

RESOLUTION NO. 2025-25

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA ADOPTING
THE FINDINGS OF FACT REQUIRED BY THE CALIFORNIAL ENVIRONMENTAL QUALITY ACT
(CEQA) AND THE FINAL INITIAL STUDY- NEGATIVE DECLARATION EVALUATING THE 6TH CYCLE
FINAL HOUSING ELEMENT (2025-018-ND)**

THE CITY COUNCIL OF THE CITY OF GUADALUPE DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City has prepared a Draft Initial Study/Negative Declaration evaluating the environmental impacts of the Draft Housing Element; and

WHEREAS, the City determined that the subject project would not result in significant impacts on the environment pursuant to the California Environmental Quality Act (CEQA) and related Guidelines (Public Resources Code 21000 et seq.); and

WHEREAS, the Draft Initial Study-Mitigated Negative Declaration circulated for a public review period of 21 days (April 12, 2025 through May 1, 2025) and no comments were received.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GUADALUPE DOES HEREBY RESOLVE AS FOLLOWS:

- SECTION 1.** *Recitals.* The City Council hereby finds and determines the foregoing recitals, which are incorporated herein by reference, are true and correct.
- SECTION 2.** *Findings.* There are no significant effects of the project on the environment based upon the analysis contained in the Final Initial Study-Negative Declaration, which properly assessed the environmental impacts of the project, in accordance with CEQA, and the CEQA Guidelines. This resolution incorporates by reference the environmental findings and analysis set forth in the Final Initial Study-Negative Declaration.
- SECTION 3.** The City Council hereby adopts the Final Initial Study-Negative Declaration attached hereto as Exhibit 1.
- SECTION 4.** The City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the City Clerk shall consult with the City Administrator and City Attorney concerning any changes deemed necessary.
- SECTION 5.** The City Clerk shall certify as to the adoption of this Resolution.

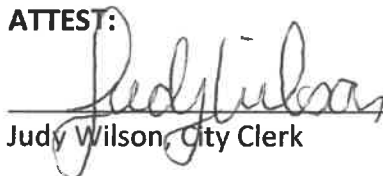
PASSED, APPROVED AND ADOPTED at a regular meeting on the 27th day of May, 2025 by the following vote:

MOTION: **EUGENE COSTA JR. / CHRISTINA HERNANDEZ**

AYES:	5	Councilmembers:	Costa Jr., Hernandez, Julian, Furness, Villegas
NOES:	0		
ABSENT:	0		
ABSTAINED:	0		

I, Judy Wilson, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2025-25**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held May 27, 2025 and that same was approved and adopted.

ATTEST:

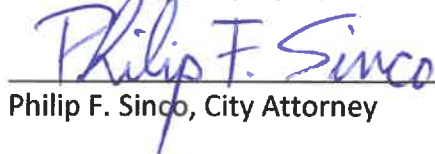


Judy Wilson, City Clerk



Ariston Julian, Mayor

APPROVED AS TO FORM:



Philip F. Sinco, City Attorney

CITY OF GUADALUPE



Final Initial Study and Negative Declaration for 2023 – 2031 Housing Element

City of Guadalupe

**Submitted by the City of Guadalupe
5/27/2025**

Prepared by:

De Lapide & Associates, Inc.
delapide@outlook.com

Acknowledgments

We are grateful to the City Council, the City Staff, and stakeholders of the City of Guadalupe for their assistance in preparation of the Housing Element. We would like to acknowledge the following officials:

City Council

Ariston Julian, Mayor

Christina Hernandez, Mayor Pro Tem

Eugene Costa Jr., Councilmember

Whitney Furness, Councilmember

Amelia M. Villegas , Councilmember

Anna Marie Santillan Michaud, City Treasurer (Elected Official)

Judy Wilson, City Clerk (Elected Official)

Staff

Todd Bodem, City Administrator

Larry Appel, Contract Planning Director

Chief Michael Cash, Public Safety Department

David Trujillo , Public Works Director

Jeff van den Eikhof, City Engineer

Janice Davis, Finance Director

Sylvia Estrada, Human Resources Manager

Juana Escobar, Administrative Assistant

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Preamble

The California Office of Planning and Research (OPR) issued the CEQA Technical Advice Series (OPR, December 2004 Edition) to clarify aspects of the California Environmental Quality Act. According to the Technical Advice:

CEQA Guidelines § 15152 and § 21083.3 of the Public Resources Code allow a Negative Declaration to be adopted when an EIR [or ND] has previously been prepared for a program, policy, plan or ordinance. The later project must be consistent with that program or other action and must not result in any significant effects which were not examined in that previous EIR [or ND]. In order to tier from an EIR [or ND], the later project must be consistent with the general plan and zoning of the applicable city or county.

In preparation for the adoption of the 2042 Guadalupe General Plan, The City of Guadalupe prepared a Mitigated Negative Declaration. The 2042 General Plan is separated into thematic elements. All elements must be consistent with each other. Seven elements are required for all General Plans in California, with two further elements required for communities meeting certain criteria, one of which exists in Guadalupe. Optional elements may also be included and carry the same legal force and status as the required elements. The General Plan includes three optional elements. Its elements are:

- **Required:** Land Use, Circulation, Housing, Safety and Air Quality, Conservation, Open Space, and Noise
- **Required in Disadvantaged Communities:** Environmental Justice
- **Optional:** Economic Development, Community Design and Historic Preservation, and Public Facilities and Services

The 2042 General Plan encapsulates a long-term vision and policies for housing; this relatively short-term, 6th Cycle 2023 to 2031 Housing Element is part of the long-term vision for housing in terms of proposals and policies for future development of housing. The practice of developing long-term vision and policies for housing during the update of the General Plan is to assure consistency not only among various elements, but also with subsequent, short term housing elements.

Consistent with the Technical Advice, this Initial Study & Negative Declaration tiers upon the Mitigated Negative Declaration for the General Plan. The policies and programs of the 6th Cycle 2023 to 2031 Housing Element are consistent with the General Plan programs and actions and the Housing Element contains no new proposals which would result in any significant effects that were not examined in the Negative Declaration for the 2042 General Plan.

Both the 2042 General Plan and the Mitigated Negative Declaration are available to the General Public. The electronic copies of the documents are accessible at the City's website: www.Guadalupecity.org; hard copies are available at City Hall.

City of Guadalupe
918 Obispo Street
Guadalupe, CA 93434

Summary of Mitigated Negative Declaration for 2042 General Plan

The initial study for the General Plan concludes as follows:

“The proposed project [*the 2042 General Plan*] has the potential to result in significant adverse environmental impacts. However, the mitigation measures identified in the initial study would reduce the impacts to a less than significant level. There is no substantial evidence, in light of the whole record before the City of Guadalupe that the project, with mitigation measures incorporated, may have a significant effect on the environment.” [*City of Guadalupe. (2022). Proposed Mitigated Negative Declaration for Guadalupe 2042 General Plan. (p 1).*]

The project-specific mitigation measures are the following:

Air Quality

“AQ-1 Add the following new policy to the Safety Element:

Implement Dust-Control Measures. Require the implementation of the Santa Barbara County Air Pollution Control District dust control measures during construction of new development projects.

AQ-2 Add the following new policy to the Safety Element:

Implement Santa Barbara County Air Pollution Control District construction exhaust control measures during construction activities.

Biological Resources

BIO-1 Add the following new policy to the Conservation and Open Space Element of the proposed general plan:

Where development could occur in areas with potential habitat for special-status species, such as within the riparian or disturbed grassland areas shown on Figure 7, Habitat Map, [*of 2042 General Plan*] or in other locations where such habitat may be present as may be identified by the Planning Director, an assessment of potential impacts to biological resources shall be conducted by a qualified biologist. If determined necessary by a qualified biologist, focused surveys per applicable regulatory agency protocols shall be conducted to determine if such species could occur. Impacts to special-status species shall be avoided or minimized to the extent possible. If impacts cannot be avoided, measures to mitigate for the loss of individuals and/or habitat shall be implemented.

BIO-2 Add the following new policy to the Conservation and Open Space Element of the proposed general plan:

Where development could occur in areas with potential nesting bird habitat, such as within the riparian or disturbed grassland areas shown on Figure 7, Habitat Map, or in other locations where such habitat may be present as may be identified by the Planning Director, native nesting birds protected by the Federal Migratory Bird Treaty Act and the California Fish and Game Code shall be surveyed for and protected, if found. Disturbance activities shall not occur during the nesting season (generally considered February 1 – August 31) until nesting bird surveys have been conducted and no nesting activity is

occurring on or adjacent to a project site. If nesting activity is observed, a qualified biologist may recommend an exclusion area be maintained until birds have fledged.

BIO-3 Replace Policy COS-1.5 of the proposed general plan with the following policy:

~~The City will not allow development of land within 25 feet of the Ninth Street Wetland Complex. The City will make exceptions to this policy for parcels of land designed for residential use to prevent a legal "taking."~~

The City shall protect the ecological, aesthetic, and recreational value of sensitive wetland and riparian habitats associated with aquatic features within and directly adjacent to the city limits. Where development could occur in or within 50 feet of the edge of riparian vegetation or 50 feet from the top of bank of wetland habitats shown on Figure 7, Habitat Map, or in other locations where such features may be present as may be identified by the Planning Director, a qualified biologist or restoration ecologist shall be retained to determine the appropriate development setbacks and other protective measures needed to ensure the long-term protection and enhancement of the sensitive community.

BIO-4 Add the following new policy to the Conservation and Open Space Element of the proposed general plan:

Applicants for projects on sites within 50 feet from the top of bank of potential jurisdictional wetlands or waterways as shown on Figure 7, Habitat Map, or in other locations where such features may be present as may be identified by the Planning Director, shall retain a qualified biologist/wetland regulatory specialist to conduct a site investigation and assess whether the wetland or waterway features are jurisdictional, assess potential impacts, and determine whether stream buffers/riparian setbacks are required. If a feature is found to be jurisdictional or potentially jurisdictional, the applicant shall comply with the appropriate permitting processes.

Cultural Resources

CUL-1 Add the following new policy to the Community Design and Historic Preservation Element of the proposed general plan:

If unknown subsurface historical resources, including potential tribal cultural resources, are discovered during grading, excavation, trenching or other disturbance of the existing ground surface of a project site, all work shall be halted within at least 50 meters (165 feet) of the find and the area shall be staked off immediately. The City shall be notified immediately and a qualified professional archaeologist shall be retained to evaluate the find and report to the City. If the find is determined to be significant, recommendations provided by the archaeologist to mitigate potential impacts on archaeological resources and tribal cultural resources shall be required as conditions of project approval. Individual projects shall follow CEQA and other applicable State laws for mitigating impacts on cultural and tribal cultural resources.

CUL-2 All archaeological resources and cultural resources of Native American origin, and all tribal cultural resources uncovered and recovered during the development of vacant or underutilized land shall be returned to local Native American tribes after the resources have been examined by a qualified archaeologist.

