

ATTACHMENT C
Proposed Final Plan Goals and Policies Summary Sheets

Los Alamos Community Plan Update - LAPAC Policy Review

Plan Update Goals, Policies, and Development Standards Recommended by LAPAC	Underlined and Strike-through Revisions for LAPAC Consideration	Issues and Considerations
<p>AGRICULTURE</p> <p>Policy LUR-LA-2.1: In order to follow existing development patterns in the community, reduce conflicts between agricultural operations and urban uses and reduce automobile trips, low density residential designations near the community's periphery shall be retained wherever feasible.</p> <p>LACP Update Page 53</p>	<p>Policy LUR-LA-2.1: In order to follow existing development patterns in the community, reduce conflicts between agricultural operations and urban uses and reduce automobile trips, low density residential designations near the community's periphery shall be retained wherever feasible.</p> <p><u>DevStd LUR-LA-2.1.1:</u> Residential development located on the far western end of Bell Street, within the CM-LA zone, shall be set back at least 100 feet from parcels zoned for agriculture.</p>	<p><i>Incorporate MM AG-1 (EIR page 4.6-21)</i></p>
<p>Policy LUR-LA-2.2: In order to reduce conflicts between residences and agricultural operations, proposed residential development which borders on agriculturally-designated land shall integrate mechanisms (such as fences and/or buffer areas into the project design.</p> <p>LACP Update Page 53</p>	<p>Policy LUR-LA-2.2: In order to reduce conflicts between residences and agricultural operations, proposed residential development, <u>on residentially-designated parcels</u> which borders on agriculturally-designated land <u>fencing or an earthen berm shall be installed.</u> integrate mechanisms (such as a fence and/or buffer areas) into the project design.</p> <p><u>DevStd LUR-LA-2.2.1:</u> Fencing or an earthen berm shall be installed along property lines or across ends of street stubs contiguous to agricultural operations, unless a waiver to the satisfaction of Planning & Development is obtained from the adjacent property owner(s). Said fencing shall be designed, installed and maintained <u>by the property owner</u> to protect agricultural land from residential intrusion for the life of the project and to protect residences from agricultural dust or herbicides/pesticides. The fencing, subject to Planning & Development design approval, shall consist of a solid wood type fence unless alternative acceptable fencing is approved by Planning & Development <u>and adjacent property owners.</u> The fence shall be a minimum six (6)</p>	<p><i>Incorporate MM AG-2 (EIR page 4.6-21)</i></p> <p><i>Staff recommended changes clarifies that fencing or berming requirements applies to residential parcels; not residences on agricultural land, or commercial.</i></p>

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<p>Dev Std LUR-LA-2.2.1: As a condition of approval for all discretionary residential projects that are immediately adjacent to agricultural lands, potential purchasers of lots adjacent to agricultural land shall be notified on the property title of the potential for agricultural activities on adjacent parcels.</p> <p>LACP Update Page 53-54</p>	<p><u>feet high.</u></p> <p>DevStd LUR-LA-2.2.1: As a condition of approval for all discretionary projects that are immediately adjacent to agricultural lands, potential purchasers of lots shall be notified in the property title of the potential for agricultural activities on adjacent parcels.</p> <p><u>Owners acquiring or leasing/renting property adjacent to existing agricultural uses shall be provided the following citation from the Right to Farm Ordinance, Santa Barbara Code Section 3-23:</u></p> <p><u>If the property you own, rent, or lease is located close to agricultural lands or operations, you may be subject to inconvenience or discomfort from the following agricultural operations: cultivation and tilling of the soil; burning of agricultural chemicals including, but not limited to, the application of pesticides and fertilizers; and production, irrigation, pruning, growing, harvesting and processing of any agricultural commodity, including horticulture, timber, apiculture, the raising of livestock, fish, poultry and commercial practices performed as incident to or in conjunction with such agricultural operation, including preparation for market, delivery to storage or market, or to carriers or transportation to market. These operations may generate dust, smoke, noise and odor.</u></p>	<p><i>Incorporates MM AG-3 (EIR page 4.6-22)</i></p>

