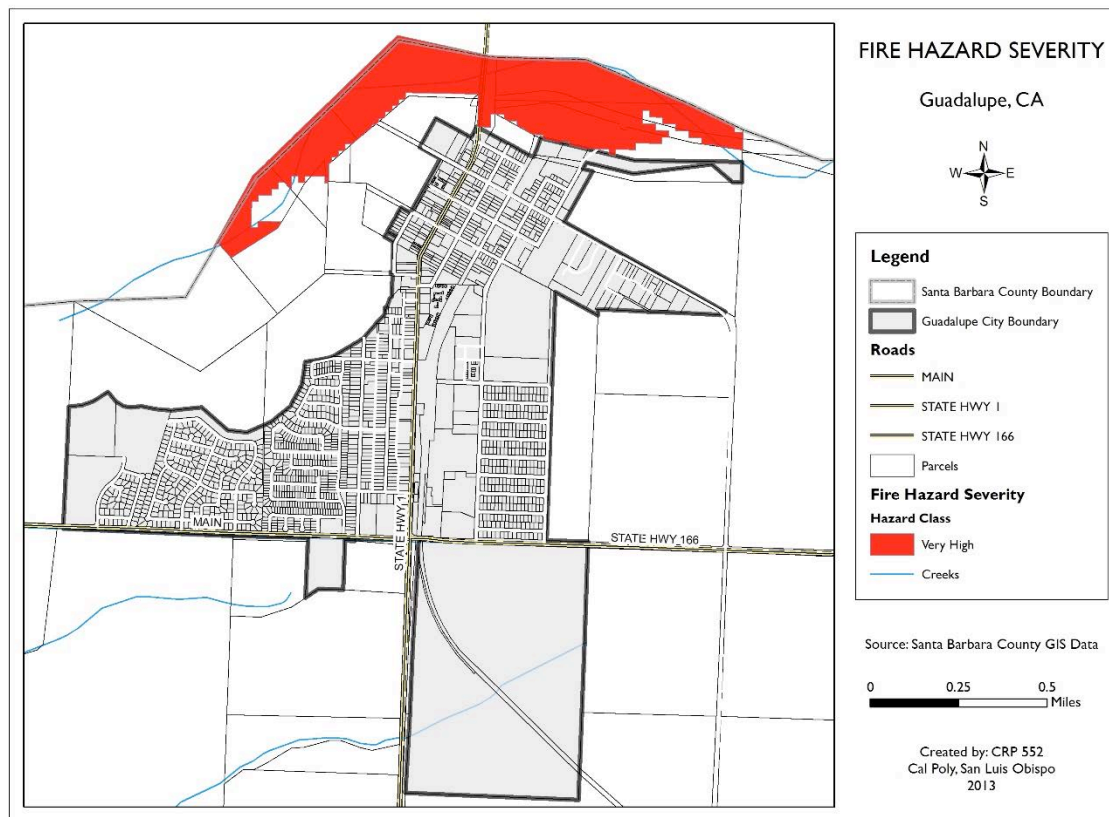
The Santa Barbara County FD is responsible for maintaining and updating the Santa Barbara County Communities Wildfire Protection Plan (CWPP). The CWPP fulfills state requirements of a Unit Fire Management Plan for entities such as Santa Barbara County that act as an agent to Cal Fire (Santa Barbara County, 2010).

EXISTING CONDITIONS

Risk of Wildland Fires

There is a “Very High Fire Severity” area located just north of the City boundaries. Although Guadalupe is considered a community at risk for wildfires, the Guadalupe Planning Team does not consider its critical facilities to be at risk of wildfire (“City of Guadalupe,” 2011). In addition, the land surrounding Guadalupe is high in moisture and controlled due to agricultural practices.

FIGURE 51. FIRE HAZARD SEVERITY



Source: Santa Barbara County GIS Data; Developed by CRP 552

Risk of Urban Fires

The City of Guadalupe Fire Department is a combination department. It consists of a full time Fire Chief and two full time Fire Captains with the remaining personnel being Paid-Call. “The Guadalupe Fire Department provides the following services: Fire Suppression: in response to structure, vehicle, wildland or grass, or dumpster fires, as well as alarm activations. Rescue Services: response to all motor vehicle crashes where injuries are reported. Hazardous Material Response: fire personnel are trained to respond to hazardous material releases” (“Guadalupe, California: Fire,” 2013).

GEOLOGIC & SEISMIC SAFETY

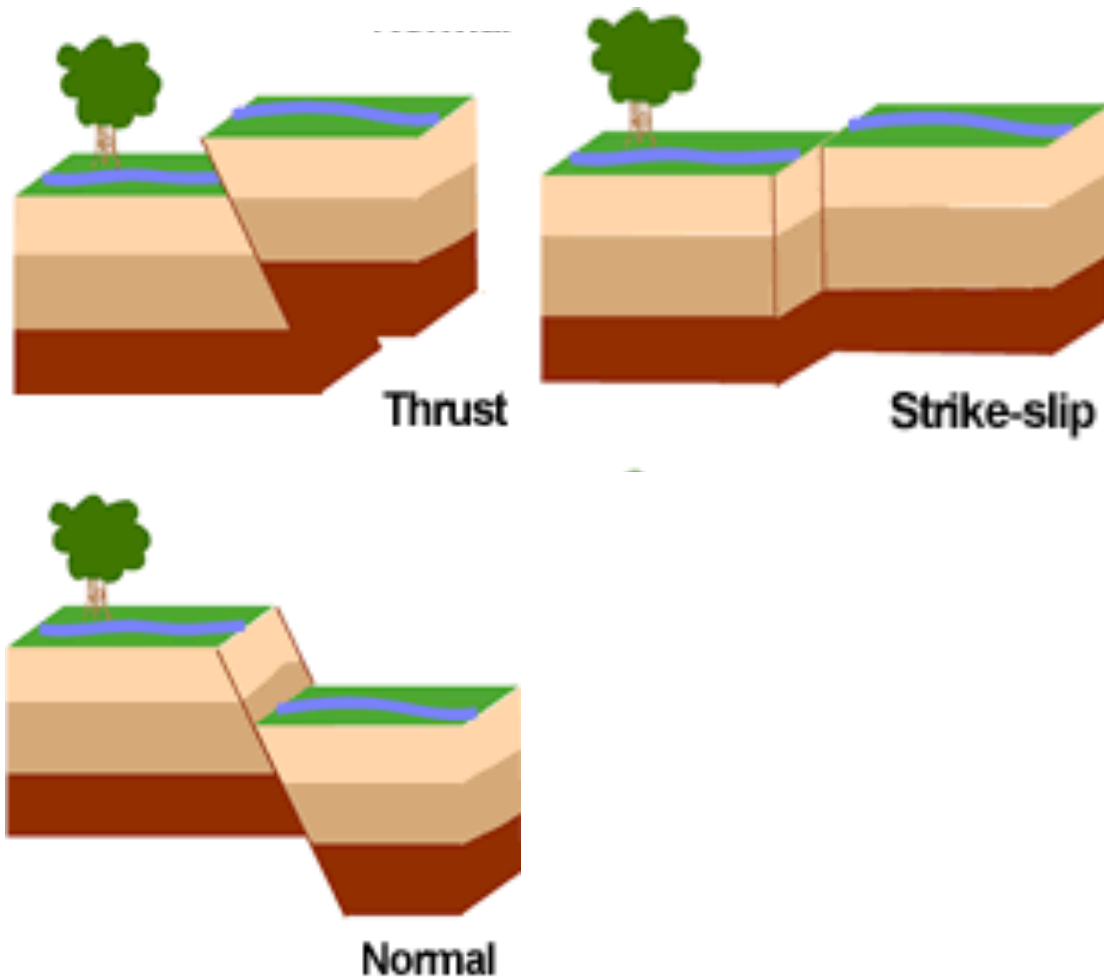
Through identifying natural risks due to seismic activity in Guadalupe and the surrounding area, the goal of the Safety element is reduce the amount of loss and injury when or if such events occur. Guadalupe is located in the expansive lowlands near the City of Santa Maria and surrounded entirely by agricultural fields. While the County of Santa Barbara has an extensive earthquake history, the City of Guadalupe has a relatively smaller risk of large earthquakes than those parts of the County further south. Geological and soil analysis is essential to planning for development in suitable areas and preparing building code standards which are appropriate for varying problems with ground stability.

Geological and Seismic Risks addressed in the County of Santa Barbara Safety Element, republished in 2010, include: ground rupture from fault movement, tsunamis and seiches, liquefaction, groundshaking, high groundwater, subsidence, slope stability and landslides, soil creep, expansive soils, and compressible/collapsible soils. Each of these safety risks are addressed by remaining consistent with the County of Santa Barbara Safety Element or by elaborating on more specific issues pertaining to boundaries the City of Guadalupe. The U.S. Geological Survey primarily provides data gathered in this section.

FAULTS

According to the United State Geological Survey (USGS), faults are defined as a fracture along which the blocks of the earth's crust on either side have moved relative to one another parallel to the fracture. There are three separate types of faults (Shown in the image provide by USGS): Strike-slip, normal, and thrust. Fault lines are generally considered active or potentially active in order understand their potential for causing earthquakes. Each type of interaction by various parts of the earth's crust along a fault can cause different types movement above the surface. When two plates interact, there is little engineering-wise that can be done to prevent harm to development. The importance of identifying faults is to be able to avoid damage to residents, infrastructure, and any other physical development if those faults rupture and cause earthquakes, affecting any development directly on top of or next to active faults. The County of Santa Barbara classifies faults based on how long ago it ruptured. The chart below details the varying levels of activity of faults as described by the County:

FIGURE 52. FAULT DESCRIPTION



Source: USGS, 2013

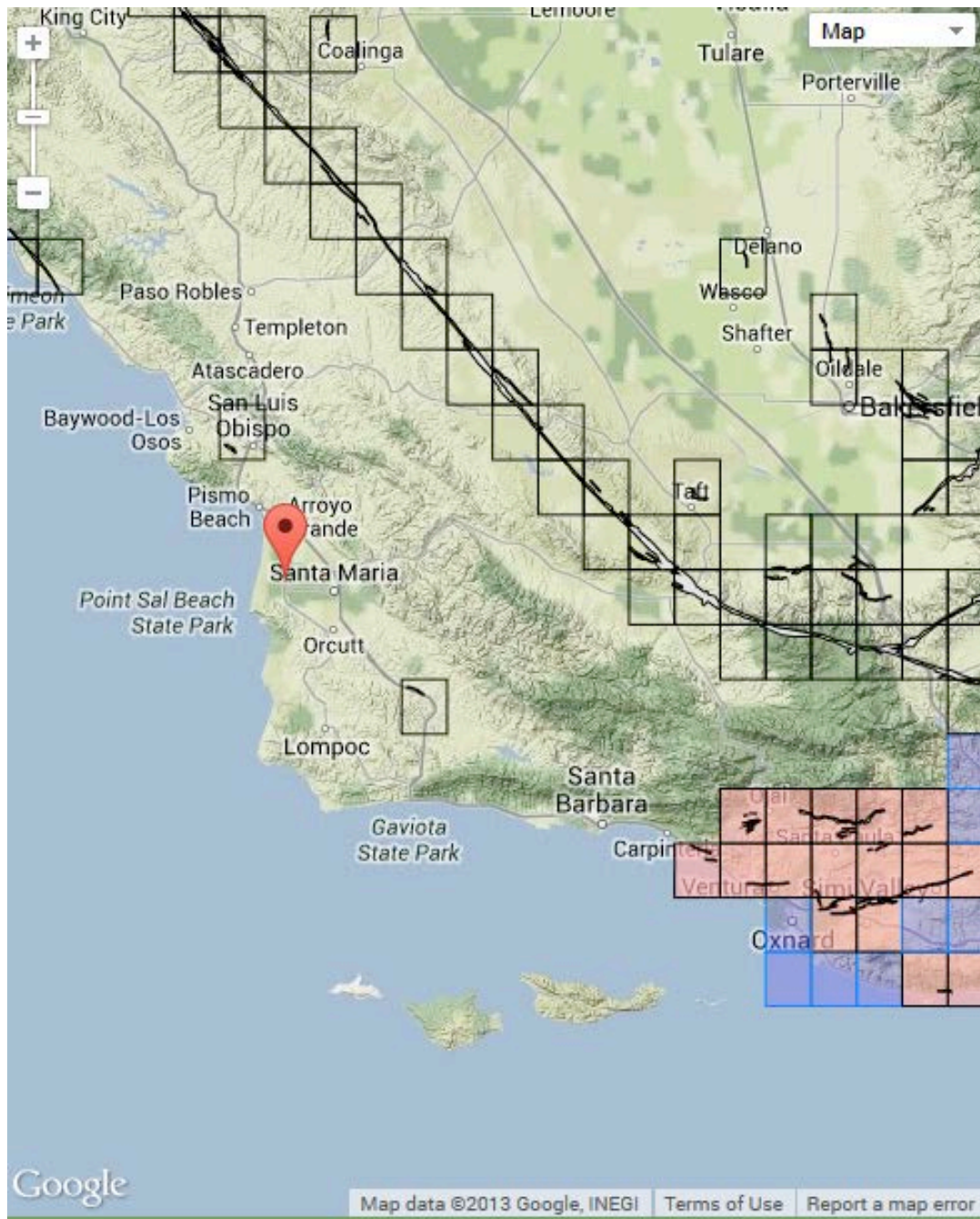
FIGURE 53. FAULT TYPES

Fault Activity Classification	Description
Historically Active	Faults which have caused destructive earthquakes in reasonably recordable history.
Active	Faults that show evidence of displacement during the most recent epoch of geologic time (Holocene or Recent epoch) are classified as active. It is estimated that the Recent epoch began approximately 11,000 years ago. Any topographic reflection of fault displacement is considered evidence that the causative fault is active because after 11,000 years such evidence would probably be obliterated by erosion and deposition.
Potentially Active	Faults which displace deposits of late Pleistocene age and show no evidence of recent (0 to 11,000 years old) movement are considered potentially active.

Source: Santa Barbara County Seismic Safety & Safety Element, 2010

In accordance with state law, the Safety Element must address the Alquist-Priolo Earthquake Fault Zoning Act. According to the California Department of Conservation California Geological Survey the act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. This state law was a direct result of the 1971 San Fernando Earthquake, which was associated with extensive surface fault ruptures that damaged numerous homes, commercial buildings, and other structures. Surface rupture is the most easily avoided seismic hazard. By law, State Geologists are supposed to distribute these maps to all affected cities. The City of Guadalupe is not on the list of cities and is not considered to have a high hazard risk due to surface fault ruptures within in its specific boundaries. However, Guadalupe could still feel ground shaking from active faults within the surrounding region. The image below from the California Geological Survey shows that Guadalupe does not fall into one of the immediately affected active fault areas.

FIGURE 54. CENTRAL COAST FAULT LINES



Source: California Department of Conservation, California Geological Survey Alquist-Priolo Earthquake Fault Zones, 2008

A more detailed map of the all active and inactive faults surrounding Guadalupe, shown below, is necessary to determine the potential for ground shaking from those faults.

FIGURE 55. GUADALUPE FAULT LINES



November 25, 2013

- Displacement in the last 200 years
- Displacement in the last 11,700 years
- Displacement in the last 700,000 years
- Displacement undifferentiated
- Within Zone

Fault Lines	
Historic Fault	Displacement in the last 200 years
Holocene Fault	Displacement in the last 11,700 years
Late Quaternary Fault	Displacement in the last 700,000 years
Quaternary Fault	Displacement undifferentiated
Earthquake Fault Zone of Required Investigation	Within Zone
Earthquake Fault Zone of Required Investigation	Within Zone (cut of scale range)

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 Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX

Source: Source: USGS Earthquake Hazards Program & California Department of Conservation, 2013

For purposes for planning and zoning, and to remain consistent with the County of Santa Barbara Safety Element, it is recommended to amend zoning codes as follows near varying fault types:

- **Historically Active and Active Faults** - No structures of consequence should be constructed within fifty feet of the fault trace, except those structures which cannot be

relocated to avoid the fault. This would include projects such as highways, bridges, utilities, and the like.

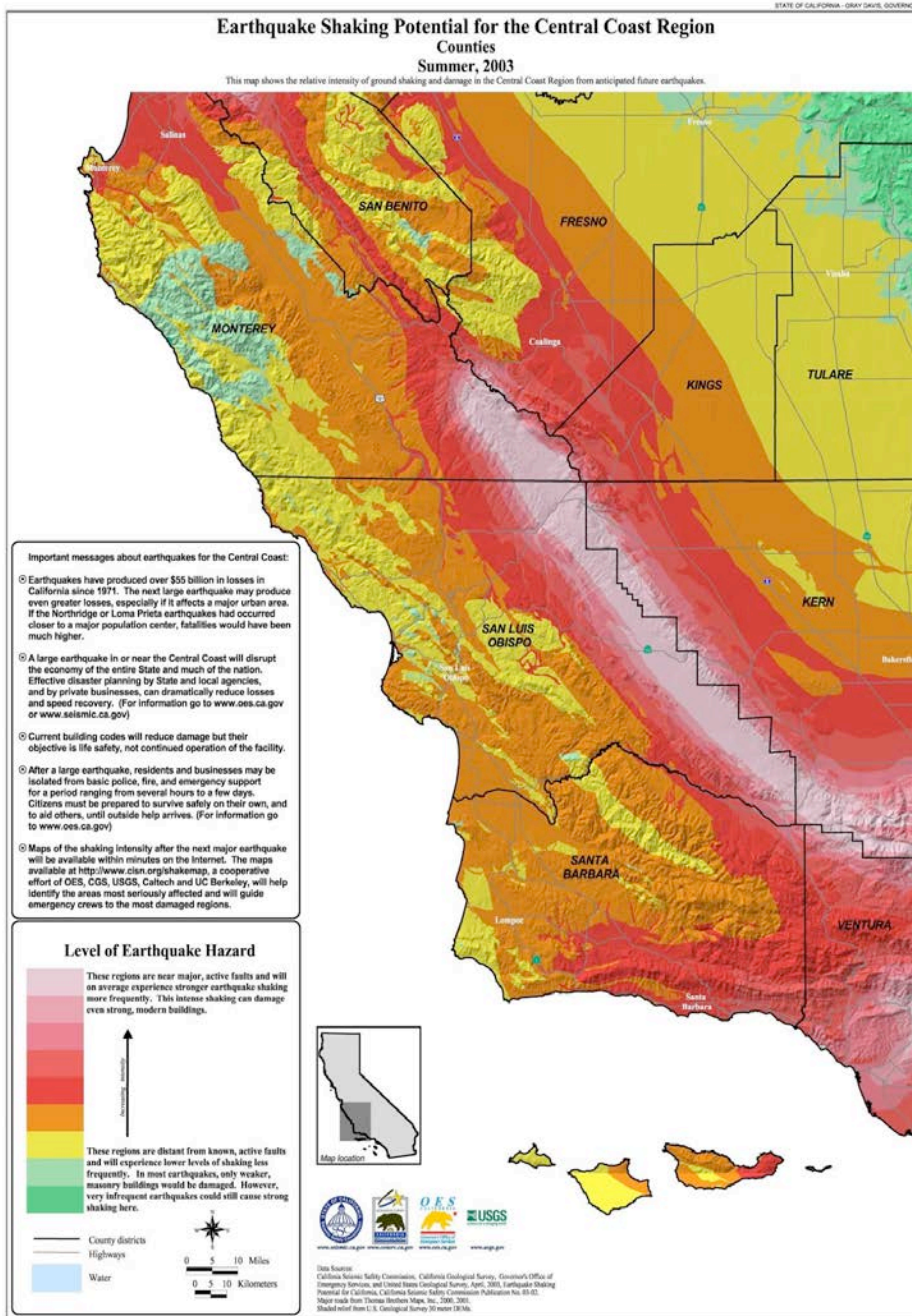
- **Potentially Active Faults** - Major or critical structures such as schools, hospitals, police stations, or communications facilities should not be constructed within fifty feet of a fault trace. All other types of structures should be planned to avoid a location on a fault insofar as practical.
- **Inactive Faults** - Ground rupture should create no constraints on location of structures on inactive faults, except for an investigation to confirm that the fault is inactive. The ancient fault movement might have produced certain adverse foundation conditions, such as high groundwater, weak gouge zones, or abrupt changes in bearing capacity. Thus, a more extensive foundation investigation can be anticipated for a site located on an inactive fault, even though the defects are not related to future ground rupture.

GROUND SHAKING AND EARTHQUAKE INTENSITY POTENTIAL

Because Guadalupe is located some distance from active faults, it has a lesser chance of being directly affected by ground rupture. The seismic waves which extend outward from such ruptures can cause varying levels ground shaking. The Seismic Hazards Mapping Act of 1990 requires the State to prepare and disseminate maps which detail potential for ground shaking, liquefaction, and landslides. These maps allow local jurisdictions to guide land use in appropriate areas and develop additional building code standards where appropriate. The Probabilistic Seismic Hazard Map, “shows the hazard from earthquakes that geologists and seismologists agree could occur in California. It is probabilistic in the sense that the analysis takes into consideration the uncertainties in the size and location of earthquakes and the resulting ground motions that can affect a particular site. The maps are typically expressed in terms of probability of exceeding a certain ground motion. For example, the 10% probability of exceedance in 50 years maps depict an annual probability of 1 in 475 of being exceeded each year. This level of ground shaking has been used for designing buildings in high seismic areas. The maps for 10% probability of exceedance in 50 years show ground motions that we do not think will be exceeded in the next 50 years. In fact, there is a 90% chance that these ground motions will NOT be exceeded. This probability level allows engineers to design buildings for larger ground motions than what we think will occur during a 50-year interval, which will make buildings safer than if they were only designed for the ground motions that we expect to occur in the next 50 years.” (CGS 2003)

The Probabilistic Seismic Hazard Map provided by the California Geological Survey, shown below, depicts Guadalupe and the entire greater Santa Maria area with relatively low earthquake shaking potential. While located near enough to faults with large rupture and earthquake shaking potential, the impact is predicted to be much less than other parts of the County.

FIGURE 56. EARTHQUAKE SHAKING POTENTIAL FOR THE CENTRAL COAST REGION



Source: California Seismic Safety Commission, California Geological Survey, 2013

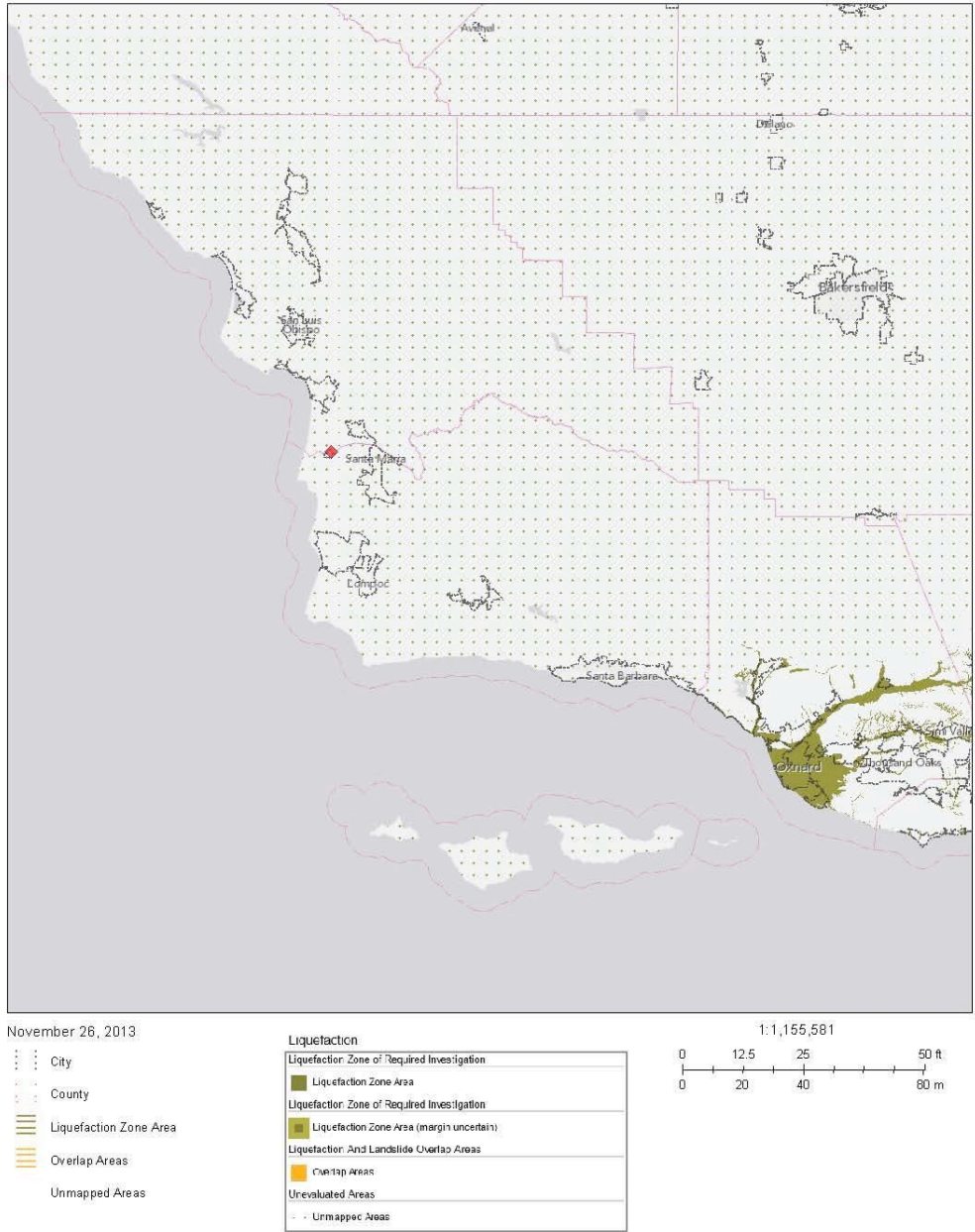
UNREINFORCED MASONRY BUILDINGS

In California, the Unreinforced Masonry Law mandates jurisdictions within Seismic Zone 4 to identify hazardous unreinforced masonry buildings and consider local regulations to abate potentially dangerous buildings through retrofitting or demolition. These buildings contain a greater risk of collapse upon people attempting to flee structures during earthquakes. The removal or rehabilitation of hazardous or substandard structures that may be expected to collapse in the event of an earthquake, including, but not limited to, unreinforced masonry buildings, bridges, and critical facilities is of great importance in Guadalupe and should be implemented whenever possible. According to the *City of Guadalupe Annex to Santa Barbara County 2011 Multi-Hazard Mitigation Plan*, the City has identified 24 buildings within the city limits that are un-reinforced masonry construction (URM), two of which are city-owned. In 2007, the City Redevelopment Agency (RDA) allocated approximately \$3 million in RDA funds in the form of grants to assist owners of URM buildings in retrofitting their building to seismically safe standards. At the time of the program, the owners of 23 of the 24 buildings participated in the URM Retrofit Grant Program and the retrofitting was deemed approximately 90% complete. Due to the shutdown of California Redevelopment Agencies in 2011, it is unknown if the final buildings were retrofitted or torn down.

