

# LOS ALAMOS COMMUNITY PLAN ZONING

## RESIDENTIAL:

RR-5 Residential Ranchette, 5 Acre Minimum Lot Size

## Single Family Residential:

3-E-1 3 Acres (Gross) Minimum Lot Size

1-E-1 1 Acre (Gross) Minimum Lot Size

10-R-1 10,000 Sq. Ft. (Net) Minimum Lot Size

7-R-1 7,000 Sq. Ft. (Net) Minimum Lot Size

## Multiple Family Residential:

7-R-2 Two Family, 7,000 Sq. Ft. (Net) Minimum Lot Size

10-R-2 Two Family, 10,000 Sq. Ft. (Net) Minimum Lot Size

DR-1.8 Design Residential, 1.8 Units per Gross Acre

DR-4.6 Design Residential, 4.6 Units per Gross Acre

DR-8 Design Residential, 8 Units per Gross Acre

PRD-46 Planned Residential Development, 46 Units

MHP Mobile Home Park

## COMMERCIAL:

C-1 Limited Commercial

C-2 Retail Commercial

C-3 General Commercial

CH Highway Commercial

PI Professional and Institutional

## RESIDENTIAL/COMMERCIAL:

CM-LA Community Mixed Use - Los Alamos

## INDUSTRIAL:

M-1 Light Industry

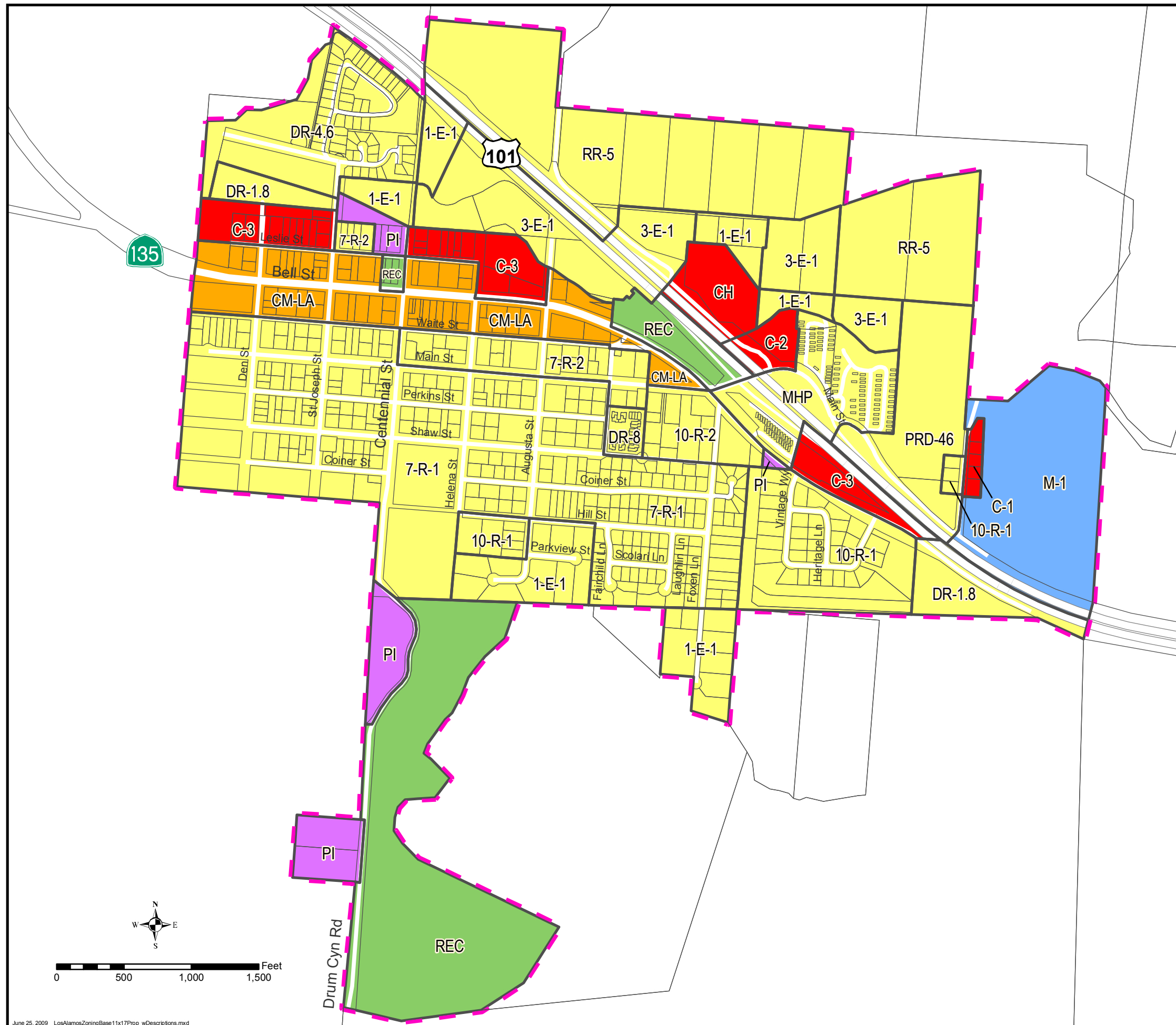
## OPEN LAND USES:

REC Recreation

## BOUNDARY LINES:

Zoning Boundary

Community Plan Boundary



# Los Alamos Community Plan Update - LAPAC Policy Review

Plan Update Goals, Policies, and Development Standards Recommended by LAPAC	Revisions for LAPAC Consideration	Issues and Considerations
<p><b>LAND USE – GENERAL</b></p> <p><b>GOAL LU-LA-1: Encourage Growth Within the Community Plan Area Rather Than Expanding The Existing Urban Boundary</b></p> <p>LACP Page 51</p>	<p><i>No recommended change</i></p>	
<p><b>Policy LU-LA-1.1: In order to preserve surrounding agricultural lands and the rural character of Los Alamos, the County shall not support an extension of the urban boundary line unless:</b></p> <p><b>1. The extension is proposed as part of an update to this Community Plan. <del>or other comprehensive review of land use and zoning for the entire community of Los Alamos.</del></b></p> <p><del>B) The extension involves an existing parcel of 5 acres or less which is contiguous with the urban boundary line and located on the southwest side of Highway 101;</del></p> <p><b>2. For extensions pursuant to 1A, the update of the Community Plan or other comprehensive review has first considered the inventory of all available vacant or underdeveloped land within the entire urban boundary and has considered the feasibility of changing land use designations and/or zoning on <u>that land west of Highway 101 land within the urban boundary and west of Highway 101</u> to accommodate the desired additional growth;</b></p>	<p><i>No recommended change</i></p>	

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<p><b>3. The extension does not include parcels which are under Williamson Act contracts (including parcels which have filed for non-renewal of a Williamson Act contract); and</b></p> <p><b>4. A finding can be made that the capacity of urban services (e.g., sewer, water) is sufficient to serve potential urban development in the extension area.</b></p> <p>LACP Page 51</p>		
<p><b>Policy LU-LA-1.2: All Existing Countywide policies apply to the Los Alamos Planning Area in addition to those specific policies and action items identified in this Community Plan.</b></p> <p>LACP Page 51</p>	<p><i>No recommended change</i></p>	
<p><b>Policy LU-LA-1.3: The Development Standards contained in this Plan shall be utilized to implement the policies of the Plan. Where appropriate, each of these standards shall be applied to the project under review unless the standard would be inapplicable or ineffective and/or other standards have been required which implement the policies.</b></p> <p>LACP Page 52</p>	<p><i>No recommended change</i></p>	

# Los Alamos Community Plan Update - LAPAC Policy Review

Plan Update Goals, Policies, and Development Standards Recommended by LAPAC	Revisions for LAPAC Consideration	Issues and Considerations
<p><b>LAND USE – RESIDENTIAL</b></p> <p><b><u>GOAL LUR-LA-1 Encourage infill and mixed use residential/commercial growth within the existing Urban Boundary.</u></b></p> <p>LACP Page 53</p>	<p><i>No recommended change</i></p>	
<p><b>Policy LUR-LA-1.1: In order to locate higher density residential units within walking distance to shopping and employment opportunities, multi-family residential development should be concentrated <u>within and close to the community's commercial core along Bell Street.</u></b></p> <p>LACP Page 53</p>	<p><i>No recommended change</i></p>	
<p><b>Action LUR-LA-1.1.1: In order to allow greater flexibility for multi-family residential development, the County shall consider rezones to DR-12.3 for contiguous parcels in the 7-R-2 zone district along Leslie and Main Streets.</b></p> <p>LACP Page 53</p>	<p><i>No recommended change</i></p>	
<p><b><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></b></p>	<p><i>No recommended change</i></p>	<p><i>Note: This action will be deleted in the Final LACP upon the Board of Supervisors adoption of the new CMLA zone designation and LACP zoning map.</i></p>

