

# Los Alamos Planning Advisory Committee Meeting

**Los Alamos Senior Center  
January 7, 2010**



# Agenda

**Item 1: Pledge of Allegiance and Roll Call**

**Item 2: Public Comment Period - Items Not on the Agenda**

**Item 3: a. Minutes of the December 10, 2009 meeting**

**b. Items of Interest to the LAPAC**

**Item 4: Presentation – Los Alamos Community Plan Update–**

- **Summary of Draft EIR Comments Received**
- **Discuss LAPAC meeting format and approach to developing final Plan Update recommendations**

**Item 5: Future Meeting Dates: Thursday, January 28, 2010 and  
Thursday, February 18, 2010**

**Adjourn**



# Los Alamos Planning Advisory Committee Meeting

## **Agenda Item 2:**

- Public Comment Period for Items not on the agenda



# Los Alamos Planning Advisory Committee Meeting

## **Agenda Item 3:**

- LAPAC Review of December 10,  
2009 Meeting Minutes



# Los Alamos Planning Advisory Committee Meeting

## Agenda Item 3: Items of Interest

- **Status of Marijuana  
Dispensaries in Santa Barbara  
County**
- **Board of Supervisors to  
Consider urgency ordinance  
on January 19**



# Los Alamos Planning Advisory Committee Meeting

## **Agenda Item 3: Items of Interest**

- **Board of Supervisors to Consider Chisan Nursery Appeal on January 12**
- **Staff presentation to Los Alamos Community Services District (LACSD) Board of Directors**



# Los Alamos Planning Advisory Committee Meeting

## Agenda Item 4 – Los Alamos Community Plan Update



# Los Alamos Planning Advisory Committee Meeting

## Issues - Flood Control

- **No funding is available to install storm drains down Bell Street.**
- **Without a storm drain down Bell Street, each lot north of Bell Street would be required to build a drain clear to the creek.**
- **The flood discussion does not identify infrastructure that would alleviate flooding.**
- **M-WR-2 through MM-WR-5 could be very difficult to meet in small infill township lots that are going to be 100% hardscape per the Form-based code. There has to be an exemption in the SWPPP, LID, and BMP for these small buildings or they will never be built.**



# Los Alamos Planning Advisory Committee Meeting

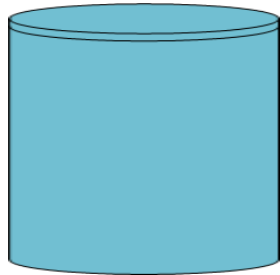
## Issue - Water

- **Ongoing water shortages and agricultural conversions have exacerbated aquifer draw-down.**
- **The EIR is dependent on information from a six-year old aquifer analysis. We do not know if the aquifer has stabilized or in greater deficit since then.**
- **Lack of potable water storage**
- **Lack of facilities to reclaim water**

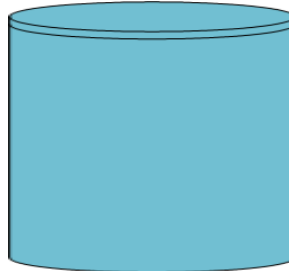


# Water Storage Needs

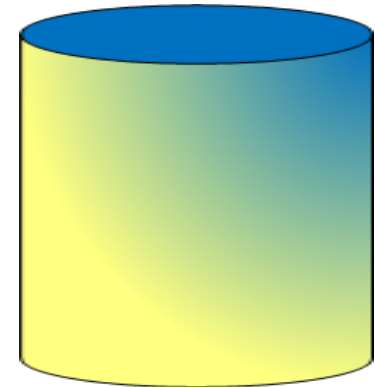
Existing Water Need  
1,460,144 gal.



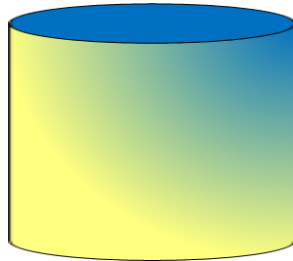
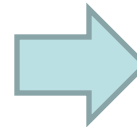
Total Additional  
Future Water Need  
1.75 million gal.