LIQUEFACTION

Liquefaction is a process by which water-saturated sediment temporarily becomes soft and fluid-like due to seismic activity. This process forces water into layers of sediment from below the surface and causes instability in the land. Liquefaction can create events such as cracks in the ground to areas that act similar to quicksand. Areas of dangerous liquefaction can also be caused by groundwater that is located too close to the surface or areas of high sand content in the ground. While the County of Santa Barbara does not show any signs of liquefaction within the County, it places a moderate risk rating throughout most of the low coastal plain and valley bottoms, including Guadalupe, due to alluvium, and the affect areas were given a moderate risk rating with respect to liquefaction potential. This rating was largely based on the probable depth to groundwater with consideration given to probable soil characteristics (i.e., classification, grain size, density) and probable earthquake intensity and duration. The map on the next page, provided by the California Geological Survey, shows areas of liquefaction in Santa Barbara County and shows no areas within or near the City of Guadalupe.

FIGURE 57. GUADALUPE LIQUEFACTION RISK



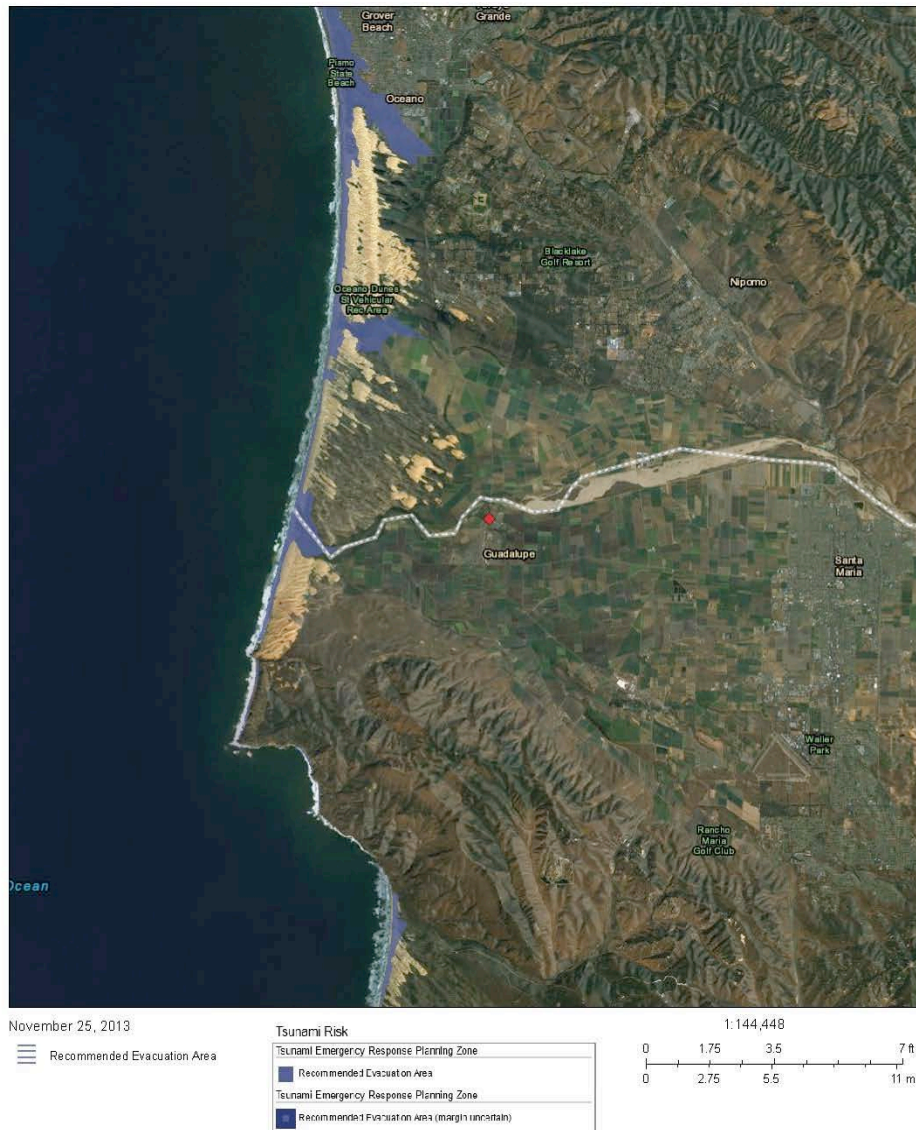
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Source: California Geological Survey Information Warehouse, 2013

TSUNAMI

For most coastal cities tsunamis caused by earthquakes pose a great threat to life and infrastructure. While the City of Guadalupe is located near the coast, the natural dunes to the west protect it. The map below, provided by the California Geological Survey, shows tsunami inundation along the coastal region outside of Guadalupe. The map depicts that any inundation waters will not reach the City and that the City is highly protected by the dunes. While earthquakes are not the only cause of tsunamis, they are the primary factor for the California coastline. The County of Santa Barbara Safety Element delineates the differences between the effects of tsunami waves due to distant earthquakes, which are limited to a rise of a few feet, and abrupt shallowing of the ocean toward the coast or oceanic troughs off this coast, which can cause waves of 50-100 in places such as Japan or Hawaii.

FIGURE 58. GUADALUPE TSUNAMI RISK

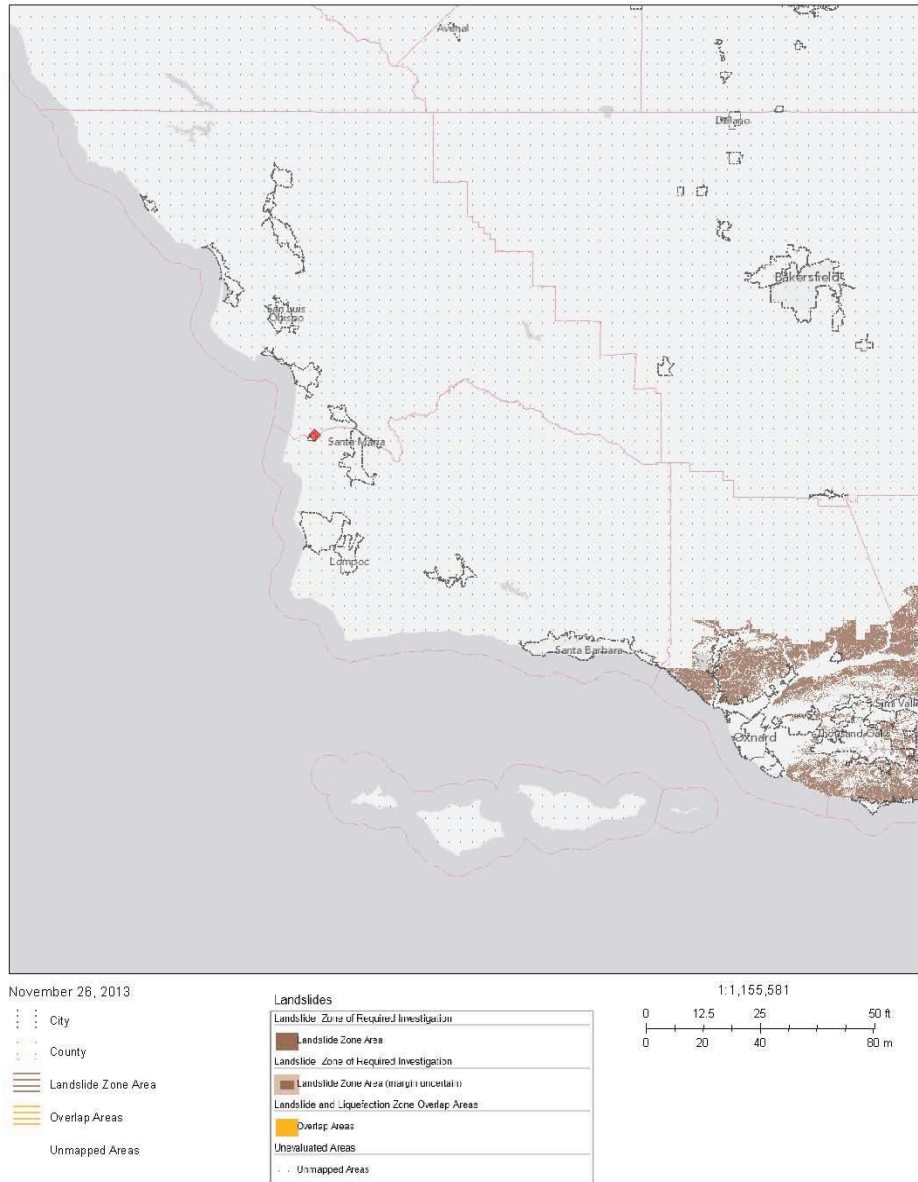


Source: California Geological Survey Information Warehouse, 2013

LANDSLIDES

The topography within Guadalupe is generally flat. Some changes in elevation do occur throughout the City but there is little risk of landslide. According to the map below, provided by the California Geological, Guadalupe is not generally susceptible to landslides. The County of Santa Barbara also rates Guadalupe as having little to no risk of landslide or slope failures.

FIGURE 59. GUADALUPE LANDSLIDE RISK



Source: California Geological Survey Information Warehouse, 2013

OTHER SAFETY ISSUES

Change in Climates Impact on Guadalupe

Inasmuch as climate change can result in overall dryer conditions and lower average rainfall, it also is expected to increase the overall number of high intensity rainfall events. If high intensity rainfall events become more common the potential for more frequent, intense, and extensive flood events could also become more common. Furthermore, climate change can lead to increases in temperature, resulting in overall dryer conditions. This combined with overall decreases in rainfall, would create the potential for fire hazards to become more severe and frequent.

Hazardous Materials

Hazardous materials are defined as substances or materials that are capable of posing an unreasonable risk to health, safety, and property. The release of hazardous materials includes the spilling, leaking, pumping, pouring, emitting, emptying, discharging, escaping, leaching, dumping, or disposing into the environment. Hazardous materials releases may be intentional or accidental, and may occur at fixed facilities or on transport vehicles (Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan 2011).

The City of Guadalupe has several industries that use hazardous materials. The most likely scenario in Guadalupe is a hazardous material release from one of the agricultural facilities. The agricultural industry uses large quantities of ammonia to operate their refrigeration systems, and there are significant quantities of fertilizers and pesticides stored in the community and dispensed in agricultural areas. Furthermore, Guadalupe's water quality assessment in 2010 found that the city is vulnerable to increased contaminant levels in the city water supply from agricultural runoff and leaching from fertilizer use. Elevated concentrations of nitrates were found in one city water source, leading the city to only use water from this source as an emergency option.

The second primary threat to the community comes from transportation of hazardous materials. Both trucking and the railroad industry move goods including hazardous materials through the city, namely using Highway 1, Highway 166, and the rail lines that bisect the city. Because of the close proximity to area homes, businesses and storm drains, a transportation related release could affect a large area and also block local thoroughfares limiting evacuation routes.

Nuclear Hazards

Located roughly 25 miles northeast of Guadalupe is the Diablo Canyon nuclear power plant. Local, state, and federal agencies, and the electric utilities have emergency response plans in the event of a nuclear power plant incident. The plans define two emergency planning zones. One zone covers an area within a 10-mile radius of the plant, where it is possible that people could be harmed by direct initial radiation exposure. The second zone covers a broader area, usually up to a 50-mile radius from the plant, where radioactive materials would migrate and could contaminate water supplies, food crops and livestock (FEMA ready.gov, 2013). Furthermore,

San Luis Obispo County emergency services indicate that areas within a 25-mile radius including Guadalupe, are considered to be within the emergency-planning zone.

Peakload Water

The City of Guadalupe serves approximately 7,000 residents with 1,570 active water service connections. The water supplies in Guadalupe come from local wells in the Santa Maria Valley Groundwater Basin, and the State Water Project (SWP). In 2012, the City produced a total of 924 acre-feet (AF) of water (521AF from groundwater, and 403AF from the SWP). The Public Works Department reported that the City sold 912AF to customers in 2012, leaving a surplus of 12 AF. Although the City is allocated up to 550AF per-year from the SWP, deliveries are dependent on available resources, and vary from year to year. (Santa Barbara County IRWM, 2013).

Crime

Overall, residents and decision makers see Guadalupe as a safe community. These perceptions are mirrored in 2011 crime statistics, which show that the city has much less crime when compared to most cities within Santa Barbara County. One exception was that the data showed an increased incidence of arson-related events.

CHAPTER 7

ECONOMIC DEVELOPMENT

The Background Report provides an overview of existing conditions related to economic development in the City. It is intended to highlight opportunities and inform economic development planning and decision-making. The sections of this report summarize the City of Guadalupe's existing local resources, including key indicators for economic development, an economic industry analysis, a retail leakage study, a summary of City expenditures and revenues, and Guadalupe's unique features, opportunities, and growth prospects. While the primary purpose of the report is to discuss background information and existing conditions, some early conclusions are drawn to provide a context for proposed economic development strategies.

A City's economy plays a critical role in its physical development and in the stability of the local tax base (Office of Planning Research [OPR] 2003, p. 109). Although the inclusion of an economic development element is optional in the General Plan, it is essential in providing direction for a City's economic structure. An effective economic development element "will establish a consistent set of policies that provide general direction to local government on how the community can focus resources to retain local business, attract new industries, support the tax base, and sustain the ability to provide public services for current and future residents" (OPR 2003, p. 109). An economic development element can maintain and enhance the economic character of the community, while providing framework for a stable annual budget (OPR 2003, p. 109).

KEY INDICATORS

POPULATION

Population and Household Growth

The City of Guadalupe experienced substantial population growth between 2000 and 2010. Table 68 shows that between 1990 and 2000, the City's population increased just three percent. From 2000 to 2010, however, the population increased by almost 25 percent. As of 2010 Guadalupe had a population of 7,080, representing 1.7 percent of Santa Barbara County's total population of 423,895.

TABLE 25. POPULATION GROWTH, GUADALUPE AND SANTA BARBARA COUNTY, 2010

	1990	2000	2010	PERCENT CHANGE (1990-2000)	PERCENT CHANGE (2000-2010)
Guadalupe	5,479	5,659	7,080	3.29%	25.11%
Santa Barbara County	369,608	399,347	423,895	8.05%	6.15%

Sources: DP-1 2000 SFI, DP-1 2010 SFI.

The US Census Bureau defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. As of 2010, there were 1,810 households in Guadalupe. Between 1990 and 2000, households increased at a rate of 0.5 percent per year. Between 2000 and 2010, 396 new households were added, and the rate of change increased to 2.8 percent per year.

TABLE 26. NUMBER OF HOUSEHOLDS, CITY OF GUADALUPE, 2010

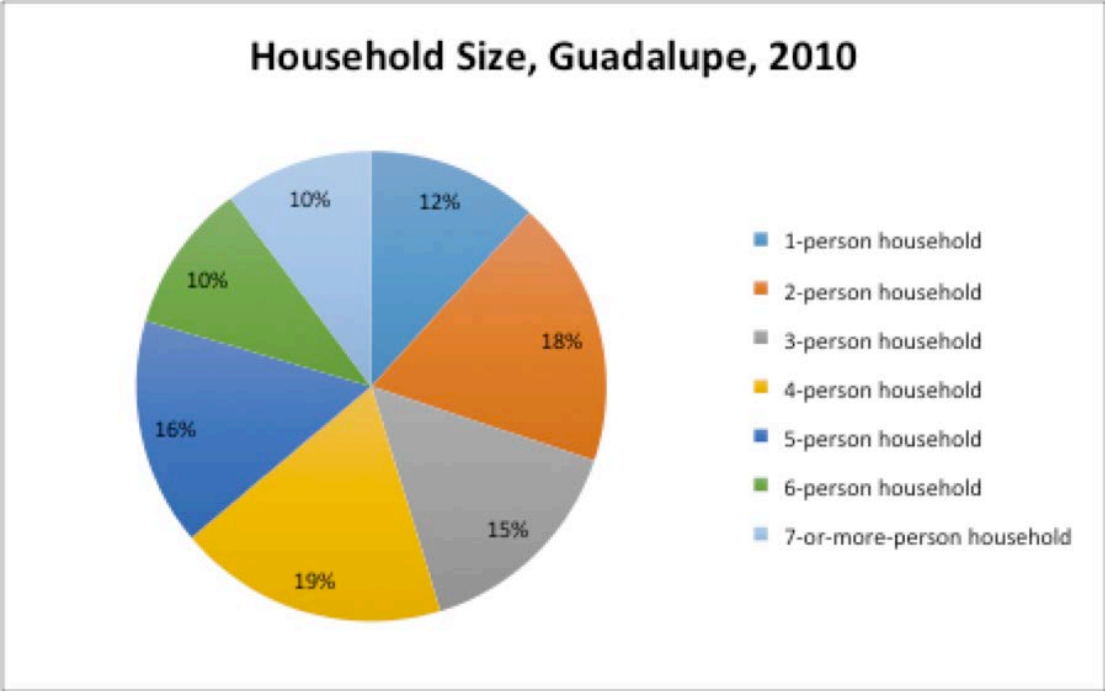
YEAR	HOUSEHOLDS	NUMERICAL CHANGE	ANNUAL PERCENT CHANGE
1990	1,352	-	-
2000	1,414	62	0.50%
2010	1,810	396	2.80%

Source: US Census Bureau, SFI: DP 1, 2010.

Household Size and Composition

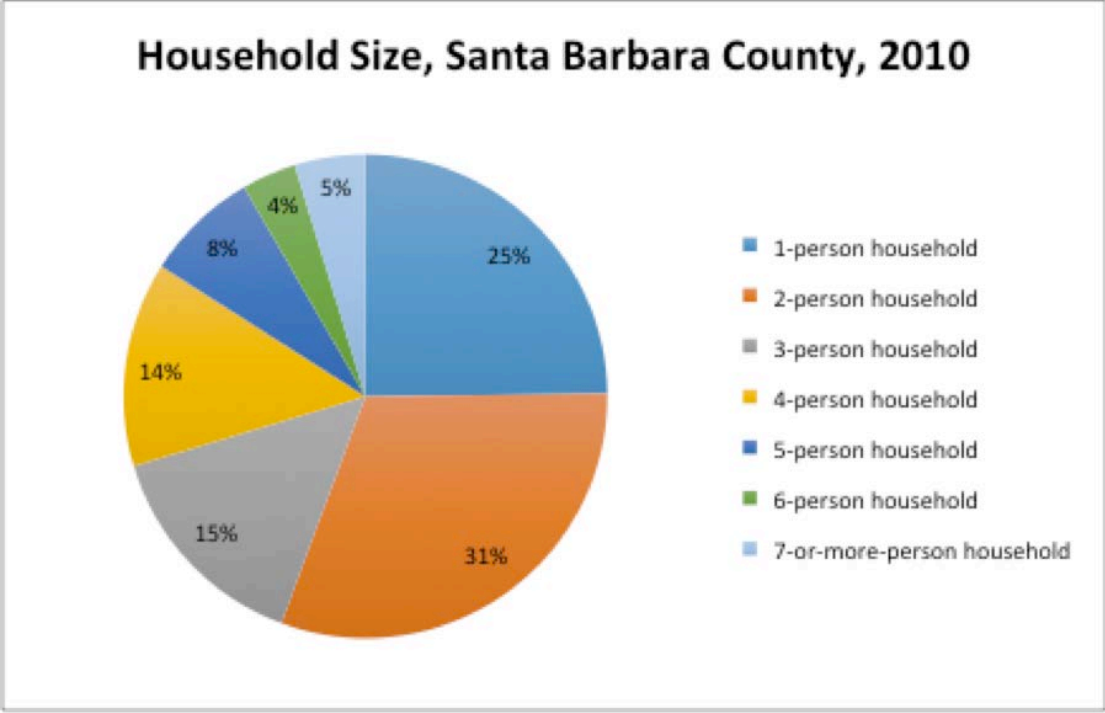
Guadalupe has a much larger percentage of households containing four or more persons than the countywide average (Table 68). In Guadalupe, 55 percent of households are comprised of four or more persons, compared to 31 percent of households in the County. Guadalupe’s average household size is 3.9 persons, as compared to 2.9 persons per household countywide. These numbers suggest that there is a greater need for larger housing units in Guadalupe than in other areas of Santa Barbara County.

CHART 8. HOUSEHOLD SIZE, CITY OF GUADALUPE, 2010



Source: US Census Bureau, SFI: H13, 2010.

CHART 9. HOUSEHOLD SIZE, SANTA BARBARA COUNTY, 2010



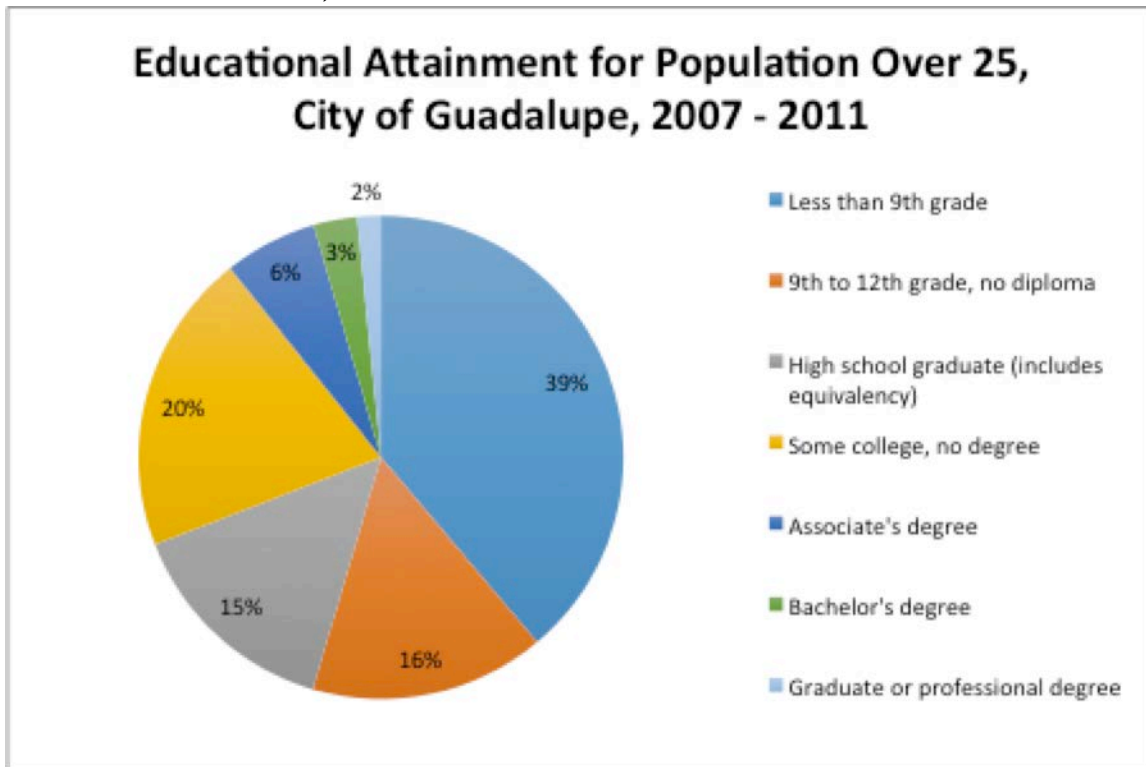
Source: US Census Bureau, SFI: H13, 2010.

Educational Attainment

Guadalupe has a lower level of educational attainment than County and State averages. Only 11 percent of the City’s population over the age of 25 has an associates degree or higher. According to the U.S. Census Bureau, 40 percent of the State’s population over age 25 holds a degree no higher than a high school diploma, as compared to 69 percent in Guadalupe. Also, only two percent of the City’s population over the age of 25 has a graduate or professional degree, compared to 11 percent in the State and 13 percent in the County.

These findings indicate that future economic development should anticipate an unskilled labor force when planning for job creation. This data could also suggest that further incentives may be needed to encourage Guadalupe residents to pursue higher educational attainment.

CHART 10. EDUCATIONAL ATTAINMENT FOR POPULATION OVER 25, CITY OF GUADALUPE, 2007 – 2011



Source: 2007-2011 American Community Survey 5-Year Estimates, S1501.