# Los Alamos Community Plan Update - LAPAC Policy Review

Plan Update Goals, Policies, and Development Standards Recommended by LAPAC	Revisions for LAPAC Consideration	Issues and Considerations
<p><b>GOAL LUR-LA-2: Encourage And Protect Diversity Of Housing Types, While Maintaining The <u>Small Town Feel with a Predominately</u> Rural Identity Of The Community.</b></p>	<p><b>GOAL LUR-LA-2: Encourage And Protect <u>a</u> Diversity Of Housing Types, While Maintaining The <u>Small Town Feel with a Predominately</u> <del>and</del> Rural Identity Of The Community.</b></p>	
<p><b>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.</b></p>	<p><i>No recommended change</i></p>	
<p><b>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.</b></p> <p>LACP Page 53</p>	<p><b>Policy LUR-LA-2.2: <u>Proposed residential development adjacent to agriculturally-designated land, shall integrate mechanisms (such as a fence and/or buffer areas) into the project design to reduce conflicts between residences and agricultural operations.</u> <del>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).</del> <u>This policy does not apply to RR-5 zoned parcels in the Plan Area.</u></b></p>	<p><b>Revised per January 28, 2010 LAPAC meeting</b></p>
	<p><b><u>DevStd LUR-LA-2.2.1: 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.</u></b></p>	<p><i>Incorporate MM AG-2 EIR page 4.6-21</i></p> <p><b>Revised per January 28, 2010 LAPAC meeting.</b></p>
	<p><b><u>DevStd LUR-LA-2.2.2: Fencing or an earthen berm shall be installed along property lines <del>or across ends of street stubs</del> contiguous to agricultural operations, unless a waiver to the satisfaction of Planning &amp; Development is obtained from the</u></b></p>	<p><i>Incorporate MM AG-1 EIR page 4.6-21</i></p> <p><b>Revised per January 28,</b></p>

LAPAC Draft Plan Initiation recommendation in black underline and ~~strike-through~~.

DEIR recommended amendments in black underline and ~~strike-through~~.

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Land Use-Residential-2

March 18, 2010

# Los Alamos Community Plan Update - LAPAC Policy Review

Plan Update Goals, Policies, and Development Standards Recommended by LAPAC	Revisions for LAPAC Consideration	Issues and Considerations
	<p><u>adjacent property owner(s). Said fencing shall be designed, installed and maintained <del>by the property owner</del> 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 &amp; Development design approval, shall consist of a solid wood type fence unless alternative acceptable fencing is approved by Planning &amp; Development <del>and adjacent property owners</del>. The fence shall be a minimum six (6) feet high.</u></p>	<p><b>2010 LAPAC meeting.</b></p>
<p><b>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.</b></p> <p>LACP Page 53-54</p>	<p><b>DevStd LUR-LA-2.2.3 <del>4</del>:</b> 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>

# Los Alamos Community Plan Update - LAPAC Policy Review

Plan Update Goals, Policies, and Development Standards Recommended by LAPAC	Revisions for LAPAC Consideration	Issues and Considerations
<p><del>Policy LUR-LA-1.4: If feasible, the County shall assist developers of antiquated lots, particularly the five blocks within the southeastern portion of the Planning Area where street improvements have not yet occurred, in seeking ways to reconfigure the lots.</del></p> <p><del>Action LUR-LA-1.4.1: The County shall consider fee waivers or reductions for applicants who wish to reconfigure antiquated lots into new lots that are consistent with current standards for lot width, depth, and configuration.</del></p> <p><del>Policy LUR-LA-1.5: Consideration shall be given to residential uses located adjacent to the Carrari parcel (APN 101-100-17).</del></p> <p>LACP Page 54</p>	<p><i>No recommended change</i></p>	
<p><del>Dev Std LUR-LA-2.2.2: The owners of <u>APNs 101-100-015 and 101-100-016 residential properties located adjacent to properties zoned for light industrial use</u> shall be required to record a "Notice to Property Owner" which states that the affected parcel is located adjacent to land designated and zoned for light industrial use.</del></p> <p>LACP Page 54</p>	<p><del>Dev Std LUR-LA-2.2.42: The owners of <u>APNs 101-100-015 and 101-100-016 residential properties located adjacent to properties zoned for light industrial use</u> shall be required to record a "Notice to Property Owner" which states that the affected parcel is located adjacent to land designated and zoned for light industrial use.</del></p>	<p><i>These properties were developed with residences, and a winery approved for the adjacent site. As of February 19, 2010, the winery has not been constructed.</i></p>
<p><del>GOAL <u>LURH-LA-3: Strive To Ensure That The Community of Los Alamos Provides Housing Opportunities For All Economic Segments Of Its Population.</u></del></p> <p>LACP Page 54</p>	<p><i>No recommended change</i></p>	

# Los Alamos Community Plan Update - LAPAC Policy Review

<i>Plan Update Goals, Policies, and Development Standards Recommended by LAPAC</i>	<i>Revisions for LAPAC Consideration</i>	<i>Issues and Considerations</i>
<p><b>Policy <u>LURH-LA-3.1</u>: In order to provide additional <del>adequate</del> <b>affordable</b> housing opportunities, renovation of existing substandard units shall be encouraged.</b></p> <p>LACP Page 54</p>	<p><i>No recommended change</i></p>	
<p><b>Policy <u>LURH-LA-3.2</u>: In order to provide <b>affordable housing opportunities</b>, <del>walk to work or school opportunities, and visual and functional diversity within the community,</del> <b>mixed use housing zoning</b> shall be encouraged where it is compatible with commercial uses.</b></p> <p>LACP Page 54</p>	<p><i>No recommended change</i></p>	
<p><b>Policy <u>LURH-LA-3.3</u>: In order to provide a source of affordable housing, existing mobile home parks should be maintained and enhanced, provided that all development activities are consistent <u>with the requirements of Chapter 15A, "Floodplain Management," Chapter 15B, "Development Along Watercourses," and Chapter 24, "Offenses, Miscellaneous," Section 24-7, "Watercourses – Erecting buildings, etc., which obstruct flow prohibited," of the Santa Barbara County Code with the requirements of the County Flood Control Management Ordinance and the F.E.M.A. regulations.</u></b></p> <p>LACP Page 54-55</p>	<p><i>No recommended change</i></p>	

# Los Alamos Community Plan Update - LAPAC Policy Review

Plan Update Goals, Policies, and Development Standards Recommended by LAPAC	Revisions for LAPAC Consideration	Issues and Considerations
<p><b>LAND USE – COMMERCIAL</b></p> <p><b>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.</b></p> <p>LACP Page 57</p>	<p><i>No Recommended Change</i></p>	
<p><b><u>GOAL LUC-LA-2: Encourage infill and balance the mixed use residential/ commercial development within the existing urban boundary.</u></b></p> <p>LACP Page 57</p>	<p><i>No Recommended Change</i></p>	
<p><b>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 existing local-serving uses in this commercial core shall be encouraged.</b></p> <p>LACP Page 57</p>	<p><i>No Recommended Change</i></p>	
<p><b><del>GOAL LUC-LA-2: Promote A balanced Mix Of Uses Along Bell Street.</del></b></p> <p>LACP Page 57</p>	<p><i>No Recommended Change</i></p>	
<p><b>Policy LUC-LA-2.2: Mixed uses are encouraged in the Bell</b></p>	<p><i>No Recommended Change</i></p>	

LAPAC Draft Plan Initiation recommendation in black underline and ~~strike-through~~.

DEIR recommended amendments in black underline and ~~strike-through~~.

Staff, public and LAPAC amendments in red underline and ~~strike-through~~.