- CUL-3 Add the following new policy to the Conservation and Open Space Element of the proposed general plan:
- If human remains are found during earth-moving, grading, or construction activities, pursuant to Section 7050.5 of the California Health and Safety Code, all construction and excavation activity shall cease. If the remains are of Native American descent, actions must be taken to identify and appropriately treat the remains, including the coroner notifying the Native American Heritage Commission within 24 hours, and notifying a most likely descendent pursuant to Section 5097.98 of the California Public Resources Code.

Geology and Soils

- GEO-1 Add the following new policy to the Conservation and Open Space Element of the proposed general plan:
- In the event that evidence of paleontological resources is uncovered during ground disturbing activities, all work shall stop in the immediate area and the Planning Director shall be notified. A qualified paleontologist shall be retained to assess the scientific significance of the paleontological resources. If found to be significant, an appropriate data recovery program shall be developed and implemented by the paleontologist.

Greenhouse Gas Emissions

- GHG-1 Modify proposed general plan policy EJ-1.1 as follows:
- The City will ~~support the preparation of~~ prepare a climate action plan to identify ways to reduce citywide greenhouse gas emissions and minimize the impacts of climate change on Guadalupe residents. The climate action plan will incorporate the goals of reducing emissions within the city to 40 percent below 1990 levels by 2030 and achieving carbon neutrality by 2045.
- GHG-2 Add the following new policy to the Conservation and Open Space Element of the proposed general plan:
- Until such time as the City adopts a qualified action plan consistent with mitigation measure GHG-1, individual development projects shall be constructed to use no natural gas and to meet California Green Building Standards Code Tier 2 requirements for electric vehicle charging infrastructure. Where such projects also generate less than 110 vehicle trips per day or produce less than 1,100 metric tons per year of carbon dioxide equivalent, no further action is required. Where such projects do not meet either the daily trip volume or mass emissions criteria, a VMT analysis must be conducted. If the VMT impact is less than significant, no further action is required. If the proposed project cannot meet one or more of the three required best management practices (no natural gas, electric vehicle support infrastructure, and less-than-significant VMT impact), the project applicant shall:
- 1) identify and implement other GHG reduction measures, with a priority on on-site measures; and/or
 - 2) purchase and retire carbon offsets from a qualified registry that are real, permanent, quantifiable, verifiable, enforceable, and additional. The emission

reductions and/or offsets must be equivalent to reductions that would otherwise be realized from the best management practice(s) that cannot be implemented.

Noise

N-1

Construction activities at new development sites shall be managed to reduce noise generation. Construction contractors will implement the following construction noise reduction measures, or equivalent measures that achieve the same noise reduction:

- Restrict noise-generating activities at construction sites or in areas adjacent to construction sites to the hours between 7:00 a.m. and 6:00 p.m., Monday through Saturday. Construction shall be prohibited on Sundays and Federal holidays unless the building official grants prior written approval.
- Where feasible, construct temporary noise barriers between the noise source and receiver, where feasible.
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers.
- Prohibit unnecessary engine idling.
- Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from receivers as possible. Adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels.
- Utilize “quiet” air compressors and other stationary noise sources where technology exists.
- Route all construction traffic via designated truck routes where possible. Prohibit construction related heavy truck traffic in residential areas where feasible.
- Signs shall be posted at the construction site and near adjacent sensitive receptors displaying hours of construction activities and providing the contact phone number of a designated noise disturbance coordinator to whom complaints can be directed and issues resolved.

N-2

The City will review new public and private development proposals to determine whether their construction has potential to cause vibration at levels that could cause strongly perceptible annoyance to nearby sensitive receptors and existing structures or could result in structure damage to adjacent buildings or infrastructure. Where this potential exists, the City will require a vibration analysis to determine whether such impacts may occur and if so, identify mitigation measures that shall be implemented during the construction process to reduce vibration annoyance and damage potential to acceptable levels.” [City of Guadalupe. (2022). *Proposed Mitigated Negative Declaration for Guadalupe 2042 General Plan*. (pp 2-6).]

Summary of Project Information

<i>Project Title</i>	The 6 th Cycle 2023 to 2031 Guadalupe Housing Element
<i>Lead Agency</i>	City of Guadalupe 918 Obispo Street Guadalupe, CA 93434
<i>Contact Person & Phone</i>	Larry Appel, Contract Planning Director (805) 287-9494
<i>Project Location</i>	City of Guadalupe, Santa Barbara County, California
<i>Project Sponsor</i>	City of Guadalupe 918 Obispo Street, Guadalupe, CA 93434
<i>General Plan Designation</i>	Various per 2042 Guadalupe General Plan
<i>Zoning</i>	Various per Guadalupe Municipal Code
<i>Description of Project</i>	<p>The project is the 6th Cycle 2023 to 2031 Guadalupe Housing Element. The proposed Housing Element is available to the General Public. Electronic copies of the documents are accessible at the City's website; hard copies are at City Hall (918 Obispo Street Guadalupe, CA 93434).</p> <p>This initial Study tiers upon the environmental documentation of the 2042 Guadalupe General Plan for the evaluation of potential environmental impacts expected to result from adoption of the 6th Cycle 2023 to 2031 Guadalupe Housing Element.</p>
<i>Other Information</i>	Consistent with the CEQA Technical Advice (OPR, December 2004 Edition), this Initial Study & Negative Declaration tiers upon the Mitigated Negative Declaration for the Guadalupe 2042 General Plan.
<i>Compatibility of Project</i>	The 2023-2031 Housing Element is one of the required elements and maintains consistency with the vision and other policies of the 2042 Guadalupe General Plan.

1.0 Project Information

1.1. **Project:** The 6th Cycle 2023 to 2031 Guadalupe Housing Element

1.2. **Lead Agency:** City of Guadalupe, 918 Obispo Street Guadalupe, CA 93434

1.3. **Contact Person & Phone:** Larry Appel, Contract Planning Director, (805) 287-9494

1.4. **Project Location:** City of Guadalupe

1.5. **Sponsor:** City of Guadalupe

1.6. **General Plan Designation:** Various

1.7. **Zoning:** Various

1.8. Project Description

California Government Code Section 65302(c) mandates that cities develop Housing Elements as part of their General Plans. The code requires that Housing Elements identify and analyze both existing and projected housing needs and articulate statements of each jurisdiction's goals, policies, quantified objectives and programs for preservation, improvement, and development of housing. In adopting its Housing Element, a city must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the General Plan, in accordance with California Government Code Section 65580 et. seq.

The project is the 6th Cycle 2023 to 2031 Guadalupe Housing Element. The proposed Housing Element is available to the General Public. The electronic copies of the documents are accessible at the City's website; hard copies are at City Hall (918 Obispo Street Guadalupe, CA 93434). This initial Study tiers upon the environmental documentation of the 2042 Guadalupe General Plan for the evaluation of potential environmental impacts expected to result from adoption of the 6th Cycle 2023 to 2031 Guadalupe Housing Element.

State housing element law assigns the responsibility for preparing the Regional Housing Needs Assessment (RHNA) to California councils and associations of governments (COGs and CAGs). Santa Barbara County Association of Governments (SBCAG) is responsible for the Santa Barbara County region, which undertakes the RHNA process prior to each housing element cycle. The current RHNA is for the

sixth housing element cycle and covers a period of eight years from February 15, 2023 through February 15, 2031. Consistent with state law, Guadalupe's 6th Cycle Housing Element plans to accommodate the City's fair share of affordable housing in five required affordability groups.

For the 2023 to 2031 housing cycle, SBCAG assigned a RHNA of 24,856 total housing units to its jurisdictions out of which the allocation to Guadalupe is 431 units across the five income levels labeled as Extremely Low, Very Low, Low, Moderate, and Above Moderate. Guadalupe's 6th Cycle 2023 to 2031 Housing Element narrowed its focus on the location of new housing development onto the downtown and other locations identified as growth areas in the 2042 General Plan.

Inventories of available sites indicate sufficient space to accommodate the City's share of the RHNA Plan. Vacant parcels with residential development opportunities exist in the downtown, Gualarte tract, and Pasadera (DJ Farms). Besides the DJ Farms Specific Plan Area, there were 10.12 acres of other vacant residential lands within City limits. Based on the residential densities in the Zoning Ordinance and Land Use Element, and as further evaluated for site and planning constraints, the 10.12 acres of vacant residential land can conservatively accommodate approximately 102 units, which would satisfy the 27 very low- and low-income housing units RHNA allocated to Guadalupe. Additionally, there is residential development potential at the DJ Farms Specific Plan area and residential/commercial mixed-use in the downtown area.

As stated in the 2042 General Plan, DJ Farms has 363 existing dwelling units according to the Guadalupe Building Department. A total of 740 dwelling units were authorized for the site as of 2022. The remaining 377 units are to be developed on approximately 31.5 acres of land at an average density of 12.0 dwelling units per acre.

Development potential for the mixed-use designation assumed that all new development would accommodate commercial activities on the ground-floor and residential uses on the second floor. Residential potential applied 25.5 dwelling units per acre (which is the midpoint of the allowable density for the High-Density Residential designation) to the single-story square footage to estimate the potential for 35 additional dwelling units.

Together, these potentials for additional housing would exceed the short-term RHNA allocations for the 2023-2031 cycle. Besides, the 2042 General Plan has also identified additional acreage for residential development in the long term to a grand total of 874 units in the long term.

The concentration of new housing in and around downtown Guadalupe and the diversity of housing types proposed in the area are to assure location efficiency in terms of development cost since utilities are already present or are within short extensions to the units to be developed. The cost of land would be minimal, if any, for mixed-use and ADUs which together with other location advantages can deliver affordable units of varied sizes. Public transit already serves the downtown and is proposed under the Circulation Element of the General Plan to be routed through the central city for increased accessibility to this transportation alternative. The increase in intensity of development together with the mixture of residential and commercial uses in the central city would facilitate the use of non-motorized modes

thereby reducing living costs for residents and indirectly expanding the abilities of those at the margins to afford housing in higher price ranges if they so choose.