Racial Composition

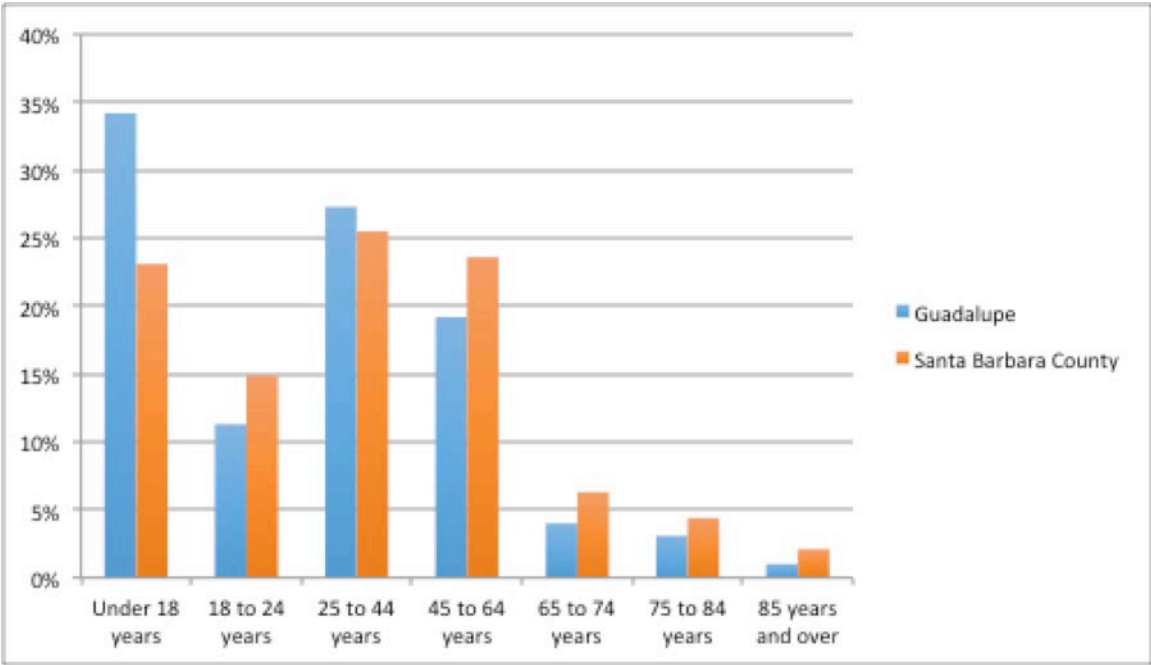
The majority of City residents are Hispanic/Latino. This racial and ethnic composition differs from that of the County as a whole; approximately 86 percent of City residents identify themselves as Hispanic or Latino in origin, whereas only 43 percent of County residents identify as being of Hispanic/Latino descent. Guadalupe’s proportion of Hispanic and Latino citizens has remained consistent since 1990.

The City’s racial composition also differs from that of the County in that 48 percent of Guadalupe residents identify themselves as white, as compared with 70 percent of County residents. The proportion of Guadalupe residents who identify as white increased by two percent between 2000 and 2010.

Age Distribution

The age distribution of Guadalupe’s population is younger than that of Santa Barbara County as a whole, with a median age of 28.2 for the City as compared to 33.6 for the County. In 2010, 46 percent of City residents were under the age of 25, and 73 percent of the population was under the age of 45. Senior citizens represented the smallest portion of the population at 8 percent. Forty percent of households in Guadalupe were the home to children under the age of 18. Chart 11 displays a comparison of City and County 2010 population by age group.

CHART 71. AGE DISTRIBUTION, CITY OF GUADALUPE VS. SANTA BARBARA COUNTY, 2010



Source: US Census Bureau, SFI: QT-PI, 2010.

HOUSING

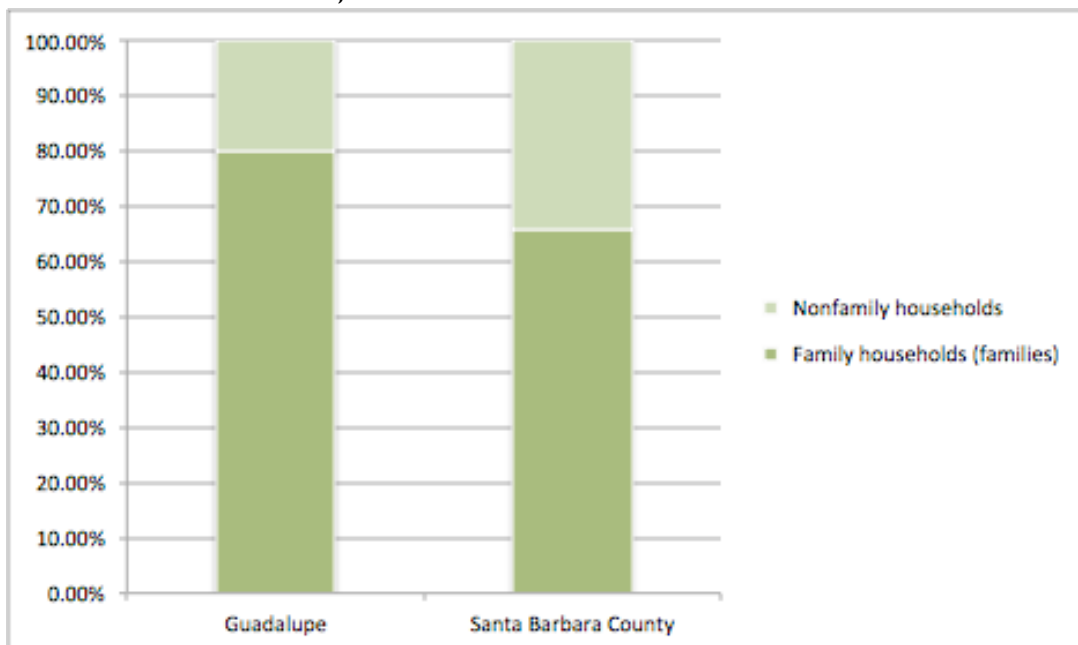
Household Type

According to the Census, a family is “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.” A family household is “a household maintained by a householder who is in a family (as defined above), and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there.” About 80 percent of households in Guadalupe are defined as ‘family households’. This is a significantly higher percentage than Santa Barbara County, which is comprised of about 65 percent family households.

Twenty percent of Guadalupe households are ‘nonfamily’, which the Census defines as one that consists of “a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.” Santa Barbara County contains a higher percentage (35 percent) of nonfamily households.

This statistical data, graphically represented below, implies that future planning should acknowledge a family-oriented community and housing stock.

CHART 12. HOUSEHOLD TYPE, CITY OF GUADALUPE AND SANTA BARBARA COUNTY, 2007-2011

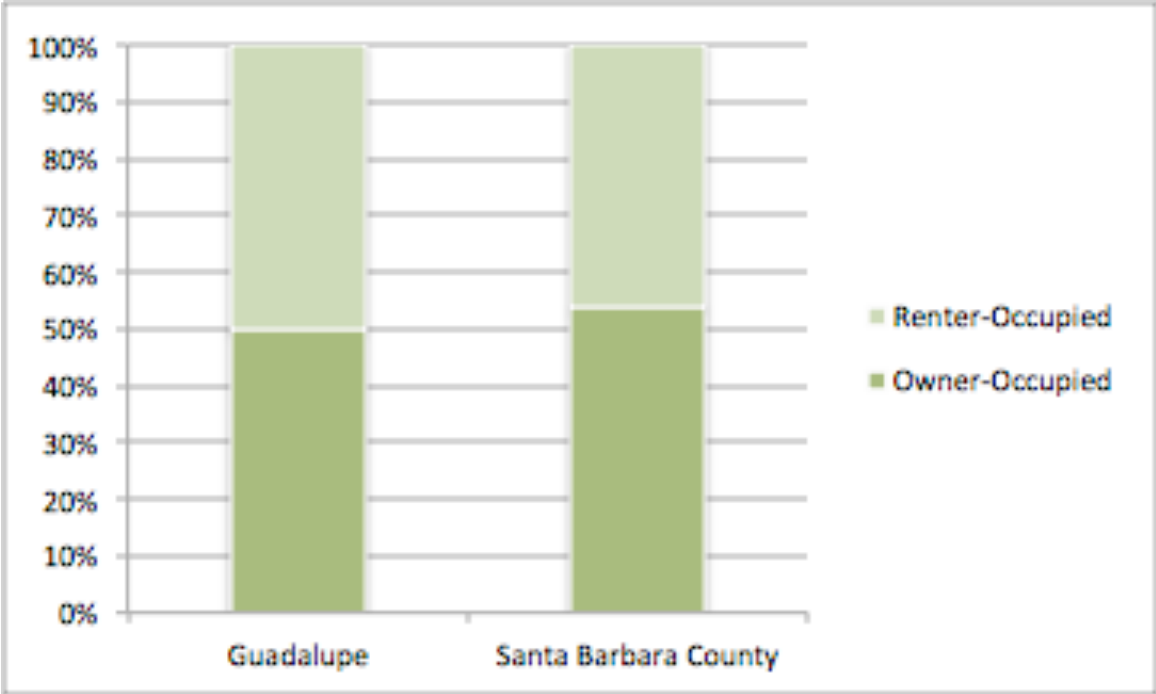


Source: US Census Bureau, DP02, 2007-2011 ACS 5-Year Estimates.

Housing Tenure

Of households in Guadalupe, 49.8 percent are owner-occupied and 50.2 percent are renter-occupied. These numbers are comparable to the Santa Barbara County averages, which has a total of 53.6 percent owner-occupied and 46.4 percent renter-occupied. Chart 13 illustrates this ratio. Trends in home sale prices and the cost-of-living index will influence the ratios of tenancy to owner-occupancy of a particular location.

CHART 13. HOUSEHOLD TENURE, CITY OF GUADALUPE AND SANTA BARBARA COUNTY, 2007-2011

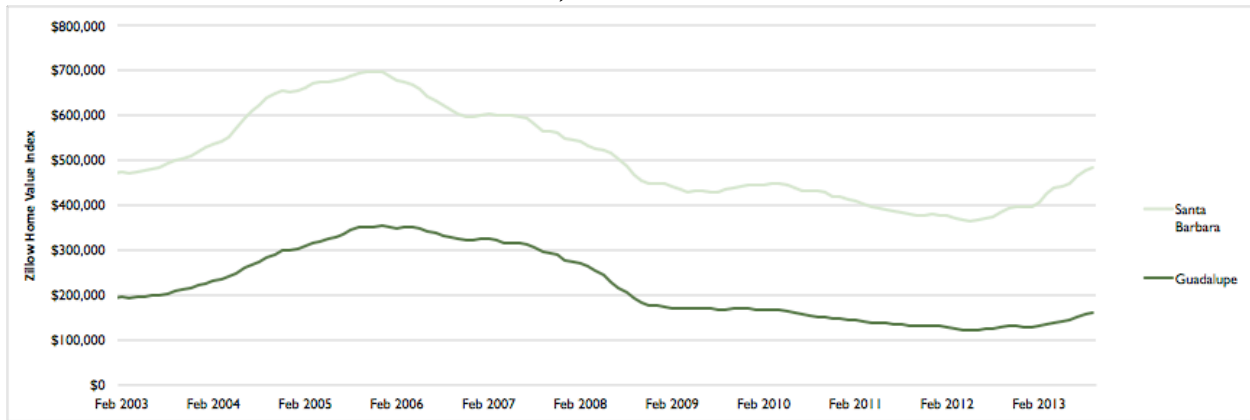


Source: US Census Bureau, DP02, 2007-2011 ACS 5-Year Estimates.

Home Sale Price Trends

As of September 2013, the median list price of a home in Guadalupe was \$137,000. In comparison, the median list price for Santa Barbara County was \$819,000. Although trend data is not available for median sales or list prices for homes in Guadalupe over the last ten years, Chart 14 displays trends for the Zillow Home Value Index for Guadalupe and Santa Barbara County, which is defined as the midpoint of estimated market value and is calculated from public and user-submitted data. Guadalupe’s Home Value Index has historically been lower than the County’s. The highest Home Value Index for Guadalupe was in October of 2005, when the index value price was \$353,000.

CHART 14. MEDIAN HOME SALES PRICE TRENDS, CITY OF GUADALUPE AND SANTA BARBARA COUNTY, 2003-2010



Source: Zillow Home Value Index.

UNEMPLOYMENT AND LABOR FORCE

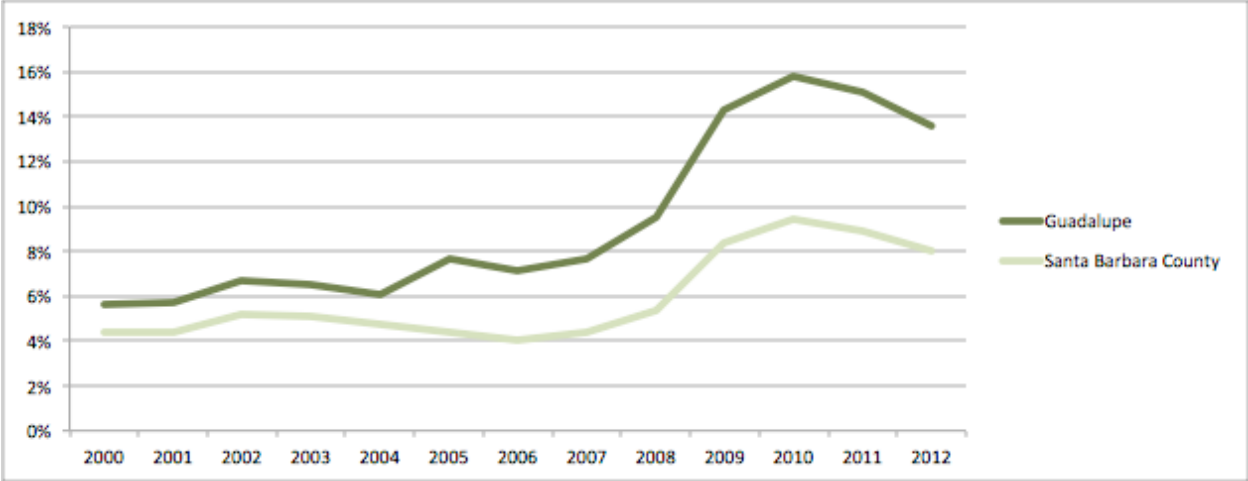
The unemployment rate in Guadalupe has been steadily increasing, from 5.6 percent in 2000 to 13.6 percent in 2012. Although the unemployment rate has historically coincided with changes in Santa Barbara County due to the recession, the City of Guadalupe has experienced a consistently higher unemployment rate than the County as a whole. The largest difference between the Guadalupe and Santa Barbara County unemployment rates occurred in 2010, with Guadalupe’s at 15.8 percent and Santa Barbara County’s at 9.4 percent.

TABLE 27. UNEMPLOYMENT RATE FOR GUADALUPE, 2000-2012

YEAR	UNEMPLOYMENT RATE
2000	5.6
2001	5.7
2002	6.7
2003	6.5
2004	6.1
2005	7.7
2006	7.1
2007	7.7
2008	9.5
2009	14.3
2010	15.8
2011	15.1
2012	13.6

Source: State of CA Employment Development Department.

CHART 15. UNEMPLOYMENT RATE TRENDS, CITY OF GUADALUPE AND SANTA BARBARA COUNTY, 2000- 2012



Source: State of CA Employment Development Department.

Labor force participation measures the number of legally aged citizens (16 and over) who are currently working or actively looking for work. According to the 2007 Census estimates (Table 71), Guadalupe had a labor force participation rate of 81.8 percent. Males had a higher labor force participation rate than females, at 90 percent and 73 percent respectively. Males also had a significantly higher rate of unemployment than females (7.1 percent vs. 5.8 percent).

TABLE 28. LABOR FORCE AND EMPLOYMENT BY GENDER, GUADALUPE, 2011

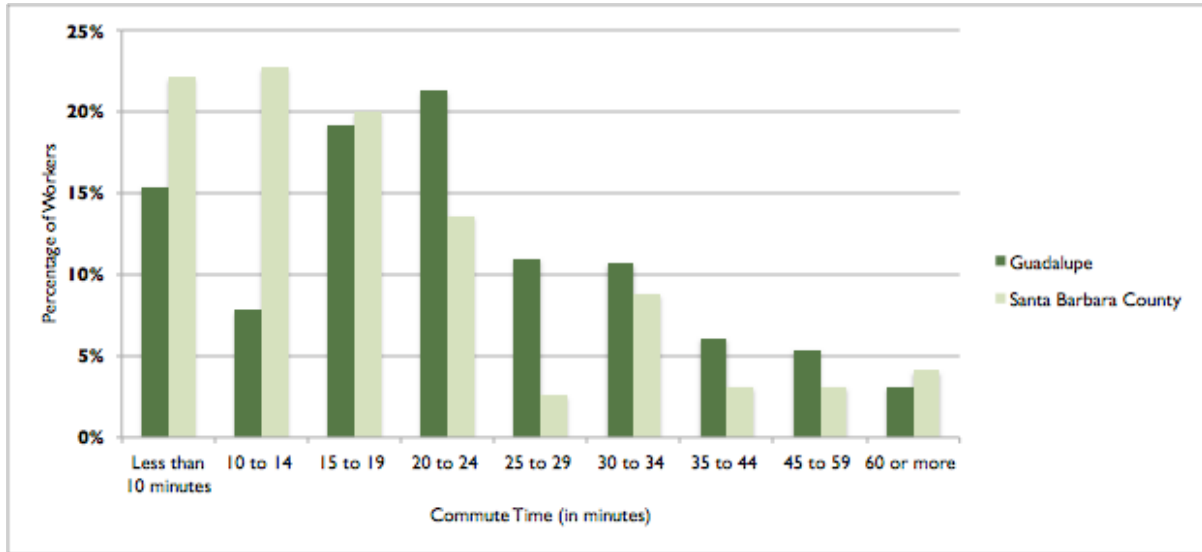
POPULATION AGES 20 TO 64	MALES	FEMALES	TOTAL
Employed	83.6%	68.2%	76.2%
Unemployed	7.1%	5.8%	6.5%
Percent in Labor Force	90.0%	73.0%	81.8%

Source: U.S. Census Bureau, 2007-2011 ACS 5-Year Estimates, Table S2301

COMMUTING AND PLACE OF WORK

According to 2007 Census estimates, the average one-way commute time for Guadalupe residents is 22 minutes. This is slightly longer than the County average, which is 18.7 minutes. Since the area of the City is 1.3 square miles, this indicates that Guadalupe residents must commute outside of City limits (most likely to Santa Maria and outlying farmlands), due to a lack of jobs located within the City. Chart 16 shows the 2007-2011 Census average commute times for workers in Guadalupe and Santa Barbara County. The majority of County residents have a commute time of 10 to 14 minutes, while the majority of Guadalupe residents commute 20 to 24 minutes.

CHART 86. AVERAGE COMMUTE TIMES OF WORKERS IN GUADALUPE AND SANTA BARBARA COUNTY, 2011



Source: U.S. Census Bureau, 2007-2011 American Community Survey, Table S0801 and U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates, Table S0801.

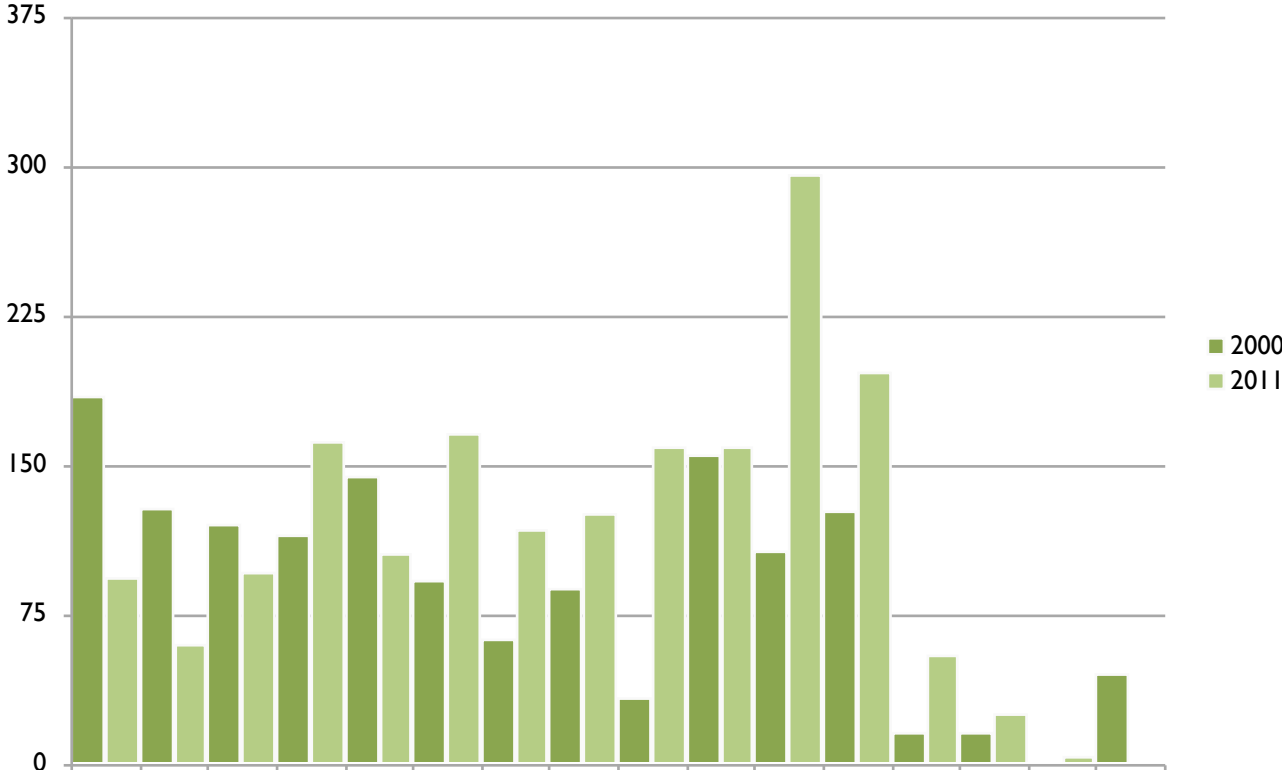
INCOME

The Household Income distribution in Guadalupe has significantly changed from 2000 to 2011. Chart 17, 18, and 19 illustrate the general income demographic of households and individuals in Guadalupe and Santa Barbara County.

As Chart 17 illustrates, there has been a shift from those households with incomes less than \$20,000 towards a more even distribution of \$20,000 to \$60,000. The data shows a significantly larger number of household incomes between \$60,000 and \$75,000. Overall, this data shows household income in Guadalupe has generally increased from 2000 to 2011.

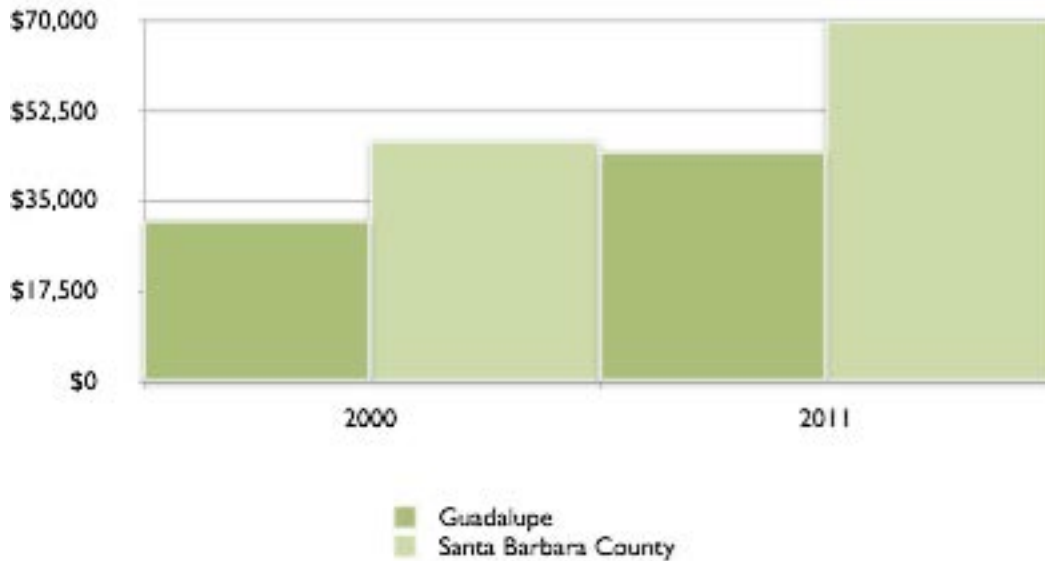
Over the course of a decade, the County of Santa Barbara has had an increasingly larger median household income than Guadalupe. However, as Chart 18 displays, Guadalupe has increased its median household income by approximately \$12,000. Although this positive trend is not as significant when compared to Santa Barbara County, it does represent that households in Guadalupe are increasing their overall income. Chart 19 further illustrates the household income distribution.

CHART 17. HOUSEHOLD INCOME DISTRIBUTION, CITY OF GUADALUPE, 2000-2011



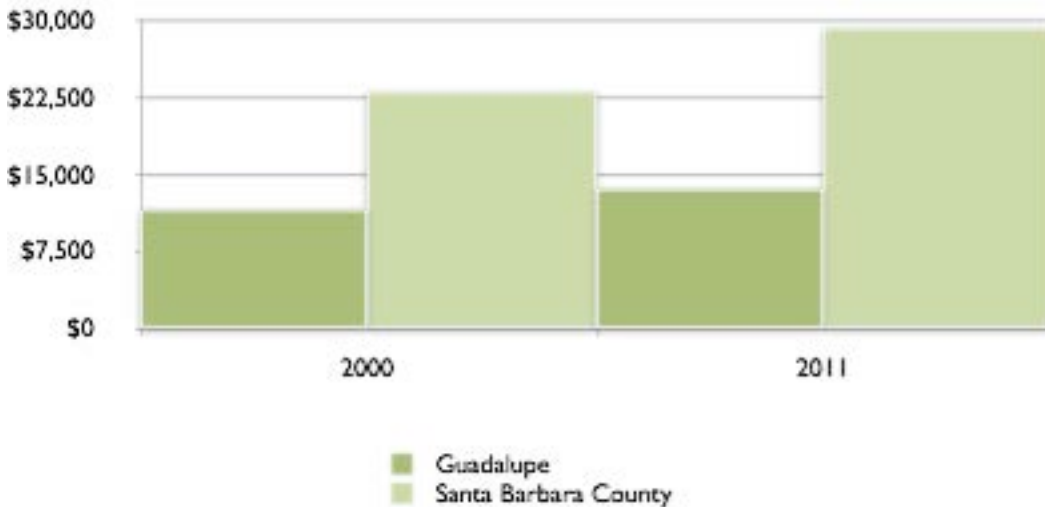
Source: U.S. Census Bureau; 2000 Summary File 3; 2007-2011 American Community Survey Estimates

CHART 18. MEDIAN HOUSEHOLD INCOME, CITY OF GUADALUPE AND COUNTY OF SANTA BARBARA, 2000-2011



Source: U.S. Census Bureau; 2000 Summary File 3; 2007-2011 American Community Survey Estimates

CHART 19. PER CAPITA INCOME, CITY OF GUADALUPE AND COUNTY OF SANTA BARBARA, 2000-2011



Source: U.S. Census Bureau; 2000 Summary File 3; 2007-2011 American Community Survey Estimates.