Total Need  
3.18 million gal.

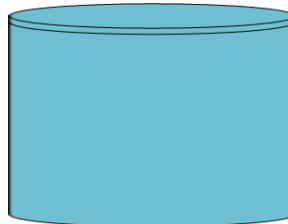


Anticipated Water Storage  
Need (CSD, 2006)  
1,000,000 gal.



Existing Storage  
1.45 million gal.

*(13,364)*



Plan Update Water Need  
(EIR)  
750,000 gal.

Additional Storage  
1.75 million gallon  
Tank

Total Storage  
3.20 million gal. 10

# Los Alamos Planning Advisory Committee Meeting

## Issue - Wastewater

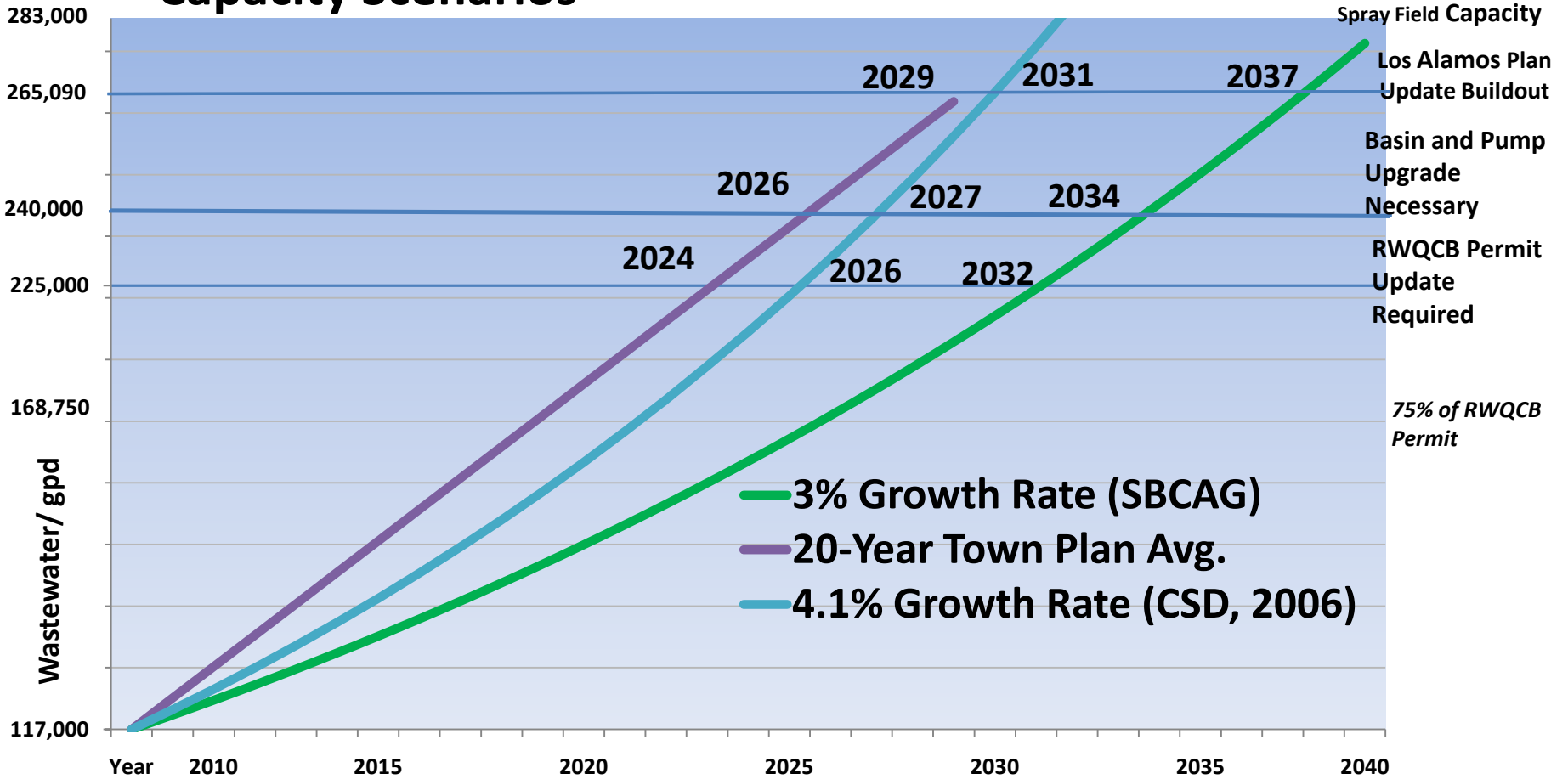
- **LACSD does not have revenues to evaluate the possibility of a wastewater treatment plant upgrade to serve the Plan Update.**
- **Requiring future development to pay higher connection fees would deter future development.**
- **Worst-case (buildout) assumptions do not reflect fiscal reality and may seriously impact the CIP and LACSD. 25% to 30% less would be more realistic.**