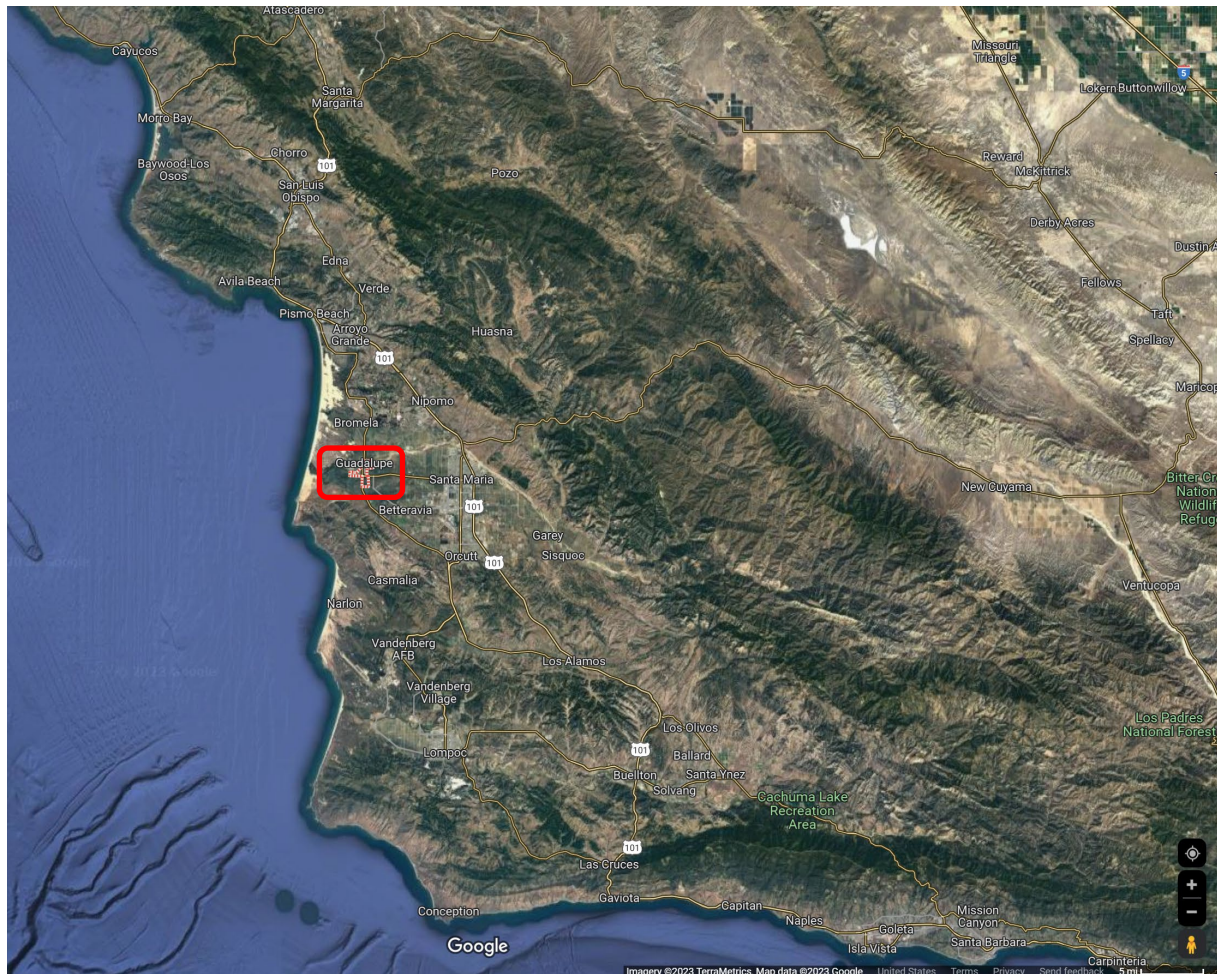
In summary, implementation of the programs in the Housing Element would provide sufficient housing sites to accommodate the City's fair share of housing in various affordability brackets especially in the infill sites of downtown as well as mixed-use and ADU sites where infrastructure is readily available. Implementation will increase development densities in the target areas and support the use of non-motorized, alternative modes of transport. It will also enhance availability of affordable housing especially with programs to expedite processing of development applications in the target areas. For instance, consolidation of adjacent parcels to create unified development sites would occur under a simple administrative review process that is concurrent with application review.

1.9. Project Location And Setting

The City of Guadalupe is located within the rich agricultural region of the Santa Maria Valley, in the northwest portion of Santa Barbara County. It was incorporated in 1946. Surrounded by farmlands, the City serves as an agricultural service center for processing and shipping of many of the crops from the productive farms in the valley. The predominant land use within City limits is residential as the City provides homes for persons employed in the production, processing, and shipping of agricultural products, among others. Compared to other cities in the County, Guadalupe has been a relatively stable community, experiencing modest population growth over the past three decades.

The City occupies approximately 1.31 square miles including the sphere of influence. According to the American Community Survey of the United States Census Bureau, Guadalupe had a population of 6,770 in 2010, 7,218 in 2015, and 7,654 in 2020. Between 2010 and 2020, the population of Guadalupe grew at a rate of 1.3 percent a year, while Santa Barbara County grew at 0.7 percent a year. Approximately 88 percent of the population claims Hispanic origin with the majority (79 percent) of Mexican descent. With much of the workforce involved in agriculture, median household income is below State and County medians triggering the need for affordable workforce housing. Household incomes are in general among the lowest in Santa Barbara County and as a result, many Guadalupe residents fall in the income ranges that need affordable housing. **Figure 1** displays the location of Guadalupe within the Santa Barbara County region. The City is located along Highway 1, which bisects it from north to south. Guadalupe's Sphere of Influence, which represents the City's ultimate anticipated growth boundary is congruent with City limits, thus precluding outward expansion. This could have been a constraint to meeting the City's housing needs except the updated 2042 General Plan has determined that Guadalupe already has enough land within its City limits to accommodate growth to 2042 and even beyond. **Figure 2** displays the boundaries of the City of Guadalupe.

Figure 1: Location of Guadalupe within Santa Barbara County



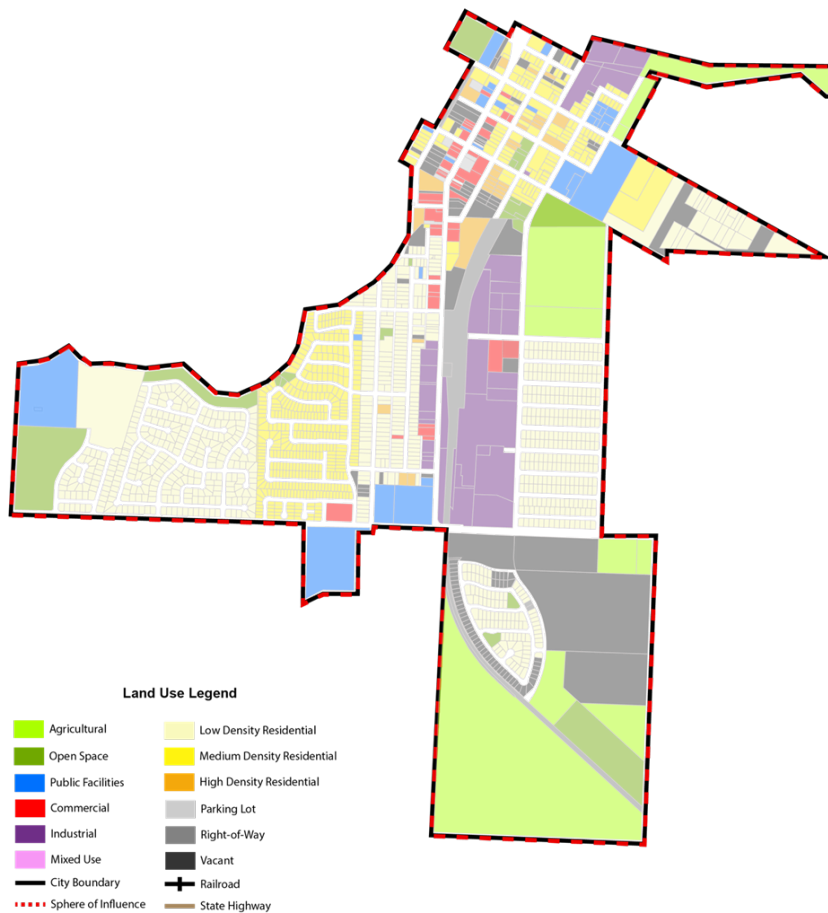
1.10. Other Required Agency Approvals

California Department of Housing and Community Development (HCD) will review the Housing Element to determine whether it complies with the requirements of the Housing Element Law for approval. Besides HCD, no other agency is required to approve the Housing Element.

1.11. Native American Consultation

Consistent with regulations of the State of California (e.g., SB 18, AB 52, et al), the lead agency, the City, initiated consultation with Native American Tribes likely to be traditionally and culturally affiliated with the project area as part of the environmental process for the General Plan. On November 2, 2021, the City sent an offer of tribal consultation letter to representatives of the Barbareno/Ventureno Band of Mission Indians, Chumash Council of Bakersfield, Coastal Band of the Chumash Nation, Northern Chumash Tribal Council, Santa Ynez Band of Chumash Indians, San Luis Obispo County Chumash Council, and Yak Tityu Tityu Yak Tilhini – Northern Chumash Tribe. The City received one response from the Santa Ynez Band of Chumash Indians, who declined the offer of consultation.

Figure 2: Guadalupe City Limits and Sphere of Influence



1.12. Summary Of Environmental Factors Potentially Affected

In accordance with Section 15125 of the CEQA Guidelines, a Mitigated Negative Declaration (MND) on the 2042 Guadalupe General Plan analyzed the programmatic and cumulative environmental impacts that could result from the adoption of the 2042 Guadalupe General Plan, which includes the long-term vision, policies, and programs for housing. This section identifies the required topics of discussion. Subsections of the next section summarize the respective impacts of the proposed Plan under these topics. Specific environmental conditions that relate to individual topics and detailed discussion of impacts are available in sections D.1 through D.21 of the MND. The topics include the following:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Facilities
- Recreation
- Transportation
- Utilities
- Energy
- Tribal Cultural Resources
- Wildfire
- Mandatory Findings of Significance

2.0 Evaluation of Environmental Impacts

This section presents a summary of the analyses on the potential environmental impacts that may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist (Section 2) are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project's short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses, which are listed in increasing order of severity; they are:

1. **No Impact.** Future development arising from the project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.
2. **Less than Significant Impact.** The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.
3. **Potentially Significant Unless Mitigated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.
4. **Potentially Significant Impact.** Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

The summary tables that follow list the four possible responses in decreasing order of severity for each of the required topics of discussion.

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2.1 Aesthetics

Would the proposed plan:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista?				X
2. Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
3. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

AE – 1: There are no officially designated scenic vistas or viewsheds in the City of Guadalupe. As a result, the 2023 to 2031 Housing Element (Project) will have **no effect** on scenic vistas.

AE – 2: There are no officially designated State scenic highways in the City of Guadalupe nor are there any National or California Historic Landmarks in the City. The Project will have **no effect** on any scenic highways or historic landmarks.

AE – 3: The proposed developments in the Project are centered around key growth areas, which intend to preserve the visual character of the City. Proposed new developments under the housing element (the Project) would occur within the urbanized area that is the city limits. Besides, additional housing development with the city would not conflict with regulations governing scenic quality since large, new developments are subject to the City's design review process. The Project will have **no negative effect** on the visual character of the City.

AE – 4: Build-out of developments from the Project would create new, but minor sources of glare and light. Any new lighting installed under the Project would increase safety and security for residents and visitors and result in a **less than significant impact**.

2.2 Agricultural Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

AG – 1: Agricultural lands in Guadalupe are important in that they provide commodities that generate local jobs and income, contribute to the local character of the City, and create habitat for wildlife. While some designated urban land under temporary agricultural use will be converted to urban land uses under the 2023 to 2031 Housing Element (Project), overall agricultural land consumption is to be minimized resulting in a **less than significant** effect.