Chart 19 illustrates the per capita income for both the City of Guadalupe and the County of Santa Barbara. Unlike the County of Santa Barbara, Guadalupe has not seen a large increase in per capita income, a mere \$5,000 increase has occurred in the course of a decade. This could imply that workers in Guadalupe are making lower wages than the County average. It could be due to the disproportionately large number of children in Guadalupe who are under the age of 16 and unable to work. In addition, there could be a significant number of undocumented migrant workers that are not fully captured in the data represented above.

INDUSTRIES AND JOBS PROVIDED WITHIN GUADALUPE

LOCATION QUOTIENT

TABLE 72: CITY OF GUADALUPE BASE ECONOMY IN COMPARISON TO SANTA BARBARA COUNTY, 2011

INDUSTRY SECTOR	CITY OF GUADALUPE		SANTA BARBARA COUNTY		LOCATION QUOTIENT
	Number of Employees	Percent of Workforce	Number of Employees	Percent of Workforce	
Agriculture, forestry, fishing and hunting, and mining	829	26.1%	16732	8.5%	3.05
Construction	228	7.2%	11893	6.1%	1.18
Manufacturing	298	9.4%	15244	7.8%	1.20
Wholesale trade	242	7.6%	4939	2.5%	3.02
Retail trade	232	7.3%	19212	9.8%	0.74
Transportation and warehousing, and utilities	116	3.7%	5061	2.6%	1.41
Information	26	0.8%	4002	2.0%	0.40
Finance and insurance, and real estate and rental and leasing	106	3.3%	10136	5.2%	0.64
Professional, scientific, and management services	266	8.4%	22533	11.5%	0.73
Educational services, and health care and social assistance	359	11.3%	45743	23.4%	0.48
Arts, entertainment, and recreation, and accommodation and food services	249	7.8%	21731	11.1%	0.71
Other services, except public administration	142	4.5%	10056	5.1%	0.87
Public administration	85	2.7%	8454	4.3%	0.62

Source: U.S. Census Bureau, 2007-2011, Table DP03, American Community Survey Estimates

The City and County have a varying industrial economic profile. The City’s main basic industries include agriculture, forestry, fishing and hunting, mining, and wholesale trade. These industries account for the majority of employment in Guadalupe, providing over 1,000 total jobs. The City’s additional basic sectors of employment are transportation and warehousing, utilities, manufacturing and construction (see Table 72). The County has a heavier concentration of jobs in the Information, Educational Services, Health Care and Social Assistance sectors.

This data reflects the fact that many cities in Santa Barbara County contain schools and universities that comprise major portions of their economic sectors, whereas the City of Guadalupe does not. Existing industries in Guadalupe are substantially different than those in greater Santa Barbara County, and future planning efforts in Guadalupe should therefore reflect and accommodate these differences.

MEDIAN ANNUAL INCOMES BY INDUSTRY

CHART 20. MEDIAN ANNUAL INCOME BY INDUSTRY FOR GUADALUPE

Source: U.S. Census Bureau, 2007-2011, Table DP03, American Community Survey Estimates.

Information is by far the highest paid industry in Guadalupe, with a median income of \$65,333, followed by Public Administration with a median income of \$33,646 and Construction with a median income of \$31,786. Together, these three industries make up a total of 10.7 percent of the entire residential employment. While Information is the highest paid industry in Guadalupe, it is also the least employed (see Table 72). Public Administration also has a low employment rate (2.7 percent) when compared to Construction (7.2 percent). Agriculture is the most employed industry in the City; however employees do not earn a living wage, according to a study done by MIT, as they earn less than \$20,000 per year on average (see Chart 20 above). The lowest paid industries are Professional, Scientific, and Technical Services with a median income of \$2,500, which is probably due to the fact that most of these occupations are on a contractual basis and not full-time employment. The next lowest paid industry is Accommodation and Food Services, with a median income of \$10,750.

EMPLOYERS

As of 2007, there were a total of 143 firms in Guadalupe according to the 2007 Census Survey of Business Owners (Table 73). Twenty-three of these firms had paid employees, with a total payroll of \$3.67 million. Compared to the total of 3,178 citizens employed, local businesses provide approximately 2.9 percent of the jobs for residents.

TABLE 73. NUMBER OF ESTABLISHMENTS BY EMPLOYMENT SIZE

LOCAL ECONOMIC BREAKDOWN, 2007	
Total Number of Firms	143
Number Employer Firms	23
Number of Employees	93
Annual Payroll	\$3.67 million

Source: U.S. Census Bureau, 2007-2011, Table DP03, American Community Survey Estimates.

RETAIL LEAKAGE

SIMPLE RETAIL LEAKAGE ANALYSIS

A simple retail leakage analysis was conducted in order to compare the potential taxable sales by business type within the City of Guadalupe to the actual taxable sales by business type that is occurring within the City. This analysis consisted of comparing the City of Guadalupe per capita sales to those of the State of California. A list of sales tax by business type for the second business quarter in 2012 was obtained from the City. To calculate the per capita taxable sales for each business type, total sales tax by business type was divided by the 2010 population of the City (7,080).

FIGURE 60. CITY OF GUADALUPE, SIMPLE RETAIL LEAKAGE ANALYSIS 2012

Source: California State Board of Equalization, Statewide Taxable Sales, by Type of Business, Second Quarter 2012 and City of Guadalupe

An adjustment was made to the State of California per capita taxable sales amounts. Adjustments were determined by comparing the City of Guadalupe's per capita income to the statewide average per capita. Guadalupe's average per capita income was found to be 47 percent of the state's average per capita. Therefore, each State of California per capita taxable sales by business type amount was multiplied by 47 percent. It should be remembered that this method is a rough estimate and not precise. For example, the fact that expenditures in certain categories are going to be affected by differences in income is not included in this analysis.

The results of the retail leakage analysis show that across most business types, per capita sales for the City of Guadalupe are much lower than the statewide per capita sales. This indicates that the City is leaking sales to other areas. As shown in Figure 60, the highest percentage of leakage is occurring in the following categories: motor vehicle and parts dealers, food and beverage stores, miscellaneous store retailers, food services and drinking places, clothing and clothing accessories stores, general merchandise stores, manufacturing, wholesale trade, and real estate rental and leasing (method utilized in analysis created by Michael Multari: Guide to Local Government Finance in California).

EXPENDITURES AND REVENUES

SUMMARY OF 2012-2013 BUDGET

This section summarizes the expenditures and revenues incurred by the City of Guadalupe over the last four years with particular focus on the 2012 to 2013 fiscal year. The City is currently running on a deficit due to lower revenues than what is needed to fulfill its budget (see Table 74). A detailed summary of revenues and expenditures is covered in the subsequent sections.

TABLE 74. BUDGET SUMMARY

	2010 - 2011	2011-2012	2012 - 2013
Expenditures	\$2,979,727	\$3,149,846	\$3,049,657
General Fund	\$3,450,379	\$3,249,381	\$2,708,300
Net	\$470,652	\$99,535	\$ (341,357)

Source: *City of Guadalupe Budget 2012 – 2013.*

SUMMARY OF REVENUES

Over the last four years the City's revenues have been derived from six different sources which include: other revenues, service charges, revenue from other agencies, fines and penalties, licenses and permits, and taxes. The majority of the City's revenue comes from other revenue, which includes rental of property, refunds from previous year's expenditures, interfund revenue, and other miscellaneous sources.

The next largest revenue generator for the City is from taxes that include property taxes, sales and use taxes, franchise fees, real property transfer tax, and utility user taxes. The majority of revenue from taxes is in property and utilities.

Since 2009 there has been a gradual decrease in overall revenue for the General Fund. This is most likely linked with the recession that occurred late 2008 and stunted economic growth. Currently, the recovery has been slow, particularly difficult for small towns, the side effects of which can be seen in Table 74. Revenue Summary.

Another effect of the economic recession was the decrease in licensing and permit revenue, which has decreased over the last four years by a quarter of what it used to generate in 2009. Other revenues, charges for current services, and revenue from other agencies have also taken a downturn over the last four years. The City continues to see a gradual increase in taxes but those revenues are not enough to move the City out of its deficit.

SUMMARY OF EXPENDITURES

Expenditures in 2012 – 2013 fiscal year are expected to have a deficit of \$341,657. This is due to the steady decrease in overall revenue. The majority of the City’s expenditures are incurred from city administration, fire and police services. Expenditures over the years have remained relatively similar but revenues have dropped which has caused the City’s current deficit.

PUBLIC ENGAGEMENT

PUBLIC ENGAGEMENT

Public engagement is an important component of the Economic Development Element update process. Input from all segments of the community helps to ensure that appropriate economic development strategies are more efficiently and effectively evaluated, developed, and implemented. During preparation of the Economic Development Background Report, citizen and stakeholder participation was actively sought.

The team attended the Salad Bowl Festival on Saturday, October 19, 2013. A booth was set up where the festival attendees gave input via surveys, informal conversation, and large printed maps where they were asked to mark where they live, work, shop and play.

Two community workshops were held at City Hall on December 10, 2013. Attendees were asked to sit at small tables and discuss their town, including what they would like to preserve, add, remove, or keep out of Guadalupe. Surveys were also conducted. From these activities, input was gathered on the community’s needs regarding each of the elements.

The team presented to-date findings to City Council on December 10, 2013. Public comment was received, and input was given by each Council Member and Mayor Jimenez.

Public engagement has informed the Economic Development Element by providing information on where Guadalupe residents work and shop, in comparison to where they live. It has also given insight as to what people shop for and what types of business they would like to see in Guadalupe.

OPPORTUNITIES & GROWTH PROSPECTS

Guadalupe is surrounded by beautiful and productive agricultural lands. Agriculture is the main economic sector in the City as well as a sector with the most potential for growth. Infrastructure is in place and systems are developed for the transportation of people and goods to and from the surrounding farmlands. Apio, one of the nation’s largest vegetable packaging

and distribution companies, has a large warehouse in Guadalupe. The City's location on the California coast and its mild Mediterranean climate is ideal for agriculture and provides opportunity for future agricultural operations.

Tourism is another sector that provides opportunity for economic revenue. Guadalupe's location along one of the major touristic routes in the world, Highway I, gives the City great potential to capture touristic interest. The adjacent and noteworthy Guadalupe-Nipomo Dunes is the second largest remaining dune system in California. The City's Dune Center is an asset to the tourism industry, and the remains of the original Ten Commandments movie set add further attraction to the area. Annually, hundreds of tourists come from all over the world to travel Highway I from the Pacific Northwest to the Mexico border by bicycle, private automobile, tour busses, and recreation vehicles.

The City currently has no tourism infrastructure in place, which could include campgrounds, hostels, or hotels. Few other amenities exist, such as restaurants, lounges, rest stops, or coffee shops, which could potentially serve the annual procession of tourists through the area. Tourists often bypass Guadalupe as they travel between the San Luis Obispo area and Santa Barbara. Bicycle tourists are an especially noteworthy sector, as the nearest facilities are located as far away as Pismo Beach to the north and Buellton and Solvang to the south, and many bicyclists currently camp for free in the City Hall yard out of necessity. The City and stakeholders have identified bicycle tourism as a market that should be captured.

The high percentage of vacant commercial buildings presents an additional opportunity. There is considerable space for new businesses to move in, and significant demand for business enterprises downtown, which would bolster local tax revenue. This would serve the City twofold: by conveniently serving residents with local shopping options and by generating City revenue.

Guadalupe's distinct character, a mixture of Spanish and agricultural heritage, is a tremendous source of local pride. As evidenced by public comment at the December 10 City Council meeting, Guadalupe residents have a strong commitment to their community and a desire to work together to make it a better place.

CHAPTER 8

PUBLIC FACILITIES

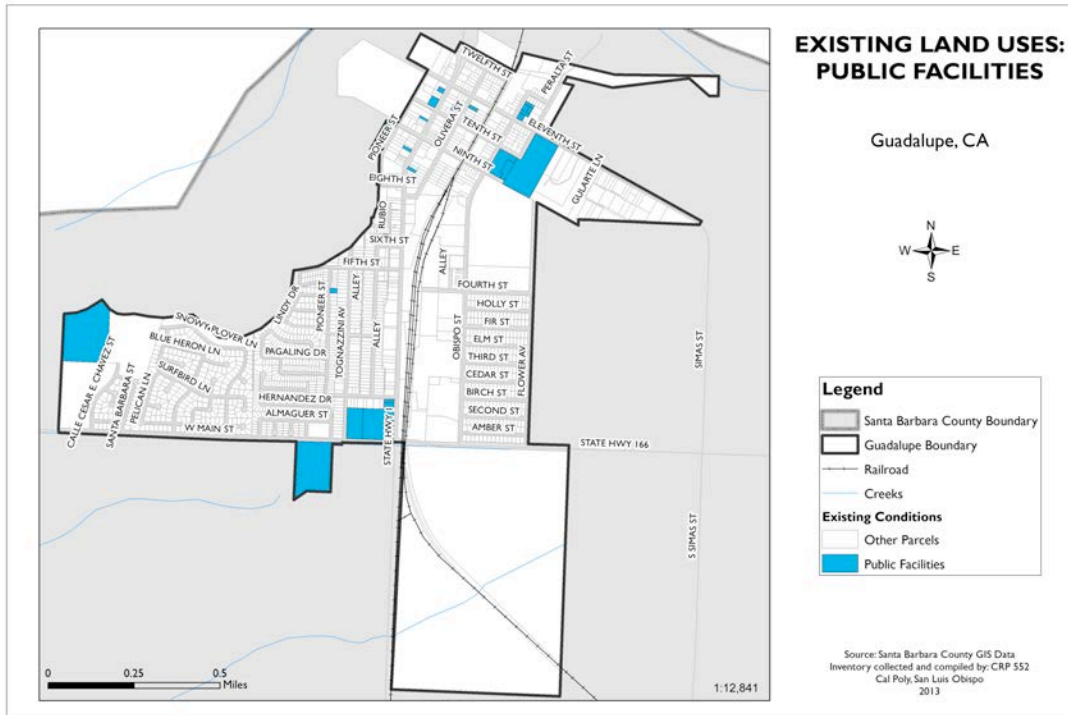
Information regarding public utilities and facilities, including delivery and transmission infrastructure, is typically included in the Circulation Element. However, with the inclusion of a Public Facilities Element, such information is transferred therein. Further, parks are sometimes included in a public facilities element but for the City of Guadalupe, they will be located in the Conservation/Open Space Element.

Though not legally required, many cities and counties in California choose to include a specific element on public facilities because they have particular importance to growth, safety and quality of life (Governor's Office of Planning and Research, 2003). In small communities like Guadalupe, the element can be especially important. As noted by Mayor Romero and City Manager Carter, infrastructure included in this element is of utmost importance.

This chapter includes background information related to consistency with other plans; supply, demand and delivery of water, wastewater/sewer and solid waste; and police and fire protection. Included at the end are referenced works and an appendix consisting of supporting materials.

Guadalupe currently does not zone for public facilities; as such, most are zoned for general commercial or residential and are given conditional use permits to operate. Figure 61 below displays the current location of public facilities throughout the city.

FIGURE 61. EXISTING PUBLIC FACILITIES



Source: Cal Poly Land use Inventory, 2013

Table 75 below shows the current inventory of all public facilities in the City, and is replicated in the Land Use element.

TABLE 75. PUBLIC FACILITIES IN CITY OF GUADALUPE

Public Facility	Address
Cemetery	145 Guadalupe Street
City Hall	918 Obispo Street
Cultural Arts and Education Center	1065 Guadalupe Street
Fire Department	918 Obispo Street
Historical Museum, Auditorium, Post Office	1025 Guadalupe Street
Kermit McKenzie Junior High School	4710 West Main Street
Mary Buren Elementary School	1050 Peralta Street
Police Department	4490 10th Street
Senior Center	4545 10th Street
Sewer lift station	4200 Laguardia Lane
Sewer lift station	800 Pioneer Street
Wastewater treatment plant	5125 West Main Street
Water tank and equipment	300 Obispo Street
Water tank and equipment	4550 10th Street
Water tank and equipment	500 Block of Pioneer Street
Water tower	Pacheco Street

Source: Cal Poly Land Use Inventory, 2013

WATER

WATER SUPPLY

The City derives its water supplies from two sources: local groundwater originating in the Santa Maria Groundwater Basin, and the State Water Project. Guadalupe confirmed that it intends to adopt the Santa Barbara County Integrated Regional Water Management Plan for 2013 upon its completion.

Groundwater

The Santa Maria Groundwater Basin is a 170 square mile alluvial basin that is situated in the northwest portion of Santa Barbara County and extends into the southwest portion of San Luis Obispo County. The City of Guadalupe shares this resource with the City of Santa Maria, Golden State Water Company, Casmalia Community Services District, oil operations and private agriculture throughout the valley. The gross perennial yield of the basin is estimated to be approximately 125,000 acre-feet per year (AFY). Water storage above sea level within the basin was estimated to be about 2.5 million acre-feet (AF) in 2002 (Santa Barbara County, 2011). The amount of groundwater used by Guadalupe dropped off in 1998 with the introduction of State water, as can be seen in Table 76.

The City currently owns three wells, but operates only one. This primary well is located on Obispo Street, and is able to pump 1,000 gallons per minute. The quality of this water has been described by the Public Works Department as very good, being slightly high in hardness but well within State parameters. The City's water pipes also supply the hydrant system as needed.

While recently general groundwater quality has been stable, nitrate concentrations in shallow groundwater have progressively increased. Deep groundwater concentrations remain markedly lower, generally less than 10 mg/l (Santa Barbara County, 2013). The importation of State Water, which is generally of better quality than the local sources, provides for higher quality "return flows" and thus improves the basin water quality.

TABLE 76. GROUNDWATER USAGE

Santa Maria Basin Groundwater Usage, 1990-2012 (AF)	
Year	City of Guadalupe
1990	724
1991	685
1992	718
1993	653
1994	668
1995	662
1996	585
1997	622
1998	303
1999	265
2000	300
2001	434
2002	384
2003	No data
2004	No data
2005	415
2006	411
2007	No data
2008	684
2009	878
2010	881
2011	713
2012	521
Long-term average	575

Santa Barbara County Groundwater Report, 2011; Santa Barbara County IRWM, 2013

Santa Maria Groundwater Basin Adjudication

In 1997, the Santa Maria Valley Water Conservation District filed a lawsuit challenging, among other things, the rights of Guadalupe, Santa Maria and other users to import State Water Project water and to use its return flows. Various parties filed cross-complaints, expanding the legal issues to include an adjudication of groundwater rights, among other things.

In the summer of 2005, the majority of the parties to the lawsuit, including the original plaintiff, the Santa Maria Valley Water Conservation District, negotiated a Settlement Agreement. This stipulation set forth terms and conditions for a physical solution concerning the overall management of Basin water resources, including rights to use groundwater, State Water Project water and associated return flows, the developed groundwater yield resulting from the

operation of Twitchell and Lopez reservoirs and the ongoing monitoring and management of these resources (Santa Barbara County, 2013).

In January 2008, the court entered a Final Judgment incorporating the Stipulation as binding on the signatories to that agreement. The court included as part of the Final Judgment an award of prescriptive rights by the City of Santa Maria and Golden State Water Company (GSWC) as against the non-stipulating landowners. In addition, the court reaffirmed Santa Maria’s right to utilize its return flows as provided in the Stipulation.

On November 21, 2012, the Court of Appeal issued a published decision affirming the trial court’s decision in nearly all respects, including the management and allocation of Twitchell Yield as provided in the Stipulation, the award of prescriptive rights to the City and GSWC, and the imposition of the physical solution. As a result of the lengthy adjudication process, Guadalupe’s entitlement is 1,300 AF annually from the Santa Maria Groundwater Basin. While this allotment has proved sufficient in the past, future expansion may cause the City to reach its capacity on groundwater, and have to rely further on State water.

State Water

Since 1998 the City has been allotted 550 AFY from the State Water Project to augment the City’s groundwater supplies. Although the City’s allocation is 550 AFY, the allocation is not guaranteed and cutbacks in deliveries will occur depending on rainfall and snowpack in the northern part of the State, the origin of this supplemental water source. Factors other than drought that may cause short-term delivery reductions of State Water Project water include equipment failure and natural disasters such as floods and earthquakes. State Water Project water and facilities in Santa Barbara County are managed by the Central Coast Water Authority. The State water is carried to the City via a pipeline from the Central Branch located 11 miles east of the City (Santa Barbara County, 2013). Guadalupe varies in the amount of State water that it has received in recent years, which can be seen in Table 77.

TABLE 7729. STATE WATER PROJECT DELIVERY

State Water Project Delivery, 2008-2011 (AF)	
Year	City of Guadalupe
2008	384
2009	39
2010	0
2011	176
2012	403

Santa Barbara County Groundwater Report, 2011; Santa Barbara County IRWM, 2013

EXISTING (2012) WATER DEMAND

In 2012, the City produced a total of 924 AF of water; 521 AF from groundwater, and 403 AF from the State Water Project. The Public Works Department reported that the City sold 912 AF to customers in 2012, leaving a surplus of 12 AF. The 1,810 occupied residential units in the City can be approximated to using 603 AFY of water. The largest single user of water in Guadalupe is Apio, Inc., comprising approximately one third of total usage (per the Public Works Department), or around 304 AFY. Given these approximations, residential units and Apio account for nearly all of the water usage in Guadalupe.

WASTEWATER & SEWER

The City operates a wastewater treatment plant located west of the developed portion of the city and north of Highway 166. The plant was upgraded in 2012 to meet the revised discharge standards of the California Regional Water Quality Control Board. The design upgrades brought the plant capacity to 960,000 gallons per day. The City received funding from Proposition 50 as well as through an Integrated Regional Water Management Planning Grant to complete the project.

The Public Works Department reported that the wastewater treatment plant currently collects and treats an average of 650,000 gallons of wastewater per day. This is well below the capacity of 960,000 gallons per day, leaving the plant with an unused capacity of 31,000 gallons per day.

The 2012 plant upgrade converted a failing Activated Integrated Pond System (AIPS) into a new Biolac extended aeration biological process with provisions for nitrogen removal. Other improvements included retrofit of the headworks with a new influent bar screen, construction of two new integral clarifiers and a new blower aeration system, a grit removal system, a new emergency standby generator, and sludge dewatering facilities. The sludge handling facilities included the installation of a dewatering sludge screw press and new waste activated sludge pumps (Cannon Corp Engineering, 2012).

The City wastewater infrastructure system contains approximately 17 miles of collection sewers and three lift stations. The City is currently working with consultants to develop a wastewater collection system and treatment plant master plan. The City needs an analysis of the wastewater collection, wastewater treatment and effluent disposal system at full build out of the City. This is in preparation of the 208 acre DJ Farms development, which will include 802 single family dwelling units, 250,000 square feet of commercial space, and a school site comprising 12.5 acres. The overall purposes of the wastewater collection system and treatment plant master plan include:

- An analysis of the collection system to identify current and full build out deficiencies and capital improvements to correct these deficiencies.
- An analysis of the treatment plant capacity needs at full build out and capital improvements needed.
- An analysis of the effluent disposal system full build out and capital improvements needed.

SOLID WASTE

Municipal solid waste is collected for the City of Guadalupe by the private collection service, Health Sanitation Services/Waste Management. Solid waste is 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 in Templeton, California. The Chicago Grade Landfill also receives solid waste materials from Atascadero, Templeton, Santa Margarita, the unincorporated area of San Luis Obispo County as well as from the unincorporated area of Santa Barbara County and occasionally Monterey County.

Recyclable materials are transported to the Santa Maria Landfill. There is no restriction to the amount of trash a household or business can generate as each individual unit. Each individual unit is charged by its trash bin size; 90 gallon recycling and greenwaste bins are provided free of charge.

A listing of the total tonnages of trash in Guadalupe can be found in Table 78. Tipping fees are currently \$60.00 per ton.

TABLE 78. TONNAGE OF TRASH IN GUADALUPE, 2012-2013

TYPE	QUANTITY
Residential Trash	1,867.16/ton
Residential Recycle	456.46/ton
Residential Greenwaste	569.9/ton
Commercial Trash	1,141.95/ton
Commercial Recycle	114.02/ton

Source: CIWMB, 2013

As of the fiscal year 2012-2013, the City has been unable to meet the mandated 50% solid waste diversion requirement. The City currently has a total diversion of 35.5%. The City has expanded its recycling program since the year 2000 in an effort to reach the mandate. The program now includes programs for both commercial on-site collection and residential curbside collection of recyclables and greenwaste. The City must also implement a Mandatory Commercial Recycling plan under the new state law, Assembly Bill 341. This plan requires the City to implement education, outreach, and monitoring programs to inform businesses of the new state requirement to recycle. Guadalupe has a number of diversion programs such as source reduction, facility recovery, composting, policy incentives, and public education.

New policies, programs or incentives may be necessary to increase waste diversion in Guadalupe. Development of new disposal sites or expansion of the current facility is necessary within near future, but this is not under Guadalupe's jurisdiction.

POLICE

CURRENT CONDITIONS

The City of Guadalupe Police Department is headquartered at 4490 10th Street. Gary Hoving currently leads the department; as the Director of Public Safety, he also oversees the city's Fire Department. The Guadalupe Police Department is staffed 24 hours a day and currently has eleven full-time officers, including the chief. Other staff include one part-time reserve officer, two clerks, and three volunteer officers.

The department utilizes seven patrol vehicles with one especially for the chief, one undercover vehicle, one truck, and one humvee.

Including the chief, Guadalupe's police force has approximately 1.55 full-time officers per 1,000 residents. According to the Bureau of Justice Statistics (2013), the national average is 2.3 per 1,000 residents.

