



PLANNING & DEVELOPMENT DEPARTMENT
OFFICE OF LONG RANGE PLANNING

TRANSMITTAL MEMO

DATE: November 10, 2008

TO: Los Alamos Planning Advisory Committee (LAPAC) Members

FROM: Derek Johnson, Deputy Director

CC: John McInnes, Director of Long Range Planning
David Lackie, Supervising Planner, Office of Long Range Planning
Bret McNulty, Senior Planner, Office of Long Range Planning
Lucy Pendl, Planner, Office of Long Range Planning
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Florence Trotter-Cadena, Planner, Development Review
Administrative Record Binder

SUBJECT: LAPAC Scoping Meeting – November 17, 2008

LAPAC members, the items noted below have been provided in preparation of the November 17, 2008 meeting.

Attachment A – Meeting Agenda. The meeting agenda for the November 17, 2008 meeting has been provided for your review.

Attachment B – Unapproved Minutes. Action Minutes from the July 7, 2008 meeting are included for your review and approval.

Attachment C – Notice of Preparation and Initial Study for the Proposed Draft Los Alamos Community Plan Update EIR. The NOP and Initial Study serve to satisfy requirements of the California Environmental Quality Act and to focus the Environmental Impact Report (EIR).

You may also download the LAPAC materials on the following webpage:
http://longrange.sbcountyplanning.org/planareas/losalamos/losalamos_cp_update.php

Questions or comments may be directed to Derek Johnson at (805) 568-2072 or djohnson@sbcso.org.

Agenda Item 6: Notice of Preparation/Scoping Meeting

Background

At a September 23, 2008 public hearing, the Santa Barbara County Board of Supervisors (Board) authorized the initiation of the environmental review phase of the Draft Los Alamos Community Plan (LACP) Update and two implementing documents:

- 1) The Draft Los Alamos Bell Street Form-Based Code, and
- 2) The Draft Bell Street Design Guidelines.

The Board's action culminated the first phase of the update of the 1994 Los Alamos Community Plan prepared by the LAPAC and the Public during 30 public meetings and workshops. The Initial Study, released October 30, 2008, is created to identify and mitigate to the extent feasible the potentially significant environmental impacts related to implementation of the LACP Update Project; it is also a means of focusing the environmental analysis on the effects of the project determined to be significant or potentially significant, and eliminating from further consideration resource areas determined to not be affected by the proposed project pursuant to Public Resources Code §§ 21000 et seq., and CEQA Guidelines § 15063 (c)(3).

Purpose

The Public Scoping Meeting kicks off the environmental review phase of the project with staff and the Environmental Coordinator providing a presentation to the LAPAC and the public. The Environmental Coordinator is contracted by the County of Santa Barbara to ensure that the environmental review process complies with California Environmental Quality Act (CEQA) and serves as the hearing officer. The Environmental Coordinator will guide the Scoping Meeting, the presentation, and manage the public comment period, during which the LAPAC will be members of the audience. The scoping meeting serves to:

- Provide for public and agency input on the environmental effects of the project at the earliest possible time in the process,
- Focus the impact assessment on significant environmental issues,
- Refine the focus of the EIR, based on public input and thresholds,
- Identify feasible mitigation measures, and
- Identify a reasonable range of alternatives to the project which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the projects.

This information is used by the lead agency (County) in determining the scope and content of the information that the County and other agencies will require in evaluating and mitigating the potential environmental impacts of the proposed LACP Update.

Scoping Hearing Staff Presentation

The staff presentation is divided into three components:

1. An introduction to the County of Santa Barbara's community plan process and the status of the Draft Proposed Update to the LACP,
2. An introduction to the California Environmental Quality Act (CEQA) and its regulatory requirements, and
3. The public process of preparing an Environmental Impact Report (EIR).

The hearing officer preside over the EIR scoping meeting phase of the meeting. The hearing officer will facilitate public input on the draft initial study and receive recommendations for the EIR. During the Public Scoping Meeting, staff will be recording comments from the public and interested groups. Staff and the LAPAC will not be providing responses to the comments, but will be recording the issues identified by the speakers, for analysis in the environmental review. The public will be provided an opportunity to speak, or they may submit written comments to staff. Written comments not submitted at the meeting must be postmarked, emailed, or hand-delivered to the County by 5:00pm on December 1, 2008.

Once the public has finished commenting, the hearing officer will discuss the next steps in the process and a timeline of activity and adjourn the meeting.

Community Plan EIR Schedule

NOP Comment Period Closes	December 1, 2008
Publish Draft EIR	May 12, 2009
Public Hearing on Draft EIR	June 16, 2009
Conclude Public Review of Draft EIR	July 17, 2009
Planning Commission and Board of Supervisors Final EIR Hearings	September 2009 - January 2010

Agenda Item 7: Future Meeting Date

There are currently no future LAPAC meetings scheduled. However, Staff is working with Development Review and the Creekside Village Apartments developer to present the matter for review.

Staff will keep the LAPAC apprised of the Community Plan update process including notification of key milestone dates.