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<p>HISTORIC AND CULTURAL RESOURCES</p> <p>GOAL HA-LA-1: Preserve And Protect Those Cultural <u>And Historic</u> Resources Deemed Of Special Significance To The Maximum Extent Feasible.</p> <p>LACP Update Page 128</p>	<p><i>No recommended changes identified</i></p>	
<p><u>Policy HA-LA-1.1: Promote historic tourism by identifying and preserving local historic resources.</u></p> <p>LACP Update Page 128</p>	<p><i>No recommended changes identified</i></p>	
<p>Policy HA-LA-1.2: Significant cultural, archeological, and historic resources in the Los Alamos Planning Area shall be protected and preserved. Efforts to preserve and enhance historic structures shall be encouraged.</p> <p>LACP Update Page 129</p>	<p>Policy HA-LA-1.2 Significant cultural, archaeological and historic resources in the Los Alamos Planning Area shall be protected and preserved. Efforts to preserve and enhance historic structures shall be encouraged.</p> <p>DevStd HA-LA-1.2.1: <u>New development shall preserve and or restore the character-defining features of significant historic resources, in particular, the façade of significant historic structures visible from Bell Street, unless shown to be technically infeasible and precludes reasonable development.</u> The project applicant shall retain a County-qualified architectural historian to collaborate in designing the proposed adaptive reuse of structures that are to be renovated to maximize the integration of new architectural elements with those historical character-defining features.</p>	<p><i>Incorporate MM CR-1 (DEIR page 4.2-20) as new DevStd HA-LA-1.2.1</i></p>

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<p>Action HA-LA-1.21.1: When funding is available, the County shall develop and adopt a Historic Resource Preservation Ordinance that shall be applicable to the demolition and remodeling of historically important properties in Los Alamos. This ordinance may be developed as part of a Countywide effort but shall include input from the local community regarding what properties will be included and how the ordinance will be applied. The ordinance shall include appropriate preservation, restoration and renovation measures for properties 50 years of age or older which could meet criteria such as the following:</p> <ul style="list-style-type: none"> a. Its location is the site of a significant historic event. b. Its identification with a person or persons who significantly contributed to the culture and development of the community. c. Its exemplification of a particular architectural style or way of life important to the community. d. Its exemplification of the best remaining architectural type in a neighborhood. e. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the community. f. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship. g. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood. <p>The County, in cooperation with the County Historical Landmarks Advisory Commission and local community groups property owners, shall evaluate existing historic resources within Los Alamos for potential listing as Historic Landmarks or Places of</p>	<p>Re-number Action HA-LA-1.2.1 to HA-LA-1.2.2 to accommodate new DevStd HA-LA-1.2.1 above.</p>	

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<p>Historic Merit shall update and refine the list of historically important sites in Los Alamos. This list shall be adopted by the Board of Supervisors as the list of properties to be protected under the Historic Preservation Ordinance, when adopted.</p> <p><u>In considering a potential site, building, place or structure for designation as a Historic Landmark or Place of Historic Merit, the following criteria shall be considered:</u></p> <ul style="list-style-type: none"> <u>a. It exemplifies or reflects special elements of the County's cultural, social, economic, political, archaeological, aesthetic, engineering, architectural or natural history;</u> <u>b. It is identified with persons or events significant in local, state or national history;</u> <u>c. It embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;</u> <u>d. It is representative of the work of a notable builder, designer, or architect;</u> <u>e. It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic, prehistoric, archaeological, or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development;</u> <u>f. It has a location with unique physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the County of Santa Barbara;</u> <u>g. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;</u> 		

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<p><u>h. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particularly transportation modes or distinctive examples of park or community planning;</u> <u>i. It is one of the few remaining examples in the County, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.</u></p> <p>LACP Update Page 128-13</p>		