According to 2011 crime statistics, Guadalupe had 1.12 violent crimes per 1,000 residents, ranking as the second safest community in Santa Barbara and San Luis Obispo Counties. The national average is much higher, at 22.5 per 1,000 residents. The violent crime rate in the city is 8.1 per 1,000 residents, ranking as the safest in the two-county area. The national average is again much higher, at 138.7 per 1,000 residents (Truman & Planty, 2012). These statistics demonstrate that Guadalupe is a very safe community and this is backed by the departmental clerk who noted no serious issues for the department in terms of crime.



SERVICES

The Police Department operates the Gladiator's Club, a mentoring program for fifth and sixth grade youth in the city. Three volunteers operate this program. The department also offers an Explorer's Program for 14-21 year olds interested in law enforcement. The program offers them the chance to go through an academy, sometimes operated in tandem with Paso Robles and Santa Maria. The department also utilizes its humvee to make beach rescues at the dunes when necessary.

GOALS AND ISSUES

As noted by staff, the department would like to expand services to become more in tune with modern technology. Increasing their online presence via social media was mentioned as a top priority, as well as becoming more technologically savvy as means of thwarting cyber crime.

No issues were noted by the department at this time.

SCHOOLS

The City of Guadalupe currently has elementary school for grades kindergarten to five and a junior high school for grades six to eight. These are operated by the Guadalupe Union School District. High school-aged students from Guadalupe attend Righetti High School or Santa Maria High School in Santa Maria, which is operated by the Santa Maria Joint Union High School District.

CURRENT CONDITIONS

Both schools are currently operating over capacity. As of the 2011-2012 academic year, Mary Buren Elementary had 842 students, or ~40% more than the 600 it was meant to accommodate. Kermit McKenzie Junior High, in the same year, had 359 students, or nearly 50% more than the 240 it was built to hold (GUSD, 2006). The DJ Farms Specific Plan includes acreage for a new school, which may alleviate some stress on existing facilities. According to the school district's Facilities Master Plan (2006), the school will be a Junior High facility. This will allow Kermit McKenzie to be converted back to an elementary school, which was its initial intended use.

SERVICES

The elementary, Mary Buren Elementary School, is located at 1050 Peralta Street and situated on nine acres. The combined facilities have nearly 70,000 square feet of floor area. Select facilities include a computer lab, cafeteria, and a library (Cal Poly, 2009).

The junior high, Kermit McKenzie Junior High School, is located at 4710 West Main Street and sits on 11 acres. The facilities, including a library and cafeteria, consist of around 30,000 square feet. Per the Master Plan, the district is planning a new facilitate at the intersection of State Routes 1 and 166. This will allow the school to be converted to an elementary school, its intended purpose.

FIRE

CURRENT CONDITIONS

The City of Guadalupe's Fire Department currently utilizes a fire house on Obispo Street, adjacent to City Hall. The staff includes two full-time Fire Chiefs and two Interim Captains, as well as one fire permit technician and eight volunteer firefighters.

The department currently has an inventory of two fire trucks, one rescue unit and one command unit.

Guadalupe's firefighting force has approximately 1.3 volunteer firefighters per 1,000 residents. This is significantly lower than the national average of 3.6 per 1,000 residents in communities between 5,000 to 9,999 in population, according to a 2013 National Fire Protection Agency annual survey of US fire departments.



Source: Cal Poly Graduate Studio, 2013

SERVICES

According to the city's website, the fire department offers several services to residents:

1. **Fire Suppression:** The fire department responds to structure, vehicle, wildland or grass, and dumpster fires as well as all fire alarm activations.
2. **Rescue Services:** The fire department responds to all motor vehicle crashes where injuries are reported.
3. **Hazardous Material Response:** Fire personnel are trained to respond to many hazardous material releases and take defensive actions at a hazardous material incident scene.
4. **Fire Prevention Education:** Besides complete fire prevention inspections, provide different forms of fire prevention education including, but not limited to, school and classroom visits, fire station tours, fire extinguisher training and education in the Guadalupe Fire Department Fire Safety House.
5. **Code Enforcement** for zoning regulations.

GOALS AND ISSUES

In the current element, the city identifies staffing and equipment goals as follows: one full-time fire chief, five full-time firefighters, one fire prevention officer, one secretary, one new truck with ladder, and a new fire station with space for three trucks and room for training and accommodation. They have been unable to secure funding for the desired purchases.

The biggest issue facing the department, as noted by Captain Patrick Smits, is staffing shortages, exacerbated by high staff turnover. The volunteer status of all firefighters means that they often leave for paid jobs in nearby cities when they arise. The city currently faces underemployment in this area well below the national average.

CHAPTER 9

HISTORIC PRESERVATION & COMMUNITY DESIGN

The City of Guadalupe is committed to historic preservation and community design. This is not stated arbitrarily but is supported by the Historic Preservation and Community Design Element in Guadalupe's most recent (1986) General Plan. This dual element provides broad policy guidelines for the City concerning preservation efforts and community design. While the two elements are combined in terms of structure, for the purposes of this background report they will be discussed within two sections of this chapter. Additionally it is important to note that even though the community design portion of the element is discussed as an actual general plan element, in actuality the 1986 General plan uses it merely as a placeholder for developing an element in the future.

HISTORIC PRESERVATION

California Guidelines for Historic Preservation

The Office of Planning Research (OPR) provides guidelines for all general plan elements, including optional elements. Guidelines for Historic Preservation elements include a summary of the community's program, the legal basis for historic preservation, including federal and state laws and local codes. While OPR offers a great deal of flexibility in content and organization, the element must include goals, policies and actions. Other topics typically covered include historic and architectural background, surveys and results and issues and concerns. (Historic Preservation Elements, ohp.parks.ca.gov).

Secretary of Interior

The Secretary of the Interior (SOI) is a federal program and is administered by each of the states. The California Office of Historic Preservation (OHP) is tasked with providing technical assistance to local governments throughout the state. Among the support offered by the OHP are Standards and Guidelines. The Standards provide technical assistance regarding the preservation, rehabilitation, restoration and reconstruction of historic resources. The Standards are considered best practice methods and are utilized and implemented by countless agencies across the county. The Secretary of the Interior also provides best practice methods on how historic properties should be surveyed.

Surveys are needed to determine if the property is in fact historic and warrants designation and protection.

The Standards are not meant to be taken as prescriptive treatments but provide philosophical consistency to the work. The treatments are hierarchical in that the scope of work expands with each treatment. The four treatments are outlined below and are a direct excerpt from the Secretary of the Interior.

Preservation: places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

Rehabilitation: emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work.

Restoration: focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction: establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

When conducting a survey, it is important to note the historical context of the city. "Historic contexts is developed on the basis of background data, on the community's history and prehistory, or on such data from the surrounding area" (Guidelines for Local Surveys, 1985, p. 15). The Secretary of the Interior provides a list of data that should be collected when conducting the survey. This list of 13 requirements is fairly comprehensive is designed to provide a complete picture of the subject property. The list is as follows:

1. Resource name
2. Other name/site number
3. Address/location
4. Owner
5. Resource type
6. Location of legal description
7. Representation of existing surveys
8. Description of property
9. Significance
10. Geographical data
11. Other documentation
12. Researcher
13. Photographs

Requirement number nine is the most difficult to determine. “A statement of significance, whether designed to show that a property is or is not significant, should be developed as a reasoned argument, first identifying the historic context or contexts to which the property could relate, next discussing the property types within the context and their relevant characteristics, and then showing how the property in question does or does not have the characteristics required to qualify it as part of the context” (Guidelines for Local Surveys, 1985, p. 45).

California Environmental Quality Act (CEQA)

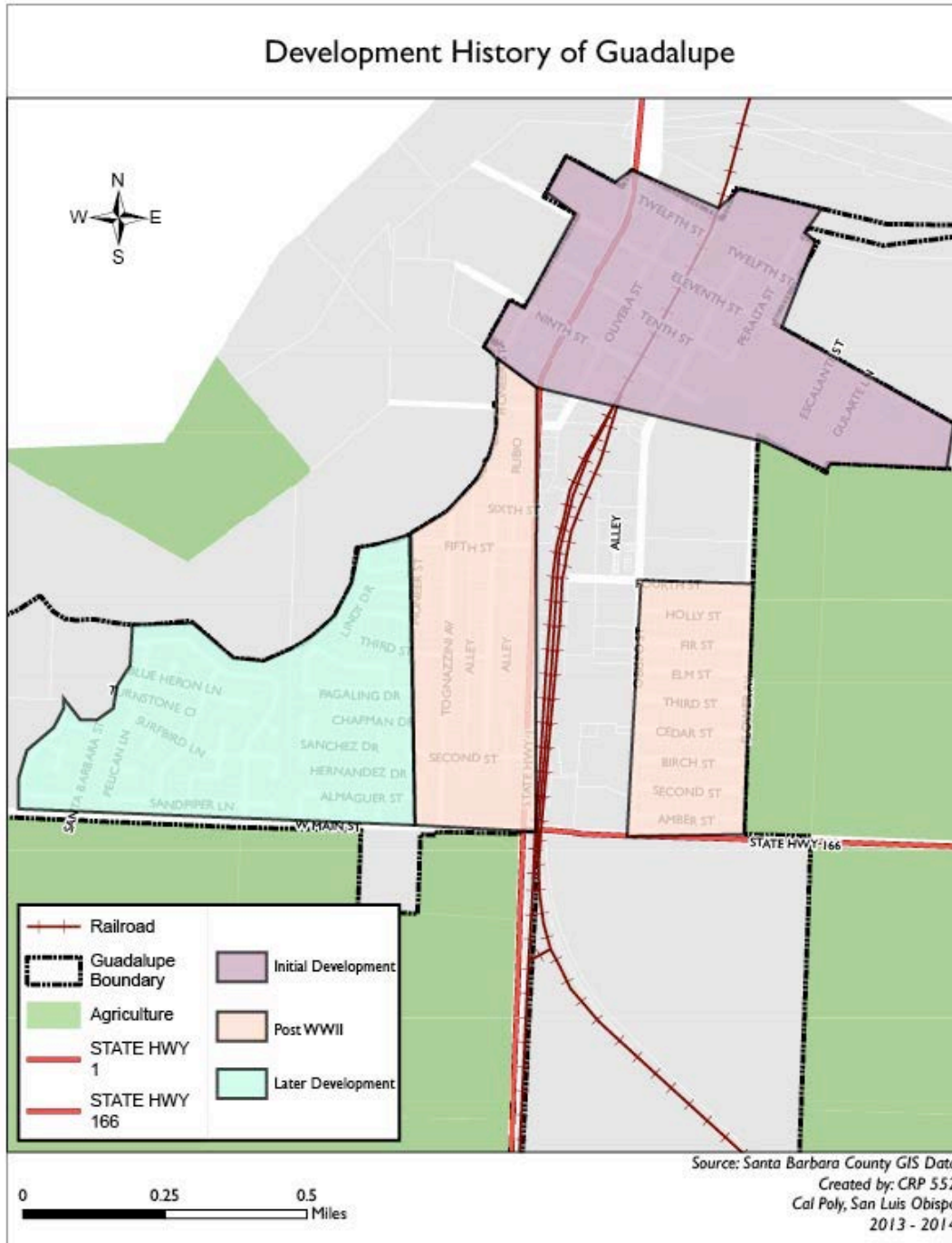
The purpose of CEQA is to require state and local agencies to follow a protocol of analysis and publicly disclose any environmental impacts of a proposed project. It also requires mitigation measures to be adopted to offset the impacts of a project. However, CEQA does not apply to all projects. Among the types of projects it does apply to, are discretionary projects relating to historic resources. CEQA must be considered for all resources listed in, or determined to be eligible for listing in the California Register. It is applicable to both public agencies and private parties. For private parties, it is only applicable when a project is deemed discretionary. This means a project that requires a governing body to make a decision on whether the project will be approved or if a permit will be issued. The CEQA process pertains to historic resources because it views historic resources as a part of the environment. This is where the 50 year rule comes in to play. CEQA takes historic preservation into account for all projects involving structures that are over 50 years in age. However, a structure's age is not an indication that it will have to go through the entire CEQA process. Other determinations such as if the project is discretionary or not will dictate whether CEQA is applicable. (California Environmental Resources Evaluation System, ceres.ca.gov)

HISTORY OF DEVELOPMENT

As it remains today, agricultural production has historically been the driving force behind development within the area that now encompasses Guadalupe. The City was officially established as a distinct settlement in 1840. The railroad, built in 1901, increased development markedly. Many of Guadalupe's historic sites that still stand today were erected in the early 20th century. These include civic buildings, restaurants, shops, and a theater. The City was officially incorporated on August 3, 1946 (City of Guadalupe, 2013).

Guadalupe's development history has shaped its historic structure. According to Guadalupe's 1986 General Plan, the first wave of development took place in the northern part of the City. With the creation of the railroad, more development occurred in southern part of town. A significant portion of Guadalupe's current housing stock was created after World War II (following its incorporation). Much of this development followed the improvement of Highway 166/Main Street which connects the City of Santa Maria to Guadalupe. This development is situated north of Highway 166 in the southwest portion of the City. A great deal of the City's post WWII housing is in line with suburban development nationally, and reflects Guadalupe's social and economic ties to Santa Maria.

FIGURE 62. DEVELOPMENT HISTORY



Source: Cal Poly Land Use Inventory, 2013

HISTORIC DISTRICT DESCRIPTION AND BOUNDARIES

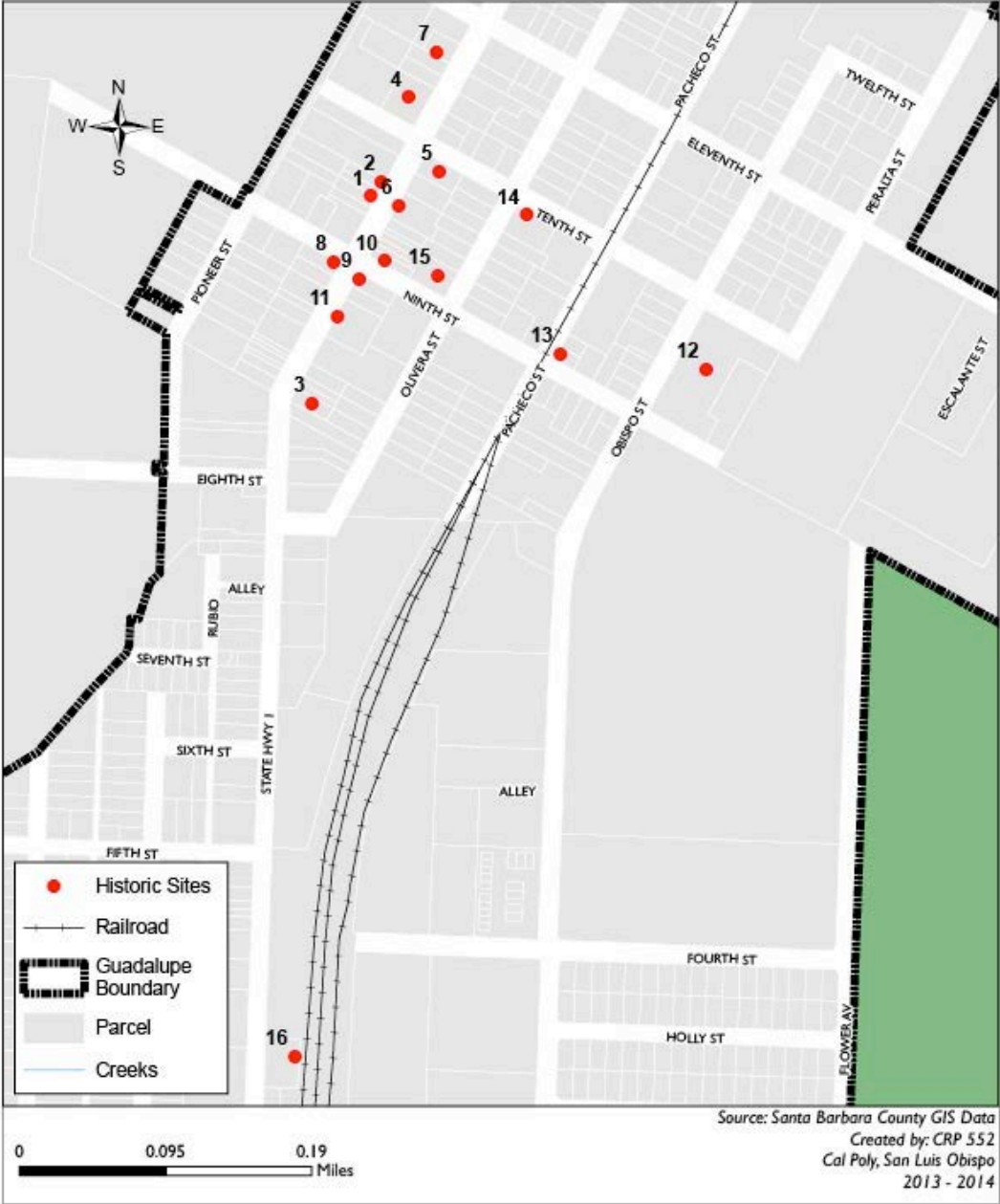
The largely intact and unique character of Guadalupe's historic downtown is unusual for a town in California of its size and limited financial means. This area is consistent with historic "Main Streets" throughout the country and has a compact, walkable, human scale design. The vast majority of Guadalupe's historic resources are located in the Central Business District along Highway 1/Guadalupe Street (see Figure 62). The City's historic district can be roughly defined as the northern part of the city (north of Olivera Street) extending to the eastern and western boundaries of the City. This area contains buildings that were constructed as early as 1913 (Masonic Lodge-959 Guadalupe Street) and many business and houses built prior to World War II. The stretch between 9th Street and 11th Street encompasses a number of buildings which remain unchanged in terms of their character and façades. The area near the intersection of Obispo Street and 9th Street also contains a number of historic and culturally important buildings. Notable mentions include the old jail house (4541 9th Street) and the old Grammar School building which now houses City Hall (918 Obispo Street).

FIGURE 63. GUADALUPE HISTORIC DOWNTOWN



Source: Cal Poly Historic Resources Inventory, 2013

FIGURE 64. HISTORIC SITES IN GUADALUPE



Source: Cal Poly Historic Resources Inventory, 2013

TABLE 79. GUADALUPE’S HISTORIC RESOURCES

Map Label #	Historic Resources	Address
Central Business District		
1	Katayama (Seth Thomas) Clock 1923	945 Guadalupe Street
2	Masonic Lodge 1913	959 Guadalupe Street
3	Royal Theater 1939	848 Guadalupe Street
4	Historic Society/ Veterans' Building 1931	1025 Guadalupe Street
5	Compadaonico Building (1894)	992 Guadalupe Street
6	Grinsinger Building (old post office)	946-960 Guadalupe Street
7	Guadalupe Cultural Arts and Education Center	1065 Guadalupe Street
8	Far Western Tavern	899 Guadalupe Street
9	Old Central Hotel	898 Guadalupe Street
10	Historic Structure @ Guadalupe street & 9th St	910 Guadalupe Street
11	Vietnam War Memorial	880-890 Guadalupe Street
Neighborhood Surrounding CBD		
12	Old Grammar School/ City Hall 1930	918 Obispo Street
13	Jail 1926	4542 9th Street
14	Compadaonico House	986 Olivera Street
15	Delcini house	4575 9th Street
Additional Historic Sites		
16	Historic Yellow Rail Mail Car	330 Guadalupe Street

Source: Cal Poly Historic Resources Inventory, 2013

Neighborhood Structure and Historic Preservation

The downtown design of Guadalupe is irrevocably tied to its historic context. Historic Guadalupe continues to be central to the City’s structure and identity. Although tract housing was created after WWII in the southern part of the city, and more recent development has extended to the western edge of the city towards the Guadalupe Dunes, the remarkable Central Business District (CBD) remains the heart and soul of activity within city limits. The CBD, located along Highway 1 is situated on the Pacific Coast Bike Route. For visitors and travelers, this historic district functions as a window into Guadalupe’s past and present. The City as a whole is structured so that new commercial land use in the old downtown will stay consistent, in terms of street design and building setbacks, with the makeup and historic configuration of early 20th century Guadalupe.

Rancho de Guadalupe Historical Society

The Rancho de Guadalupe Historical Society was established in 1989 by residents of Guadalupe wishing to preserve rich cultural and economic history of Guadalupe. It reached non-profit status in 1993. The main objective of the Historical Society is to disseminate information about the history of Guadalupe through its collection of artifacts, objects, oral histories, publications and photographs. It is only through public education and involvement that Guadalupe's resources can be preserved for future generations to learn from and enjoy. The Historical Society has identified a handful of structures as historically and culturally significant but lack the clout and organization to do any preservation on their own. In addition to the potential resources identified by the Historical Society, there are multiple structures that depict the city's historical development during the late 19th and early 20th century. While these structures may lack cultural and historical significance, they still represent a snapshot in time. This snapshot, with its vernacular and unassuming architecture provides a glimpse into the past, and if not preserved and considered, will be lost and forgotten forever (Rancho de Guadalupe Historical Society, 2013).

FIGURE 65. RANCHO DE GUADALUPE HISTORICAL SOCIETY



Source: *Cal Poly Historic Resources Inventory, 2013*

Landmarks

Landmarks are an important feature for any city's identity. Guadalupe's landmarks include the Vietnam Memorial and the public plaza located adjacent to it, the Amtrak station, the cemetery at the intersection of Highway 166/Main Street and Guadalupe Street, the water tower built in 2008 (which replaced the historic blue 1928 water tower). Each of these, while not necessarily historic in terms of age, add to Guadalupe's cultural heritage.

FIGURE 66. AMTRAK STATION



Source: Cal Poly Historic Resources Inventory, 2013

Archaeology

As of 2013, there are no sites within the City of Guadalupe that have archaeological significance. However, there is a history of pre-Columbian human activity on the central coast, and potential in the future for discovery of sites with archaeological importance in Guadalupe. According to the 1986 General Plan, environmental review procedures are in place in Guadalupe in order to ensure that any currently unknown archaeological site discovered in the future will be properly identified and protected.

CURRENT STATUS OF HISTORIC PRESERVATION

As of 2013, there are no buildings or sites recognized by local, state, or national historic preservation bodies within the jurisdiction of Guadalupe. Additionally, there are no specific buildings, historic resources, or archaeological sites protected by Guadalupe law, zoning designations, permitted land use laws, or municipal code. This however does not indicate that the City does not value or recognize the historic significance of sites located within the city boundaries.



Source: *Cal Poly Historic Resources Inventory, 2013*

1986 General Plan

Guadalupe's 1986 General Plan (the most recent document guiding historic preservation) includes a number of policies relating to historic and cultural resources. Engaging in conservation of historic resources is seen as an avenue for revitalizing and enhancing Guadalupe's CBD. Historic preservation has also been highlighted as a potential source of increased economic development and prosperity. The City has a stated policy of using low interest loans or state and federal funding/programs in order to renovate and rehabilitate Guadalupe's commercial district. Although no sites are currently designated as historic, the City encourages "the preservation, restoration maintenance, and documenting" of historic resources. This includes archaeological sites, buildings, and sites of cultural importance.

Municipal code

The City of Guadalupe has a number of municipal codes that relate to historic preservation. These codes only account for sites that have been recognized as historic by a state or national entity. Established by the Board of Supervisors, the Santa Barbara County Advisory Landmark Committee is authorized to designate historic sites in the Guadalupe. Once this body receives an application and moves forward with designation,

Guadalupe’s City Council is directed to set a date for a public hearing in order to confirm the action put forth by the Landmark Committee (Municipal Code: 2.36.020). A variance procedure is in place through the City’s Municipal Code that allows for the “the repair or rehabilitation of historic structures” under the condition that the proposed alteration does not impact the buildings historic design or character (Municipal Code: 15.12.060). Guadalupe also directs the applicant of any project that affects the “historic merit” of a site (based on the opinion of the Planning Director or City planner) to go through a design review process (Municipal Code: 18.73.010). According to Guadalupe’s Municipal Code (section 15.12.020), a historic structure is defined as one that is: listed individually in the National Register of Historic Places, recognized as historically significant by the Secretary of the Interior (SOI), individually listed on a state inventory by the SOI, or individually listed on a local inventory by the SOI.

Implications

Even though no structures have been formally designated, Guadalupe is able to protect some of its historic buildings. For example, since City Hall is owned by Guadalupe, they are able to dictate what happens to it and ensure that the Standards are adhered if any work is done. The City is also able to protect and preserve the Veterans Memorial Building and the 1926 jail as they are both owned by the city.

Designating resources is the only legal way to ensure they are preserved. Without designation, resources can be demolished or altered in such a way that diminishes the historic character. Designating at the local level provides, by far, the most protection to resources. It is at the local level, through a well written historic preservation ordinance that guidelines on the treatment of designated historic resources are stipulated. Designation or registration on the national or state level provides very little protection to resources as alteration or demolition results in the removal from the registration list.

As previously discussed, Guadalupe does not have historical resources listed on the national or local level. The Santa Barbara County Historic Landmarks Advisory Commission is responsible for the designation of historic resources within Guadalupe. They are tasked with designating landmarks and places of historical merit. In addition, they also maintain a list of the nationally registered historic places within Santa Barbara County.

Registering a resource with the advisory committee requires that a list of criteria be met. Properties will be subject to review and the committee will ask questions regarding historic significance, if the property was associated with any historical figures or events, if the property is well preserved, if it is a good representative example of a historical type of architecture, age of the property and what the impact would be if the property were destroyed or drastically altered.

COMMUNITY DESIGN

INTRODUCTION

According to the Office of Planning Research (OPR) 2003 General Plan Guidelines, “A community design element may provide the basis for aesthetic regulation of public and private land and structures, which is a valid exercise of the police power (see *Ehrlich v. Culver City*, (1996) 12Cal.4th 854)” (p. 107). As previously discussed, Guadalupe currently does not provide a Community Design Element in its General Plan. However, the General Plan does provide some overarching community design goals that should be reflected in any new community design element development. The goals are as follows:

1. To conserve the cultural heritage of Guadalupe for future generations.
2. To guide community growth in an orderly manner that preserves the character of the area.
3. To encourage development in a manner that is consistent with Guadalupe’s unique setting.
4. To encourage and foster cooperation with private developers to retain the unique character of Guadalupe.