Commercial Land Use - 1

March 18, 2010

# Los Alamos Community Plan Update - LAPAC Policy Review

Plan Update Goals, Policies, and Development Standards Recommended by LAPAC	Revisions for LAPAC Consideration	Issues and Considerations
<p><del>Street Corridor. commercial core.</del> LACP Page 57</p>		
<p><b>Policy LUC-LA-2.1:</b> New commercial development (both local and visitor-serving) shall be encouraged directly along the Bell Street corridor. Renovation and/or expansion of existing local-serving uses in this commercial core shall be encouraged.</p>	<p><i>No Recommended Change</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> LACP Page 57</p>	<p><del>Policy LUC-LA-2.2: Dev Std LUC-LA-2.2.1: Residential uses in the CM-LA Zone District in the Bell Street Corridor</del> shall be allowed as a primary use.</p>	
	<p><b><u>Policy LUC-LA-2.3: Priority use of excess public road right-of-way, within two blocks north and south of Bell Street, shall be for enhancing public parking capacity; pedestrian access and circulation; storm water quality and drainage improvements; or other public benefits consistent with the LACP. Public Works and Planning &amp; Development shall review all right-of-way abandonment requests and make said findings that no public benefit is available prior to approval of said abandonment.</u></b></p>	<p>MM TC-2 EIR page 4.9-18</p>
<p><del>GOAL LUC-LA-2: Encourage infill and mixed-use residential/commercial development within the existing urban boundary.</del> LACP Page 57</p>	<p><i>No Recommended Change</i></p>	

# Los Alamos Community Plan Update - LAPAC Policy Review

Plan Update Goals, Policies, and Development Standards Recommended by LAPAC	Revisions for LAPAC Consideration	Issues and Considerations
<p><del>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.</del></p>	<p>No Recommended Change</p>	
<p><del>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.</del></p> <p>LACP Page 57-58</p>	<p>No Recommended Change</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>No Recommended Change</p>	
<p><u>Action LUC-LA-3.1: The County Public Works Department 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>LACP Page 58</p>	<p><u>Action LUC-LA-3.1: The County Public Works Department shall work with CalTrans to develop a plan for installing improvements on Bell Street which would enhance the streetscape as well as <u>enhance</u> pedestrian safety. Improvements <u>should could</u> include amenities consistent with the Bell Street Design Guidelines such as <u>angled parking, within the Bell Street corridor, wide sidewalks, crosswalks, street lighting, street trees, landscape planters, furniture, and traffic calming measures.</u></u></p>	<p>Per item 3 in Caltrans November 9, 2009 letter and LAPAC January 28, 2010 meeting</p>

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	<p><u>Action LUC-LA-3.2: The County should support efforts of private organizations (e.g., business and, community groups) to establish benefit assessment districts to identify and facilitate localized solutions to issues facing the downtown Los Alamos business district (e.g., flood control, parking). The County Planning and Development Department and Public Works will serve as a liaison between community groups and facilitate communication between interested parties, other County Departments, and agencies.</u></p>	
<p><del>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.</del></p> <p>LACP Page 58</p>	<p>No Recommended Change</p>	

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Plan Update Goals, Policies, and Development Standards Recommended by LAPAC	Revisions for LAPAC Consideration	Issues and Considerations
<p><b>LAND USE – INDUSTRIAL</b></p> <p><b>GOAL LUI-LA-1: Strive To Ensure That All Industrial Development And Uses <u>Are Consistent With Respect</u> The Scale And Unique Setting Of Los Alamos.</b></p> <p>LACP Page 60</p>	<p><i>No Recommended Change</i></p>	
<p><b>Policy LUI-LA-1.1: Development on <del>101-100-017 (Carrari parcel)</del> 133-130-039 (L&amp;L Vineyards LLC) shall be designed, sited, graded, and landscaped in a manner which minimizes <u>the its visibility of packing and loading facilities, utilities, trash receptacles, truck parking, and other industrial uses</u> from public roads and encourages compatibility with neighboring parcels through the use of landscaping, setbacks, height limitations and/or other measures identified during project review (in addition to the measures required by the zoning ordinance).</b></p> <p>LACP Page 60</p>	<p><i>No Recommended Change</i></p>	
<p><b><del>Development Standard LUI-LA-1.1.1: Development on Assessor's Parcel Numbers 101-100-015 and 101-100-016 shall comply with the following site-specific standard: A 25-foot setback shall be required from the rear (eastern) property line within which no residential development shall be allowed. Walls and fences would be allowed in this setback. Landscaping which screens structures shall be required within this setback.</del></b></p> <p>LACP Page 60</p>	<p><i>No Recommended Change</i></p>	

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LAND USE-INDUSTRIAL-2

*March 18, 2010*

# Los Alamos Community Plan Update - LAPAC Policy Review

<i>Plan Update Goals, Policies, and Development Standards Recommended by LAPAC</i>	<i>Revisions for LAPAC Consideration</i>	<i>Issues and Considerations</i>
<p><b>PUBLIC FACILITIES AND SERVICES- GENERAL</b></p> <p><b>GOAL SERV-LA-1: Provide For Adequate Public Facility And Service Capacity To Support Land Use Buildout As Defined In The Community Plan.</b></p> <p>LACP Page 63</p>	<p><i>No recommended change</i></p>	
<p><b>Policy SERV-LA-1.1: All existing countywide policies apply to the Los Alamos Area in addition to those specific policies and action items identified below.</b></p> <p>LACP Page 63</p>	<p><i>No recommended change</i></p>	
<p><b>Policy SERV-LA-1.2: New public services and facilities as outlined in the <u>County Capital Improvements Plan</u> shall be addressed and, if necessary, constructed <u>concurrent with the project and is</u> <del>and</del> operational in advance of service and facility demand from new development.</b></p> <p>LACP Page 63</p>	<p><i>No recommended change</i></p>	
<p><b>Policy SERV-LA-1.3: The County shall encourage developers to use innovative measures such as but not limited to payment of development impact fees; direct public service facility improvements; creation of public service facility benefit assessment districts etc., to mitigate and/or address the public service impacts from their developments, in addition to standard in-lieu fees.</b></p> <p>LACP Page 63</p>	<p><i>No recommended change</i></p>	

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Plan Update Goals, Policies, and Development Standards Recommended by LAPAC	Revisions for LAPAC Consideration	Issues and Considerations
<p><b>Policy SERV-LA-1.4: The County shall not support public service extensions (e.g., <del>sewer wastewater, water</del>) outside the Urban Boundary, except as specified in Policy LUG-LA-1.1 <u>except for public purpose such as a fire station.</u></b></p> <p>LACP Page 64</p>	<p><i>No recommended change</i></p>	
	<p><b><u>Action SERV-LA-1.5: The County shall assist and support community efforts to work with telecommunication and internet providers to improve and expand community-wide access to high-speed internet and telecommunications infrastructure (e.g., cable, fiber-optic, DSL) in the Los Alamos Community Plan Area.</u></b></p>	

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<b>AIR QUALITY</b>  <b>GOAL AQ-LA-1: Maintain Healthful Air Quality In The Los Alamos Valley.</b>  LACP Page 111	<i>No recommended change</i>	
<b>Policy AQ-LA-1.1: The County shall impose appropriate restrictions and control measures upon construction activities associated with each future development project, in order to avoid significant deterioration of air quality.</b>  LACP Page 111	<i>No recommended change</i>	
<b>Dev Std AQ-LA-1.1.1: Future project construction in Los Alamos shall follow all requirements of the Santa Barbara Air Pollution Control District (APCD) and shall institute Best Available Control Technology (BACT) where necessary to reduce emissions below APCD thresholds.</b>  LACP Page 111	<b>Dev Std AQ-LA-1.1.1: Future project construction in Los Alamos shall follow all requirements of the Santa Barbara Air Pollution Control District (APCD) and shall institute Best Available Control Technology (BACT) where necessary to reduce emissions below APCD thresholds. <u>To reduce NOx and diesel particulate emissions from construction equipment during project grading and construction, the following shall be adhered to:</u></b> <ul style="list-style-type: none"> <li>• <u>All portable construction equipment shall be registered with the state’s portable equipment registration program OR permitted by the District by September 18, 2008.</u></li> <li>• <u>Diesel construction equipment meeting the California Air Resources Board’s Tier 1-emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting Tier 2 or higher emission standards should be used to the maximum extent feasible.</u></li> <li>• <u>The engine size of construction equipment shall be the minimum practical size.</u></li> </ul>	MM AQ-1 EIR Page 4.10-30-31

