



Public Facilities

9.1 INTRODUCTION

The Public Facilities Element is an optional element of the general plan that provides additional planning focus for basic utilities provided to residents, including: potable water, sanitary sewer, solid waste services, and drainage management (including surface water quality), some of which is required content that would otherwise be contained in a conservation element. In the case of the *Guadalupe 2042 General Plan*, the Conservation and Open Space Element (Chapter 5) defers the discussion of water supply and demand to this Public Facilities Element.¹ The element also provides information and high-level planning for public schools in Guadalupe.

Much of the material contained in this chapter relies on information contained in the following documents:

- *City of Guadalupe: General Plan Update Background Report (2014)*. This background report, prepared by Cal Poly students, built on the early Cal Poly work from 2009 and provides a more recent account of background conditions in Guadalupe. It contains a section devoted to public facilities and discusses existing conditions and plans for future improvements.
- *City of Guadalupe Water Master Plan Update: System Evaluation, Condition Assessment and Capital Improvement Plan (2014)*. This plan was prepared by MKN & Associates for the City of Guadalupe and provides a detailed assessment of existing conditions, expected future demand for water, and a plan that identifies the improvements required to correct existing problems and accommodate anticipated growth.
- *City of Guadalupe Wastewater Collection System and Treatment Plant Master Plan: System Evaluation, Condition Assessment and Capital Improvement Plan (2014)*. This plan was prepared by MKN & Associates for the City of Guadalupe and provides a

¹ The discussion of water in the conservation element must be prepared in coordination with “any countywide water agency and with all district and city agencies, including flood management, water conservation, or groundwater agencies that have developed, served, controlled, managed, or conserved water of any type for any purpose in the county or city for which the plan is prepared,” and must include any information on water supply and demand (Gov. Code § 65302(d)(1)).

detailed assessment of existing conditions, expected future demand for wastewater treatment, and a plan that identifies the improvements required to correct existing problems and accommodate anticipated growth.

- “2019 Water Evaluation” (2020). This document is an Excel spreadsheet prepared by the City of Guadalupe Public Works Department that provides updated estimates of water availability, current and future demand for water resources, and current and future demand for wastewater treatment capacity.

9.2 ISSUES AND OPPORTUNITIES

The City of Guadalupe has worked diligently over the last decade to improve, maintain, and operate its public facility systems—water, sewer, solid waste, and drainage. As a result, the City has successfully addressed a range of issues that historically bedevil many small communities by overwhelming city budgets and hampering economic development. The work has not been without challenges. However, the City is currently preparing a Facilities Master Plan, expected to be completed in 2023-24, and should assist the City in directing public facilities improvements, operations, and maintenance.

With regard to water supply, Guadalupe, like so many California communities, has faced the effects of severe drought conditions, particularly in the last decade. These conditions have constrained the capacity of the State Water Project to deliver reliable water flows and exacerbated the longer-term problem of groundwater overdraft in the Santa Maria Groundwater Basin, which was adjudicated in 2008. The adjudication quantifies the City’s share of the developed water supply behind Twitchell Dam to 1,300 acre-feet per year. Additional prescriptive and appropriate of rights exist but are not quantified. Groundwater equipment pumping limitations in the early 2010s require the city to place a temporary limit on water supply to Apio/Curation foods, the community’s primary agricultural processing facility.

The City responded to its water resource challenges by undertaking a major updating its water master plan in 2014, which identified a series of public facility improvements to mitigate the worst impacts of drought conditions. In 2021, the City is once again updating its water master plan to account for improved water conservation efforts, including measures taken by Apio/Curation Foods to recycle and reuse water for food production. The City now has in operation two 1,000-gallon-per-minute water wells, which when combined with water from the State Water Project provide enough water to meet anticipated future demand.

Guadalupe experienced similar success in its wastewater engineering and planning. In the early 2010s, the State Water Resources Control Board put the City on notice that it was out of compliance with its wastewater treatment plant discharge permit. The City responded by

updating its wastewater master plan in 2014, which like the water master planning effort identified a series of improvements to upgrade the City’s wastewater treatment and collection system. The City is now in full compliance with its discharge permit and has room to grow.