EXISTING CONDITIONS: SPATIAL, VISUAL AND PHYSICAL SETTING

Regional Perspective

Guadalupe is located in the northwestern boundary of Santa Barbara County and directly south of the Santa Maria River. The surrounding geographic landscape consists of primarily flat agricultural farmland which encompasses the town. Looking directly southward, hills can be seen through the downtown cityscape. Traveling southbound on Highway 1, a dense thicket of brush and trees on both sides of the highway visually obscures entry into the town.

FIGURE 67. REGIONAL PERSPECTIVE OF GUADALUPE



Source: Google Earth, November 2013

City-Wide, District and Neighborhood Perspectives

Visually, from a city-wide perspective, it is apparent Guadalupe has been built up by sections through time with specific areas of the City each showing a distinct and consistent style respective to the surrounding structures. The low-lying cityscape is rather homogenous with only the Guadalupe water tower and southern hills to break up the horizon.

FIGURE 68. GUADALUPE CITYSCAPE



Source: *Cal Poly Land Use Inventory 2013*

On the district level, the downtown's CBD features charming building architecture in the form of unique cornices, parapets, arches, facades and exposed brick and masonry. This area is one of the most aesthetically interestingly designed districts in Guadalupe. Storefronts are of varying design and typically feature large windows that elicit a sense of transparency to those of the public who are utilizing the wide sidewalks and bike lanes along Highway 1/Guadalupe Street.

FIGURE 69. COMMERCIAL DOWNTOWN BUILDING



Source: *Cal Poly Land Use Inventory 2013*

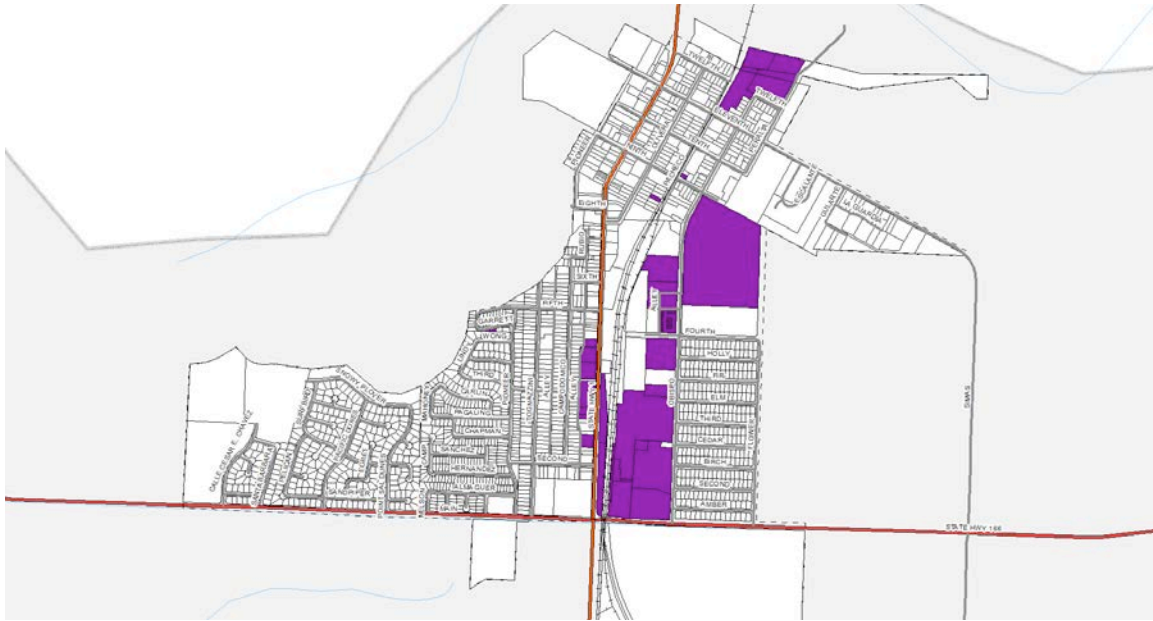
The downtown area features parallel parking and bike lanes on both sides of the street which greatly broadens Guadalupe Street despite only being a two-lane road. Because of this, the provision of street trees in the area seems sparse in contrast to the quantity of asphalt and cement. Pedestrian street lighting in the form of old-style dual lamps is provided along the sidewalks. Street benches are noticeably missing in the area.

FIGURE 70. COMMERCIAL BUSINESS DISTRICT



Source: *Cal Poly Land Use Inventory 2013*

FIGURE 71. CITY OF GUADALUPE INDUSTRIAL LAND USE MAP



Source: *Cal Poly Land Use Inventory 2013*

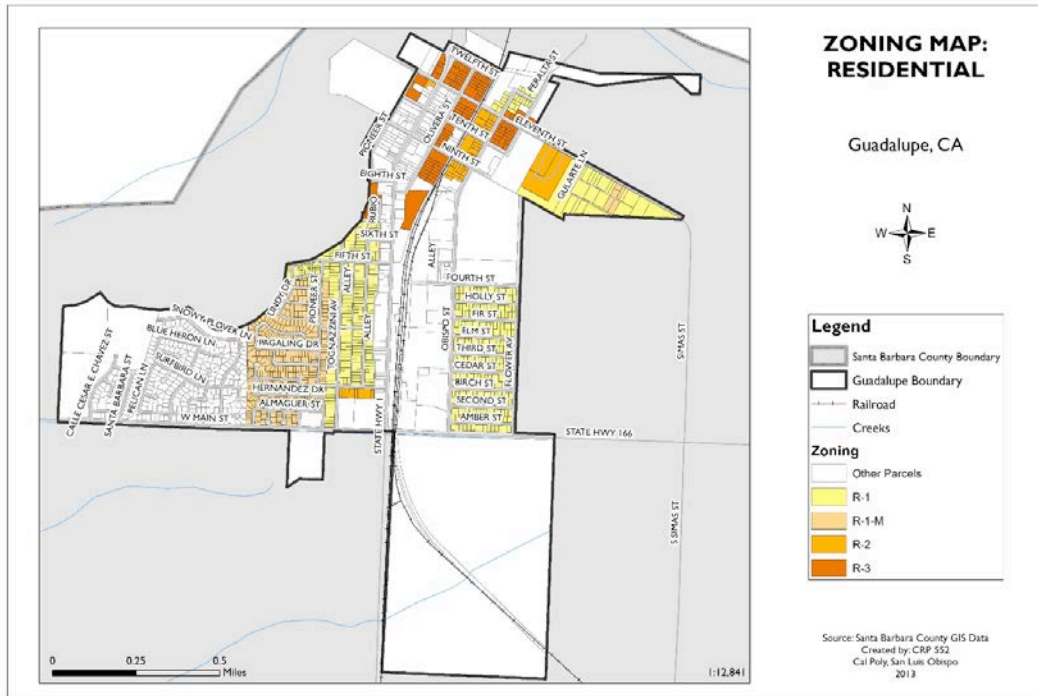
The industrial district of Guadalupe is located in the middle of the town along Highway 1. This area is marked largely by parking lots, metal shed and warehouse structures, train tracks that run parallel to the highway, a few residential homes, small restaurants, dirt lots, vacant spaces and commercial/retail stores along the way.

FIGURE 72. INDUSTRIAL DISTRICT



Source: *Cal Poly Land Use Inventory 2013*

FIGURE 73.2 CITY OF GUADALUPE INDUSTRIAL LAND USE MAP



Source: Cal Poly Land Use Inventory 2013

There are two primary R-1 residential neighborhoods located in the southern portion of Guadalupe, divided by Highway 1 into west and east sections. The west section is comprised of newer and generally larger, ranch style single-family homes and duplexes. The east section features mid-century, single-story, ranch style homes built on smaller lots.

Current condition of sites-buildings

- Regional
 - Entrance to Guadalupe
 - Historical society Center
 - Dunes
 - Agriculture
- Local
 - Downtown Businesses
 - Royal Theater
 - Tavern
 - Gazebo
- Area
 - Residential
 - Parks
 - Cemetery

The inventory will illustrate the current conditions of a variety of public spaces for residents and visitors.

Past Design Guidelines

Guadalupe's 1986 General Plan does not outline community design guidelines that define shape and form in explicit detail in its existing Community Design and Historic Preservation section. However, the following six design policies were provided in the section (p. 69-70):

- i. The design element of the General Plan is not meant to strictly limit new development within the community. It may be liberally interpreted as long as the proposed development does not detract from the community.
- ii. The design of industrial, multiple family and new housing projects should be of a consistent and compatible nature in their architectural style, scale, and site layout.
- iii. Landscaping should be sufficient to buffer large areas of paving, screen objectionable views, buffer incompatible uses, and enhance both the appearance of the development and the community as a whole.
- iv. Signs should be consistent with the historic nature of the community and used primarily for identification.
- v. Mechanical equipment, outside storage and other mechanical objects should be placed in inconspicuous locations and screened from view.
- vi. In order to preserve the unique and original character of Guadalupe, design themes should model themselves on examples of the architectural style prevalent within the City in the earlier part of the century.

The general spirit of the aforementioned original design policies has been maintained since its inclusion into the general plan. This is likely due in part because there has been very little development in Guadalupe. Code enforcement falls under the purview of the local fire department, but is not stringently enforced due to department resources and priority of duties.

EVALUATION OF PRESENT NEIGHBORHOOD STRUCTURES

Viewsheds

A viewshed is an area of land, water, or other environmental element that is visible to the human eye from a fixed vantage point. Viewsheds are areas of particular scenic or historic value that are deemed worthy of preservation against development or other change. Public roadways, public parks or high-rise buildings are a few examples of viewsheds. The preservation of viewsheds is frequently a goal in the designation of open space areas, green belts, and community separators.

Policies for Visual and Scenic Resources

At this time, the following policies for visual and scenic resources can only be found on the 2005 Supplemental Environmental Impact Report (SEIR) for the Guadalupe Restoration Project. The 2005 project conducted by UNION OIL CO. / CHEVRON involved the company working in the Guadalupe restoration project oil fields. All transport materials were to be used for closing off landfill cells in the City of Santa Maria and demonstrated that the listed policies encourage the protection of important viewsheds within the Guadalupe’s boundaries.

Policy 1, Protection of Visual and Scenic Resources: Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved, protected, and in visually degraded areas restored where feasible.

Policy 2, Site Selection for New Development: Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors. In particular, new development should utilize slope created “pockets” to shield development and minimize visual intrusion.

Policy 5, Landform Alterations: Grading, earthmoving, major vegetation removal and other land form alterations within public view corridors are to be minimized. Where feasible, contours of the finished surface are to blend with adjacent natural terrain to achieve a consistent grade and natural appearance.

Policy 7, Preservation of Trees and Native Vegetation: The location and design of new development shall minimize the need for tree removal. When trees must be removed to accommodate new development, the site is to be replanted with similar species or other species which are reflective of the community character.

Policy 10, Development on Beaches and Sand Dunes: Prohibits new development on open sandy beaches, except facilities required for public health and safety (e.g., beach erosion control structures). Requires permitted development to minimize visibility and alterations to the natural landform and minimize removal of dune stabilizing vegetation.

EXISTING TYPES OF ARCHITECTURE

Distinct architectural styles define the City of Guadalupe such as, Mission, Spanish Colonial, Storybook, Art Deco, Ranch, Rustic Ranch and Post-war Minimalist. Ranch and Rustic Ranch are the most common architectural style that are seen throughout the City, especially near the core of the City and the southern City boundary (Figure 58). Figure 59 is timeline that shows the periods of various styles of architecture in chronological order.

Mission: Spanish missions are found along the California coast. The defining characteristics include roof parapets and simple stucco or plaster siding, exposed rafters and low-pitched hipped and gabled tile roof.

Spanish Colonial: Spanish Colonial dominated North American mission architecture for 200 years. It is characterized by twin bell towers, curved gables, sumptuous ornament applied to plain walls, dramatic interior lighting and elaborately carved and painted reredoses.

Storybook: The storybook style is a nod toward Hollywood design technically called Provincial Revivalism and more commonly called Fairy Tale. Designed like an old-world village with intentionally uneven roofs, exposed wood beams, lots of cobblestone, doors and windows that are low to the ground or windows which may look mismatched and odd-shaped.

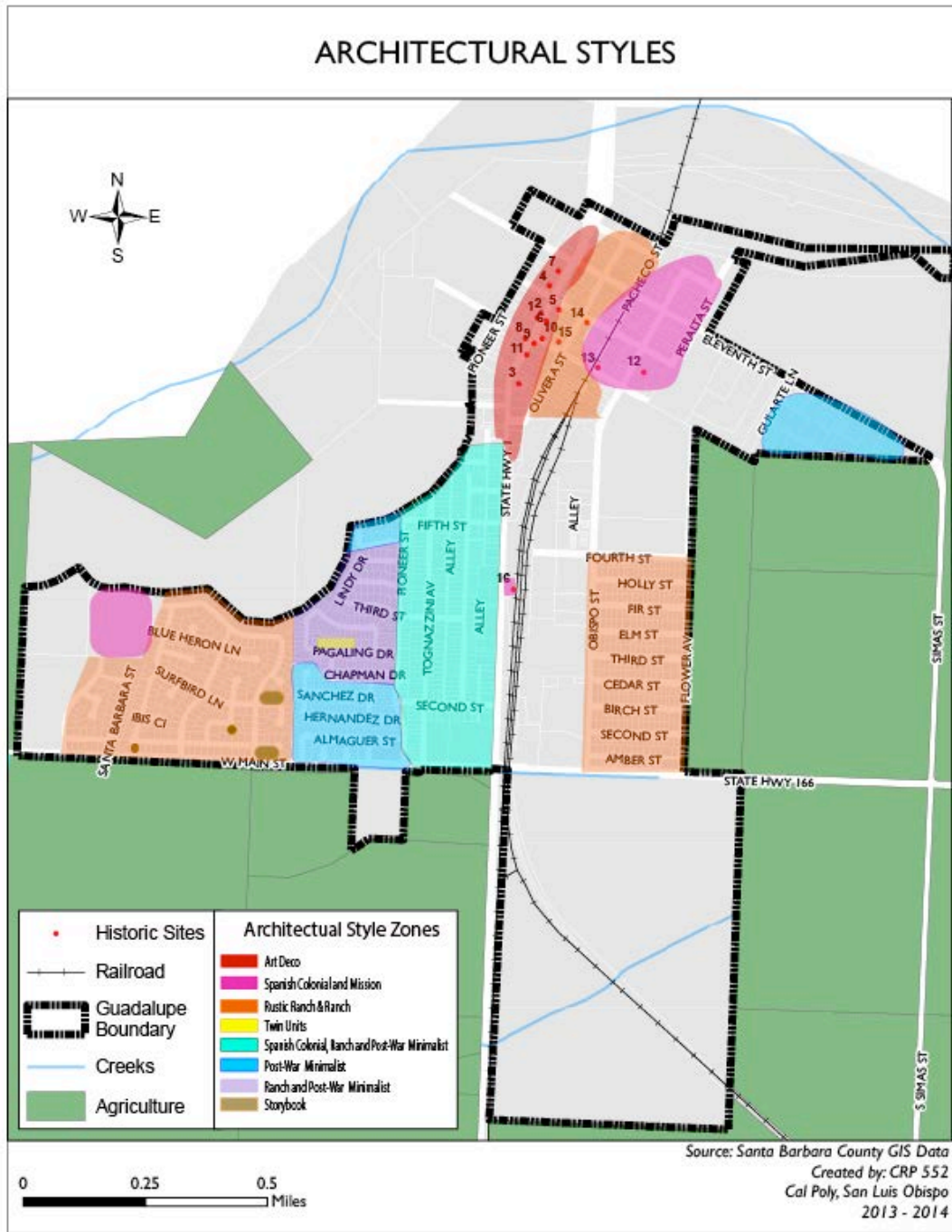
Art Deco: Art Deco was a style of decoration and was applied to jewelry, clothing, furniture, and handicrafts as well as buildings. Concrete, smooth-faced stone and metal were characteristic exterior architectural coverings, with accents in terra cotta, glass and colored mirrors.

Ranch: The Ranch house can be considered a subtype of modern-style architecture, which embraces open spaces and the connection between indoor and outdoor living. Key features are single-floor living, asymmetry they are often shaped like “L”s or “U”s, sliding backdoor, garages and a backyard emphasis.

Ranch Rustic: The Rustic Ranch house is noted for its long, close-to-the-ground profile, and minimal use of exterior and interior decoration. The style is often associated with tract housing built at this time, particularly in the western United States, which experienced a population explosion during this period, with a corresponding demand for housing.

Post-war Minimalist: Post-war Minimalism design has been highly influenced by Japanese architecture. The concept of minimalist architecture is to strip everything down to its essential quality and achieve simplicity. The basic geometric forms, elements without decoration, simple materials and the repetitions of structures represent a sense of order and essential quality.

FIGURE 74.3 CITY OF GUADALUPE ARCHITECTURAL STYLES



Source: Cal Poly Community Design Architectural Styles Inventory 2014

PUBLIC OUTREACH REPORT

Public outreach and participation is essential to ensuring that the City of Guadalupe General Plan update properly reflects the sentiments and visions of the community who will be affected by its implementation. The update process involved many important public outreach events and stakeholder meetings throughout the City and culminated with a workshop at City Hall. Through these various activities, the City and the Cal Poly Studio Team have been able to compile the necessary input to guide the formation of pertinent goals and objectives in the General Plan update.

PURPOSE

In order to create a comprehensive General Plan that meets the needs of the residents of Guadalupe, the Cal Poly Studio Team organized multiple engagement activities to talk directly with these people. This allows the local community members to guide and inform the planning process. A successful project will take into account stakeholder goals, forces that have benefited or hindered implementation of the previous General Plan, and provide a platform from which to base the update process on.

APPROACH

The public outreach strategies incorporated into the General Plan update process were meant to evenly garner input from across as many socio-economic groups within Guadalupe as possible. The Cal Poly Studio Team strived to reach out to important community groups and stakeholders within Guadalupe. Through the utilization of stakeholder interviews, mapping activities, surveys, activities at local festivals, and a culminating public workshop, the Cal Poly Studio Team was able to compile the necessary amount of data to highlight informative aspects of public opinion. By attending a multitude of events and incorporating established community groups, the Cal Poly Studio Team attempted to provide an unbiased view of the community at large.

The following pages depict the results from each of the public outreach events. The events took place over a six month period from October 2013 to March 2014 within the City of Guadalupe and by conducting stakeholder interviews over the phone or through email.

PUBLIC OUTREACH EVENTS

Community Group Meetings

The Cal Poly Studio Team reached out to multiple existing community groups in order to attend their meetings and talk with group members about their vision for Guadalupe. These groups provided insight that would not have been readily available through any initial background research about the City online. By meeting with these specific groups at their normal meeting locations, the Cal Poly Studio Team identified important information regarding

issues faced by lower-income families and by farm workers. The two community groups that were met with below provide a view of Guadalupe from individuals that might not have normally participated in public outreach events.

Pueblo/Thrive

The focus of the community group Pueblo is to provide low-income families and families of farm workers with a forum to discuss issues regarding affordable housing and transportation within Guadalupe. The group is led by Anabel Merino and works to teach the English language to those who have not had the opportunity to learn previously. On October 18th, 2013 a few members of the Cal Poly Studio Team attended Pueblo's normal meeting and talked about the planning process and general plans. The Cal Poly Studio Team also distributed surveys with questions about affordable housing and transportation issues within the community.



The survey results indicated various things are missing from Guadalupe, particularly highlighted was the perceived lack of low income and affordable housing options within Guadalupe. A majority of respondents also identified that high housing prices have specifically them because of a lack of jobs and low incomes in the area. Respondents also showed a desire for the City to support more low-income housing projects and address.



Salad Bowl Festival

In order to reach a broader range of residents in Guadalupe, the Studio Team set up a tent at the annual Guadalupe Salad Bowl Festival. The event was located in the heart of downtown Guadalupe and drew in residents and people from nearby cities such as Orcutt and Santa Maria. The Studio Team used a paper survey with questions regarding housing, transportation, quality of life, and other issues in and around Guadalupe to obtain a local perspective on sentiments in the City. Overall, the Studio Team interviewed and surveyed 45 event attendees. Many of the respondents fell into two age brackets: (1) 24 to 44 years of age and (2) 54 to 64 years of age. There was a general even split between the amount of female and male respondents. Feedback from the surveys identified the following important issues in Guadalupe:

Long-term Vision

- Economic Growth
- Creation of a skate park
- Provide a hotel
- Have a larger grocery store
- Utilize smart growth
- Thriving, walkable downtown with activities open past 10 PM
- To be a tourist town

Business to Encourage

- Wine tasting
- Antique stores
- Pharmacy

- Entertainment options
- Active entertainment options
- Bike shop
- Grocery store
- Farmers Market
- Restaurants and bars
- “Mom & Pop” shops

Additional Comments

- Promote mixed-use
- Incorporate a community pool
- Organize more community activities
- Preserve the look of Guadalupe
- Need more trees

In addition to the surveys, the Studio Team asked event participants to identify sites where they often shop, work, live, or play in Guadalupe or if they leave the City to access those features. The resulting map activity, highlighted areas in which the Studio Team would focus on and build better connections with. Through the activity it was possible to view how residents and visitors are utilizing existing locations throughout the City.

FIGURE 80. MAPPING ACTIVITY



Source: Cal Poly General Plan Studio

Workshop at Guadalupe City Hall

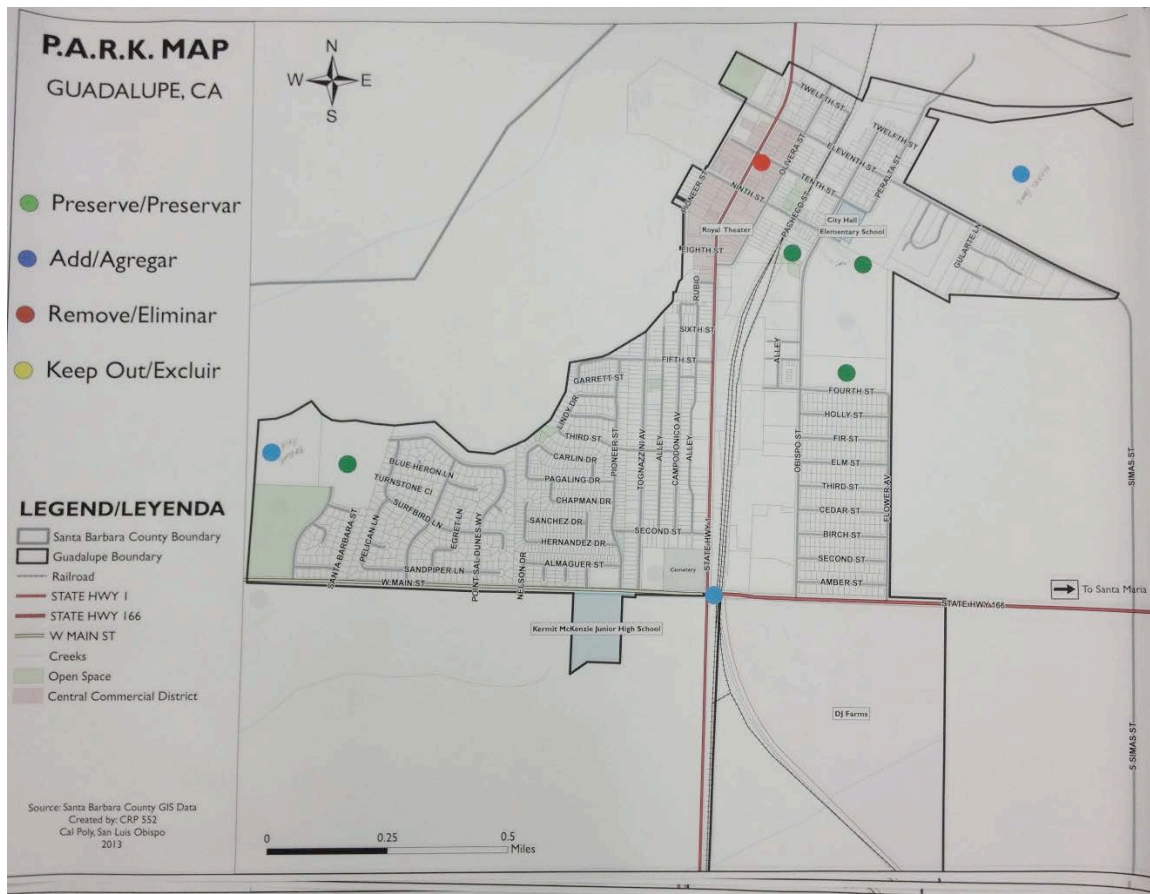
On December 10, 2013, the Studio Team held a public workshop at Guadalupe City Hall. The intent of this event was to build upon the input from residents and visitors established in the previous outreach event. This event brought in about fifteen respondents who helped to further provide necessary input about topics that should be included in the General Plan update. The event included a public presentation, mapping activity, and poster that allowed residents to provide additional comments on community characteristics. The workshop also allowed more people to fill out the survey regarding local housing and transportation issues. Survey responses highlighted the following:

- Parks in Guadalupe are generally underutilized or rarely used.
- Additional affordable housing projects are desired by residents.
- Many respondents either owned their own home or lived in a public housing project.
- The long-term vision for Guadalupe should provide homes for lots of families at different economic levels.

- The types of businesses to encourage are upscale restaurants, a stationary store, exercise establishments, and a larger supermarket.
- Residents would like the bus to Santa Maria to have longer hours and run on Sundays.

To further discuss opportunities and constraints within Guadalupe it was essential to engage directly with citizens through a mapping activity. The activity encouraged participants to use a site identification mapping exercise known as P.A.R.K. (Preserve, Add, Remove, and Keep Out). Figure 80 provides an example of the P.A.R.K. activity.