# Los Alamos Community Plan Update - LAPAC Policy Review

Plan Update Goals, Policies, and Development Standards Recommended by LAPAC	Revisions for LAPAC Consideration	Issues and Considerations
	<ul style="list-style-type: none"> <li>• <u>The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.</u></li> <li>• <u>Construction equipment shall be maintained in tune per the manufacturer's specifications.</u></li> <li>• <u>Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.</u></li> <li>• <u>Catalytic converters shall be installed on gasoline-powered equipment, if feasible.</u></li> <li>• <u>Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating on-site.</u></li> <li>• <u>Diesel powered equipment should be replaced by electric equipment whenever feasible.</u></li> <li>• <u>Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.</u></li> </ul> <p><u>Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.</u></p>	
<p><b>Dev Std AQ-LA-1.1.2: Project construction shall minimize the generation of pollution and fugitive dust during construction.</b></p> <p>LACP Page 111</p>	<p><b>Dev Std AQ-LA-1.1.2: Project construction shall minimize the generation of pollution and fugitive dust during construction. <u>Fugitive dust control shall include measures designed to reduce particulate matter (PM<sub>10</sub>) emissions from project construction. Controls shall include, but not be limited to, the following measures:</u></b></p> <ul style="list-style-type: none"> <li>• <u>During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph.</u></li> <li>• <u>Reclaimed water should be used whenever possible.</u></li> <li>• <u>Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.</u></li> <li>• <u>Gravel pads must be installed at all access points to prevent tracking of mud on to</u></li> </ul>	<p>MM AQ-2 EIR page 4.,10-32 - 33</p>

# Los Alamos Community Plan Update - LAPAC Policy Review

Plan Update Goals, Policies, and Development Standards Recommended by LAPAC	Revisions for LAPAC Consideration	Issues and Considerations
	<p><u>public roads.</u></p> <ul style="list-style-type: none"> <li>• <u>If importation, exportation, and stockpiling of fill material are involved, soil stockpiles for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.</u></li> <li>• <u>After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.</u></li> <li>• <u>The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading for the structure.</u></li> <li>• <u>Prior to land use clearance, the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.</u></li> </ul>	
<p><b>Policy AQ-LA-1.2: The County shall strive for consistency of all land use planning with the Clean Air Plan.</b></p> <p>LACP Page 111</p>	<p><i>No recommended change</i></p>	
<p><b>Policy AQ-LA-1.3: The County shall implement those land use patterns and transportation programs which will serve to reduce vehicle trips and total vehicle miles traveled.</b></p> <p>LACP Page 111</p>	<p><b><i>Policy AQ-LA-1.3: The County shall implement those land use patterns and transportation programs which will serve to reduce vehicle trips and total vehicle miles traveled. This includes- but is not limited to- the following, as additional measures are encouraged.</i></b></p> <ul style="list-style-type: none"> <li>• <b><u>Include design features to encourage alternate transportation modes.</u></b> <ul style="list-style-type: none"> <li>○ <b><u>For pedestrians: sidewalks; safe street and parking lot crossings; shade trees;</u></b></li> </ul> </li> </ul>	<p><i>MM AQ-3 EIR page 4.10-35-36</i></p>

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	<p><u>off street breezeways, alleys, and over crossings; placement of parking lots and building entrances to favor pedestrians rather than cars; shower and locker facilities.</u></p> <ul style="list-style-type: none"> <li>○ <u>For transit riders: all of the above plus safe, sheltered transit stops with convenient access to building entrances.</u></li> <li>○ <u>For bicyclists: theft proof and well-lighted bicycle storage facilities with convenient access to building entrance; on-site bikeways between buildings or uses; shower and locker facilities.</u></li> <li>○ <u>For carpools and vanpools: preferential parking.</u></li> </ul> <ul style="list-style-type: none"> <li>● <u>Allow onsite services as by right to reduce the need for travel outside the Plan Area.</u></li> <li>● <u>For residential developments: include childcare, telecommute center, neighborhood retail stores, postal machines, automatic teller machines.</u></li> <li>● <u>For commercial/office developments: include childcare, food services, postal machines, banking services.</u></li> <li>● <u>For commercial/retail developments: include delivery services, sales by phone.</u></li> <li>● <u>Provide a 10% permit fee reduction for projects that provide onsite services that encourage alternative transportation modes (rideshare matching, transit subsidies, guaranteed ride home)</u></li> <li>● <u>Provide incentives, such as fee reduction, for transit service enhancements to serve the project (express bus service, bike racks on buses).</u></li> <li>● <u>Bikeway improvements.</u></li> <li>● <u>Pedestrian improvements serving the project (addition of sidewalks, pedestrian crossings).</u></li> </ul>	
<p><b>Policy AQ-LA-1.4: The County, when reviewing discretionary projects, shall require the use of techniques designed to conserve energy and minimize pollution.</b></p> <p>LACP Page 111</p>	<p><i>No recommended change</i></p>	

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<p><b>Dev Std AQ-LA-1.4.1: The County shall consider the following energy conserving techniques to implement Policy AQ-LA-1.4:</b></p> <ul style="list-style-type: none"> <li>a. the installation of low-NOx residential and commercial water heaters and space heaters per specifications in the 1991 SBCAPCD Air Quality Attainment Plan;</li> <li>b. the installation of heat transfer modules in furnaces;</li> <li>c. the use of light colored water based paint and roofing materials;</li> <li>d. the installation of solar panels for residential water heating systems and other facilities and/or the use of water heaters that heat water only on demand;</li> <li>e. the use of passive solar cooling/heating;</li> <li>f. the use of natural lighting;</li> <li>g. use of concrete or other non-pollutant materials for parking lots instead of asphalt;</li> <li>h. installation of energy efficient appliances;</li> <li>i. installation of energy efficient lighting;</li> <li>j. use of landscaping to shade buildings and parking lots;</li> <li>k. installation of walkways;</li> <li>l. installation of covered bus stops to encourage mass transportation.</li> </ul> <p>LACP Page 111-112</p>	<p><b>DevStd Aq-LA-1.4.1: The County shall consider including the following energy-conserving techniques to implement Policy AQ-LA-1.4:</b></p> <ul style="list-style-type: none"> <li>a. The installation of low-NOx residential and commercial water heaters and space heaters per specifications in the <u>1991</u> SBCAPCD Air Quality Attainment Plan;</li> <li>b. <u>Prohibit the inclusion of wood-burning stoves in new construction, using natural gas instead, with the installation of heat transfer modules in furnaces, where feasible;</u></li> <li>c. The use of light colored water based paint and roofing materials <u>that absorb less heat, reduce solar heat gain, and reduce use of mechanical cooling systems;</u></li> <li>d. The <del>installation of solar panels for</del> <u>use of passive solar energy, which minimizes the consumption of electricity. If possible, offer additional energy conservation features as homebuyer options, including but not limited to:</u> <ul style="list-style-type: none"> <li>1. <u>Photovoltaic (PV) panels for electrical power, residential water heating systems, and other facilities <del>needs of home.</del></u></li> <li>2. <u>Photovoltaic landscape lighting, gate openers, water features.</u></li> <li>3. <u>Solar water heating system and/or the use of water heaters that heat water only on demand;</u></li> </ul> </li> <li>e. <u>Green building technologies such as structural orientation and use of construction materials that maximize passive solar exposures;</u></li> <li>f. <del>The use of passive solar cooling/heating</del> <u>Passive heating and cooling design strategies in all buildings to the extent practical and residential structure orientation to maximize exposure and potential for solar energy use;</u></li> <li>g. The use of natural lighting <u>systems such as skylights and interior transom windows to reduce energy consumption in commercial, office and municipal structures;</u></li> <li>h. Use of concrete or other non-pollutant materials for parking lots instead of asphalt <u>and the use of sustainable building materials for building design and</u></li> </ul>	<p>MM AQ-4 EIR Page 4.10-37 as revised</p>