AG – 2: Guadalupe recognizes the economic and cultural importance of agriculture for the community and continues to actively preserve and protect farmland, particularly, Williamson Act Parcels. There are no records of Williamson Act contract lands within the city limits that are zoned for agricultural use. Since housing development would occur within the city limits, the Project will have **no impact** on zoning and Williamson Act Parcels.

AG – 3: There is no forest land or timberland zoned for timberland production within the City of Guadalupe. The Project will have **no impact** on forest or timberland.

AG – 4: There is no forest land within the City of Guadalupe. The Project would have **no impact** on the loss of forest land to non-forest use.

AG – 5: The Project would allow development of vacant parcels already designated for urban use and in developed areas. The interaction between agricultural and urban activities are not anticipated to change fundamentally from historic circumstances. Therefore, other changes in the existing environment would have **no impact** on the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

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2.3 Air Quality

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Conflict or obstruct implementation of the applicable air quality plan?			X	
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
3. Expose sensitive receptors to substantial pollutant concentrations?			X	
4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

AQ– 1: Guadalupe, like the rest of the Santa Barbara County Air Pollution Control District is in attainment with the federal PM 10 standard, but not with the federal PM 2.5 standard, and the area is not in attainment with state PM 10 or PM 2.5 standards, making the area not in attainment with federal nor with state ozone standards. Features within the 2023 to 2031 Housing Element (Project) promote contiguous growth with intensification of development, thus increasing the use of such alternatives to the auto as walking, biking, and transit causing the overall impact to be **less than significant**.

AQ – 2: In addition to volatile organic compounds, there are six common and most widespread air pollutants of concern (termed “criteria pollutants”) in the SBCAPCD; these are ground-level ozone, nitrogen dioxide, particulate matter, carbon monoxide, sulfur dioxide, and lead. With the exception of PM10, the air district is in attainment or is unclassified with all criteria air pollutant standards. SBCAPCD recommends the inclusion of fugitive dust control measures into all discretionary construction activities that involve earthmoving activities irrespective of project size, duration, and whether or not there is anticipation for significant construction dust impacts. Projects in the City, such as subdivisions, will undergo project level CEQA review and are subject to the provisions of guidance from SBCAPCD. Additionally, the anticipation is for proposals under the 2023-2031 Housing Element to result in reduced vehicle trips and vehicle miles traveled with associated criteria emissions. Overall, the Project will have a **less than significant** impact.

AQ – 3: Sensitive receptors are commonly associated with such land uses as residential areas, elementary schools, retirement homes, and hospitals. Population groups that are most susceptible to adverse effects of air pollution include children, the elderly, and those that are chronically or acutely ill. Sources of toxic air contaminants (TACs) include agriculture, combustion of fuels, and commercial operations. Diesel exhaust is the dominant TAC in urban air and represents approximately two-thirds of the cancer risk from TACs. Construction equipment and associated heavy-duty truck traffic generate diesel exhaust and fugitive dust (PM_{2.5}) that poses health risks to sensitive receptors. The California Air Resources Board (CARB) has regulations for reducing emissions of diesel particulate matter in stationary and mobile sources. CARB recommends, for instance, that local planning agencies consider proximity of sensitive receptors to high-volume roadways, maintenance yards, gas stations, and dry cleaners. The Project includes several policies and actions that will help to mitigate future air pollutant emissions and protect sensitive residential receptors such as nursing homes. Overall, the Project will have a **less than significant** impact.

AQ– 4: The addition of industrial uses could expand the sources of nuisance odors. However, general plan policies discourage incompatible land uses, require the review of new non-residential projects for potential effects on sensitive receptors and use the City’s design review process to address potential air quality impacts on residential uses from industrial, agricultural, and mobile sources. Implementation of these policies with uniformly applied regulations of the air district, which could include preparation and implementation of odor abatement plans, would ensure that potential impacts from new substantial sources of odor would be **less than significant**.

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2.4 Biological Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			X	
3. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

BIO– 1: Guadalupe is home to a few species that have been historically protected under federal and state regulations. Species that have low to moderate potential to occur within the City include the

American badger (*Taxidea taxus*), burrowing owl (*Athene cunicularia*), California red-legged frog (*Rana draytonii*), California tiger salamander (*Ambystoma californiense*), coast horned lizard (*Phrynosoma blainvillii*), monarch butterfly (*Danaus plexippus*), Northern California legless lizard (*Anniella pulchra*), sharp-shinned hawk (*Accipiter striatus*), two-striped garter snake (*Thamnophis hammondi*), western pond turtle (*Emys marmorata*), western spadefoot (*Spea hammondi*), hoary bat (*Lasiurus cinereus*), pallid bat (*Antrozous pallidus*), Townsend's big-eared bat (*Corynorhinus townsendii*), and western red bat (*Lasiurus blossevillii*). Nesting birds are also likely to occur within city limits.

Several policies in the Conservation and Open Space Element of the general plan protect natural habitats and other open space areas to ensure the longevity of native species as the built environment develops and to preserve aesthetic and visual amenities. Furthermore, the 2023 to 2031 Housing Element (Project) does not propose development in existing wildlife or natural habitat areas. While infill development is prioritized, new development will avoid sensitive areas, and areas of the City that are environmentally sensitive are intended to be preserved resulting in a **less than significant** impact to protected species.

BIO – 2: Riparian and wetland habitats within city limits include areas of arroyo willow riparian scrub along the northern city limit boundary and adjacent to the Santa Maria River, riparian woodland along a tributary to the northwest, and wetlands and riparian woodland along the Ninth Street wetland complex. No parcels in these wetland areas are designated for development. Therefore, the project will have **less than significant impact** on any riparian habitat or other sensitive natural community in Guadalupe.

BIO – 3: Potential wetlands and waters of the U.S. within or adjacent to city limits include the Santa Maria River, a tributary to the northwest, the Ninth Street wetland complex, and agricultural ditches. Policies in the Conservation and Open Space Element protect natural habitats and other open space areas. While there is a slight potential for interruption of the hydrological cycle with impervious surfaces that come with urban development, the impact will be **less than significant**.

BIO – 4: The Essential Habitat Connectivity Project of the California Department of Fish and Wildlife identifies an essential wildlife corridor along the Santa Maria River and the northern edge of the Guadalupe Planning Area. However, the proposed general plan would not result in development in the vicinity of the Santa Maria River. Therefore, development within city limits would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. The Project could result in some impact if new development would interfere with movement of species through corridors, migration patterns, or affect their ability to reach breeding locations, but any impact would be **less than significant**.

BIO – 5: The Project will **not conflict** with any local policies or ordinances protecting biological resources.

BIO – 6: Designated critical habitat for the La Graciosa thistle in the Guadalupe Planning Area is primarily along the Santa Maria River corridor. Even unforeseen possibilities are adjudged **less than significant**.

2.5 Cultural: Archeological and Historical Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?			X	
2. Cause a substantial adverse change in the significance of an archeological resource pursuant to 15064.5?			X	
3. Disturb any human remains, including those interred outside of formal cemeteries?			X	

CULT– 1: The search of an archival database through the Central Coast Information Center of the California Historical Resource Information Center revealed that there are historic and archaeological resources within the city limits. The 2042 General Plan and the 2023 to 2031 Housing Element (Project) seek to preserve historic resources by confining growth to key growth areas. Development of vacant parcels within the city limits would not directly impact historic structures identified in the City’s Register of Historical Resources, historic structures identified through the archival database search, or other structures which due to their age, may have potential to be adjudged historic. This leads to a conclusion of **less than significant impact**.

CULT – 2: There are no known tribal or archaeological sites within the city limits. Construction activities associated with buildout of the Project could potentially damage or disturb as yet undiscovered archaeological deposits. As such, the potential for encountering archeological resources could exist in some sections of the City, however, based on available knowledge, the Project overall would cause a **less than significant** impact.

CULT – 3: Historically, Native Americans inhabited the region, and historically significant sites were discovered elsewhere within the region. There exists the potential of significant impacts if there were unknown sites of human remains discovered during the build-out of the Project. There are no known such sites in key growth areas, resulting in a **less than significant** impact. If any were to be discovered, impacts would both be significant and unavoidable. In the event human remains are discovered during the build-out of the Project, construction must stop and a qualified coroner must be contacted to determine if the remains are of Native American origin. If the coroner makes this determination, the coroner should contact the Native American Heritage Commission within 24 hours.

2.6 Geology and Soils

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				X
2. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?			X	
3. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic related ground failure, including liquefaction?			X	
4. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?				X
5. Result in substantial soil erosion or the loss of topsoil?			X	
6. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
7. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
8. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

9. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	X
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GEO– 1: The city is neither within an established State of California Earthquake Fault Zone for surface rupture nor within an Alquist-Priolo Special Studies Zone. No active faults with the potential for surface fault rupture are known to pass directly beneath the city. Therefore, the potential for surface rupture is low and **no impact** is expected.

GEO – 2: The City of Guadalupe is within Seismic Zone 4, which is the highest potential status for earthquake activity in the state of California. Physically, however, no faults are mapped to have traversed the City. Nevertheless, seismic events caused by active and potentially active faults in the region, as with anywhere in California, could result in seismic ground shaking in the City. Therefore, seismic hazards are not completely avoidable. However, uniform application of the development standards in the California Building Code, which reflect in the City’s standards for earthquake resistant construction can minimize hazards from seismic ground shaking. Therefore, the Project would place few to no properties in danger of collapse or lives at risk due to ground shaking, causing a **less than significant** impact.

GEO – 3: Liquefaction is the conversion of soil into a fluid-like state. Guadalupe is within a liquefaction zone with approximately its western half mapped as laying within a zone of high liquefaction potential and its approximately eastern half mapped as laying within a zone of moderate liquefaction. When future development within the city complies with the California Building Code, including the standards for construction in areas prone to liquefaction, the potential impacts from liquefaction would become **less than significant**.

GEO– 4: Earthquake-induced landslide and slope failure occurs when steep slopes composed of weak materials fail because of ground shaking caused by an earthquake. Guadalupe is not in an area identified as having the potential for earthquake-induced landslide or slope failure. Therefore, the Project will create **less than significant** risk of landslides.

GEO – 5: Guadalupe’s largest economic sector is agriculture. As most agricultural operations take place outside the built-up area of Guadalupe, the Project would create **less than significant** loss of topsoil.

GEO – 6: Guadalupe is not in an area identified as having the potential for earthquake-induced landslide or slope failure but has the potential for liquefaction. Subsidence typically occurs due to the withdrawal of groundwater, oil, natural gas, or other resource extractive activities, which is not prevalent in the City. The Project’s impact would therefore be **less than significant**.

GEO– 7: Soils susceptible to expansion are high in clay content as they are able to absorb and retain water leading to volume disparities between wet and dry states. Hazards related to expansive soils would be investigated as part of the geotechnical analyses for individual future projects with recommendations that are consistent with the California Building Code, which aims at avoiding or

minimizing such hazards. Therefore, the Project would create **less than significant** risk of loss of life or building damage due to location on expansive soils.