With regard to solid waste, the City has successfully instituted recycling and green waste programs to meet state-mandated diversion goals. It is currently working to meet the requirements of SB 1383, which requires a 50 percent reduction in organic waste disposal from 2014 levels by 2020 and a 75 percent reduction by 2025. While the City has struggled somewhat to adequately quantify its progress in implementing SB 1383, it is nonetheless on track to solve the quantification problems and meet state goals.

Finally, with regard to water quality issues related to drainage and stormwater control, the City has worked to limit the community’s contribution to the total maximum daily loads of pollutants—mainly nitrogen, pesticides, and fecal coliform pollution—into the Santa Maria River. The City continues to work on MS4 Permit compliance by decreasing wastewater overflows, installing storm drain filters, and better controlling the flow of trash into the drainage system.

In short, the City of Guadalupe is well on its way to meeting all state and regional requirements related to water, wastewater, solid waste, and drainage facilities and is well positioned to accommodate the future growth anticipated in the *Guadalupe 2042 General Plan*.

On the topic of schools, Guadalupe hosts elementary and middle school facilities operated by the Guadalupe Union School District. High school students, however, must travel to Orcutt for classes. According to school planners,² the district is challenged by a disproportionate number of Spanish-only speaking students who require remedial English to fully benefit from instruction. The school district is anticipating that the 2020 Census will provide an updated account of students living in poverty, which should help the district secure additional program funding going forward.

Details on each of these topic areas are presented below.

9.3 POTABLE WATER SERVICE

In 2014, the City completed a water master plan for Guadalupe. Entitled: *City of Guadalupe Water Master Plan Update*, the master plan includes an evaluation of system capacity, an assessment of current conditions and deficiencies, and a capital improvement plan. Much of the discussion provided below comes from the 2014 master plan effort. The City is currently (2021) updating this work to account for recent system improvements and an anticipated overall lower per capita water consumption rate.

² Phone conversation with Dena Boortz, Guadalupe Union School District, 4/15/21 at 11:00 am.

Water Supply

Guadalupe's existing water supply comes from two sources: groundwater pumped from the Santa Maria Groundwater Basin and imported water from the State Water Project, which is managed through the Central Coast Water Authority (CCWA).

Santa Maria Groundwater Basin

The Santa Maria Basin underlies much of northern Santa Barbara County and southern San Luis Obispo County and covers about 170 square miles of territory. Storage capacity estimates for the basin range between 1.5 million acre-feet and 2.5 million acre-feet, and average rainfall in the basin watershed is 12 to 16 inches per year. Water flows in the Santa Maria River are controlled by releases from Twitchell Dam, which provides recharge for the Santa Maria Valley. Other recharge occurs from deep percolation of urban and agricultural return water, including land application of treated wastewater. Water from the Santa Maria basin is provided to agricultural operations, the oil industry, and domestic users throughout the Santa Maria Valley, including the City of Guadalupe. The safe annual yield of the basin is estimated at 125,000 acre-feet per year³.

The City operates two groundwater wells, each of which has a 1,000-gallons-per-minute capacity. While the overall quality of groundwater has been stable, nitrate concentrations in shallow groundwater have progressively increased. Deep groundwater concentrations remain markedly lower, however⁴, and with the importation of water from the State Water Project, which is generally of better quality than the local sources, the overall quality of water resources in Guadalupe meets and exceeds state standards.

The City has three storage facilities. The first and second are the 1.57-million-gallon and the 0.7-million-gallon Obispo tanks. All water entering the Guadalupe distribution system is delivered to the two Obispo tanks, which are then pumped into the distribution system through the Obispo Street booster pump station.

The third tank is the 100,000-gallon elevated storage tank. This tank is operated during nighttime (off-peak) hours and is primarily used to provide emergency storage. The tank floats on the system (fills from the distribution system, through the Obispo Street booster pump station), and operates based on system pressure and a timer. The tank remains isolated during daytime hours with a solenoid-activated valve. [Figure 9-1, Elevated Water Tank at Pacheco and 10th Street](#), shows the elevated water tank adjacent to the intersection at Pacheco Street and 10th Street.

³ Source: Santa Barbara County. One acre-foot refers to the amount, or volume, of water it takes to cover one acre to a depth of one foot. One acre-foot equals 7,758 barrels, 325,851 gallons or 43,560 cubic feet.