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	<p><u>construction;</u></p> <ul style="list-style-type: none"> <li>i. <u>Installation of energy efficient appliances and programmable thermostats to reduce the amount of consumed energy and reduce utility bills;</u></li> <li>j. <u>Use of water efficient faucets, high-efficiency toilets (HETs), and water-conserving shower heads in residential homes;</u></li> <li>k. <u>Installation of walkways; <del>Installation of energy efficient lighting including low volatile organic compounds (VOC)-emitting materials in landscaping (i.e, block adhesives, stains, paints) that generate less VOC emissions and the use of landscaping to shade buildings and parking lots;</del></u></li> <li>l. <u>Automatic devices to turn off lights after business hours shall be used to the extent feasible in the commercial and business park land uses. Similarly, install timers on outdoor lighting to limit operating hours;</u></li> <li>m. <u>Shading of windows and entrance locations with a combination of structural elements and landscape materials to reduce heat gain and lower the temperature around the house;</u>  <u><del>Use a drip irrigation system and/or zoned irrigation system with a rain sensor shutoff feature;</del></u>  <u><del>Consider Xeriscape landscape treatments instead of lawns. Where lawns or gardens are proposed, incorporate detention grading and/or construct as a swale to allow for maximum detention and control of stormwater flows;</del></u></li> <li>n. <u>For bicyclists, theft proof and well-lighted bicycle storage facilities with convenient access to building entrances, on-site bikeways between buildings or uses, showers and locker facilities;</u></li> <li>o. <u>For carpool and vanpools, provide preferential parking;</u></li> <li>p. <u>Encourage ridesharing and vanpooling for residents and commercial employees to address the benefits of alternative transportation methods;</u></li> <li>q. <u>Installation of covered bus stops to encourage use of mass transportation;</u></li> </ul>	

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	<p>r. <u>For neighborhood commercial uses, include childcare, food services, postal machines, and banking services.</u></p> <p>s. <u>A tiered fee reduction for projects that provide:</u></p> <ol style="list-style-type: none"> <li><u>1. Alternative transportation amenities such as bicycle lockers/racks;</u></li> <li><u>2. Low impact development techniques; and/or</u></li> <li><u>3. Integration of energy conservation techniques (LEED Certification) into the building design.</u></li> </ol>	
	<p><u>Action AQ-LA.1.4.2 To reduce overall trip generation and associated air contaminant emissions, future commercial tenants requiring more than fifty employees will be required to establish or participate in an established employee trip reduction programs that should consider the following elements:</u></p> <ul style="list-style-type: none"> <li><u>• Install bicycle racks and/or bicycle lockers at a ratio of 1 bicycle parking space for every 10 car parking spaces for customers and employees, or at a ratio otherwise acceptable the SBCAPCD to be determined prior to occupancy clearance;</u></li> <li><u>• Post carpool, vanpool and transit information in employee break/lunch areas;</u></li> <li><u>• Employ or appoint an Employee Transportation Coordinator;</u></li> <li><u>• Implement a Transportation Choices Program. Project applicants should work with the Transportation Choices</u></li> <li><u>• Coalition partners for free consulting services on how to start and maintain a program. Contact Traffic Solutions;</u></li> <li><u>• Provide for shuttle/mini bus service;</u></li> <li><u>• Provide incentives to employees to carpool/vanpool, take public transportation, telecommute, walk, bike, etc.;</u></li> <li><u>• Implement compressed work schedules;</u></li> <li><u>• Implement telecommuting program;</u></li> <li><u>• Implement a lunchtime shuttle to reduce single occupant vehicle trips;</u></li> <li><u>• Include teleconferencing capabilities, such as web cams or satellite linkage, which</u></li> </ul>	<p>MM AQ-5 4.10-39-40</p>

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	<p><u>will allow employees to attend meetings remotely without requiring them to travel out of the area;</u></p> <ul style="list-style-type: none"> <li>• <u>Provide on-site eating, refrigeration and food vending facilities to reduce employee lunchtime trips;</u></li> <li>• <u>Provide preferential carpool and vanpool parking spaces; and</u></li> <li>• <u>Provide shower and locker facilities to encourage employees to bike and/or walk to work (typically one shower and three lockers per every 25 employees).</u></li> <li>• <u>Provide off-site improvements to offset contaminant emissions, including: retrofitting existing homes and businesses with energy-efficient devices, replacing transit or school buses, contributing to alternative fueling infrastructure, and/or improving park and ride lots.</u></li> </ul>	
	<p><u>DevStd AQ-LA.1.4.3: Applicants of projects including potential odor generators such as but not limited to fast food restaurants, bakeries, coffee roasting facilities, etc., auto body shop, service stations, and laundry/dry cleaning shall develop and implement an Odor Abatement Plan (OAP). The OAP shall include the following:</u></p> <ul style="list-style-type: none"> <li>a. <u>Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints.</u></li> <li>b. <u>Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond.</u></li> <li>c. <u>Description of potential odor sources at the facility.</u></li> <li>d. <u>Description of potential methods for reducing odors, including minimizing idling of delivery and service trucks and buses, process changes, facility modifications and/or feasible add-on air pollution control equipment.</u></li> </ul> <p><u>Contingency measures to curtail emissions in the event of a public nuisance complaint.</u></p>	<p>MM AQ-6 EIR page 4.10-42</p>
	<p><u>DevStd AQ-LA.1.4.4: Ventilation systems that are rated at Minimum Efficiency Reporting Value of “MERV13” or better for enhanced particulate removal efficiency</u></p>	<p>MM AQ-7</p>

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	<p><u>should be provided on all residential units located within 500 feet of U.S. Highway 101. The residents of these units shall also be provided information regarding filter maintenance/replacement.</u></p>	<p>EIR page 4.10-44</p>
	<p><u>DevStd AQ-LA.1.4.5: Future project applicants of residential developments within 500 feet of U.S. Highway 101 should provide an Air Quality Disclosure Statement to potential buyers of units, summarizing the results of technical studies that reflect a health concern resulting from exposure of children to air quality emissions generated within 500 feet of the freeway.</u></p>	<p>MM AQ-8 EIR page 4.10-44</p>
	<p><u>DevStd AQ-LA.1.4.6: Upon application for grading permits for discretionary projects, the applicant shall submit grading plans, the proposed rate of material movement and a construction equipment schedule to the APCD. In addition, the applicant shall implement the following measures where feasible to mitigate equipment emissions:</u></p> <ul style="list-style-type: none"> <li>• <u>All construction equipment and portable engines shall be properly maintained and tuned according to manufacturer's specifications;</u></li> <li>• <u>All off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, shall be fueled exclusively with CARB-certified motor vehicle diesel fuel;</u></li> <li>• <u>The applicant shall, at a minimum, use diesel construction equipment meeting the California Air Resources Board's Tier 1 emission standards for off-road heavy-duty diesel engines. Equipment meeting Tier 2 or higher emission standards should be used to the maximum extent feasible.</u></li> <li>• <u>All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit;</u></li> <li>• <u>The applicant shall electrify equipment where feasible;</u></li> <li>• <u>The applicant shall substitute gasoline-powered for diesel powered equipment</u></li> </ul>	<p>MM AQ-9.1 EIR page 4.10-55</p>

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	<p><u>where feasible;</u></p> <ul style="list-style-type: none"> <li>• <u>The applicant shall use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, where feasible; and</u></li> <li>• <u>The applicant shall apply Best Available Control Technology (CBACT) as determined by the APCD.</u></li> <li>• <u>Recycle/Reuse demolished construction material.</u></li> </ul>	
	<p><u>DevStd AQ-LA.1.4.7: The following energy efficiency and green building techniques shall be implemented for discretionary projects where feasible:</u></p> <ul style="list-style-type: none"> <li>• <u>The applicant shall increase building energy efficiency ratings by at least 20% above what is required by Title 24 requirements (CAPCOA MM E-6). Potential energy consumption reduction measures include, but are not limited to:</u></li> <li>• <u>Using roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs and/or installing photovoltaic roof tiles (CAPCOA MM E-4, CAPCOA MM-13);</u></li> <li>• <u>Using high efficiency gas or solar water heaters (CAPCOA MME-14);</u></li> <li>• <u>Using built-in energy efficient appliances (CAPCOA MM E-16);</u></li> <li>• <u>Installing double-paned windows;</u></li> <li>• <u>Installing door sweeps and weather stripping if more efficient doors and windows are not available;</u></li> <li>• <u>Installing low energy interior lighting;</u></li> <li>• <u>Using low energy street lights (i.e. sodium); and</u></li> <li>• <u>Installing high efficiency or gas space heating (CAPCOA, MS G-9).</u></li> <li>• <u>Possible additional Green Building techniques include:</u></li> </ul>	<p>MM AQ-9.2 EIR page 4.10-56-57</p>