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<p>PARKS, RECREATION, AND TRAILS</p> <p>GOAL PRT-LA-1: Protect Diverse Outdoor Recreational Opportunities So That The Community's Current And Future Recreational Needs Are Met To The Maximum Extent Feasible.</p> <p>LACP Update Page 84</p>	<p><i>No recommended changes identified</i></p>	
<p>Policy PRT-LA-1.1: Diverse outdoor and indoor recreational opportunities shall be encouraged to enhance Los Alamos recreational resources and to ensure that current and future recreational needs of residents are met.</p> <p>LACP Update Page 84</p>	<p><i>No recommended changes identified</i></p>	
<p>Action PRT-LA-1.1.1: The County Parks Department shall consider the feasibility of developing a recreational component, and implementing recreational programs for the Los Alamos planning area and shall report to the Board of Supervisors regarding the feasibility of such a program.</p> <p><u>Action PRT-LA-1.1.1: The citizens of Los Alamos are encouraged to form a nonprofit recreation district or other service organization which can work with regional public and non-profit youth league sponsors to get Los Alamos included on the circuit as a site for games and events.</u></p> <p>LACP Update Page 84</p>	<p><i>No recommended changes identified</i></p>	
<p>Action PRT-LA-1.1.2: When funding is available, the County Parks Department shall <u>designate</u> consider studying the feasibility of a trail along San Antonio Creek and applying a proposed trail designation on the County's Parks, Recreation, and Trail (PRT) map for Los Alamos.</p> <p>LACP Update Page 84</p>	<p><i>No recommended changes identified</i></p>	

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<p>SCHOOLS</p> <p>GOAL SCH-LA-1: Coordinate With The School Districts To Provide Adequate Classroom Space While Planning For Future Growth.</p> <p>LACP Page 92</p>	<p><i>No recommended changes identified</i></p>	
<p>Policy SCH-LA-1.1: The County should encourage the Santa Maria High School District and the Santa Ynez High School District to consider the feasibility of changing the school district boundaries so that high school students from the Los Alamos area would attend Santa Ynez High School rather than Ernest Righetti High School. The feasibility of this option should be addressed based on the buildout figures identified for the Santa Ynez Valley in the Santa Ynez Valley Area Plan. If determined to be feasible, the County should encourage the affected school boards and/or support other local efforts to place such a boundary change on the ballot.</p> <p>LACP Page 92</p>	<p><i>No recommended changes identified</i></p>	
<p>Policy SCH-LA-1.2: The County shall encourage the school districts that serve the Los Alamos Planning Area to identify and pursue options to provide additional facilities as needed and/or other remedies to alleviate overcrowding.</p> <p>LACP Page 92</p>	<p><i>No recommended changes identified</i></p>	
<p>Policy SCH-LA-1.3: The County shall request that the school districts serving the Los Alamos Community Plan area develop school impact mitigation plans and pursue mechanisms and funding options available to the districts</p>		

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<p>to provide additional school facilities. The County shall coordinate with the districts in the development of such school impact mitigation plans and shall utilize the plans in evaluating development proposals. The plans would identify school facility needs attributable to new development and measures the districts are taking to optimize facility use and secure alternate funding and would also provide school impact mitigation plans.</p> <p>LACP Page 92-93</p>		
<p>Policy SCH-LA-1.4: The County shall require that a project applicant requesting a rezone for residential development enter into an agreement with the Los Alamos School District to provide adequate mitigation, consistent with State law, for the project's significant impacts on school facilities.</p> <p>LACP Page 93</p>	<p>Policy SCH-LA-1.4: The County shall require that a project applicant requesting a rezone for residential development enter into a <u>mitigation</u> agreement with the Los Alamos School District to provide adequate mitigation, consistent with State law, for the project's significant impacts on school facilities convey the appropriate statutory fees and payments to <u>the District</u> for the mitigation of the facility impacts of the student increase attributable to the legislative action. Fee payment shall be commensurate with levels in effect at the time of issuance of building permits.</p>	<p>MM PF-1 (EIR page 4.8-7) Refines language consistent with Education Code Section 17620 that allows school districts to assess fees on new residential development in their districts and Government Code Section 65995 that provides for an inflationary increase in the fees every two years.</p>
<p>Policy SCH-LA-1.5: The County shall require that a project applicant requesting a rezone for residential development enter into an agreement with the Santa Maria Union High School District to provide adequate mitigation, consistent with State law, for the project's significant impacts on school facilities.</p> <p>LACP Page 93</p>	<p>Policy SCH-LA-1.5: The County shall require that a project applicant requesting a rezone for residential development enter into a <u>mitigation</u> agreement with the Santa Maria Union High School District or other school district that may serve Los Alamos to provide adequate mitigation, consistent with State law, for the project's significant impacts on school facilities convey the appropriate statutory fees and payments to <u>the District</u> for the mitigation of the facility impacts of the student increase attributable to the legislative action. Fee payment shall be commensurate with levels in effect at the time of issuance of building permits.</p>	<p>MM PF-1 (EIR page 4.8-7) Same consideration as above.</p>