# Los Alamos Community Plan Wastewater Capacity Scenarios

## Los Alamos Community Services District Sewage Treatment Plant Facilities Capacity

Headworks and Ponds	400,000 gpd	Sprayfields	283,000 gpd
Collection System	387,000 gpd	Retention Basins	240,000 gpd
Bell Street Lift Station	336,000 gpd	RWQCB Permit	225,000 gpd



# Los Alamos Planning Advisory Committee Meeting

## Issue- Agriculture

- **MM AG-1 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.**
- **a. 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.**



# Los Alamos Planning Advisory Committee Meeting

## Issue - Air Quality

- **Santa Barbara Sensitive receptors should not be located in proximity to a freeway.**
- **MM-AQ-1 through MM-AQ-9: All these mitigations are standard conditions that are redundant and infeasible.**



# Los Alamos Planning Advisory Committee Meeting

## Issues - Transportation and Parking

- **Caltrans policy does not accommodate angled parking on state highways and they recommend relinquishing the Bell Street Section to the County .**
- **In order to accommodate parking for the mixed-uses on Bell Street, angled parking would be required on Waite and Leslie Streets.**
- **The traffic county numbers seem to be too low when compared to the Legacy Estates traffic study prepared in 2003.**



# Los Alamos Planning Advisory Committee Meeting

## Transportation and Parking Continued

**DevStd CIRC-LA-1.7.1:** The County shall pursue angled parking along Bell Street, in coordination with Caltrans, and along the cross streets one block north and south of Bell Street when development within the Bell Street Commercial Corridor reaches 50% building capacity in order to meet future commercial and parking demands.

In the event that angled parking is implemented within the Bell Street Commercial Corridor, the County shall pursue identifying additional capacity such as parking lots when development reaches 90% of the expanded parking capacity.



# Los Alamos Planning Advisory Committee Meeting

## Issues - Biological Resources

- **California Department of Fish and Game (DFG) recommends 100 ft. buffer along San Antonio Creek and the Canada de Calaveras to reduce nitrogen transport to the streams.**
- **DFG recommends increasing construction buffers to between 300 ft. for nesting birds and bats and 500 feet for nesting raptors.**



# Los Alamos Planning Advisory Committee Meeting

## Biological Resources Continued

- **The U.S. Fish and Wildlife Service (USFWS) recommends protocol level surveys for federally listed California Tiger Salamander (CTS) be conducted in plan Sub Area 1 before any ground disturbing activities.**
- **USFWS seeks clarification of why certain areas are not subject to protocol level surveys**
- **USFWS recommends that notice be provided to future project proponents and property owners that their projects may be within range of federally listed species**



# Los Alamos Planning Advisory Committee Meeting

## Issue - Noise

- **MM-N-1 should be removed to allow open balconies along Bell Street as long as notices are provided. Standard building codes will reduce the interior noise to below 45 dB. This would save a lot of money for developers of infill projects.**