GEO – 8: The City of Guadalupe relies primarily on the collection and treatment of wastewater through a city-wide sewer system. Future developments would connect to the City’s wastewater collection and treatment system, allowing no septic systems. Implementing the general plan and housing element would have **no impact**.

GEO – 9: Guadalupe is not known to have paleontological resources. However, construction activities associated with buildout of the Project could result in unearthing yet unidentified paleontological resources. In anticipation of this slim eventuality, the City of Guadalupe has adopted the policy that “in the event that archeological or paleontological resource is unearthed or otherwise discovered during construction related activities associated with the Project, all work must be suspended until a qualified archeologist is consulted”. Based on available information, the Project would have a **less than significant** impact on paleontological resources.

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2.7 Greenhouse Gas Emissions

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
2. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs?			X	

GHG – 1: New development typically generates additional GHG emissions from such sources as vehicle travel, some electricity production from fossil fuel powered generating plants, natural gas consumption, waste generation and disposal, and water use and treatment. The 2042 general plan and new housing element propose compact and mixed-use development which would lower per capita vehicle mile travel and energy consumption, promote recycling to reduce waste, and thereby support per capita reduction in GHGs. The 2023 to 2031 Housing Element (Project) proposes increases in housing density which can reduce greenhouse gas emissions resulting in a **less than significant** impact.

GHG – 2: The Project remains consistent with the 2042 General Plan and other relevant policies and plans related to the regulation of GHG emissions. Therefore, the Project would result in a **less than significant** impact.

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2.8 Hazards and Hazardous Materials

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

HAZ- 1: The transport, use, and disposal of hazardous materials are primarily associated with industry. The 2023 to 2031 Housing Element (Project) focuses primarily on residential uses but the potential exists that household use of such materials as lubricants, solvents, gasoline, diesel, propane, and other types of fuel could accidentally release some hazardous materials into the environment, thereby causing risks to public health and safety. Additionally, projects are to undergo CEQA review and mitigation to ensure

less-than-significant impacts with hazardous materials. So, the impact of the Project would be **less than significant**.

HAZ – 2: Proposed industrial and commercial land uses have the potential to create a significant hazard in upset or accident conditions if they involve the use, production, or transport of hazardous materials; however, the Project focuses on residential uses resulting in a **less than significant** impact on the environment. Furthermore, all subsequent projects will require CEQA review and mitigation of impacts associated with hazardous materials. In the case that the release of hazardous materials occurs, the City should collaborate with the County, following protocol from the County’s Hazardous Materials Area Plan to carry out a study to evaluate the nature and extent of the contamination, and the potential threat to public health and/or the environment.

HAZ – 3: Most existing and proposed schools are located beyond the quarter-mile threshold from proposed industrial and commercial land uses. While the general plan allows for increased industrial development capacity within one-quarter mile of the existing Mary Buren Elementary school, the housing element (Project) focuses on residential uses which are further away from future industrial uses and likely to result in a **less than significant** impact.

HAZ– 4: According to State Water Resources Control Board’s Geotracker website , there are six open cases of hazardous material contamination sites within the city limits and one site outside the city limits. These sites are all associated with existing businesses on sites with leaking underground storage tanks. The Project will not change the existing land uses on the contamination sites without mitigation. Besides, since new housing under the Project would be located on existing vacant sites within the city limits, or above existing commercial buildings, there is little potential for the housing to locate at sites with known hazardous materials. Additionally, there is a potential for some aerially deposited lead (ADL) soil contamination along highways although traffic volumes are relatively small. Projects associated with development along highways should include soil sampling to test for ADL. Subsequent developments under the Project will require CEQA review and mitigation of impacts associated with hazardous materials. Therefore, the Project will create **less than significant** hazard to the public or the environment.

HAZ – 5: The city is not within the boundaries of an airport land use zone. There is no private airstrip within the Project Area. Similarly, there are no training or other significant military flight paths that cross over Guadalupe. The Project will **not impact** people near an airport in terms of safety hazard or excessive noise.

HAZ – 6: The Project aligns with the General Plan which ensures collaboration with Santa Barbara County on the development and implementation of a Disaster and Emergency Preparedness Plan (ERP) as well as supports efforts outlined in the County’s Local Hazard Mitigation Plan. The Project does **not impact** implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

HAZ– 7: There are no fire hazard zones within the city limits although a high fire hazard severity zone is adjacent to the northern edge of the city. The proposed general plan and the Project direct new

development primarily to vacant lands that are within city limits and not adjacent to the fire hazard zone. Consequently, the project would not place new housing within the high fire hazard severity zone. Therefore, the Project will expose people or structures, either directly or indirectly to a **less than significant** risk of loss, injury, or death involving wildland fires.

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2.9 Hydrology and Water Quality

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
5. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
6. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of			X	

impervious surfaces, in a manner which would impede or redirect flood flows?	
7. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	X
8. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	X

HY– 1: Future development associated with the buildout of the 2023 to 2031 Housing Element (Project) could negatively affect the quality of surface waters. Construction activities, which include grading, excavation, and other earthmoving activities, could expose soils, which can be eroded and deposited into nearby water sources. Increased sedimentation and turbidity from storm water runoff could lead to lower oxygen levels and increased algal growth, which could harm aquatic life. Post-construction impacts to water quality and waste discharge are due to an increase of impervious surfaces creating changes to storm water amount and quality. An increase of impervious surfaces also could lead to an increase of pollutants that enter storm water runoff. Urban runoff can potentially carry oil and grease, metals, sediment, pesticide, and chemical residues from roadways, parking lots, and rooftops, depositing them into nearby waterways. Development from the Project is required to comply with State and local water quality regulations that are designed to protect water quality during construction. Complying with the standards and regulations will prevent the proposed Plan from violating any water quality standards related to waste discharge. Individual projects are also required to undergo CEQA analysis and mitigations. Therefore, the Project’s impact will be **less than significant**.

HY – 2: The future development proposed by the Project would result in an increase in impervious surfaces which may interfere with groundwater recharge. However, regulations for stormwater require various measures that aim to improve on-site retention and drainage improvements, resulting in a **less than significant** impact.

HY – 3: Development of the Project would involve vegetation removal, earth excavation and grading, and the construction of new structures. These activities could have an impact on the drainage pattern through an increase in erosion from construction activities and an increase in impervious surfaces. However, erosion control measures are to be implemented and regulated for any proposed project greater than one acre resulting in a **less than significant** level. Individual projects are also to mitigate any on-site or off-site erosion impacts through project-level CEQA.

HY– 4: Build-out of the Project will increase the number of impervious surfaces within the City. Drainage patterns have the potential to be altered through an increase in the rate and volume of stormwater runoff due to the increase in impervious surfaces. Guadalupe requires implementation of storm control measures during review of new development applications. This would help to alleviate potential runoff from developments to a **less than significant** level.

HY – 5: An increase in impervious surfaces from the development of the Project could result in an increase in stormwater runoff and pollutants within the stormwater. The increased pollutants include oil and grease, metals, sediments, and pesticides from the increase in roadways, parking lots, rooftops, and other impervious surfaces. The design of new development must be consistent with the City's National Pollutant Discharge Elimination System and post-construction water quality requirements, which have the objectives of protecting water. These requirements will minimize potential for soil erosion on individual development sites that could otherwise degrade water quality. These requirements and design features aid in offsetting the potential increase in stormwater from increase in impervious surfaces and degradation of water to a **less than significant** level.

HY – 6: An increase in development under the Project could result in alterations to water courses as retention walls, fences, and other structures are situated on land. However, site grading and design guidelines are meant to guard against unnecessary redirection of natural flow patterns, call for creation of retention basins, and preservation of streams and creeks, resulting in an overall **less than significant** impact. Furthermore, individual projects are to undergo project-level CEQA analysis to determine if they impede or redirect flood flows.

HY– 7: Guadalupe does not fall within tsunami or seiche zones and none of the areas within the city limits is within a flood hazard zone. Nevertheless, an unusual storm in January 2023 produced more than three inches of rain within 12 hours, which caused the Santa Maria River to breach an earthen berm and flooded a city neighborhood that is adjacent to the Santa Maria River flood plain (REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE, Agenda of May 9, 2023). Santa Barbara County has since then authorized funding to dredge and deepen the river channel as a temporary measure to avoid such flooding in the future (Hodgson, 2023). Besides, developments under the Project are for areas toward the east and south, further away from the river floodplain. Therefore, **less than significant impact** would occur regarding potential release of pollutants from new development during a flood, tsunami, or seiche event.

HY – 8: An increase in development under the Project could increase surface runoff, its pollution, and subsequent degradation of water supply sources. The Central Coast Regional Water Quality Control Board controls the quality of surface waters and groundwater through the issuance and enforcement of waste discharge requirements to individuals, communities, or businesses whose waste discharges can affect water quality. The requirements include National Pollutant Discharge Elimination System (NPDES) permits for discharges to surface water. The management of discharges results in the control and meeting of water quality objectives and the protection of beneficial uses. New development within the city will be required to comply with water quality control standards pursuant to the NPDES during construction and post-construction conditions. This will assure that the Project would have a **less than significant impact** in obstructing the implementation of a water quality control plan or sustainable groundwater management plan.

2.10 Land Use and Planning

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Physically divide an established community?				X
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

LU – 1: The 2023 to 2031 Housing Element (Project) proposes development primarily on vacant infill parcels and adjoining lands within city limits. Future housing would have **no impact** on physically dividing the community.

LU – 2: The Project does **not conflict** with existing land use plans. The Project remains consistent with the 2042 General Plan and updated Zoning Ordinance and Zoning Map. It would have **no impact** as it would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

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2.11 Mineral Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?			X	

MR – 1: Mineral extraction operations do not exist in the City of Guadalupe, but there are operations within Santa Barbara County. However, expansion in physical development would require extraction of stones, gravel, and sand, which might come from other parts of the region. Therefore, buildout of the 2023 to 2031 Housing Element (Project) could result in a **less than significant** loss of known mineral resources.

MR – 2: As referenced under MR-1, there are no existing mining operations in the City of Guadalupe. However, the need for building stones, gravel, and sand during expansion in physical development could potentially deplete a local quarry although highly unlikely. Therefore, buildout of the Project could result in a **less than significant** loss of a locally-important mineral resource recovery site.

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2.12 Noise

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
2. Result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

NOISE– 1: To accommodate future growth, the 2023 to 2031 Housing Element (Project) proposes the conversion of some vacant land to residential facility uses. Noise-sensitive land uses, including open space, public facilities, and residential land uses are proposed for areas that are at or below normally or clearly acceptable ranges of noise. Furthermore, the proposed land uses do not expose existing sensitive receptors to an unacceptable range of noise. However, with growth in population and activities, there is a chance that noise levels would increase. Yet the proposed compact mixed-use land uses would promote the use of alternative modes instead of the automobile. New growth would not exacerbate existing rail noise conditions since it would not contribute to increased use of the Union Pacific Railroad and growth would not exacerbate noise conditions at the stationary industrial uses because such growth would not directly cause increased production/operational activity at the existing uses. Additionally, subsequent projects under the Plan are to undergo CEQA review and mitigation of noise impacts.