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<p>POLICE</p> <p>GOAL POL-LA-1: Strive To Ensure Adequate Police Services For Los Alamos To Protect Property And Provide Public Safety.</p> <p>LACP Update Page 86</p>	<p><i>No recommended changes identified</i></p>	
<p>Policy POL-LA-1.1: As funding becomes available, the hiring of additional staff shall be phased with the additional population growth to strive to provide a ratio of at least 1 officer to 1,200 persons. based on the staffing level recommended by the Sheriff's Department.</p> <p>LACP Update Page 86</p>	<p><i>No recommended changes identified</i></p>	
<p>Action POL-LA-1.1.1: As funding becomes available, the County shall explore establishing a Sheriff's substation within Los Alamos in order to provide a greater police presence.</p> <p>LACP Update Page 86</p>	<p><i>No recommended changes identified</i></p>	

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<p>COMMUNITY MIXED USE – LOS ALAMOS (CM-LA) ZONE DISTRICT</p> <p><u>Action LUR-LA-1.1.2: The County will rezone properties along Bell Street to allow residential uses in conjunction with commercial development as specified in the Bell Street Form-Based Code attached in Appendix B.</u></p> <p>LACP Page 53</p>	<p>No recommended changes identified</p>	<p>This action will be deleted from the final version of Plan per Board of Supervisors adoption of the LACP Update.</p>
<p>LAND USE –COMMERCIAL</p> <p>GOAL LUC-LA-1: Encourage New Commercial Development Which Is Oriented Towards Serving The Needs Of Local Residents. Visitor-Serving Commercial Uses Shall Also Be Supported To The Extent That They Also Provide Services To Residents That Would Not Otherwise Be Available In The Community.</p> <p>LACP Page 57</p>	<p>No recommended changes identified</p>	
<p><u>GOAL LUC-LA-2: Encourage infill and balance the mixed useresidential/ commercial development within the existing urban boundary.</u></p> <p>GOAL LUC-LA-2: Promote A balanced Mix Of Uses Along Bell Street.</p> <p>LACP Page 57</p>	<p>No recommended changes identified</p>	
<p>Policy LUC-LA-2.1: New commercial development (both local and visitor-serving) shall be encouraged directly along the Bell Street corridor. Renovation and/or expansion of</p>	<p>No recommended changes identified</p>	