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	<ul style="list-style-type: none"> <li>• <u>Consideration of the siting of proposed buildings to eliminate or minimize the development's heating and cooling needs (e.g., solar orientation) (CAPCOA MM E-7).</u></li> <li>• <u>Install solar systems to reduce energy needs (e.g., solar panels).</u></li> <li>• <u>Plant native, drought resistant landscaping (CAPCOA MM D-17).</u></li> <li>• <u>Use locally-produced building materials (CAPCOA MM C-3).</u></li> <li>• <u>Use renewable or reclaimed building materials. (CAPCOA MM C-4)</u></li> <li>• <u>Use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way (CAPCOA MM E-17).</u></li> </ul>	
	<p><u>DevStd AQ-LA.1.4.8: For all new residential subdivisions of five or more lots, new multi-family development projects of five or more units, and new commercial or mixed-use development exceeding 5,000 square feet, solar energy systems that result in a 20% or more reduction in electrical or other energy needs are encouraged. All such projects shall undergo BAR review.</u></p>	<p>MM AQ-9.5 EIR page 4.10-59</p>
	<p><u>DevStd AQ-LA.1.4.10 The County shall require, unless economically infeasible, all future projects to incorporate the following Green House Gas reduction measures to the maximum extent feasible:</u></p> <ul style="list-style-type: none"> <li>• <u>Recycle/Reuse demolished construction material. Use locally made building materials for construction of the project and associated infrastructure.</u></li> <li>• <u>Execute an Energy Savings Performance Contract with a private entity to fund renewable energy improvements in existing and new developments in exchange for a share of energy savings over a period of time (OPR Energy Conservation Policies and Actions GHG Reduction Measure #7).</u></li> <li>• <u>Use drought resistant native trees, trees with low emissions and high carbon</u></li> </ul>	<p>MM AQ-9.6 EIR page 4.10-59-60</p>

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	<p><u>sequestration potential. Evergreen trees on the north and west sides afford the best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will admit summer sun; evergreen plantings on the north side will slow cold winter winds; constructing a natural planted channel to funnel summer cooling breezes into the house. Neighborhood CCRs not requiring that front and side yards of single-family homes be planted with turf grass. Vegetable gardens, bunch grass, and low water landscaping shall also be permitted, or even encouraged.</u></p> <ul style="list-style-type: none"> <li>• <u>Unless the parcel precludes reasonable development, orient 75% or more of homes and/or buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows.</u></li> <li>• <u>Include in new buildings facilities to support the use of low/zero carbon-fueled vehicles, such as the charging of electric vehicles from green electricity sources (OPR Energy Conservation Policies and Actions GHG Reduction Measure #2).</u></li> </ul>	
	<p><u>DevStd AQ-LA.1.4.11: The County shall encourage public and private development projects to construct LEED (Leadership in Energy and Environmental Design) certified buildings. Projects seeking LEED certification shall benefit from expedited project review and permitting, and reduced application fees (OPR Green Buildings GHG Reduction Measure #1).</u></p>	<p>MM AQ-9.7 EIR page 4.10-60</p>
	<p><u>Action AQ-LA.1.5: To further offset greenhouse gas (GHG) emissions, the County shall incorporate the following actions where feasible in the Los Alamos Community Plan Area:</u></p> <ul style="list-style-type: none"> <li>• <u>Coordinate controlled intersections so that traffic passes more efficiently through congested areas. Where signals are installed, require the use of Light Emitting</u></li> </ul>	<p>MM AQ-9.3 EIR page 4.10-57-58</p>

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	<p><u>Diode (LED) traffic lights (OPR Energy Conservation Policies and Actions GHG Reduction Measure #4).</u></p> <ul style="list-style-type: none"> <li>• <u>Specific limits on idling time for commercial vehicles, including delivery and construction vehicles, shall be set for projects proposing new commercial development. (OPR Land Use and Transportation GHG Reduction Measure #7)</u></li> <li>• <u>Remove obstacles to the development of necessary infrastructure to encourage the use of alternative fuel vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations) (CAPCOA MM E-11).</u></li> <li>• <u>Develop transportation policies that give funding preference to public transit.</u></li> <li>• <u>Provide public education and publicity about public transportation services (CAPCOA Ms G-4).</u></li> </ul>	
	<p><u>Action AQ-LA.1.6: The County shall pursue the feasibility of establishing a Sustainable Energy Financing District to allow property owners to install solar systems and make other energy efficiency improvements to buildings and pay for the cost as a long-term assessment on their property tax bills. The County shall consult with other local jurisdictions and encourage multi-jurisdiction participation in order to maximize financing efficiencies</u></p>	<p>MM AQ-9.4 EIR page 4.10-58</p>

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<p><b>FLOODING</b></p> <p><b>GOAL FLD-LA-1: Provide Adequate Drainage Within The Los Alamos Planning Area To Eliminate Flooding And Drainage Problems.</b></p> <p>LACP Page 121</p>	<p><i>No recommended changes</i></p>	
<p><b>Policy FLD-LA-1.1: Drainage systems shall be designed to accommodate full buildout of the urban area as defined by the Community Plan.</b></p> <p>LACP Page 121</p>	<p><i>No recommended changes</i></p>	
<p><b>Policy FLD-LA-1.2: All development, including construction, excavation, and grading, shall occur in accordance with the County Floodplain Management Ordinance.</b></p> <p>LACP Page 122</p>		
<p><b>Dev Std FLD-LA-1.2.1: The County shall discourage the use of impervious surfaces in new development and encourage the use of permeable surfaces (e.g., avoid concrete drainage structures, <u>retention basins</u>, and install porous ground cover such as <u>gravel, turf block, etc.</u>).</b></p> <p>LACP Page 122</p>	<p><i>No recommended changes identified</i></p>	
<p><b>Dev Std FLD-LA-1.2.2: Residential units that are proposed in areas prone to flooding shall comply with the requirements of the County Flood Control District.</b></p> <p>LACP Page 122</p>	<p><b>Dev Std FLD-LA-1.2.2: Residential units that are proposed in areas prone to flooding shall comply with the requirements of the County Flood Control District.</b></p>	

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<p><b><u>Policy FLD-LA-1.3: Provide adequate drainage to San Antonio Creek within the Los Alamos Community Planning Area to relieve flooding and drainage problems.</u></b></p> <p>LACP Page 122</p>	<p><b><u>Policy FLD-LA-1.3: Development shall incorporate drainage measures to relieve flooding and drainage problems.</u></b></p> <p><del><b><u>Policy FLD-LA-1.3: Provide adequate drainage to San Antonio Creek within the Los Alamos Community Planning Area to relieve flooding and drainage problems.</u></b></del></p>	
	<p><b><u>DevStd FLD-LA-1.3.1: Projects in the CM-LA zone district shall be reviewed by the Flood Control Division to determine appropriate drainage control measures on a case-by-case basis. Drainage control measures may include a combination of on-site and off-site solutions as deemed appropriate by the County Flood Control Division.</u></b></p> <p><b><u>Source control measures such as infiltration, evapotranspiration, storage, retention, and reuse shall be incorporated into site design to the maximum extent practicable.</u></b></p>	
	<p><b><u>Policy FLD-LA-2: Pollution of surface and ground water shall be avoided</u></b></p>	
	<p><b><u>DevStd FLD-LA-2.1: Development shall incorporate best management practices (BMPs) to reduce pollutants in water runoff. The BMPs can include, but are not limited to: dry wells or cisterns for roof drainage or other roof downspout infiltration systems; modular unit pavers on sand or other porous pavement designed to infiltrate water for driveways, patios or parking areas; multiple purpose detention systems,</u></b></p>	

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	<p><u>structural devices (e.g. grease, silt sediment, and trash traps), sand filters, or vegetated treatment systems (e.g.bioswales/filters).</u></p>	
	<p><u>DevStd FLD-LA-2.2: Construction site BMPs addressing erosion and sediment control, waste and material management, and protection of storm drain inlets and natural water courses shall be included on drainage plans and/or erosion and sediment control plans, and implemented, to prevent contamination of runoff from construction sites. These practices shall include, but are not limited to: appropriate storage areas for pesticides and other chemicals; use of washout areas to prevent drainage of wash water to storm drains or surface waters; erosion and sediment control measures; and storage and maintenance of equipment away from storm drains and water courses.</u></p>	
<p><del>Action FLD-LA-1.1.1: Recognizing the high priority for flood control improvements, the County shall continue to make all reasonable efforts to obtain funding for improvements to alleviate flooding problems associated with San Antonio Creek, Calaveras Canyon and local urban drainage. Improvements for San Antonio Creek shall be given the highest priority for funding.</del></p> <p>LACP Page 122</p>	<p><i>No recommended changes</i></p>	
<p><del>Action FLD-LA-1.1.2: The County Flood Control District shall consider the feasibility of acquiring a master drainage easement along the western perimeter of town to accommodate drainage from the antiquated lots and the western portion of town.</del></p>	<p><i>No recommended changes</i></p>	