Therefore, the Project could cause **less than significant** generation of noise levels in excess of the established standards.

NOISE – 2: Common sources of man-made vibration include sonic booms, blasting, pile driving, pavement breaking, soil compaction, structure demolition, diesel locomotives, and rail-car coupling. None of these activities are anticipated to occur with construction or operation of the Project. However, increased activity under the Project could generate additional movement of heavy vehicles that could impact ground vibration. Nevertheless, the Project would **less than significantly** expose people to, or generate, excessive ground-borne vibration or ground-borne noise levels. Furthermore, subsequent developments under the Project are to undergo CEQA review and mitigation of noise impacts

NOISE – 3: There are no aircraft operations, including private airstrips, public airport, or public use airport in the City of Guadalupe. Therefore, no persons residing or working in the Planning Area would be exposed to excessive noise levels associated with a private airstrip, public airport, or public use airport, resulting in **no impact**.

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2.13 Population and Housing

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

POP– 1: The 2023 to 2031 Housing Element (Project), consistent with the 2042 General Plan, used the cohort-component method of population projection according to State of California guidelines to calculate population growth and number of households. Under the Project, the City of Guadalupe could need to accommodate additional housing units to satisfy natural growth and the regional housing need allocation (RHNA) in the targeted key growth areas. Meanwhile, the Project has to meet its 6th cycle RHNA allocation of 431 units and can accommodate the additional housing units across a combination of vacant adjoining land, vacant infill land, mixed-use in existing commercial areas, and ADU development therefore causing a **less than significant** impact.

POP – 2: The Project can meet population growth and related housing needs through the reoccupation of existing vacant units, redevelopment of existing units in “bad” condition, and developing new units. This Project does not necessitate the displacement of existing housing units, but rather encourages the conservation and improvement of the existing housing stock as well as constructing new units. However, redeveloping units in less than desirable conditions could displace some occupants even if temporarily. Policies in the Project are to help assure that there would be no substantial displacement of people or existing housing units that would necessitate the construction of replacement housing elsewhere, resulting in a **less than significant** impact.

2.14 Public Facilities

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for the following:				
1. Fire protection?			X	
2. Police protection?			X	
3. Schools?			X	
4. Parks?			X	
5. Other public facilities?			X	

PS – 1: Guadalupe does not lie in a high fire hazard severity zone. Since the general plan and the Project call for new development only within city limits, response times, which are adequate, should not normally increase relative to existing conditions. However, growth in population and activities have the potential to increase the risk of urban fires which could tax the ability of Fire Protection and Emergency Service personnel. There are programs outlined in the 2023 to 2031 Housing Element (Project) meant to reduce the risk of fire in houses in Guadalupe, resulting in a **less than significant** impact.

PS – 2: The general plan identifies a potential future need to construct a new public safety operations center to accommodate the joint functions of the police, fire, and emergency operations departments. There is no timeframe or design for constructing the new facility, nor is there adequate funding for doing so. Funding would be generated, at least in part, by the City adopting and implementing a new public safety impact fee. Population growth has the potential to impact the ability of police services. Currently, the City of Guadalupe meets the FBI target of one officer per 1,000 residents and with the addition of the project, the City can maintain the standard officer-to-resident ratio. Therefore, the Project would have a **less than significant** impact.

PS – 3: The Guadalupe Union School District operates an elementary school and a middle school within the city. High school students travel to Orcutt for classes. Both the elementary and middle schools are

over capacity. The Guadalupe Union School District is planning a new junior high school facility in the DJ Farms/Pasadera development, which would help alleviate overcrowded conditions when the district converts the old middle school to an elementary school. While the Project has the potential to increase student population, school expansion is not attributable to the Project per se. Therefore, it will have a **less than significant** effect on the need for additional school capacity.

PS – 4: The general plan identified that the City needed new park and recreation resources to improve the ratio of parkland to population ratio of four acres per thousand residents. Meanwhile, additional parks are to be implemented under the development agreement for the DJ Farms area rather than the 6th cycle housing element. The Project would therefore have a **less than significant** impact on the need to add to parks. Refer to the Recreation section (section 2.15) for more details.

PS – 5: The Project has the potential to increase population which would likely increase demand for library services in excess of existing capacity. However, the City of Guadalupe can coordinate with Santa Barbara County Library to address the specific needs of the community and funding sources required to expand library service holdings and hours to accommodate the need. With this road map, the Project would have a **less than significant** impact in meeting performance objectives of other facilities.

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2.15 Recreation

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
2. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

REC – 1: There are a combination of neighborhood and pocket parks as well as other open spaces amounting to approximately 58 acres in Guadalupe. While population growth would inevitably increase demand for park use, the additional proposed park lands in the General Plan and the maintenance of new and existing parks would preclude overuse of parks to an extent as to result in their deterioration. Therefore, the implementation of the 2023 to 2031 Housing Element (Project) would have a **less than significant** impact.

REC – 2: The Project focuses on the development of housing and will not require additional recreational facilities beyond what is proposed in the General Plan and the DJ Farms Specific Plan. The increase in park space proposed in the plans is likely to improve the scenic beauty of the City rather than impose an adverse physical effect on the environment. Therefore, the Project will create a **less than significant adverse physical impact**.

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2.16 Transportation

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
2. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? <i>i.e., Is VMT exceeding an applicable threshold of significance?</i>			X	
3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
4. Result in inadequate emergency access?				X

TRANS – 1: All development under the 2023 to 2031 Housing Element (Project) would be subject to policies, plans, and programs that ensure the performance and safety of users of multiple modal facilities including auto users, public transit riders, bicyclists, and pedestrians. For example, all development under the Project would have to comply with the *Complete Streets Act* of 2008 and the *Americans with Disabilities Act* of 1990. The impact of the Project on adopted policies, plans, or programs would therefore be **less than significant**.

TRANS – 2: Potential growth and development as a result of the Project can increase total vehicle miles traveled (VMT). However, the Project's focus on infill and compact density can encourage alternative, non-motorized travel, helping to reduce per capita VMT. The transportation study for the general plan revealed that the proposed general plan would have a less-than-significant VMT impact based both on VMT generated by residential uses and VMT generated by employment generating (non-residential) uses. This is possible because the General Plan includes certain improvements to transportation and land use settings, which are projected to result in lower per capita VMT than existing and other future alternatives including the no project alternative. Therefore, the Project will have a **less than significant** impact on Project-generated VMT.

TRANS – 3: All development under the Project would be subject to design and safety standards that are specified within the City of Guadalupe Municipal Code. The City of Guadalupe Municipal Code references, and is subject to, codes established by the State of California that ensure the safety of its citizens. As with current practice, all future roadways would be designed and reviewed in consultation with engineers to determine their compliance with these codes and regulations with regard to hazards and incompatible uses. Therefore, the Project will have **no impact** on hazards due to geometric design.

TRANS – 4: All development under the Project would be subject to design and safety standards, specified under the City of Guadalupe Municipal Code, which references the California Building Code and portions of the International Fire Code. As with current practice, all future roadways would be designed and reviewed in consultation with engineers to determine their compliance with these codes and regulations with regards to adequate emergency access. Therefore, the Project will have **no impact** on emergency access.

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2.17 Utilities

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has (in)adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
5. Not comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

UTIL – 1: The 2023 to 2031 Housing Element (Project) will result in new growth and infrastructure development in key areas within the City of Guadalupe. This could result in new construction or expansion of storm water drainage facilities. Residential growth, land use changes, and commercial growth and expansion could possibly increase the use of pavement and parking areas. However, programs in the General Plan address infrastructure requirements in order to efficiently capture and divert storm water to reduce the risk of urban flooding for new development and growth of the Project. Increased housing as a result of the Project would also likely require the extension of electric, water, and wastewater lines as well as telecommunication facilities. However, programs in the General Plan address increased demand for public services and proposed expansion when needed. Therefore, the Project will have a **less than significant** impact.

UTIL – 2: The area has sufficient water supply to serve existing entitlements and resources, but water supply can be a limiting factor in growth. Continuing to monitor water quality is important as the community continues to grow. The current water supply needs to be supplemented by additional sources and continuously monitored for quality to facilitate growth. Additionally, the City of Guadalupe needs to reduce its water demand regardless of these impacts. Executive Order B-37-16 and Senate Bill X7-7 mandate water demand reduction which can potentially help the City offset demand associated with projected growth. With water conservation policies in the General Plan, the increased water demand as a result of the Project will have a **less than significant** effect on water supply.

UTIL – 3: Projected increase in population and changes in land use would increase demand for the City of Guadalupe's wastewater treatment facilities and therefore potentially exceed wastewater treatment requirements of the Central Coast Regional Water Quality Control Board, which mandates that all public sanitary sewer systems and treatment facilities comply with State Waste Discharge Order (WDR Order No. 2006-0003-DWQ). The City's wastewater collection and treatment master plan includes a range of recommended wastewater collection, distribution and treatment plant improvements at the existing plant site. With the proposed expansions, the Project would have a **less than significant** effect on wastewater treatment facilities.

UTIL – 4: The Project will result in new growth and infrastructure development in key areas within the City of Guadalupe and this would increase the need for solid waste collection and disposal. According to California Department of Resources Recycling and Recovery, the City's total solid waste tonnage has declined steadily since about 2014. Similarly, average disposal rates per day per capita and per day per employee have been declining over the same period. Solid waste is transported to the Santa Maria Transfer Station in Nipomo, California, and from there it is distributed to Chicago Grade Landfill, to the Santa Maria Regional Landfill, and other facilities, including the Kettleman Hills Landfill. There is no evidence to suggest that solid waste demand of new development within the city would trigger the need to develop additional landfill capacity. Therefore, the impact would be **less than significant**.

UTIL – 5: Projects in the City, such as subdivisions will undergo project level CEQA review and are subject to the policies in the General Plan to assure compliance with Federal, State, and local regulations and statutes regarding solid waste. Therefore, solid waste impacts from implementing the Project would be **less than significant**.

2.18 Energy

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

ENE – 1: While the 2023 to 2031 Housing Element (Project) will result in new growth and infrastructure development in key areas within the City of Guadalupe, focus on compact infill development can help to prevent excessive consumption of energy. Additionally, the Plan’s efforts to reduce VMT will further reduce energy consumption from transportation related activities. As a result of these progressive actions to conserve energy, per capita use of electricity can decrease compared to the no project alternative, resulting in a **less than significant** impact.

ENE – 2: All development under the Project would be subject to applicable renewable energy and energy efficiency plans including federal, state and local regulations. The Project would also be subject to the General Plan policies and programs, which aim at helping Guadalupe meet energy conservation standards and goals set by state and local plans. Furthermore, subsequent developments under the Project will undergo City of Guadalupe Building Department and CEQA review to ensure they comply with energy conservation standards. Therefore, impact of the Project on adopted policies, plans, or programs would be **less than significant**.