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<p>existing local-serving uses in this commercial core shall be encouraged.</p> <p>LACP Page 57</p>		
<p>Policy LUC-LA-2.2: Mixed uses are encouraged in the Bell Street <u>Corridor</u>. commercial core.</p> <p>LACP Page 57</p>	<p><i>No recommended changes identified</i></p>	
<p><u>Dev Std LUC-LA-2.2.1: Residential uses in the Bell Street Corridor shall be allowed as a primary use.</u></p> <p>GOAL LUC-LA-2: Encourage infill and mixed-use residential/commercial development within the existing urban boundary.</p> <p>Policy LUC-LA-1.4: Commercial areas outside of the Bell Street commercial core shall be considered suitable for conversion to other land uses. Residential land use designations suitable to provide multifamily housing shall be considered a priority for such conversions if feasible, given site specific constraints of the particular parcel.</p> <p>Policy LUC-LA-1.3: Mixed uses are acceptable in the Bell Street commercial core provided that residential units that face Bell Street are located on the second floor.</p> <p>LACP Page 58</p>	<p>Dev Std LUC-LA-2.2.1: Residential uses in the <u>CM-LA zone district</u> Bell Street Corridor shall be allowed as a primary use.</p>	<p><i>Final plan text would reflect Board of Supervisors adoption of the LACP Update.</i></p>
<p><u>GOAL LUC-LA-3: Strive to create a pedestrian-friendly, safe environment along Bell Street.</u></p> <p>LACP Page 58</p>	<p><i>No recommended changes identified</i></p>	
<p><u>Action LUC-LA-3.1: The County Public Works Department</u></p>	<p><i>No recommended changes identified</i></p>	

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<p><u>shall work with CalTrans to develop a plan for installing improvements on Bell Street which would enhance the streetscape as well as pedestrian safety. Improvements could include amenities such as angled parking, within the Bell Street corridor, crosswalks, street lighting, street trees, landscape planters and traffic calming measures.</u></p> <p>Action LUC-LA-3.1: The County shall pursue adoption and implementation of a form-based, mixed-use zoning code and design guidelines for the Bell Street commercial core.</p> <p>LACP Page 58</p>		

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<p>VISUAL/OPEN SPACE RESOURCES</p> <p>GOAL VIS-LA-1: Within the Urban Boundaries, Maintain The Open Space Views, Small Town Feel And Rural Character In And Around The Town's Urban Boundaries. Maintain And Enhance The Aesthetic Qualities Of The Community In All Facets Of Project Design.</p> <p>LACP page 134</p>	<p><i>No recommended changes identified</i></p>	
<p>Policy VIS-LA-1.1: The informal, semi-rural visual character of the community and its existing neighborhoods shall be respected to the maximum extent feasible along the Highway 101 corridor (defined as that area visible from Highway 101 within the town's urban boundaries).</p> <p>LACP page 134</p>	<p><i>No recommended changes identified</i></p>	
<p>Action VIS-LA-1.1.1: The County shall amend Land Use Element designations to apply the Scenic Buffer Overlay to Assessor's parcels 101-100-017 (along the northern, southern, and western boundaries) 101-260-026, -044, and -045 and 101-110-001 (along Highway 101).</p> <p>LACP page 134</p>	<p><i>No recommended changes identified</i></p>	<p><i>The Scenic Buffer Overlay has been updated as part of Update project description</i></p>
<p><u>Policy VIS-LA-1.2: Strive to create “gateways” into town and make the entrances into town more visually appealing.</u></p> <p>LACP page 135</p>	<p><i>No recommended changes identified</i></p>	
<p><u>Dev Std VIS-LA-1.2.1: When considering applications for development on All plans for new or altered buildings and structures on APNs 101-100-017, 101-260-026, -044, and -045, and 101-110-001 parcels within the Scenic Buffer Land Use Overlay that are adjacent to Highway 101, shall be subject to</u></p>	<p><u>Dev Std VIS-LA-1.2.1: All plans for new or altered buildings and structures on parcels within the Scenic Buffer Land Use Overlay that are adjacent to Highway 101, shall be subject to the following measures:</u></p>	<p><i>Response to comments B4-9, B4-47 and 50</i></p> <p><i>To address concerns that setbacks in the Scenic Buffer would preclude</i></p>