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LACP Page 122		
<p><del>Action FLD-LA-1.1.3: The County shall make all reasonable efforts, through the preparation and implementation of a Master Drainage Plan, to avoid the potential for structural damage due to flooding within the town's urban boundaries, particularly from San Antonio Creek, drainage from Canada de Calaveras, and local urban drainage.</del></p> <p>LACP Page 122</p>	No recommended changes	

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<p><b>BIOLOGY</b></p> <p><b>GOAL BIO-LA-1: Maintain the quality of streams, sloughs, drainage channels, and <del>underground water basins</del>, and areas adjacent to such waters. Protect, maintain, and restore significant habitat and/or vegetation within the town's Urban Boundaries.</b></p> <p>LACP Page114</p>	<p><i>No changes identified</i></p>	
<p><b>Policy BIO-LA-1.1: Riparian habitat on San Antonio Creek and local drainages shall be preserved and restored to the maximum extent feasible.</b></p> <p>LACP Page 114</p>	<p><i>No changes identified</i></p>	
<p><b>Dev Std BIO-LA-1.1.1: A buffer for San Antonio Creek shall be established based on an investigation of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Control Board in order to protect the biological productivity and water quality of the creek:</b></p> <ul style="list-style-type: none"> <li>a. soil type and stability of stream corridors;</li> <li>b. how surface water filters into the ground;</li> <li>c. slope of the land on either side of the stream;</li> <li>d. location of the 100 year flood plain boundary; and</li> <li>e. consistency with adopted plans, particularly Biology/Habitat policies.</li> </ul> <p>This buffer may be adjusted upward or downward on a</p>	<p><b>Dev Std BIO-LA-1.1.1: A <u>50-foot</u> buffer <u>measured outward from the edge of the riparian vegetation on both sides of <del>for</del> San Antonio Creek and Canada de Calaveras within the Los Alamos Urban Area</u> shall be established based on an investigation <u>by a County-qualified biologist</u> of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Control Board in order to protect the biological productivity and water quality of the creek:</b></p> <ul style="list-style-type: none"> <li>a. soil type and stability of stream corridors;</li> <li>b. how surface water filters into the ground;</li> <li>c. slope of the land on either side of the stream;</li> <li>d. location of the 100-year flood plain boundary; and</li> </ul>	<p><i>MM BIO-4 EIR Page 4.7-38 To be Revised in FEIR</i></p>

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<p>case-by-case basis but shall not preclude reasonable development of a parcel. The buffer area shall be indicated on all grading plans. All development, including grading and vegetation removal shall be limited consistent with the purpose of protecting the riparian habitat of San Antonio Creek without precluding reasonable development of the parcel.</p> <p>LACP Pages 114-115</p>	<p>e. consistency with adopted plans, particularly Biology/Habitat policies.</p> <p>This buffer may be adjusted upward or downward on a case-by-case basis based on site-specific conditions <u>such as slopes, biological resources and erosion potential.</u> <u>Buffers shall not</u> preclude reasonable development of a parcel. The buffer area shall be indicated on all grading plans. All development, including grading and vegetation removal shall be limited consistent with the purpose of protecting the riparian habitat of San Antonio Creek without precluding reasonable development of the parcel.</p>	
<p>Dev Std BIO-LA-1.1.2: Development (including dredging, filling and grading) within the San Antonio Creek corridor shall be limited to the following:</p> <ul style="list-style-type: none"> <li>a. Public trails or other passive public recreational uses;</li> <li>b. Flood control projects, where the project is for improvement or maintenance of stream channel flow capacity and/or is necessary for public safety or to protect existing development;</li> <li>c. Development where the primary function is the improvement of fish and wildlife habitat;</li> <li>d. Culverts, fences, pipelines, and bridges (when support structures are located outside critical habitat) may be permitted, when no alternative route/location is feasible;</li> </ul> <p>All proposed development within the corridor shall be evaluated as to their biological consequences and shall incorporate the best feasible mitigation measures</p>	<p>Dev Std BIO-LA-1.1.2: <u>Certain</u> development (<del>including dredging, filling, and grading</del>) <del>within the San Antonio Creek corridor</del> <u>shall be allowed within the 50-foot riparian vegetation buffer established in DevStd BIO-LA-1.1.1 subject to review and approval by Planning and Development Department.</u> <u>Allowed development</u> shall be limited to the following:</p> <ul style="list-style-type: none"> <li>a. Public trails or other passive public recreational uses;</li> <li>b. Flood control projects, where the project is for improvement or maintenance of stream channel flow capacity and/or is necessary for public safety or to protect existing development;</li> <li>c. Development where the primary function is the improvement of fish and wildlife habitat; and</li> </ul>	<p>MM BIO-4 EIR Page 4.7-38 To be Revised in FEIR</p>

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<p>(including enhancement and/or restoration) to minimize the impacts to the greatest extent. All proposed revegetation and restoration plans shall be evaluated by the County. Plans for protection, restoration, and/or enhancement shall allow for wildlife movement and avoid ecological "islands".</p> <p>LACP Page115</p>	<p>d. Culverts, fences, pipeline, and bridges (when support structures are located outside critical habitat) may be permitted, when no alternative route/location is feasible.</p> <p><u>DevStd BIO-LA-1.1.3: All proposed development encroaching within the San Antonio Creek and Canada de Calaveras riparian corridors, including the 50 ft. buffer, shall incorporate protection, enhancement and/or restoration to minimize potential impacts to the greatest extent. This shall include:</u></p> <ol style="list-style-type: none"> <li><u>1. Removing and controlling invasive, non-native vegetation at a 2:1 ratio (restored/disturbed); or</u></li> <li><u>2. Revegetating the buffer area with native, locally-occurring riparian trees, shrubs, and native, indigenous grasses at a minimum 1:1 ratio. Tree species to be planted shall be restricted to: Fremont cottonwood, valley oak, western sycamore, coast live oak, and box elder;</u></li> <li><u>3. Providing for wildlife movement to avoid ecological "islands."</u></li> </ol> <p><u>Proposed revegetation and restoration measures outlined above shall be contained in a Mitigation Plan that shall be prepared by a County-qualified biologist and be reviewed and approved by the County Planning &amp; Development Department. The scope of all surveys, inspections, and fieldwork shall be approved by the Planning and Development Department in advance and funded by the project applicant.</u></p>	

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	<p><del>All proposed development within the <u>buffer corridor</u> shall be evaluated as to their biological consequences and shall incorporate the best feasible mitigation measures (including enhancement and/or restoration) to minimize the impacts to the greatest extent. All proposed revegetation and restoration plans shall be evaluated by the County. Plans for protection, restoration, and/or enhancement shall allow for wildlife movement and avoid ecological "islands."</del></p>	
<p><b>Policy BIO-LA-1.2: Pollution of streams, sloughs, drainage channels, and underground water basins and areas adjacent to such waters shall be minimized.</b></p> <p>LACP Page116</p>	<p><i>No recommended change</i></p>	
<p><del>Policy BIO-LA-1.3: To the maximum extent feasible, all existing "protected" trees shall be preserved. <u>Protected trees</u> Native protected trees and non-native specimen trees shall be preserved to the maximum extent feasible. <u>Non-Native specimen trees</u> are defined for the purposes of this policy as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species. Native or non-native trees that have unusual scenic or aesthetic quality, have important historic value, or are unique due to species type or location shall be preserved to the maximum extent feasible.</del></p> <p>LACP Page116</p>	<p><i>No recommended change</i></p>	
<p><b>Dev Std BIO-LA-1.3.1: All existing <u>protected trees to be preserved</u> shall be protected from damage or removal to the</b></p>	<p><i>No recommended change</i></p>	