⁴ Generally, less than 10 mg/l according to the *City of Guadalupe: General Plan Update Background Report* (2014)

Figure 9-1 Elevated Water Tank at Pacheco and 10th Street



Source: MKN & Associates, 2014

In January 2008, the Superior Court of the County of Santa Clara entered a judgment adjudicating the Santa Maria Valley Groundwater Basin. As result of the adjudication, the city's rights to developed water from the basin are limited to 1,300 acre-feet per year, but its rights to prescriptive or appropriative rights are not quantified. Prior to 2008, the City could pump from the basin on an as-needed basis.

State Water Project

Since 1998, the City has imported water from the State Water Project via the Coastal Branch Aqueduct of the State Water Project, which extends from Kettleman City in Kings County to Vandenberg Air Force Base in Santa Barbara County. The facility consists of 143 miles of pipeline, five 7.5-megawatt-capacity pumping plants, a state-of-the-art water treatment plant, and four water storage tanks.

The California Department of Water Resources (DWR) allocates State Water Project water to the City of Guadalupe in the amount of 550 acre-feet per year (AFY), plus a drought buffer of 55 AFY. Each year, prior to the start of the calendar year, the DWR evaluates the availability of water and determines the year’s initial allocation for each recipient. The allocation is adjusted each month as water availability conditions become known. According to the Public Works Department, the City of Guadalupe received 478 acre-feet from the State Water Project in 2019, an amount reduced from its Table A allocation due to the effect of California’s long-term drought.

Water Supply and Demand

In a 2019 water evaluation prepared by the Public Works Department, the City estimated existing demand for potable water to be approximately 1,045 acre-feet annually. Of this total, approximately 62 percent was used for residential consumption, 33 percent for commercial, and the remaining five percent for miscellaneous purposes. The largest single water user in the city is Curation Foods, a vegetable processing, washing, and packaging facility.

The Land Use Element of the *Guadalupe 2042 General Plan* (Chapter 2 of this general plan) estimates a buildout population for Guadalupe of 11,771 persons (8,346 existing persons + 3,425 additional persons = 11,771 persons). According to the 2019 water evaluation, this level of population growth would generate a demand for potable water of between 2,187 and 2,322 acre-feet annually, a 120 percent increase in water demand through buildout.

According to the 2019 water evaluation, the City estimates its long-term water supply to be approximately 2,896 acre-feet annually, which is above the amount needed for estimated buildout. [Table 9-1, Water Supply and Demand through Buildout](#), summarizes water supply and demand through general plan buildout. The City's Water Master Plan identifies a small number of water distribution system projects that will provide adequate fire flows.

Table 9-1 Water Supply and Demand through Buildout

	Supply (AFY)	Demand (AFY)			
		2019	2019 Net Reserve	Buildout	Net Reserve
Obispo Well	1,290				
Pasadera Well	1,290				
State Water	315				
Total	2,896	1,045	1,851	2,249	647

SOURCE: City of Guadalupe 2019 Water Evaluation; EMC Planning Group

9.4 WASTEWATER SERVICE

The City of Guadalupe wastewater treatment plant is located at 5125 West Main Street, immediately north of Jack O'Connell Park on the far west side of the community and in the Coastal Zone.

In spring 2011, The City of Guadalupe was awarded \$4.75 million from the State Water Resources Control Board under Proposition 50, for the planning and implementation of water quality improvements at the Guadalupe Wastewater Treatment Plant. The facility had been experiencing ongoing water quality violations since 2005, caused by mechanical and process deficiencies. The resulting plant upgrade converted an 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 an integral clarifier, a new blower aeration system, a grit removal system, a new emergency standby generator, and sludge dewatering facilities. The plant upgrade made operation and maintenance easier.⁵ Disposal of treated effluent involves a series of ponds and spreading ground near the treatment plant. [Figure 9-2, Guadalupe Wastewater Treatment Plant](#), shows an aerial view of the wastewater treatment plant.

Figure 9-2 Guadalupe Wastewater Treatment Plant



Source: Google Earth Pro (2021)

⁵ Source: City of Guadalupe: *General Plan Update Background Report* (2014).