FIGURE 81. P.A.R.K. MAP ACTIVITY



Source: Cal Poly General Plan Studio

The compiled results from the mapping activity indicated that the participants wish for the following results to be included in the General Plan Update:

Preserve

- Far Western
- Audits, helps to increase revenue from sales taxes by 15% in one year
- Architectural style of downtown
- Kiosk
- Caesar Chavez House
- Frank O'Connell Park
- Pond near City Hall
- Green space at the south end of Pacheco and Railroad

Add

- Annex north of I Ith for light industrial and housing to include R-1 and R-2
- Affordable housing
- Community Center
- Internet study hall
- Pond located near City Hall
- Recreational opportunities with the dunes
- Renovate the Royal Theater
- Redevelopment to the downtown and mixed-use
- Connectivity for the residential area north of Main and DJ Farms
- Population base
- Community Gardens
- Skilled workforce and training

- Medical and urgent care facilities
- Parks

Remove

- Kids crossing the rail road tracks
- Police Station
- Apartments at Peralta St & 11th that are not taken care of
- The kiosk costs the City money to be on someone else's land
- Corner use at 10th

Keep Out

- Industries that pollute and contaminate the City
- Mazatones place and the management there

Posters about Community Design, Historic Preservation, and Noise were displayed around the Public Workshop space to allow participants to highlight information that would be essential to the update process. The following posters are coupled with community wishes identified in each:

Historic Resources to Preserve

- Central Hotel (Old Pizza Place)
- Grisinger Building (Built 1916)
- Grisinger Home

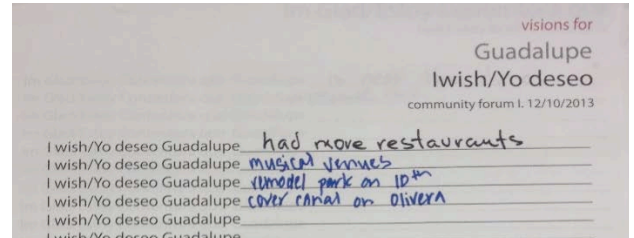
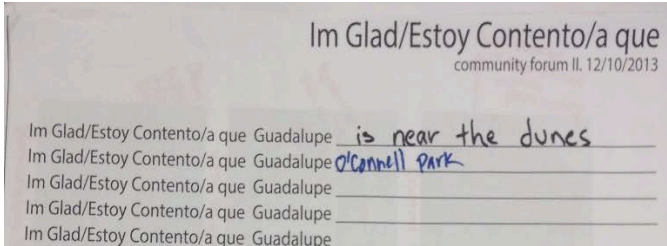
I Wish that Guadalupe...

- Had more restaurants
- Had musical venues
- Would remodel the park on 10th
- Would cover the canal on Olivera

I'm Glad that Guadalupe...

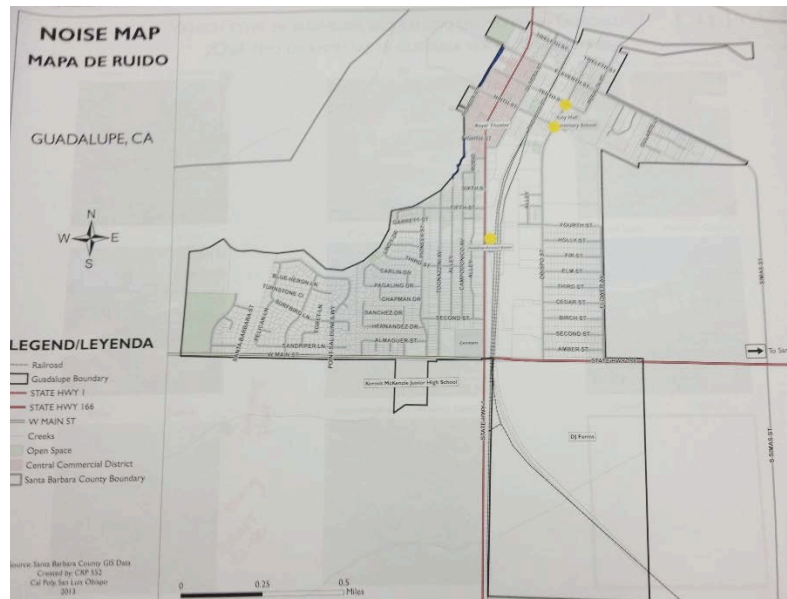
- Is near the dunes
- Has O'Connell Park

I WISH AND I'M GLAD POSTERS



Noise Prone Areas Are...

- The Amtrak Train Station
- Schools
- Intersection near City Hall



The event was successful in providing the Studio Team with a vast amount of data and opinions to include in the General Plan update. Input from participants provides much of the basis for recommended changes in the General Plan update.

City Council Presentation

Two members of the Studio Team presented major findings from previous community outreach events and background research about Guadalupe. The background research was compiled into element specific data and included in this Background Report. This presentation focused on the key issues regarding each element. The presentation was meant to be a discussion with the council aimed at garnering support and knowledge from those leadership positions in Guadalupe.



After the presentation, the public was encouraged to comment on the findings highlighted in the slides. Many members of the audience were representatives from Pueblo/Thrive who wanted the City Council to be open to more affordable housing projects within Guadalupe. In juxtaposition, other members of the audience wanted the General Plan update to include areas for other types of housing. The City Council members urged the General Plan update to include programs or incentives for developers to build affordable housing and areas in which developers can add housing for other income levels. Housing in Guadalupe needs to provide options across income levels and not focus only on one demographic.

Topic Specific Outreach Activities and Interviews

To gain a full understanding of Guadalupe’s needs, the members of the Studio Team conducted various outreach efforts to concentrate on topic specific issues within Guadalupe.

Tourism

Tourism was identified in earlier community events as one of the key industries that residents would like to see grow within Guadalupe. To obtain further insights into the local tourism industry, a trip to the Guadalupe-Nipomo Dunes was made and it provided ample opportunity for the group to talk to locals and tourists alike. The main purpose of the trip was to gather information on what amenities locals and tourists would like to see in Guadalupe.

The Studio Team talked to a variety of individuals, families and even one park ranger. Most of those talked to were locals from Santa Maria and Nipomo. They came to the dunes to fish, swim, stroll and relax. All of them stated they did not stop in Guadalupe on their way to the dunes. The tourists that were interviewed also stated they did not stop in Guadalupe, as most of them came from Santa Maria via Highway 166. The tourists who did drive through Guadalupe via Highway 1, did not stop in the downtown because none of the establishments in Guadalupe seemed attractive to them. Tourists stated they would have stopped in Guadalupe if there were interesting shops and places to eat.

Talking to the park ranger provided great insight and helped to fill in some informational gaps. Ranger Melissa Kelly plays an interesting role and in that she is the first point of contact for many tourists. She stated tourists frequently ask her about places to eat, shop, and stay in Guadalupe. While she does refer them to some of the Guadalupe restaurants, often times she sends them to Santa Maria.

In addition to Ranger Kelly’s information, some of the locals informed the group about lacking amenities in Guadalupe as well. Locals stated they would stop in Guadalupe if there were restaurants and shops. One resident stated he would like to see a coffee shop and small bistro or eatery. Others stated specialty shops such as a fishing or surf shop would be good to see in Guadalupe.

Central Business District and the Economy

On Saturday, January 25th, 2014, a few members of the Studio Team conducted public outreach in the Central Business District (CBD). The Studio Team developed a set of questions for business owners and customers within the CBD. The questions were established in order to

better understand the current economic conditions in Guadalupe from the perspective of the public. Additionally, business owners were asked if they had any policy recommendations and ideas for the City. The key results from that day are listed below:

Key Findings

- Not enough goods or people
- More buildings need to be retrofitted
- Cars changed the way the city was
- Facade restoration could improve business/restore old time (historic) character
- Eliminate aluminum door frames
- Local streets are in disrepair
- Lack of social clubs (Used to have a rotary club and lions club)
- Business has not been doing well
- CBD needs more lighting
- Royal Theatre is a vital resource and should be utilized

Policy Recommendations

- Bring back a Planning Commission
- Utilize the train station for economic gain
- Partner with Cal Poly for events
- Promote Businesses with Arts Center and Central Coast Distributors
- Establish Downtown Design Committee
- Fair Regulation practices (don't target certain businesses for unfair application of regulations)

Housing

Members of the Studio Team met with Samuel Duarte from the local community group THRIVE in late September 2013. He helped to distribute surveys to other members of THRIVE and helped to survey several community members of all ages in Guadalupe himself. Samuel Duarte specifically stated the following that indicated much of the group's sentiments toward housing in Guadalupe: "I can only tell you that the top, repetitive theme is that our residents want access to better affordable housing. The other is that they want a community center; a place where students can go have fun but also learn. Those were the top two. Other things mentioned were: more sports, more stores, and better access to public transportation. The Studio Team also presented to the Migrant Education Parent group in Guadalupe on Monday, February 24th. The Housing Element process was presented and the group was asked to provide input regarding local migrant farm worker housing needs. The main concerns that the farm worker families brought up was the difficulty of the qualification process for apartments and low income housing in general. The group also stated that renters are required to submit a credit report to property managers and that many migrant farm workers do not have a credit history.

Historic Preservation

The Rancho de Guadalupe Historical Society was established in 1989 by residents of Guadalupe wishing to preserve rich cultural and economic history of Guadalupe. It reached non-profit status in 1993. Upon meeting with the Guadalupe Historical Society in November of 2013, an exact number of potential historic resources could not be determined. The volunteer provided general information and stated Guadalupe has a substantial number of older structures, particularly along the downtown corridor. He stated that while no structures have been formally designated, there are three historic buildings that are city owned and maintained. City Hall, Veterans Memorial Building and the 1926 jail are all City-owned and maintained. In addition to the potential resources identified by the Historical Society, there are multiple structures that depict the City's historical development during the late 19th and early 20th century. While these structures may lack cultural and historical significance, they still represent a snapshot in time. This snapshot, with its vernacular and unassuming architecture provides a glimpse into the past, and if not preserved and considered, will be lost and forgotten forever.

Meeting with the Historical Society proved to be helpful but it was clear that there needs to be a stronger partnership with City. The main objective of the Historical Society is to disseminate information about the history of Guadalupe through its collection of artifacts, objects, oral histories, publications and photographs. It is only through public education and involvement that Guadalupe's resources can be preserved for future generations to learn from and enjoy. If the Historical Society wants to continue its mission it needs to work with the City as they possess the authority to dictate what happens to historic resources.

Photovoice Outreach Activity

Photovoice is a participatory technique that mixes photography and written narratives to give kids an opportunity to express their viewpoints about their communities. Photovoice give kids a chance to showcase to stakeholders/decisionmakers/adults their thoughts about their communities through photography. These photographs can help raise awareness about situations that are easily overlooked and help to be a stepping stone to community revitalization and beautification, access to fresh and healthy foods, economic development, more bikeable and walkable streets, and job opportunities: pieces for creating an "excellent" environment. The Guadalupe Photovoice project was done to help raise awareness in the community about barriers to healthy eating and active living. Members of the Studio Team assisted the Photovoice Team leader Sophia Lai with the activity and their specific analysis and observations are highlighted below:

Sophia Lai

Working with Mr. Jeff Foote's two classes of 6th, 7th, and 8th grade kids was an overall good experience. The two classes made up a majority of the kids were extremely enthusiastic to participate in discussions during the presentation. The presentation was an introduction to Photovoice and the types of questions the kids will be answering as part of their assignment. Prior to the presentation, Mr. Foote had gone over these questions with his classes, so the discussions were more elaborate and well thought out. The students completed a similar assignment to the Photovoice project, but within Kermit McKenzie. It was extremely

interesting to hear what the kids had to say about the internal problems in their school. The kids were also given a brief photography lesson on how to capture their ideas. After this, the students then partnered up with other classmates to form multiple groups of one to four people. These groups will work together for a duration of two weeks to answer questions gone over during the presentation.

The kids were given a chance to interact with four other Cal Poly team members on a more personal group basis. The team leaders led discussions on “opportunities” and “barriers” for a healthy community. These discussed topics were to help the kids brainstorm about the pictures they will have to take in the Guadalupe.

Kayla Gordon

On February 3, 2014 a group of five Cal Poly team members visited two classrooms at Kermit McKenzie Junior High to introduce the PhotoVoice Community Outreach project. All of the students had recently completed a similar project for their English teacher, but remained within the bounds of their Junior High campus. The class broke up into five small groups and discussed what “healthy” and “unhealthy” meant to them in their community, and various opportunities and barriers to having a healthy community.

The 7th grade students had some interesting and innovative ideas about “opportunities” and “barriers” for a healthy community. Many discussed the idea of having a skate park or other active recreation areas, such as volleyball courts, improvements to their park facilities, and a gym. When asked about what they consider opportunities for healthy food, some mentioned having a Subway or smoothie shop in the downtown. Regarding barriers, many of the students mentioned intangible concepts, such as lacking the time or resources to get to places for physical activity or healthy food. Some students mentioned that their parents could act as a barrier, as they might not take them to the park or teach them about eating healthy. Overall, it was a stimulating activity for the students, and it will be interesting to see how they capture their ideas with photos.

Sonja Flores

The experience of working with the kids at Kermit McKenzie Junior High School on the Photovoice project was extremely positive. The kids were receptive during the presentation and provided a great deal of input regarding what were the opportunities and barriers to health within their community. We each met with one group during each class period, and were there for two class periods.

I noticed that some of the kids were shy and didn't participate as much as some of the other kids at the table who were more outspoken. In the first group I went around and asked each student to give a response to each question. I didn't do this with the second group. I noticed the first group gave more input as a result of the method I used in the beginning.

Observation Notes:

- Group #1 mentioned the following regarding opportunities: Pool, Bike shop with bike parts, Hospital, Big 5 sports store, and a skate park.

- Group #1 mentioned the following regarding barriers: Great distance to nearest park, parks are far away at the edge of town, and some parks are hidden, need more security cameras in downtown, need greater safety such as more crosswalks near school and more street lights in downtown area and along walking paths where people are most likely to walk
- Interactions with the kids, there are not enough markets, and need bigger markets.
- Group #2 mentioned the following regarding what they would like to change in the community: there is a building that burned down that still needs to be removed, open the movie theater and use it, area across the street from the Boys and Girls club would be good for something (water park, pool?), skate park (but the more kids use scooters and bikes rather than skate boards, this was said by both groups), something with ramps would be good for those with bikes to play on, need a gym in town, need a Subway, grocery store, Big 5, market like a Trader Joes's, Pool would also be good to place near ice cream store, the kids don't use the beach that often (it is too far, need things to do there, better shower area is needed, and a nice restroom, a playground).

Danielle Althaus

Both groups participated for the same questions. They liked a lot of things about Guadalupe, but they also had opinions on things they would change. When students were asked what they would add to Guadalupe, they said a skate park, a high school, and stores to shop in. They also mentioned that they would like more parks located closer to their houses. Some things they mentioned about it changing would be that they'd make it safer to walk near the creek and that they'd restore the movie theater. Most of the students said they like to hang out at home, and that they'd go to the school more after hours if they had a better soccer field and more opportunities for activity after school.

ALTERNATIVES

INTRODUCTION

This chapter is a discussion about the future of the City of Guadalupe. It includes demographic data and projections; a build-out analysis; and three alternative visions for Guadalupe in the year 2035. In this context, an alternative refers to a potential scenario of how Guadalupe will develop in the future, and includes information about land use, zoning and policy/program recommendations. The purpose of developing alternatives is to give civic leaders the opportunity to examine different scenarios about the future of their community and draw upon each of them to create a preferred outcome. The discussion of alternatives facilitates the update to the Land Use element of the forthcoming General Plan.

Traditional alternatives typically outline stratified population growth scenarios: low, medium and high. This chapter takes a new approach to this convention by outlining three scenarios based upon not only variations in rate of growth but also different key features and policy recommendations. In a sense, the three alternatives proposed here can be viewed as phases of the same future. Each alternative is outlined in more detail later in this chapter.

The population analysis outlines various projections for how Guadalupe will grow over the coming years, based upon different factors. The alternatives account for this growth, to varying degrees. The build-out analysis outlines potential development in the City of Guadalupe by the year 2035, assuming different rates of infill and potential annexations.

POPULATION ANALYSIS

The US Census Bureau provides population projections for communities with a population of 50,000 or greater. With a population of just over 7,000 residents, Guadalupe's future population is therefore not projected by the Census. However, the Santa Barbara County Association of Government's (SBCAG) regional growth forecast projects Guadalupe to have a population of 9,309 by 2035. This represents a growth of 31% from the 2010 Census population of 7,080.

The SBCAG projection is based upon a two-tier methodology. The first tier is a County-wide employment and population forecast, which was performed under the guidance of the Center for Continuing Study of the California Economy. The second tier is a bottom-up method considering current General Plan land uses. This methodology is consistent with standard Metropolitan Planning Organization practices and is widely accepted by state agencies.

Another population projection method commonly utilized is the Cohort Projection. This method accounts for a city's share of county growth related to birth, death and in/out

migration and is therefore based on Santa Barbara County demographic data. This method projects far greater growth than SBCAG's, predicting the 2025 population to be 14,437--more than double the latest Census figure.

The projection discussed hereafter refers to the SBCAG projection. Given its more complex inputs and the expertise of those who completed it, it is likely more accurate. This forecast, like any, is focused on demand. Therefore, SBCAG's projection does not explicitly account for the forthcoming DJ Farms Specific Plan development, which is expected to add approximately 850 new homes upon completion. Given its size, the DJ Farms Specific Plan will likely account for the future housing need in Guadalupe, regardless of the population projection used.

The three alternatives proposed in this chapter are attempts to guide and accommodate for the projected growth in different manners. Each alternative will propose varying supplies of housing development and employment opportunities based on SBCAG's projections.

BUILD-OUT ANALYSIS

The City of Guadalupe is for the most part a built-out city. Land devoted to residential uses is almost entirely developed (only eleven vacant lots); industrial and commercial land is similarly developed, though buildings do not necessarily utilize a large share of parcels. As a result, it is difficult to determine what changes in development will take place.

A build-out analysis was performed in order to outline the potential changes in the City of Guadalupe by the year 2035, assuming different rates of development and potential annexation. It is based on supply, in contrast to the previous population projection discussion. The intent is to provide information needed to guide land use decisions in subsequent General Plan updates. The analysis is based upon several assumptions and was completed as a reasonable best estimate; the actual build-out of Guadalupe will vary from the analysis.

The build-out analysis divides the city into four land-use categories: single family residential, multi-family residential, commercial, and industrial. Using the land use inventory performed by the studio team, the analysis first displays the existing units or square footage as well as vacancy in each category. Square footage of each individual commercial and industrial building was unavailable; therefore, total square footage of the parcels was used as a proxy. To account for potential development, the totals were modified depending on an estimate of the current coverage of the parcels by existing buildings. Maximum development of each category was determined by assuming that each vacant parcel acquired a use typical of existing uses throughout the city. The assumptions come from examining GIS data and aerial photographs of the current usage in Guadalupe. For example, research showed that currently one half of each commercial parcel is utilized. Therefore, we assumed this would remain the same moving forward. The existing units, combined with the maximum potential in vacant parcels, provide the maximum overall build-out of Guadalupe for each category.

In order to provide a more accurate estimation of future build-out in each category, maximum development potentials were modified using a value representing current trends of occupancy

and development. For example, 60 percent of now-vacant industrial land is assumed to be developed by 2035. These values are combined with existing development to represent an adjusted build-out for the city in 2035.

Additional information regarding the DJ Farms Specific Plan and recommended changes from the Land Use Element is included in the table below to provide further estimates of future growth in Guadalupe. The information for DJ Farms comes from the 2012 addendum to the Environmental Impact Report by the City of Guadalupe and Rincon Consultants.

More detailed information about the assumptions embedded in each figure can be found in the footnotes below.

TABLE 80. BUILD OUT ANALYSIS

Land Use	Existing Units	Maximum new development potential on vacant land	Maximum build-out including vacant parcels	Adjusted development potential	2035 adjusted build-out	New units from DJ Farms Specific Plan ¹	New units from Combined Alternative ²
Single Family Residential	1294 ³	16 ⁴	1310 ⁵	11 ⁶	1305 ⁷	802	20-200
Multi-Family Residential	502 ⁸	103 ⁹	605 ¹⁰	72 ¹¹	592 ¹²	48	1,000
	Existing Square Footage	Maximum new development potential on vacant land	Maximum build-out including vacant parcels	Adjusted development potential	2035 adjusted build-out	New square footage from DJ Farms Specific Plan ¹³	New square footage from Combined Alternative ¹⁴
Commercial	731,547 ¹⁵	474,368 ¹⁶	1,205,915 ¹⁷	189,747 ¹⁸	921,294 ¹⁹	250,000	0
Industrial	1,188,894 ²⁰	62,220 ²¹	1,251,114 ²²	37,332 ²³	1,226,226 ²⁴	0	0

Source: Cal Poly Land Use Inventory, 2013

Table assumptions:

¹ Per 2012 DJ Farms Specific Plan EIR Addendum.

² Additional development as proposed in Land Use Element, including intensification of zoning and annexation at the south end of the city. Assumes an approximately 70 acre increase in developed land.

³ Existing units based on 2013 land use inventory performed by Cal Poly studio team of SFR in all zoning districts.

⁴ Figure is based on total number of vacant lots multiplied by development standards per zoning regulations (1 unit for each parcel). Two large parcels were excluded because they are vacant due to the fact that they were created when surrounding residential areas were developed for the purpose of open space.

⁵ Maximum total build-out is equal to existing units plus maximum new development potential.

⁶ Adjusted development potential is calculated by accounting for 70% build-out compared to maximum development potential. Assumption is based on the fact that the DJ farms development project will add 802 single family homes, reducing overall demand.

⁷ 2035 adjusted build-out is equal to existing units plus adjusted development potential units. 2035 is used as General Plan horizon year.

⁸ Existing units based on 2013 land use inventory performed by Cal Poly studio team

⁹ To determine maximum potential development from vacant land, total vacancy acreage was multiplied by development standards per zoning regulations. For example, the R-3 residential zone permits 20 unit per gross acre; therefore, vacant acreage was multiplied by 20 to arrive at maximum potential build-out.

¹⁰ Maximum total build-out is equal to existing units plus maximum new development potential.

¹¹ Adjusted development potential is calculated by adjusting for 70% build-out compared to maximum development potential. Assumption is based on the fact that the DJ farms development project will add 48 multifamily homes, reducing overall demand.

¹² 2035 adjusted build-out is equal to existing units plus adjusted development potential units. 2035 is used as General Plan horizon year.

¹³ Per 2012 DJ Farms Specific Plan EIR Addendum.

¹⁴ Additional development as proposed in Land Use Element, including intensification of zoning and annexation at the south end of the city. Assumes an approximately 70 acre increase in developed land.

¹⁵ Existing square footage is calculated by taking the total square footage of each existing commercial lot (based on the Cal Poly land use inventory), reducing this number by 50% (based on the average building footprint in comparison to lot size), and multiplying that total by the average number of stories in the land use inventory (1.35).

¹⁶ Figure is calculated by taking the total square footage of each vacant commercial lot (based on the Cal Poly land use inventory), reducing this number by 50% (based on the average building footprint in comparison to lot size), and multiplying that total by the average maximum expected number of stories based on the zoning code (3).

¹⁷ Maximum total build-out is equal to existing square footage plus maximum new development potential.

¹⁸ Adjusted development potential assumes 40% of maximum potential, based on current vacancy rates and assumed stagnant growth in commercial land use.

¹⁹ 2035 adjusted build-out is equal to existing units plus adjusted development potential units. 2035 is used as General Plan horizon year.

²⁰ Existing square footage is calculated by taking the total square footage of each existing industrial lot (based on the Cal Poly land use inventory), reducing this number by 75% (based on the average building footprint in comparison to lot size), and multiplying by number of stories (1).

²¹ Figure is calculated assuming that all new development will be one story, in accordance with current land use patterns; figure also assumes that 25% of parcel is utilized in new development, per an assessment of current land use patterns.

²² Maximum total build-out is equal to existing square footage plus maximum new development potential.

²³ Adjusted development potential assumes 60% of maximum potential, based on current vacancy rates and assumed stagnant growth in industrial land use.

²⁴ 2035 adjusted build-out is equal to existing units plus adjusted development potential units. 2035 is used as General Plan horizon year.

ALTERNATIVE ONE

INTRODUCTION

Guadalupe is envisioned to be a town that maintains its small, family-oriented nature in 2035 with a prospering downtown that supports the surrounding neighborhoods as well as tourism needs. Many residents have expressed their desire to see Guadalupe stay quiet and serene, while improving upon the existing infrastructure and development already located throughout the city. A focus on providing services, jobs, and housing for people currently living in Guadalupe will help to support the existing population, as opposed to relying on outside forces and new residents to strengthen the economy.

KEY FEATURES

Central Business District

The City of Guadalupe should focus its effort on encouraging and facilitating business development in the downtown core. This first step should be the creation of a *Downtown Economic Development Plan* that would help fill vacancies in unoccupied commercial buildings and outline job and language training programs for residents. The plan should create a business environment supportive of new restaurants and shops that complement and expand upon the current bicycle tourism industry, as well as allow for temporary uses that can bring short-term economic opportunities to Guadalupe. The plan should include provisions to ensure that the downtown develops in a bicycle- and pedestrian-friendly manner.

Recommendations

- I.1 Create a Downtown Economic Development Plan.
- I.2 Amend zoning as necessary to allow for temporary uses in vacant parcels or buildings.
- I.3 Promote job training for residents and partner with the County to create complementary programs.

Gateway Districts

The City has an opportunity to enhance visibility through improved entrance gateways and way-finding signage. There are two main entrances into Guadalupe--Highway 166 and Highway 1. Gateway monuments should be developed at these entrances to provide locals and visitors with a defined sense of entering the community. The design should incorporate local culture and architectural history, and could be developed into a competition between local artists to foster a sense of community input and involvement.

Way-finding signage should be created near the entrances as well, promoting the assets of the downtown core and representing Guadalupe as the “Gateway to the Dunes.” The area near the signage and monuments should be well-maintained to enhance visitor's first impressions.