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<p><b>maximum extent feasible.</b> LACP Page116</p>		
<p><del>Dev Std BIO-LA-1.3.2: A “native protected tree” is at least six inches in diameter as measured a breast height (DBH = 4.5 feet above level ground). A “non-native specimen tree” is at least 25 inches DBH. Areas to be protected from grading, paving, and other disturbances shall generally avoid the critical root zone (a circular area around a tree trunk with a radius equivalent to one foot for each inch of diameter at breast height).</del> LACP Page116</p>		
<p><del>Dev Std BIO-LA-1.3.3: Development shall be sited and designed at an appropriate size and scale to avoid damage to native protected trees (e.g., sycamore, cottonwood, willow, etc.), non-native roosting and nesting trees, and non-native protected trees by incorporating buffer areas, clustering, or other appropriate measures. Mature protected trees that have grown into the natural stature particular to the species should receive priority for preservation over other immature, protected trees. Where native protected trees are removed, they shall be replaced in a manner consistent with County standard conditions for tree replacement.</del> LACP Page116</p>		

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<p><b><u>Policy BIO-LA-1.4: Trees serving as known raptor nesting sites or key raptor roosting sites shall be preserved to the maximum extent feasible.</u></b> LACP Page117</p>	<p>No recommended change</p>	
	<p><b><u>DevStd BIO-LA-1.4.1 Proposed tree removals associated with development shall be evaluated by a county-approved biologist to determine if any effect on wildlife is anticipated. Trees to be evaluated include any existing native or non-specimen tree with a 6-inch or greater diameter measured at breast height. This standard applies to development located: (1) within 300 feet of former stream terraces as defined on modern topographic maps; (2) within 150 feet of the top-of-bank of San Antonio Creek and Canada de Calaveras; and (3) within Los Alamos County Park. Buffers shall be established for active nests as determined by the biologist on a case-by-case basis.</u></b></p>	<p>MM BIO-5 EIR Page 4.7-41 To be revised in FIER</p>
<p><b><u>Dev Std BIO-LA-1.4.1: A development buffer (to be determined on a case-by-case basis) shall be established around trees serving as raptor nesting sites or key roosting sites.</u></b> LACP Page117</p>	<p><b><u>Renumber to DevStd BIO-LA-1.4.2 for consistency</u></b></p>	
<p><b>Policy BIO-LA-1.5: Oak trees because they are particularly sensitive to environmental conditions, shall be protected to the maximum extent feasible. Land use activities which</b></p>		

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<p>require a land use permit shall be carried out in such a manner as to avoid damage to native oak trees. Regeneration of oak trees shall be encouraged.</p> <p>LACP Page117</p>		
<p><b>Dev Std BIO-LA-1.5.1: Where oak trees may be impacted by new development (either ministerial or discretionary), a Tree Protection Plan may be required. The decision to require preparation of a Tree Protection Plan shall be based on the location of the trees and the project's potential to directly or indirectly damage the trees through such activities as grading, brushing, construction, vehicle parking, supply/equipment storage, trenching, or the proposed use of the property. The Tree Protection Plan shall be based on the County's existing Tree Protection Plan standards and shall include a graphic depiction of the Tree Protection Plan elements on final grading and building plans. (Existing landscape plans submitted to the County Board of Architectural Review (BAR) may be sufficient). A report shall be prepared by a County-approved consultant which indicates measures to be taken to protect affected trees where standard measures are determined to be inadequate. If necessary, an appropriate replacement/replanting program may be required. The Tree Protection Plan shall be developed at the applicant's expense. The Plan shall be approved by the County prior to recordation of a map or recordation of survey or prior to issuance of a Land Use Permit.</b></p>	<p><b><u>Dev Std BIO-LA-1.5.1: New development shall be designed to minimize encroachment within the canopy drip line of oak trees with a 6-inch or greater diameter measured at breast height.</u> Where oak trees may be impacted by new development (either ministerial or discretionary), a Tree Protection Plan shall be required. The decision to require preparation of a Tree Protection Plan shall be based on the location of the trees and the project's potential to directly or indirectly damage the trees through such activities as grading, brushing, construction, vehicle parking, supply/equipment storage, trenching, or the proposed use of the property. The Tree Protection Plan <del>shall be based on the County's existing Tree Protection Plan standards</del> and shall include a graphic depiction of the Tree Protection Plan elements on final grading and building plans. (Existing landscape plans submitted to the County Board of Architectural Review (BAR) may be sufficient) and include the following components.</b></p> <p><b><u>a. Disturbance of any oak trees in excess of 6 inches diameter at breast height (dbh) shall be mitigated by planting coast live oak and valley oaks at a 10:1 ratio and achieving minimum survivorship at an 8:1 ratio at the</u></b></p>	<p>MM BIO-7 EIR Page 4.7-42 To be revised in FEIR</p>

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LACP Page117	<u>end of three years post-planting. Replacement oaks shall be planted as acorn sets or saplings derived from existing trees in the vicinity of the site.</u>	
<p><b>Policy BIO-LA-1.6: Species native to the immediate area (i.e., oaks, willows, sycamores) shall be incorporated into all landscape plans in order to preserve the existing oak savannah character of the area <u>where appropriate.</u></b></p> <p>LACP Page117</p>	<p><b>Policy BIO-LA-1.6: <u>At least 50 percent of the species proposed for planting in landscape plans shall be locally-occurring species including valley oak, coast live oak, Fremont cottonwood, western sycamore, and box elder to the immediate area (i.e., oaks, willows, sycamores)</u></b>  <b>Species native to the immediate area (i.e., oaks, willows, sycamores) shall be incorporated into all landscape plans in order to preserve the existing oak savannah character of the area where appropriate. <u>Trees shall be derived from source trees in the Los Alamos Valley or adjacent Purisima Hills or Solomon Hills.</u></b></p>	<p>MM BIO-8 To be revised in FEIR</p>
<p><b>Policy BIO-LA-1.7: Proposed plantings within the Los Alamos County Park shall favor native trees and shrubs.</b></p> <p>LACP Page118</p>	<p><del>Policy BIO-LA-1.7: Proposed plantings within the Los Alamos County Park shall favor native trees and shrubs.</del>  <u>Existing native specimen trees with a 6-inch or greater diameter measured at breast height in Los Alamos County Park shall be protected to the maximum extent feasible. Coast live oak, valley oak, or other trees in the Park that naturally fall and do not present an obstruction to recreational use of the park or public safety shall be left in place to decay and provide important foraging habitat and cover for wildlife. Any replacement of dead trees in the Park shall be derived from one of the following source trees in the Los Alamos Valley or adjacent Purisima Hills or Solomon Hills: valley oak,</u></p>	<p>MM BIO-9 EIR Page 4.7-43 To be revised in FEIR</p>

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	<u>coast live oak, Fremont cottonwood, western sycamore, and box elder.</u>	
	<u>Policy BIO-LA-1.8: Annual and native grasslands in Sub-Area 1 (See Figure 4.7-2) that could serve as upland habitat for special-status wildlife species shall be preserved to the extent feasible</u>	MM BIO-1 EIR Page 4.7-31 To be revised in FEIR
	<u>DevStd BIO-LA-1.8.1 Prior to issuance of a development permit, Planning and Development shall identify projects that could adversely impact suitable or critical habitat. Projects shall be subject to inspection by a County qualified biologist as part of the permitting process for development. Planning and Development may recommend consideration of protocol level, or other surveys for special status wildlife species if field assessments indicate possible impact to suitable habitat.</u> <u>The scope of all surveys, inspections and fieldwork shall be approved by the Planning and Development Department in advance and funded by the project applicant.</u>	MM BIO-1 EIR Page 4.7-31- To be revised in FEIR
	<u>DevStd Bio-LA-1.8.2: Native grasslands, as defined by County Policy, shall be protected to the maximum extent feasible, through the use of fencing or other means deemed appropriate by a qualified biologist and Planning &amp; Development. Proposed development within Sub-areas 1 and 2 exceeding 0.25 acres in area shall be surveyed by a County-qualified biologist to determine the</u>	MM BIO-2 EIR Page 4.7-34 To be revised in FEIR

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	<p><u>potential for native grasses or other sensitive natural communities to exist. Native grasslands that meet the minimum County or CDFG criteria for size and percent cover shall be protected to the maximum extent feasible by:</u></p> <ol style="list-style-type: none"> <li><u>1. Project re-design and preservation of such areas as open space; or</u></li> <li><u>2. Restoration of native grassland in other portions of the parcel at a replacement ratio of 2:1</u></li> </ol>	