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2.19 Tribal Cultural Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in the local Register of Historical Resources as defined in Public Resources Code Section 5020.1(k)?				X
2. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?				X

TRIBE – 1: There are no historic sites, features, places, or cultural landscapes within the City that are listed on the National Register of Historic Places (NRHP). Although a search of an archival database through the Central Coast Information Center of the California Historical Resource Information Center revealed that there are historic and archaeological resources within city limits, there are no known tribal cultural resources within city limits. It is unknown if subsurface tribal cultural resources exist on any vacant parcels or elsewhere within the City. Construction activities associated with buildout of the Project could potentially damage or disturb as yet undiscovered tribal sites. As such, the potential for encountering tribal cultural resources could exist in some sections of the City, however, based on

available knowledge, the Project overall would cause a **less than significant** impact in inducing adverse change in the significance of a tribal cultural resource.

TRIBE – 2: Historically, Native Americans inhabited the region, and historically significant sites were discovered elsewhere within the region. There exists the potential of significant impacts if unknown sites of human remains were discovered during the build-out of the Project. There are no known such sites in key growth areas, resulting in a **less than significant** impact. If any were to be discovered, impacts would both be significant and unavoidable. In the event human remains are discovered during the build-out of the Project, construction must stop and a qualified coroner must be contacted to determine if the remains are of Native American origin. If the coroner makes this determination, the coroner should contact the Native American Heritage Commission within 24 hours.

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2.20 Wildfire

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Substantially impair an adopted Emergency Response Plan or Emergency Evacuation Plan?				X
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

FIRE – 1: The 2023 to 2031 Housing Element (Project) is a part of the General Plan which includes policies to ensure collaboration with Santa Barbara County on the development and implementation of a Disaster and Emergency Preparedness Plan and supports efforts outlined in the Santa Barbara County 2017 Multi-Jurisdictional Hazard Mitigation Plan. Proposed land uses do not interfere with any existing emergency response plans (ERPs). Therefore, the Project will have **no impact**.

FIRE – 2: Guadalupe does not lie within a High Fire Hazard Severity Zone and is at a minimal risk from fire hazards. The Project, as a result, does not increase exposure of any Project occupants to wildfire spread or wildfire pollutants. While the City does not lie within a CAL FIRE recognized Fire Hazard Severity Zone, urban structure fires and pollutant exposure from nearby higher risk areas outside of Guadalupe remain a concern and steps to prepare for an emergency will benefit all residents. Policies in the General Plan help to mitigate that risk. Overall, the Project will have a **less than significant** impact.

FIRE – 3: Expansion of urban infrastructure will support new housing development but would not be the type required specifically to address fire hazard risk. While the infrastructure will support urban structure fires, the Project would not require the installation or maintenance of such infrastructure as fuel breaks, emergency water sources, power lines or other utilities that could exacerbate fire risk or

that could result in temporary or ongoing impacts to the environment. Overall, the Project will have a **less than significant** impact.

FIRE – 4: The high fire hazard severity zone that is adjacent to the northern boundary of the City is an area of riparian vegetation along the Santa Maria River. The City is at an elevation that is slightly higher than this riparian area. Therefore, post-fire slope instability hazards are not expected. Furthermore, The city is not within the flood hazard zone along the Santa Maria River. The density of riparian vegetation is not substantial. Loss of that vegetation to fire would not result in a significant change in flood elevation to increase flood hazards within city limits. Thus, the Project would have **no impact** from exposing people to these wildfire related hazards.

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2.21 Mandatory Findings of Significance

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X		
2. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
3. Have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?			X	

From the analyses in the foregoing sections, adoption of the 2023 to 2031 Guadalupe Housing Element (Project) would result in limited but mitigated cumulative environmental impacts as follows:

MFS-1: Overall, the Project would not reduce fish habitats, threaten to eliminate plant or animal communities, reduce or restrict rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory. In the rare cases where such potential could occur, appropriate mitigation measures identified would reduce the cumulative impacts to less than significant.

MFS-2: The Project would contribute to a range of existing environmental effects of past and existing development and to foreseeable environmental effects from future development due largely to growth in population and employment. However, the policies and programs in the general plan and the requirement to conform with regulations and standards as well as the mitigation measures included in the environmental documentation for the general plan and this initial study would lessen individual Project impacts that could contribute to cumulative project impacts. [Refer to "Summary of Mitigated Negative Declaration for 2042 General Plan" at the beginning of this initial study]. Therefore, the Project's contribution to cumulative impacts would be **less than significant**.

MFS-3: The analyses in this Initial study revealed that the Project exhibited a minor potential to indirectly cause minor levels of adverse effects on human beings through exposure of sensitive receptors to air emissions, hazardous materials, and traffic noise. It could ultimately contribute also to climate change. However, the policies and programs in the general plan and the requirement to conform with regulations and standards as well as the mitigation measures included in the environmental documentation for the general plan and this initial study would lessen individual Project impacts that could contribute to cumulative project impacts. Therefore, the Project's cumulative contribution to adverse effects on human beings either directly or indirectly would be **less than significant**.

While implementation of the policies and programs in the 6th Cycle 2023 to 2031 Guadalupe Housing Element are to accommodate development required to meet Guadalupe's RHNA allocation, the Project per se does not identify, describe, promote, entitle, or permit specific residential development projects. The policies do not change allowed density ranges even as they promote intensification of development toward the upper ranges of allowed density ranges in the City. Specific development projects will assess potential impacts in conformance with CEQA and adopt mitigation measures when deemed necessary.

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3.0 Certification

3.1 Preparers

On behalf of the City of Guadalupe, De Lapide & Associates, Inc. prepared the Initial Study for this project

3.2 Determination

Guadalupe Planning Department based on the evaluation in this Initial Study and the MND for the 2042 Guadalupe General Plan

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a “potentially significant impact” or a “potentially significant unless mitigated impact” on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, and nothing further is required.

3.3 De Minimis Fee Determination

Pursuant to Chapter 1706, Statutes of 1990-AB 3158,

☒ It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project pending approval of the No Effect Determination.

[] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore fees shall be paid to the County Clerk in accordance with Section 711.4(d) of the Fish and Game Code.

3.4 Environmental Determination

The initial study for this project has been reviewed and the environmental determination, contained in Section 3.3 preceding, is hereby approved.

Cornelius Neubauer

De Lapid & Associates, Inc.

Environmental Analyst

4/8/2025

Date

Lawrence W. Appel

Lawrence W. Appel

Contract Planning Director

City of Guadalupe

4-8-25

Date

4.0 Public Participation.

4.1 Public Hearing Before Preparation of Housing Element (1/10/2023)



NOTICE OF COMMUNITY PARTICIPATION FORUM 6th Cycle 2023-2031 Guadalupe Housing Element

**Tuesday, January 10, 2023, from 5:00 pm – 6:00 pm
Guadalupe City Hall, Council Chambers, 918 Obispo Street, Guadalupe CA**

The City of Guadalupe needs your ideas, suggestions as well as your concerns about housing in the future. The City is embarking on a mandatory update of its plans for housing development.

Notice is hereby given that the City of Guadalupe, California, will conduct a community meeting, at which time you may be heard to consider the following:

Issues most important to you for consideration in developing the 2023-2031 Housing Element

Description of the Project: The purpose of the public meeting is to ask for your thoughts for the 2023-2031 Housing Element. State law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the population. Unlike other elements of a General Plan, the Housing Element is subject to detailed statutory requirements regarding its content and it must be updated every, five or eight years, according to a schedule set by the California Department of Housing and Community Development (HCD). State law requires cities to prepare and adopt a Housing Element to serve as a guiding document that establishes a strategy of goals, measurable objectives, and related policies and programs to address present and future housing needs of the City. The Housing Element is to be developed with public input as well as demographic and planning research. Therefore, the Housing Element needs input from residents and stakeholders, including members of the public and the City staff.

All persons interested in this topic who have questions or comments are invited to attend. If you choose not to attend the community meeting but wish to ask a question, please submit via email to smlarry@aol.com no later than 2:00 pm on Tuesday, January 10, 2023.

**This meeting has been Cancelled due to
unforeseen weather and will be
rescheduled to January 24, 2023 between
5-6 pm.**

4.2 Public Hearing After Preparation of Draft Housing Element (6/22/2023)



NOTICE OF COMMUNITY PARTICIPATION FORUM 6th Cycle 2023-2031 Guadalupe Housing Element

Thursday, June 22, 2023, at 6:30 p.m.

**City of Guadalupe Council Chambers
918 Obispo Street, Guadalupe, CA 93434**

This Community Participation Forum meeting will broadcast live streamed on the City of Guadalupe's Official YouTube channel:

<https://www.youtube.com/channel/UCaxeHWd9JkmyKnGFU8BAYQQ>

The City of Guadalupe needs your ideas, suggestions as well as your concerns about housing in the future. The City is embarking on a mandatory update of its plans for housing development.

Description of the Project: The purpose of the Forum is to receive input on the Draft Housing Element. Comments received at the first Forum on January 10, 2023, have been incorporated into the Draft Housing Element. State law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the population. Unlike other elements of a General Plan, the Housing Element is subject to detailed statutory requirements regarding its content and it must be updated every, five or eight years, according to a schedule set by the California Department of Housing and Community Development (HCD). State law requires cities to prepare and adopt a Housing Element to serve as a guiding document that establishes a strategy of goals, measurable objectives, and related policies and programs to address present and future housing needs of the City. The Housing Element is to be developed with public input as well as demographic and planning research. Therefore, the Housing Element needs input from residents and stakeholders, including members of the public and the City staff.

30-Day Public Review of Draft Housing Element – The Draft document will be available from May 30- June 30, 2023, at the following locations:

City of Guadalupe's website at <https://ci.guadalupe.ca.us>
City Building and Planning Office
City Administration Office
Guadalupe Public Library

All persons interested in this topic who have questions or comments are invited to attend. If you choose not to attend the Participation Forum but wish to ask a question or make a comment during the Forum, please submit via email to smlarry@aol.com no later than 2:00 pm on Thursday, June 22, 2023.

The City Council will hold a public hearing on the Draft Housing Element on Tuesday, July 11, 2023, at 6:00 p.m.

Todd Bodem, City Administrator



AVISO DE FORO DE PARTICIPACIÓN 6^{to} ciclo 2023-3031 – Elemento de Vivienda de la Ciudad de Guadalupe

jueves, 22 de junio de 2023, a las 6:30 p.m.

**Ayuntamiento de la Ciudad, Salón de Juntas del Concilio
918 Obispo Street, Guadalupe, CA 93434**

Este Foro de Participación se transmitirá en vivo en el canal oficial de YouTube de la Ciudad de Guadalupe:
<https://www.youtube.com/channel/UCaxeHWd9JkmvKnGFU8BAYQQ>

La Ciudad de Guadalupe necesita sus ideas, sugerencias y sus inquietudes sobre la vivienda en el futuro. La Ciudad se está embarcando en una actualización obligatoria de sus planes para el desarrollo de viviendas.