According to the Guadalupe Public Works Department, current (2019) wastewater treatment plant capacity is 0.96 million gallons per day (mgd) (approximately 908 acre-feet of sewage effluent annually). An expansion of the wastewater treatment plant will increase treatment capacity to 1.5 mgd, which based on a per capita wastewater generation of 80 gallons per day, will accommodate a population of about 18,750 residents. This is beyond the capacity needed to accommodate expected growth under the *Guadalupe 2042 General Plan* (8,346 existing population + 3,425 new = 11,771 persons at buildout).

According to an inventory contained in the Cal Poly Team's 2014 report, the City of Guadalupe's wastewater infrastructure system contains approximately 17 miles of collection sewers and three lift stations that serve the northern and northeastern parts of the city. [Figure 9-3, Pioneer Street Lift Station](#), shows the Pioneer Street Lift Station.

Figure 9-3 Pioneer Street Lift Station



Source: MKN & Associates, 2014

9.5 SOLID WASTE

Municipal solid waste is collected for the City of Guadalupe by, Health Sanitation Services/Waste Management, a private collection service. Solid waste is transported to the Santa Maria Transfer Station in Nipomo, California, and from there it is distributed to Chicago Grade Landfill (Templeton), to the Santa Maria Regional Landfill, and other facilities, including Kettleman Hills Landfill Table 9-2, *Solid Waste Landfill Capacity (2010 thru 2019)*, shows the number of tons of solid waste capacity at local landfills. These facilities have up to 40 years of service life remaining. There is no restriction to the amount of trash a household or business can generate, as each individual unit is charged by its trash bin size. A 90-gallon recycling bin and green waste bin are provided to each individual unit by the service provider.

Table 9-2 Solid Waste Landfill Capacity (2010 thru 2019)

Year	Chicago Grade Landfill	Santa Maria Regional Landfill	Other ⁶	Total
2010	4,174	928	361	5,463
2011	4,329	962	225	5,516
2012	4,765	1,052	246	6,062
2013	5,533	1,482	378	7,393
2014	7,931	287	439	8,657
2015	7,660	556	495	8,711
2016	7,430	344	443	8,217
2017	6,558	889	487	7,934
2018	1,048	3,567	684	5,299
2019	670	3,536	323	4,529

SOURCES: CalRecycle: <https://www2.calrecycle.ca.gov/LGCentral/DisposalReporting/Origin/FacilitySummary>; <https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/ReviewReports/DisposalTonnageTrend>

According to Shannon Sweeney, Guadalupe’s Public Works Director, the City of Guadalupe has 40 years of capacity at the Kettleman Hills Landfill alone. In addition, a new Health Sanitation Services/Waste Management facility in Santa Maria recently underwent extensive review with CalRecycle and was approved for a solid waste facility permit. The proposed facility will be a new large-volume transfer/processing facility with a green material

⁶ Other includes: Chemical Waste Management, Inc. Unit B-17; Clean Harbors Buttonwillow LLC; Simi Valley Landfill & Recycling Center; and Tajiguas Res Rec Proj & Sanitary Landfill; According to Shannon Sweeney, Director of Public Works, the waste hauler is now (2021) also using its own facility in Kettleman City to dispose of a portion of Guadalupe’s solid waste.

processing activity that will receive, process, and transfer municipal solid waste, green waste, wood waste, and recyclables. The permitted maximum tonnage will be 107.1 tons per day of municipal solid waste and construction and demolition debris, 135.2 tons per day of green and wood waste, and 180.3 tons per day of recyclables.

9.6 DRAINAGE FACILITIES

The *Guadalupe 2042 General Plan* seeks to reduce stormwater impacts of new development and redevelopment through the use of storm water source control and treatment Best Management Practices (BMPs). Source control BMPs are activities such as storm drain stenciling, street sweeping, hazardous waste drop-off facilities, and regulations limiting runoff from residential and commercial lots.

In late 2017 the City took decisive action to lessen the amount of surface runoff entering the storm drain system from residential lots. The City had already limited the percentage of front yards that could be covered with impervious material. Ordinance No. 2014-425 required a minimum of 33 percent of the front yard to remain landscaped.

The City Engineer was concerned that many residents were paving most or all of their front, side and rear yards. The concern was that with unregulated paving that the City's stormwater system could be significantly impacted. The City Council adopted Ordinance No. 2018-468 which added restrictions on rear yard paving of residential properties. The ordinance limited paving or other impervious surfaces to no more than 40 percent. Unfortunately, the ordinance overlooked the calculations for paving one or both side yards.