Policy Recommendations

- I.4 Establish a Gateway Program for the city to improve existing signage.
- I.5 Work with Caltrans to create entrance gateway monuments.

Housing Core Overlay

Though it has the lowest housing costs in Santa Barbara County, Guadalupe still lacks sufficient housing opportunities for its population--specifically special needs groups such as farm workers, people with disabilities, large families, and senior citizens. To address this issue, as well as the roughly 40 percent overcrowding, a Housing Action Plan should be created.

To encourage affordable housing projects, the City should support infill development in the Central Business District and amend zoning as needed. This manner of development will create a denser environment and facilitate walking and biking, and the associated economic activity. New housing should be consistent with the neighborhood character to maintain its uniformity.

Recommendations

- I.6 Establish an Equal Opportunities program for Affordable Housing

Active Recreation Business

Various outreach activities in Guadalupe support the need for more community- and tourist-centered commercial activity. Therefore, businesses centered around active recreation should be encouraged in Guadalupe, especially in the downtown area. Vacant buildings and lots should be utilized to attract active recreation businesses and uses. Potential uses include a skate park, skateboard-related shop, fish and tackle shop, surf shop or bike shop. These businesses would likely cater to the tourists visiting the nearby Guadalupe Dunes. The creation of a trail system connecting downtown area shops to the housing and natural areas to the west could also serve residents and visitors alike.

In addition to providing more activities in Guadalupe, active recreation businesses could create more jobs. Beyond job creation and revenue contributions to the city, these jobs represent an opportunity for residents to learn a specialized trade such as the fishing or biking industry. Ultimately the goal of this alternative is growing Guadalupe within its current means. This means keeping and creating activities within the City limits.

Recommendations

I.7 Amend zoning regulations to remove barriers and encourage active recreation-centered commercial uses.

Tourism/Campground

Outreach in the community identified a missed opportunity for Guadalupe to capture economic activity from cyclists along Highway 1. The primary reasons is the lack of accommodations in the city. Therefore a campground is proposed along the route to compete with other communities in the county that have become destinations for bicycle tourism after creating similar facilities (e.g. Cachuma Lake, Jalama Beach).

There are few options in the existing city limits that could accommodate such a park; county-owned land adjacent to Guadalupe has been identified as a potential bicycle campground site. A study would need to be done to determine feasibility, especially as it relates to State departments (e.g. Fish & Game). The area to the northwest of city limits would be an optimal site. Rather than annexation, the City should work with Santa Barbara County to develop this vacant land into a campground.

Recommendations

I.8 Work with Santa Barbara County to develop a campground site in land adjacent to city limits, as appropriate.

Arts District

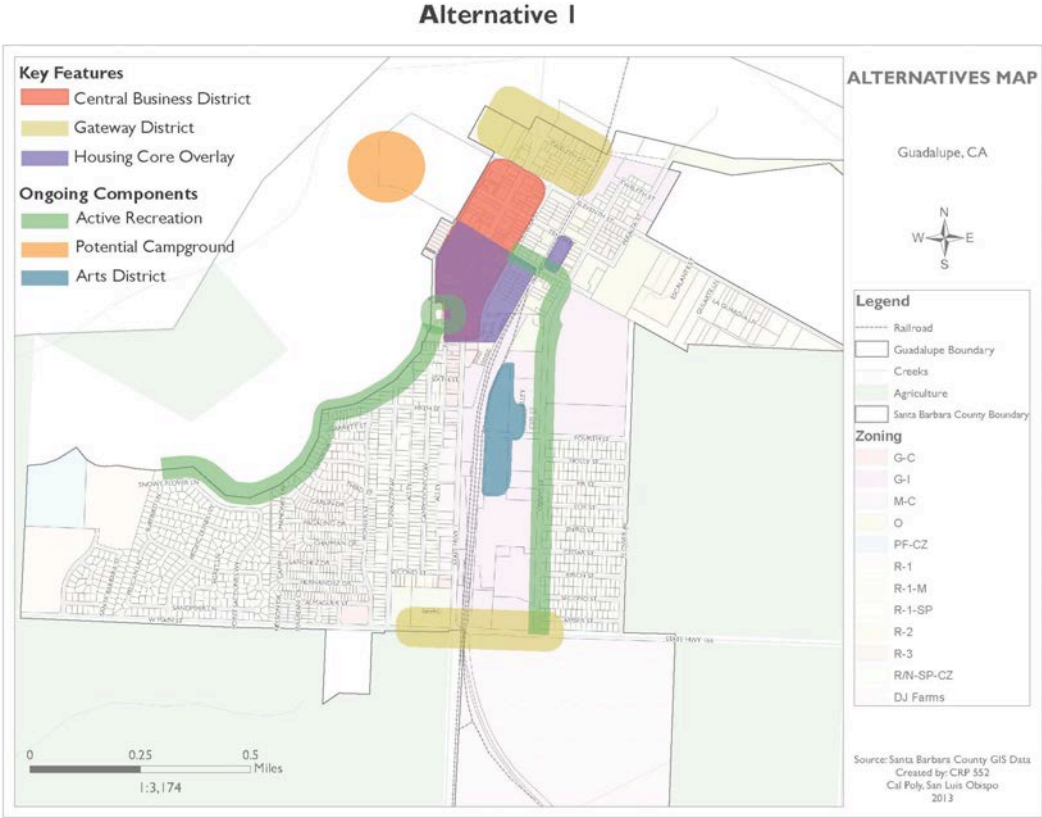
An arts district is proposed in existing vacant commercial areas in the downtown core. This idea is inspired by the similar districts that have evolved into focal points for cities across the country that feature a diversity of businesses and foster a high quality of life for residents while attracting visitors. The area should contain production and exhibit space such as an arts center. Further, existing residential in the second story of many downtown buildings can be utilized by artists wanting to live near their workspace.

This could potentially keep the downtown area viable with the new commercial space in DJ Farms Specific Plan area further pulling the center of Guadalupe westward.

Recommendations

- I.9 Encourage temporary and permanent arts-based development downtown.
- I.10 Increase the number artistic/cultural facilities.
- I.11 Subsidize event tickets for low-income youth.
- I.12 Organize and promote a First Friday Artwalk, and other events.
- I.13 Support development of Dia de los Muertos celebration.

FIGURE 86. ALTERNATIVE I MAP



ALTERNATIVE TWO

INTRODUCTION

Alternative Two looks forward to Guadalupe in the year 2035. This scenario envisions a city that has sustained moderate population growth, and significant quality of life improvements for residents and visitors alike. The growth will be driven by an influx in community-serving businesses and tourist-attracting amenities. The downtown will have a vibrant street-life, spurred by street improvements such as new way-finding signage, street furniture and an attractive tree canopy framing the now-bustling Highway 1 thoroughfare. Tourists will be attracted to Guadalupe by new lodging accommodations such as campgrounds and bed-and-breakfasts, and a diverse offering of community events like farmer's markets and outdoor concerts. Together, these improvements will make Guadalupe an attractive destination along Highway 1 for increased Central Coast tourism. Existing residents will be served by new housing from infill development of once-vacant lots, new accessory dwelling units close to the downtown retail core, and zoning amendments allowing for higher density development. This development pattern will allow for the precious agricultural land surrounding the city to be preserved while providing an increase in housing supply for current and future residents, thereby maintaining affordability and increasing diversity of housing options.

KEY FEATURES

Tourist attraction

Developing a tourist-serving economy is in the interest of Guadalupe because it will increase the revenue generated for the local economy. The primary goal of attracting visitors to Guadalupe is to sustain a vibrant and healthy community and economy by increasing taxable sales related to travel, encouraging business retention, expanding the retail and related sectors, and improving the visitor experience in terms of products and surroundings. The city's location on Highway 1 along the Central Coast provides many opportunities for the development of tourist programs including:

- A historic and walkable downtown environment.
- Multimodal transportation opportunities for visitors.
- Close proximity to natural areas including the Guadalupe dunes and the Pacific Ocean.
- All-season tourism opportunities.
- Close proximity to wine country and microbrewery areas.
- Many area parks that provide sites for special events and festivals.
- Highway 1 cyclists passing through town.

- Affordability.

Recommendations

- 2.1 Create of a tourist related amenity area plan (TRAP) near Amtrak station to capture rail travelers.
- 2.2 Examine creative tourism opportunities for finding niche (eco tourism, adventure tourism).
- 2.3 Use social media to promote Guadalupe.
- 2.4 Develop of a Business coalition to better cater to area visitors.
- 2.5 Develop of Special tax district for reinvestment in tourism opportunities.
- 2.6 Create diverse lodging options that are accessible to both transit and shopping options.
- 2.7 Facilitate aesthetic improvements to the downtown core.
- 2.8 Implement way-finding signage program to direct visitors to the downtown core.
- 2.9 Develop overnight camping options near the city.

Community-oriented development

An additional focal point of this alternative is an increase in community serving businesses and activities. Through zoning amendments and with quality of life improvements in mind, Guadalupe will promote events such as a farmer’s market, concert series and more community festivals. Improvements and expansion of the existing Neighborhood Commercial space, especially near Kermit McKenzie Junior High School, will allow greater access to existing businesses and increase patronage.

Making use of vacant land in the city is vital to the success of this alternative. The City of Portland, Oregon has produced the *No Vacancy Guide* to assist communities in creating temporary and experimental uses in vacant and/or underused land. The benefits of utilizing vacant land are myriad. Foremost is the encouragement of innovation by offering sites that have low-risk leasing structures which may facilitate experimental business opportunities for entrepreneurs. Also noted in the report is the benefit to property owners by allowing them the opportunity to get short-term leases rather than all-or-nothing terms. This applies to both vacant parcels and vacant buildings, because programming can be designed for either.

Recommendations

- 2.10 Work with property owners to facilitate lease structure amendments to allow for vacant land to be better utilized
- 2.11 Conduct a feasibility study for the potential economic gains created by new leasing structure
- 2.12 Develop streamlined permitting process to remove barriers for potential business owners in moving into new spaces
- 2.13 Create a list of potential vacant sites for community programming

Re-zoning & Infill Development

Rather than increase the footprint of the city, growth should come from increased-density zoning and infill development. The downtown area and the Highway I corridor are identified as prime candidates for increased R-3 high-density and mixed-use zoning. Greenfield development should focus on improving vacant parcels throughout the city. Furthermore, the City should adopt an ordinance related to accessory dwelling units, to promote more people living in the city, increase affordability, and preserve agricultural land surrounding Guadalupe.

To create a vibrant community and enhance economic vitality the City of Guadalupe will need to amend its current zoning code. An analysis of the land inventory has concluded in locating three areas suitable for rezoning in anticipation of moderate population growth. These three areas will address the community's need for housing and commercial development.

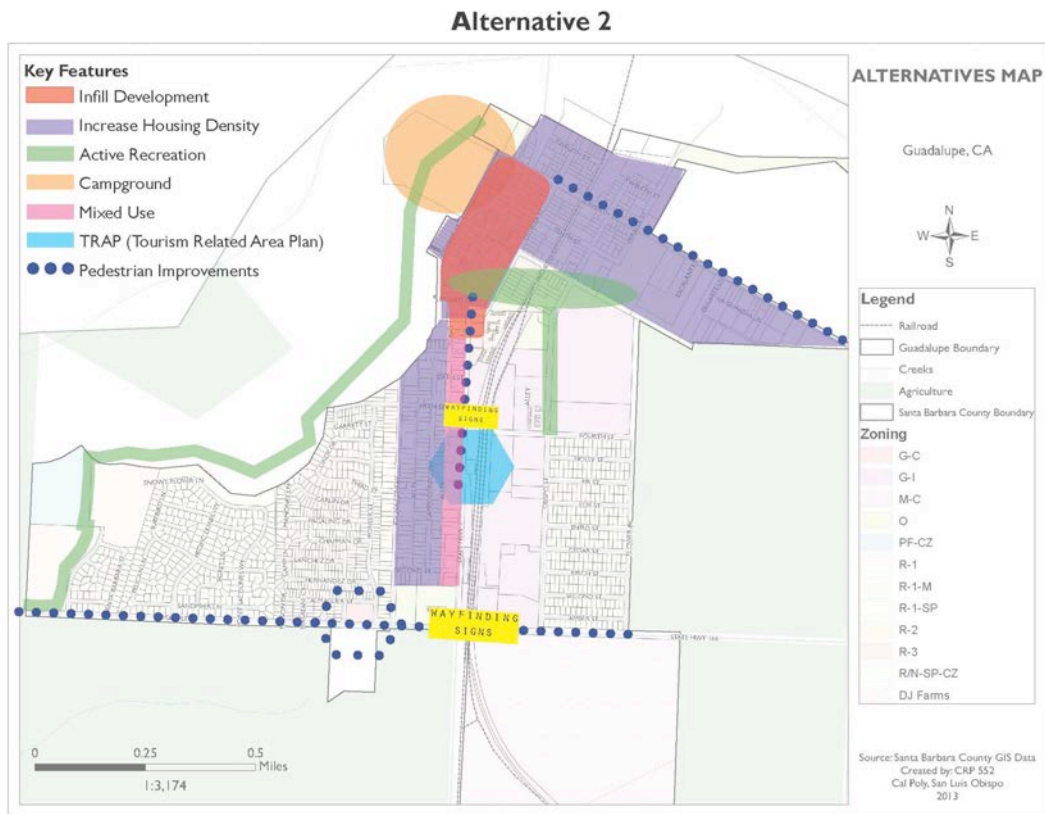
Recommendations:

- 2.14 T.R.A.P. District (Tourism Related Area Plan) - This district will rezone what is currently light industrial on the western side of Highway I from Highway 166 to 5th Street and create a new zoning designation under a TRAP. The goal is to create a tourist oriented corridor with access to the Central Business District and DJ Farms. The rezoning of the area has the potential to foster a continuous development pattern with the creation of a mixed use corridor that serves both residents and visitors. Its location along Highway I and direct access to the Amtrak Station provides a unique opportunity to attract tourism to Guadalupe. The TRAP will promote the development of a boutique hotel or hostel and establish a transient occupancy tax. An example of some allowable uses are high density residential, hotel, hostel, motel, mixed use, commercial mixed use etc.
- 2.15 Rezone the area between Tognazzini Avenue and Campodonico Avenue and the cemetery to the south and Sixth Street to the north into higher density residential. This establishes a neighborhood that can support a walkable environment and is in proximity to the TRAP, Central Business District, and DJ Farms. This area will also serve as a buffer between single family residential and the TRAP district.
- 2.16 Rezone the area to the northeast of the Central Business District along Eleventh Street to high density residential in order to accommodate growth from the adjacent R3 zone, in line with current plans to up-zone. The present condition of this area is ideal for

new development and is in proximity to Highway 1 and the Central Business District. Improving the pedestrian environment is paramount.

2.17 Expand the R3 zone next to the central business district to encourage higher density development in proximity to services.

FIGURE 87. ALTERNATIVE 2 MAP



ALTERNATIVE THREE

INTRODUCTION

Alternative 3 will facilitate Guadalupe's development into a bustling town which caters to a growing resident population, and attracts a wide variety of visitors traveling along Highway 1. This alternative will provide the framework for the most abundant growth in the areas of business development, tourism development, housing stock, infill and greenfield development, agricultural business expansion, and expansion of public services. This alternative aims to provide a better quality of life for residents, a vibrant downtown area, improved economic conditions and revenues for the City, and a welcoming and accommodating visitor experience.

Alternative three includes three phases. The first involves attracting businesses to Guadalupe with incentives and a streamlined permitting process, limited barriers and fees, and grant opportunities. Phase two promotes infill development in the residential and downtown core, promotes housing near transit, accommodates tourism through various services, attracts larger businesses, and improves circulation. The final phase involves advanced tourism infrastructure and marketing, further expansion of public facilities and transit systems, and potential annexation land.

The high growth model strives to accommodate a majority of the projected population growth in order to support expanding commercial development. The addition of up to 1,200 housing units in annexed land would likely support the projected population, which includes a full-vacancy projection for the DJ Farms development project. Adjusting for the City's current vacancy rate and average household size, the DJ Farms development alone has the potential to increase the population by about 3,200 people with approximately 850 new homes.

It will be important for the City of Guadalupe to focus on supporting and expanding its current infrastructure and supportive services to meet the needs of a steadily increasing population and economy. The City should work to amend the current zoning ordinance to allow for such expansion, and seek out policy and program opportunities that will transform Guadalupe into a self-sufficient and vibrant place to live and visit, while maintaining its rich cultural identity.

KEY FEATURES

Central Business District (CBD) Development

The City of Guadalupe should seek out opportunities to promote housing and commercial development in the CBD to better support the surrounding community.

Recommendations

- 3.1 Rezone portions of Highway 1 in the CBD to mixed-use, to accommodate a variety of development proposals and establish a more walkable corridor.
- 3.2 Consider incentive zoning in the CBD to provide incentives to developers for increasing the density and intensity of the proposed use.
- 3.3 Loosen restrictions on curfew and alcohol sales in the CBD in an effort to attract restaurant and bar establishments.
- 3.4 Promote infill development in the CBD, while encouraging agricultural business,
- 3.5 Attract entertainment businesses in the CBD by renovating and retrofitting the existing movie theatre, iconic saloon, and downtown shops and restaurants, as deemed necessary. The gradual development of entertainment options in Guadalupe will encourage community building, attract new residents, improve the quality of life for existing residents, and create an attraction for visitors.
- 3.6 Facilitate development towards medical facilities, such as an urgent care and specialized treatment centers.

Expand Commercial Development Areas

Expanding the commercial development in Guadalupe will provide a diverse economic base throughout the community. Allowing for appropriate commercial development will increase sales tax revenue.

Recommendations

- 3.7 Partner with interested agencies or solely purchase a vacant commercial building to create a permanent, year-round farmer’s market facility where local residents can sell and purchase fresh produce and goods.
- 3.8 Plan for and promote a weekly flea market to increase the quality of life, stimulate the local economy, and provide a sense of community by creating a gathering place for residents.
- 3.9 Provide incentives such as public utility rates, tax breaks, expedited permitting process, reduced impact fees, and grants for small businesses.
- 3.10 Facilitate programs that stimulate the economy by teaching business skills and providing microloans to local residents aiming to start their own small businesses. These can improve economic conditions by encouraging unemployed or self-employed residents to start small businesses or expand their current business.
- 3.11 Determine locations for the development of low-density commercial business, such as a grocery store.

Tourism Development

Capturing a tourist economy will bring essential transit-occupancy tax (TOT) revenue directly to the City.

Recommendations

- 3.12 Promote growth of tourism infrastructure via a campground and/or hostel that will provide a low capital investment, low operation cost, and affordable accommodation for visitors.
- 3.13 Expand the influence of Dunes Center by advertising at county and state tourism offices, events, and attractions.
- 3.14 Develop Guadalupe’s tourist economy by promoting the City as a destination point, generating awareness of Guadalupe’s unique characteristics and regional location.
- 3.15 Promote visitor serving facilities, such as bed and breakfasts, hotels, and motels which bolster the local economy through TOT revenue.

Identify Potential Housing Opportunities

With a more aggressive growth approach, an appropriate housing stock is necessary.

Recommendations

- 3.16 Promote infill development via Accessory Dwelling Unit Ordinances and CBD infill incentives, with the aim of increasing the housing stock to accommodate a growing population as well as increasing the density of the city.
- 3.17 Increase in housing stock via the implementation of the DJ Farms housing development, infill housing development, and mixed-use developments.
- 3.18 Continue to increase the City's housing stock to accommodate population growth as well as attract new residents.
- 3.19 Consider annexations south of Main Street and southwest of Highway 1 and Main Street; work with Coastal Commission if applicable.
- 3.20 Work with LAFCO and Santa Barbara County to expand sphere of influence around the city, in order to allow potential future annexation.

Increase Connectivity

Recommendations

- 3.21 Promote educational attainment for Guadalupe citizens by improving the circulation connection with Hancock College. Facilitate a transportation partnership between the City and the College.
- 3.22 Improve walkability and bikeability by facilitating connections between neighborhoods in east-west and north-south directions. This may be accomplished via easements and bicycle/pedestrian infrastructure between existing properties.
- 3.23 Promote Transit Oriented Development (TOD) near the existing Amtrak Station. Foresee the development of the TOD as a linkage to the CBD.
- 3.24 Promote Guadalupe as a place to live and commute to Santa Maria and cities in San Luis Obispo County. While currently this is not a viable option for Guadalupe, a future goal of the City could be the promotion of Guadalupe as a livable destination.
- 3.25 Continue to improve pedestrian and bicycle connections within the City, especially between residential, commercial, and recreation areas.

3.26 Improve circulation between residential and downtown areas with the addition of new shuttle or bus circulator.

3.27 Beautify the City through attractive and drought-tolerant landscaping that captures the key corridors of Main Street, Highway One, and other high occupancy travel routes.

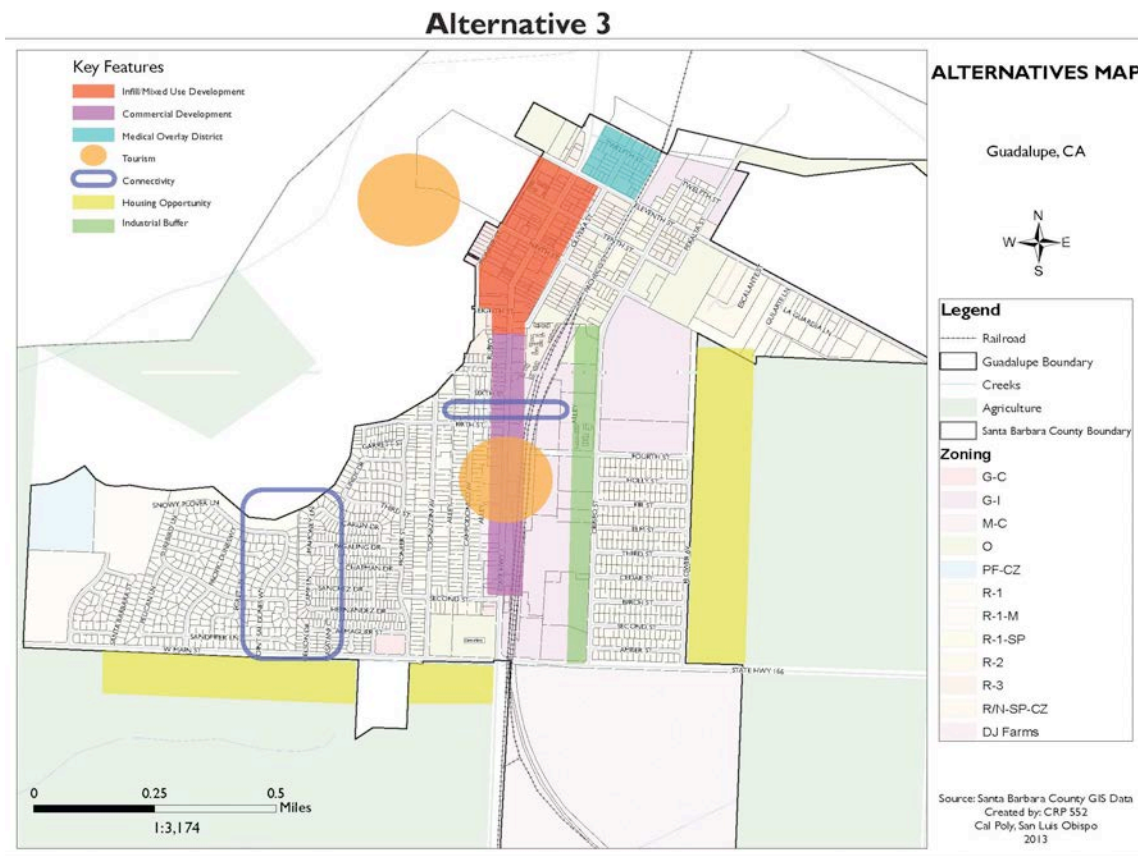
Expand Public Services

Policies and Programs:

3.28 Expand programming for existing and new parks to improve quality of life for residents by promoting public health and active lifestyles.

3.29 Expand programming for existing and new parks to improve quality of life for residents and promote public health and active lifestyles.

FIGURE 88. ALTERNATIVE 3 MAP



APPENDIX

GRANTS TO HELP SMALL BUSINESSES

Community Development Block Grant

This grant is offered by the U.S. Department of Housing and Urban Development. The grant monies are used to fund affordable housing, anti-poverty programs and infrastructure development. Guadalupe will need to prepare and submit the required documents which define the goals and intended use of the grant funds. This grant is particularly useful because there isn't much federal oversight and the funds can be used for real estate acquisition, relocation, demolition and rehabilitation of both housing and commercial buildings.

The key feature of the Community Development Block Grant is that funds under this grant can be used for numerous purposes including rehabilitation of housing and commercial buildings.

Rural Business Enterprise Grant

This is a grant offered by the USDA Rural Development Program and offers funding to public entities such as cities. The city cannot have a population of 50,000 or more in order to qualify for this grant and must be rural. Guadalupe fits this description. The city is awarded money to help fund local business. The funds are used for the development and financing of an emerging small business (USDA, 2010, p.1).

The key feature of the Rural Business Enterprise Grant is that the City receives money from the USDA and then distributes those monies to fund local business. The City must have a population of under 50,000 people and must be rural.

Rural Business Opportunity Grant

This grant is available to rural cities exemplifying exceptional needs. This is accomplished by making grants to pay costs of providing economic planning for rural communities, technical assistance for rural businesses, or training for rural entrepreneurs or economic development officials (USDA, 2010, p.1).

The key feature for the Rural Business Opportunity Grant is that it is available to rural cities and pays for the costs of starting a local business.

SBA Loans

Provides loans to businesses and not individuals. The requirements of receiving the loan are based on the individual business instead of the owner. The factors of eligibility are based on what the business does to generate income, where it operates, and the character of its operation. In order to be eligible for the loan the business must be:

- For profit
- Small
- Engage operation in the US
- Have invested equity
- Be able to demonstrate a need for assistance
- Use the loans for business purposes only
- Not be in debt to the US government

The key feature of SBA loans is that there are more ways to be disqualified than qualified but once a business is qualified they are eligible to receive loans for starting business.

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