Descripción del Proyecto: El propósito del Foro es recibir aportes sobre el Elemento de Vivienda. Los comentarios recibidos en el primer Foro el 10 de enero de 2023 se incorporaron al Elemento de Vivienda. La ley estatal requiere que los gobiernos locales planifiquen adecuadamente para satisfacer las necesidades de vivienda existentes y proyectadas de todos los segmentos económicos de la población. A diferencia de otros elementos de un Plan General, el Elemento de Vivienda está sujeto a requisitos legales detallados con respecto a su contenido y debe actualizarse cada cinco u ocho años, de acuerdo con un cronograma establecido por el Departamento de Vivienda y Desarrollo Comunitario de California (HCD). La ley estatal requiere que las ciudades preparen y adopten un Elemento de Vivienda para servir como un documento guía que establece una estrategia de metas, objetivos medibles y políticas y programas relacionados para abordar las necesidades de vivienda presentes y futuras de la Ciudad. El Elemento de Vivienda se desarrollará con aportes públicos, así como con investigaciones demográficas y de planificación. Por lo tanto, el Elemento de Vivienda necesita aportes de los residentes y las partes interesadas, incluidos los miembros del público y el personal de la Ciudad.

Revisión pública de 30 días del Elemento de Vivienda Preliminar: el documento preliminar estará disponible del 30 de mayo al 30 de junio de 2023 en los siguientes lugares:

Sitio web de la Ciudad de Guadalupe al <https://ci.guadalupe.ca.us>
Oficina de Construcción y Planificación
Oficina de Administración
Biblioteca Pública de Guadalupe

Todas las personas interesadas en este tema que tengan preguntas o comentarios están invitadas a asistir. Si elige no asistir al Foro de Participación, pero desea hacer una pregunta o un comentario durante el Foro, envíelo por correo electrónico a smlarry@aol.com a más tardar a las 2:00 p. m. del jueves 22 de junio de 2023.

El Concejo Municipal llevará a cabo una audiencia pública sobre el Proyecto de Elemento de Vivienda el martes 11 de julio de 2023 a las 6:00 p.m.

Todd Bodem, Administrador de Ciudad

4.3 Public Hearing at Regular Guadalupe City Council Meeting (7/11/2023)



City of Guadalupe

AGENDA

Regular Meeting of the Guadalupe City Council and

Tuesday, July 11, 2023, at 6:00 pm

City Hall, 918 Obispo Street, Council Chambers

The City Council meeting will broadcast live streamed on the City of Guadalupe's Official YouTube channel: <https://www.youtube.com/channel/UCaxeHWd9JkmvKnGFU8BAYQQ>

If you choose not to attend the City Council meeting but wish to make a comment during Community Participation Forum or on a specific agenda item, please submit via email to juana@ci.guadalupe.ca.us no later than 2:00 pm on Tuesday, July 11, 2023.

PUBLIC HEARING

9. Review and approval of Draft Housing Element for review by Housing and Community Development (HCD) and adopting of Resolution No. 2023-61.

Written report: Larry Appel, Contract Planning Director

Recommendation: That the City Council:

- a. Receive a presentation from staff and consultant; and
- b. Conduct a public hearing; and
- c. Direct staff to transmit the Draft Housing Element to HCD for the required 90-day review; and
- d. Direct consultant to prepare and appropriate draft environmental document to address any impacts created by adopting of the Draft Housing Element.

4.4 Seven-Day Notice: Preparation of Revised Draft 2023-2031 Housing Element



PLANNING DEPARTMENT

City of Guadalupe
918 Obispo Street
P.O. Box 908
Guadalupe, CA 93434
Tel (805) 356-3903

NOTICE OF PREPARATION OF REVISED DRAFT 2023-2031 Housing Element for the City of Guadalupe DRAFT HOUSING ELEMENT PUBLIC REVIEW (Version 6.0)

The City of Guadalupe has completed its preparation of the 2023-2031 Draft Housing Element. All revisions and edits requested from the State Department of Housing and Community Development (HCD) have been made. We are now providing the draft document to the public for a mandatory seven (7) day review period to see if the public has any last comments on the document. The draft Housing Element can be viewed at the City Planning Department or online on the City's website at www.cityofguadalupe.org. At the conclusion of the public review period, staff will bring this draft document to the City Council to receive direction on moving forward with environmental review and final adoption. If you have any questions regarding this document, please send them to smlarry@aol.com.

Notice Date: February 14, 2025

Response Deadline: February 20, 2025

Thank you,

Larry Appel, Contract Planning Director
Guadalupe City Planning Department

AVISO DE PREPARACIÓN DEL PROYECTO REVISADO 2023-2031 Elemento Habitacional para la Ciudad de Guadalupe PROYECTO DE REVISIÓN PÚBLICA DEL ELEMENTO DE VIVIENDA (Versión 6.0)

La Ciudad de Guadalupe ha completado la preparación del Elemento de Vivienda 2023-2031. Se han realizado todas las revisiones y ediciones solicitadas al Departamento de Vivienda y Desarrollo Comunitario del Estado (HCD). Ahora estamos proporcionando esta copia del documento al público durante un período de revisión obligatorio de siete (7) días para ver si el público tiene algún último comentario sobre el documento. El Elemento de Vivienda se puede ver en el Departamento de Planificación de la Ciudad o en línea en el sitio web de la Ciudad en www.cityofguadalupe.org. Al finalizar el período de revisión pública, el personal llevará este documento al Concilio de la Ciudad para recibir instrucciones sobre cómo avanzar con la revisión ambiental y la adopción final. Si tiene alguna pregunta sobre este documento, envíela un correo electrónico a smlarry@aol.com.

Fecha de notificación: 14 de febrero de 2025

Fecha límite de respuesta: 20 de febrero de 2025

Gracias,

Larry Appel, Director de Planificación
Departamento de Planeación de la Ciudad de Guadalupe

*Planning Department:
Tel (805) 356.3903 Fax (805) 343.6905*

918 Obispo Street P.O. Box 908, Guadalupe CA 93434

4.5 Public Hearing at Regular Guadalupe City Council Meeting (3/25/2025)



PLANNING DEPARTMENT

City of Guadalupe
918 Obispo Street
P.O. Box 908
Guadalupe, CA 93434
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CITY OF GUADALUPE

NOTICE OF PUBLIC HEARING TO CIRCULATE A DRAFT NEGATIVE DECLARATION, AND SUBSEQUENTLY REVIEW AND TRANSMIT THE DRAFT 6TH CYCLE HOUSING ELEMENT TO HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR THE CITY OF GUADALUPE

NOTICE IS HEREBY GIVEN that the City Council of the City of Guadalupe will hold a Public Hearing at 6:00 p.m. on March 25, 2025, in the City Council Chambers, 918 Obispo Street, Guadalupe, CA

The City Council will conduct a public hearing and direct staff to circulate a draft Negative Declaration and return for a final public hearing to approve the Negative Declaration and adopt the Final Housing Element and transmit it to the State HCD for a final adoption.

Copies of the staff report are available for review at the Planning and Building Office, 918 Obispo Street, Guadalupe, California and City's website at www.cityofguadalupe.org on or after Friday, March 21, 2025. Written comments may be sent to Larry Appel, Contract Planning Director, 918 Obispo Street, Guadalupe, CA 93434. Further information may be obtained at (805) 356-3903, or through email, smlarry@aol.com.

PLEASE TAKE NOTICE that if you challenge the approval of this project, you may be limited to raising only those issues you or someone else raised at public hearings before the City or in written correspondence delivered to the City at, or prior to, the public hearing.

If you require special accommodations to participate in the public hearing, please contact the Administration Department at (805) 356-3891. Inquiries/comments may be sent to: City Administrator, 918 Obispo Street, Guadalupe, CA; or through email, tbodem@ci.guadalupe.ca.us.



PLANNING DEPARTMENT

City of Guadalupe
918 Obispo Street
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Tel (805) 356-3903

CIUDAD DE GUADALUPE

AVISO DE AUDIENCIA PÚBLICA PARA DISTRIBUIR UN BORRADOR DE DECLARACIÓN NEGATIVA Y POSTERIORMENTE REVISAR Y TRANSMITIR EL BORRADOR DEL ELEMENTO DE VIVIENDA DEL 6.º CICLO AL DE VIVIENDA Y DESARROLLO COMUNITARIO (HCD) PARA LA CIUDAD DE GUADALUPE

POR LA PRESENTE SE NOTIFICA que el Ayuntamiento de Guadalupe celebrará una Audiencia Pública a las 18:00 h del 25 de marzo de 2025 en la Sala del Ayuntamiento, ubicada en 918 Obispo Street, Guadalupe, CA.

El Ayuntamiento llevará a cabo una audiencia pública e instruirá al personal para que circule un borrador de Declaración Negativa y lo presente a una audiencia pública final para aprobar dicha Declaración Negativa, adoptar el Elemento de Vivienda Final y transmitirlo al HCD Estatal para su aprobación final.

Copias del informe del personal están disponibles para su revisión en la Oficina de Planificación y Edificación, 918 Obispo Street, Guadalupe, California, y en el sitio web de la Ciudad, www.cityofguadalupe.org, a partir del viernes 21 de marzo de 2025. Los comentarios por escrito pueden enviarse a Larry Appel, Director de Planificación de Contratos, 918 Obispo Street, Guadalupe, CA 93434. Para obtener más información, llame al (805) 356-3903 o envíe un correo electrónico a smlarry@aol.com.

TENGA EN CUENTA que, si impugna la aprobación de este proyecto, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en las audiencias públicas ante la Ciudad o en la correspondencia escrita entregada a la Ciudad durante la audiencia pública o antes de ella.

Si necesita adaptaciones especiales para participar en la audiencia pública, comuníquese con el Departamento de Administración al (805) 356-3891. Las consultas/comentarios se pueden enviar a: Administrador de la Ciudad, 918 Obispo Street, Guadalupe, CA; o por correo electrónico, tbodem@ci.guadalupe.ca.us.

References

California Office of Planning and Research, CEQA Technical Advice Series, December 2004 Edition. Accessible at: https://opr.ca.gov/docs/MND_Publication_2004.pdf

City of Guadalupe. (2022). Guadalupe 2042 General Plan.

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City of Guadalupe. (2023). Draft 6th Cycle 2023 to 2031 Guadalupe Housing Element.

City of Guadalupe. (2023). REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE. Agenda of May 9, 2023. Accessible at: <https://ci.guadalupe.ca.us/wp-content/uploads/2023/05/7D.-Accept-the-April-2023-Guadalupe-Pioneer-Street-Flooding-Incident-After-Action-Report.pdf>

Hodgson, Mike. (2023). Lompoc Record. *Santa Barbara County supervisors OK spending \$8M to fix flooding in Guadalupe*. Sep 12, 2023 Updated Sep 16, 2023. Accessible at: https://lompocrecord.com/news/local/govt-and-politics/santa-barbara-county-supervisors-ok-spending-8m-to-fix-flooding-in-guadalupe/article_b92a5c79-caaf-5b85-b3f1-9cfb318db410.html