Currently a residential property can pave 40 percent of the rear yard, 67 percent of the front yard and both side yards. When the building footprint, driveway and any other impervious surfaces are added cumulatively, most of the lot results in excess runoff. This could affect compliance with NPDES stormwater requirements.

In order to provide compliance with proposed Policy PU-1.13, this update will include a program to amend the zoning ordinance such that a minimum of 25 percent pervious surfaces will remain on each residential lot. Once the ordinance amendment is in place, staff will review total impervious coverage in addition to the request for either front or rear yard paving. Compliance with this ordinance amendment will ensure that residential properties are not in violation of any NPDES requirements.

9.7 PUBLIC SCHOOLS

The Guadalupe Union School District currently operates one elementary school for grades kindergarten to five (Mary Buren Elementary) and one junior high school for grades six to eight (Kermit McKenzie Junior High). 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. Mary Buren Elementary School is located at 1050 Peralta Street and situated on nine acres. Kermit McKenzie Junior High School is located at 4710 West Main Street and is situated on 11 acres. The combined facilities have approximately 70,000 square feet of floor area.

According to school district planners, both the Mary Buren Elementary School and the Kermit McKenzie Junior High School operate over capacity. As of March 2020 (pre-pandemic), Mary Buren Elementary had 735 students, or approximately 37 percent more than the 538 it was meant to accommodate. Kermit McKenzie Junior High, at the same time, had 556 students, or nearly 27 percent more than the 438 it was built to hold⁷.

The Guadalupe Union School District is planning a new junior high school facility in the DJ Farms/Pasadera area, which should help alleviate overcrowded conditions. The district anticipates that this facility will open in 2023 and allow the conversion of Kermit McKenzie back into an elementary school. The Guadalupe Union School District has no current plans to build a high school, so Guadalupe high school students will continue to attend high schools in neighboring Orcutt for the foreseeable future.

Public education plays a special role in a community's economic development, as high-quality schools bring needed training to future business leaders and influences a family's choice of locations to settle. There are several ways in which public education can be supported in Guadalupe. For

example, community colleges in the area and even the University of California at Santa Barbara could provide programming support by offering local extension courses in Spanish, English, computer science, child development, and other career or technical subjects. Teaching internships are also an important resource. The Guadalupe Union School District currently facilitates teaching



internships with CalPoly, San Luis Obispo and since 2019 has received CalPoly's "Teacher Quality Reform: Pathways & Partnerships to Ensure Student Success Grant," which brings in approximately \$100,000 annually to support teaching excellence.

⁷ Source: Dena Boortz, Guadalupe Union School District, 4/15/21

At a more fundamental level, Guadalupe’s public education system could be supported by the expansion of quality childcare and preschool opportunities. Two new facilities are currently planned at Guadalupe Ranch and at the Housing Authority of the County of Santa Barbara’s Escalante Meadows project, but additional facilities would be encouraged. The City of Guadalupe can play another important role by funding and constructing new biking, walking, and hiking trails; public parks; and playgrounds.

Such new recreational opportunities are a direct way of supporting the Guadalupe Union School District (see also Chapter 3, Circulation, and Chapter 5, Conservation and Open Space, for related information on trail planning).

9.8 GOALS, POLICIES, AND PROGRAMS

Goals

- Goal PF-1:** To provide a sustainable and high-quality water supply for City residents and businesses.
- Goal PF-2:** To maintain and improve the City’s wastewater treatment system to ensure water quality and continue to provide recycled water for agricultural use.
- Goal PF-3:** To maintain and improve the City’s water and sewer distribution/collection systems, per Master Plan update, to facilitate urban infill and industrial growth.
- Goal PF-4:** To achieve a high level of solid waste reduction through improved recycling and reuse measures.
- Goal PF-5:** To improve school facilities and programming to provide a high-quality education to all Guadalupe children.
- Goal PF-6:** To ensure that improvements to public facilities are adequately funded and that new development contribute its fair share toward such funding.

Policies

General Policies

- Policy PF-1.1** The City’s Facilities Master Plan (currently under preparation and expected to be completed by 2023-24) is incorporated herein by reference and will help the City guide its future public facilities improvements, operations, and maintenance.