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<p>the following measures: the County shall give special consideration to potential visual impacts that may occur upon development of these "gateway" parcels. In addition to any measures which would be required as a result of site-specific review at the time of development, the following measures shall apply to any development proposed for these parcels:</p> <p>a. At a minimum, development of structures shall be prohibited within 50 feet of the property line, unless this precludes reasonable development.</p> <p>b. Any structure with potential to obstruct views of the Purisima Hills or of the Solomon Hills from a public viewpoint or travel corridor shall be designed so as to preserve views of these hills to the maximum extent feasible <u>while balancing the desire to create a visual presence.</u></p> <p>c. Grading for structural improvements on slopes in excess of 20% shall be prohibited.</p> <p>d. Outdoor lighting shall be <u>energy efficient, fully shielded and directed toward the ground.</u> Property owners should install low-pressure sodium lights directed to the ground, for exterior-yard night-lighting.</p> <p>LACP page 135</p>	<p>a. At a minimum, development of structures shall be prohibited within 50 feet of the property line, unless this precludes reasonable development. <u>Requests for setback reductions shall be reviewed by P&D on a case-by-case basis. P&D shall consider recommendations from the Central Board of Architectural Review (CBAR) in determining the appropriate setback based on CBAR findings that alternative building orientation and massing, and landscape screening will mitigate potential visual impacts. In no case shall the setback be less than 25 feet.</u></p> <p>b. Any structure with potential to obstruct views of the Purisima Hills or of the Solomon Hills from a public viewpoint or travel corridor shall be designed so as to preserve views of these hills to the maximum extent feasible <u>while balancing the desire to create a visual presence.</u></p> <p>c. Grading for structural improvements on slopes in excess of 20% shall be prohibited <u>except for community infrastructure projects, (e.g. water tanks).</u></p> <p>d. Outdoor lighting shall be <u>energy efficient, fully shielded and directed toward the ground.</u></p>	<p><i>reasonable development the following text has been inserted into DevStd VIS-LA-1.2.1.</i></p> <p><i>The second revision exempts community infrastructure projects from the 20% grading prohibition.</i></p>
<p>Policy VIS-LA-1.3: New buildings and street improvements on Bell Street should augment and compliment the traditional structures and buildings associated with Los Alamos' historic past. The architecture should reflect the traditional qualities</p>	<p><i>No recommended changes identified</i></p>	

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<p>associated with the concept of "Rural Western Town."</p> <p>LACP page 135</p>		
<p><u>Dev Std VIS-LA-1.3.1: New development in the Bell Street corridor shall comply with the Bell Street Design Guidelines.</u></p> <p>LACP page 136</p>	<p><i>No recommended changes identified</i></p>	
<p><u>Policy VIS-LA-1.4: New commercial development along Bell Street should create a vertical visual presence to attract visitors and encourage tourism.</u></p> <p>LACP page 136</p>		
<p><u>Action VIS-LA-1.4.1: The County shall explore the feasibility of offering incentives to property owners or businesses for redeveloping or refurbishing properties along Bell Street.</u></p> <p>LACP page 136</p>		
<p>Action VIS-LA-1.3.1.: The County shall adopt and implement architectural guidelines in order to preserve and enhance the rural western form and character of the Bell Street commercial corridor.</p>	<p><u>Action VIS-LA-1.4.2: Public Works and Planning and Development shall pursue collaborating with utility companies in the establishment of an Underground Utility District in the CM-LA zone district and participation in the County's Utility Underground Program.</u></p>	<p><i>This new action would respond to comment B4-49 and LAPAC comments</i></p>
<p>Action VIS-LA-1.3.2: The County shall apply a Design Overlay to specific commercial properties along Bell Street as shown on Figure 15 (page 45); and the Article III Zoning Ordinance shall be amended to provide for the implementation of the Design Guidelines for the Bell Street Commercial Corridor.</p> <p>LACP page 136</p>		

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<p>Policy VIS-LA-1.5: New housing developments should be designed to be compatible with existing adjacent neighborhoods with regard to character and design. LACP page 136</p>		
<p>Dev Std VIS-LA-1.5.1: New housing developments shall be consistent with the small rural atmosphere of Los Alamos by avoidance of tract-style development patterns, by providing a variety of non-obtrusive housing styles and types and by incorporating grid pattern street networks. LACP page 136</p>		