# Los Alamos Planning Advisory Committee Meeting

## **Issue - Visual Resources**

- **A 50-foot scenic setback eliminates large area of development potential.**
- **There is no mention of adopting an underground utility program for the Bell Street corridor**

## **Issue – Historic Resources**

**MM CR-1 would add significant costs to the redevelopment of the Bell Street corridor and should only apply if an applicant wishes to register building as a Historic Landmark.**



# Los Alamos Planning Advisory Committee Meeting

## Issue - Growth Assumptions

- **The use of a 3% growth rate for Los Alamos is unrealistic based on the current economic times. 1% is more likely.**

## Issue - Alternatives

- **Alternative 1 is not a valid alternative as it assumes the County can limit the Regional Water Quality Control Board.**



# Los Alamos Planning Advisory Committee Meeting

## **Agenda Item 4: Los Alamos Community Plan Update–**

- Upcoming LAPAC meeting format and approach to developing final Plan Update recommendations

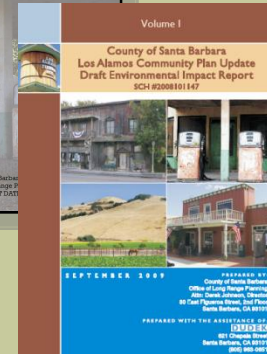
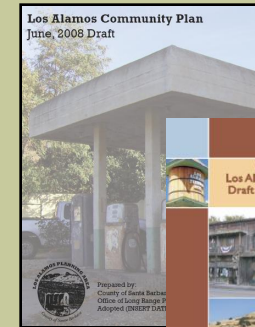
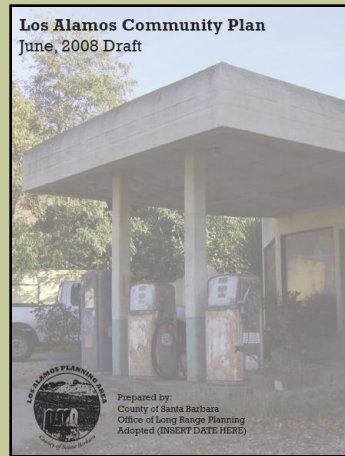
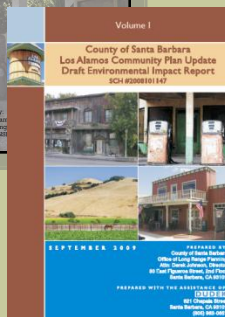
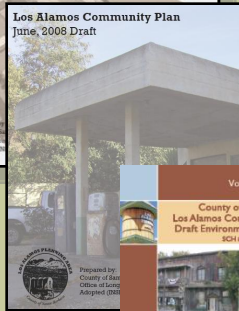
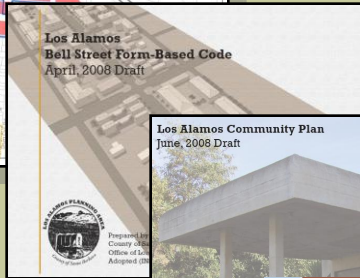
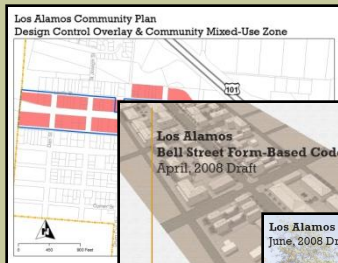


# Los Alamos Planning Advisory Committee Meeting

January 28th

February 18th

Date TBD



Zoning  
Plan Policies  
EIR Revisions

Plan Policies

Recommendation to  
Decision-makers



OFFICE OF LONG RANGE PLANNING

# Los Alamos Planning Advisory Committee

## **Agenda Item 5: Future Meetings**

- Thursday, January 28, 2010
- Thursday, February 16, 2010
- Final Recommendation Meeting TBD