- Policy PF-1.2** Additional services or infrastructure necessitated by population increases shall be provided as part of each new proposed development. All improvements to the existing service system necessitated by the approval of a new development project will be financed entirely by the project proponent either by fee or actual construction.
- Policy PF-1.3** Public facility uses should be sited so as not to detract from existing or potential adjacent land uses.
- Policy PF-1.4** The cost of new services or facilities shall be distributed equitably among the beneficiaries.

Potable Water Supply

- Policy PF-1.5** The City will support the implementation of capital improvements recommended in the *City of Guadalupe Water Master Plan Update: System Evaluation, Condition Assessment and Capital Improvement Plan (2014)*, as the plan and/or its conclusions are periodically updated.

Wastewater Service

- Policy PF-1.6** The City will support the implementation of capital improvements recommended in the *City of Guadalupe Wastewater Collection System and Treatment Plant Master Plan: System Evaluation, Condition Assessment and Capital Improvement Plan (2014)*, as the plan and/or its conclusions are periodically updated.
- Policy PF-1.7** In the event of service capacity shortfalls, the City will prioritize sewer service to new development that includes housing affordable to low and very low-income residents.

Drainage Facilities

- Policy PF-1.8** The City will support ongoing compliance with NPDES stormwater requirements.
- Policy PF-1.9** The City will require all new development outside of the Downtown Neighborhood to employ low-impact development (LID) strategies and best management practices. The City will require adherence to local and State stormwater regulations.

Policy PF-1.10 The City will encourage infill development in the Downtown Neighborhood to provide a drainage conveyance system of curbs and gutters and to contribute financially to the construction of joint drainage retention and detention facilities that serve the infill development at off-site locations.

Policy PF-1.11 Wherever feasible, the City will give consideration to the joint use of portions of park land or open space for retention and percolation ponds.

Policy PF-1.12 The City will encourage the use of porous materials for outdoor spaces to reduce the volume of runoff that must be conveyed by the storm drainage system, consistent with the maintenance of water quality standards. Alternatives to impervious pavement include: porous asphalt and bricks, modular paving, gravel, and lattice blocks with soil or grass in the interstices.

Policy PF-1.13 The City will require new development to re-create the historic natural hydrology of the landscape to the degree practicable by incorporating natural drainage features such as creeks and drainages into site design. Man-made hydrologic features shall be designed to be naturalistic in character to the maximum extent feasible through variation in drainage channel alignment, gentle slopes, wide channel sections, and plantings of riparian trees and other riparian vegetation. Retention and detention basins should be similar in appearance to naturally occurring ponds or drainages.

Policy PF-1.14 The City will require new residential development to limit impervious surface to 25 percent of total lot area.

Solid Waste

Policy PF-1.15 The City will support programs to compost yard waste and to recycle or reuse paper, cardboard, glass, metal, plastics, motor oil, and other materials (e.g., construction materials) as a means of reducing the amount of waste going to landfills.

Policy PF-1.16 The City will promote and encourage practices and technologies that reduce the use of hazardous substances and the generation and improper disposal of hazardous wastes.

Public Schools

- Policy PF-1.17** The City will support continued high-school education based in Santa Maria and defer plans to build a high school in Guadalupe until such time that population growth better supports the investment.
- Policy PF-1.18** The City will continue to support close collaboration with the Guadalupe Union School District to plan new facilities, establish quality educational programming, and solve chronic funding shortages.
- Policy PF-1.19** The City will support the location of University of California Extension services to the community to provide opportunities for higher education and adult education in the community. It will also support the continuation of teacher credential programs administered by California State University and the Allan Hancock Community College.

Programs

- Program PF-1.1.1** Within three years of adoption of the *Guadalupe 2042 General Plan*, the Public Works Department will undertake a process with the City Council to institute a developer impact fee to fund needed public utility improvements that are not otherwise directly provided by the developer. See also LU-1.1.4.
- Program PF-1.1.2** Within three years of adoption of the *Guadalupe 2042 General Plan*, the Building and Planning Department will prepare an ordinance for City Council approval that will limit impervious surfaces to no more than 75 percent for residential lots.
- Program PF-1.1.3** Within three years of adoption of the *Guadalupe 2042 General Plan*, the City Administrator will undertake a process with Alan Hancock College and other educational institutions in the region to provide extension courses in Guadalupe, including employment training, re-training, and vocational education.

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