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<p>NOISE</p> <p>GOAL N-LA-1: Strive To Ensure That Residents Of The Planning Area Are Not Exposed To Harmful Noise Levels.</p>	<p><i>No recommended changes identified</i></p>	
<p>Policy N-LA-1.1: Noise sensitive receptors (e.g., residential, transient lodging, hospitals, educational facilities, libraries, churches, etc.) should not be exposed to exterior noise levels exceeding 65 dB(CNEL), or interior noise levels exceeding 45 dB, as indicated by the Los Alamos Community Plan Noise Element Map. Discretionary projects which are located within the 60 CNEL and 65 CNEL noise contours shall be reviewed at the time of application processing to confirm that the exterior noise level is less than 65 CNEL.</p> <p>LACP Page 131</p>	<p>Policy N-LA-1.1: Noise sensitive receptors (e.g., residential, transient lodging, hospitals, educational facilities, libraries, churches, etc.) should <u>shall</u> not be exposed to exterior noise levels exceeding 65 dB (CNEL), or interior noise levels exceeding 45 dB, as indicated by <u>on</u> the Los Alamos Community Plan Noise Element Map. Discretionary Buildout projects which are located within the 60 CNEL and 65 CNEL noise contours shall be reviewed at the time of application processing to confirm that the exterior noise level is less than 65 CNEL.</p> <p><u>DevStd N-LA-1.1.1: Noise-sensitive uses proposed in areas where the projected Day-Night Average Sound Level is 65 dB(A) or more shall be designed so that: 1) exterior living area noise levels do not exceed 65 dB(A) CNEL; and 2) interior living area noise levels attributable to exterior sources do not exceed 45 dB(A) CNEL when doors and windows are closed. An analysis of the noise insulation effectiveness of proposed construction by a professional acoustician shall be required, showing that the building design, siting, orientation, and construction specifications are adequate to meet the prescribed exterior and interior living area noise standards. Exterior noise mitigation shall include solid patio or deck barriers or walls. However, any such exterior noise mitigation shall be designed consistent with the Bell Street Design Guidelines to ensure potential aesthetics impacts are minimized. Interior noise mitigation shall include mechanical ventilation systems as necessary to ensure a comfortable</u></p>	<p><i>If recommended text is not adopted by LAPAC, the Board will consider the 75 dB exterior exposure as amendment to Noise Element for Los Alamos.</i></p> <p><i>(MM N-1 EIR page 4.11-17)</i></p>

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	<u>indoor environment with doors and windows closed.</u>	
Dev Std N-LA-1.1.1: Consistent with the Noise Element, noise sensitive uses should not be located within the 65 dB(CNEL) and above noise contour.	Dev Std N-LA-1.1.1: Consistent with the Noise Element, noise sensitive uses should not be located within the 65 dB(CNEL) and above noise contour.	Same as above (MM N-1 EIR page 4.11-17)
<u>Dev Std N-LA-1.1.2: Outdoor living areas should not be exposed to exterior noise levels exceeding 75 dB (CNEL)</u>	Dev Std N-LA-1.1.2: Outdoor living areas should not be exposed to exterior noise levels exceeding 75 dB (CNEL)	Same as above (MM N-1 EIR page 4.11-17)
Dev Std N-LA-1.1.23: Development on assessor parcels 101-260-045 and 026 101-260-059 and 060 shall be designed and sited in order to minimize exterior noise levels as well as visual impacts.	No recommended changes identified	
Dev Std N-LA-1.1.34: Building orientation on assessor parcels 101-260-045 and 101-260-026 101-260-059 and 060 shall be designed to minimize the need for noise attenuation structures/devices which would be required to reduce adjacent highway noise. No freestanding soundwalls shall be permitted.	No recommended changes identified	
Dev Std N-LA-1.1.4.5: The densities specified for assessor parcels 101-260-045 and 101-260-026 101-260-059 and 060 are maximums which may be reduced as warranted by conditions specifically applicable to the site, such as noise and visual resources	No recommended changes identified	