## **Adjourn**



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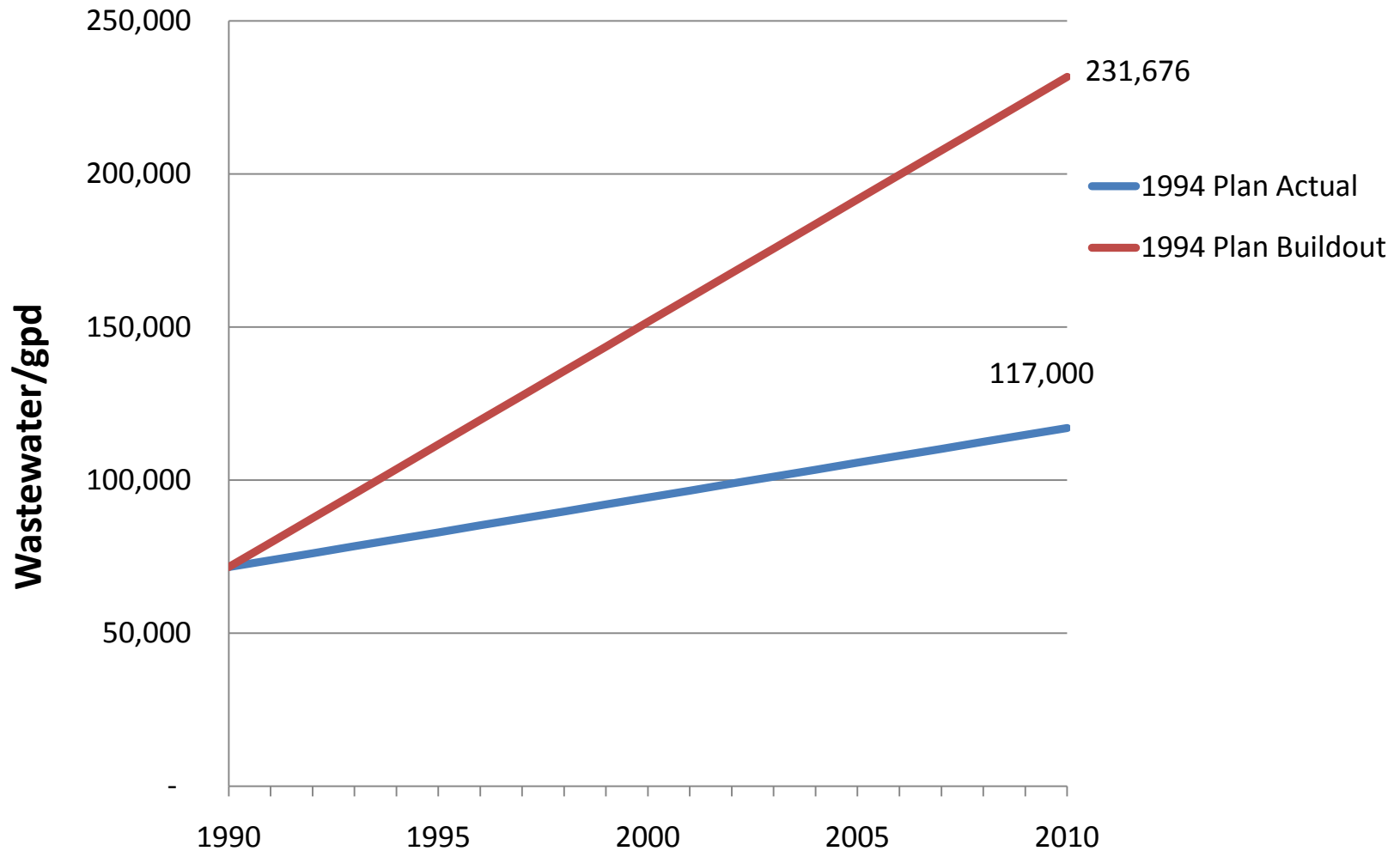


**IT'S IN OUR HANDS**  
Santa Barbara County

**Thank You**

**Los Alamos Planning Advisory Committee**

# 1994 Plan Buildout and Actual



Sources: Los Alamos Community Service District Wastewater Facilities Project Final EIR, LACSD, 1991  
Los Alamos Community Plan Update Draft EIR, Santa Barbara County, 2009