

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>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 change</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 change</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, 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>	

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~~.

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	<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. For structures that have been determined to be a significant historic resource,</u> t<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.</u></p>	<p>MM CR-1 (DEIR page 4.2-20) Revised per January 28, 2010 LAPAC meeting.</p>
<p>Action HA-LA-1.24.1: 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</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>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 Historic Merit. shall update and refine the list of historically important sites in Los Alamos.</p>		

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<p>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</u> 		

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<p><u>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> <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 128-130</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 change</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 change</i></p>	

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<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 change</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 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</p>	<p>Policy SCH-LA-1.4: The County shall require that a project applicant requesting a rezone for residential</p>	<p><i>MM PF-1 (EIR page 4.8-7 as revised) Refines</i></p>

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<p>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>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 action. <u>Fee payment shall be those in effect at the time of issuance of building permits.</u></p>	<p><i>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.</i></p> <p>Revised per January 28, 2010 LAPAC meeting.</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 for the project's significant impacts on school facilities and 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 <u>action. Fee payment shall be those in effect at the time of issuance of building permits.</u></p>	<p>MM PF-1 (EIR page 4.8-7 as revised) Same consideration as above.</p> <p>Revised per January 28, 2010 LAPAC meeting</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 change</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 change</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</p>	<p><i>No recommended change</i></p>	<p><i>The Scenic Buffer Overlay has been updated as part of Update project</i></p>

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<p>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>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 change</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 the following measures:</u> 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</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><u>a. At a minimum, development of structures shall be prohibited within 50 feet of the property line, unless this precludes reasonable development. <u>In the interest of good design, reduced setbacks may be warranted. Reduction in setback may be allowed if it can be demonstrated to the Board of Architectural Review and/or Review Authority that a development project meets all of the following standards.</u></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 reasonable development the following text has been inserted into DevStd VIS-LA-1.2.1.</i></p>

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<p>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>	<ol style="list-style-type: none"> 1. <u>Project's architecture and landscape design minimizes impacts to public views.</u> 2. <u>Structures are designed and sited so as to be compatible with proposed landscape materials and design character of the community.</u> <p><u>Scenic Buffer setback reductions do not apply to the County's creek setback requirements.</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</u> directed toward the ground.</p>	<p><u>Per January 28, 2010 LAPAC meeting</u></p> <p><i>Revision exempts community infrastructure projects from the 20% grading prohibition</i></p>

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LACP page 135		
<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 associated with the concept of "Rural Western Town."</p> <p>LACP page 135</p>	<i>No recommended change</i>	
<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>	<i>No recommended change</i>	
<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>Policy VIS-LA-1.4: Gateway development shall enhance the rural and historic aesthetic of Los Alamos. New commercial development along Bell Street at the entries to town should provide an inviting and aestheticall pleasing entrance to the community. create a vertical visual presence to attract visitors and encourage tourism.</u></p>	<p><u>Per January 28, 2010 LAPAC meeting</u></p>
<p>Action VIS-LA-1.4.1: The County shall explore the feasibility of offering incentives to property owners or</p>		

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<p><u>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: The County shall pursue the feasibility of a utility underground program for Bell Street and County roadways within the CM-LA.</u></p>	<p><u>January 28, 2010 LAPAC meeting and comment B4-49</u></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>		
<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.</p> <p>LACP page 136</p>	<p><i>No recommended change</i></p>	

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<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>	<p><i>No recommended change</i></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 change</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>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>Per January 28, 2010 LAPAC Meeting</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>Action POL-LA-1.1.1: As funding becomes available, tThe County shall explore <u>the feasibility of</u> establishing a Sheriff's substation within Los Alamos in order to provide a greater police presence <u>and to reduce call response times.</u></p>	<p>Per January 28, 2010 LAPAC Meeting</p>

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<p>WATER</p> <p>GOAL WAT-LA-1: Minimize The Potential For A Significant Depletion Of The Area's Groundwater Resources Through The Promotion Of Water Conservation And An Overall Reduction In Groundwater Pumpage.</p> <p>LACP Page106</p>	<p>GOAL WAT-LA-1: Minimize The Potential For A Significant Depletion Of The Area's Groundwater Resources Through The Promotion Of Water Conservation And An Overall Reduction In Groundwater <u>Use</u> Pumpage.</p>	
<p>Policy WAT-LA-1.1: The use of reclaimed water, where feasible, shall be encouraged for irrigation of large open space areas (i.e., community parks, dedicated open space, etc.).</p> <p>LACP Page106</p>	<p><i>No recommended change</i></p>	<p><i>Retained per February 27, 2010 LAPAC Meeting</i></p>
<p><u>Policy WAT-LA-1.4: If upgrades to the water system become necessary due to new development, the burden of upgrading the water system shall be placed on the new development.</u></p> <p>LACP Page106</p>	<p><u>Policy WAT-LA-1.2.4: If upgrades to the water system become necessary due to new development, the burden of upgrading the water system shall be placed on the new development.</u></p>	<p><i>Renumbered from Policy 1.4 for emphasis and per LACSD policy.</i></p>

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	<p><u>Action WAT-1.2.1:</u> The County shall support the efforts of the Los Alamos Community Services District to establish District eligibility for grants and loans to be used for water delivery and storage capacity infrastructure.</p>	<p>Changed to New Action WAT-LA-1.2.1 per February 27, 2010 LAPAC Meeting</p>
	<p><u>Action WAT-1.2.2:</u> The County shall work with the Los Alamos Community Services District to establish water conservation best management practices (bmp) for integration into new and remodeled residential, commercial, industrial, and landscaping uses in the Plan Area.</p> <p>The County should also provide technical support if in the future the District seeks to establish a water use baseline and urban water use targets to reduce per capita water use.</p>	<p>Renumbered per February 27, 2010 LAPAC Meeting integrates SB 7 Chapter 3 10608.43 conservation approach.</p>
<p>Policy WAT-LA-1.2: All new development shall minimize exterior water usage for landscaping purposes.</p> <p>LACP Page106</p>	<p>Policy WAT-LA-1.2<u>1.3</u>: All new development shall minimize exterior water usage for landscaping purposes.</p>	<p>Renumbered for consistency</p>
	<p><u>DevStd WAT-LA-1.3.1</u> All new development in the Los Alamos Community Plan should integrate designs and landscaping that facilitate infiltration of rainwater. The use of cisterns for water storage for landscape irrigation and</p>	<p>MM WR-5 EIR page 4.4.27 as revised.</p>

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	<u>reserve shall be encouraged in all new developments to enhance groundwater basin recharge and lower effective consumptive use water demands.</u>	
<p><u>Dev Std WAT-LA-1.2.1: All new development within the Los Alamos Community Plan shall demonstrate significant methods for conserving water that will include, but not limited to, waterless urinals in commercial projects, low flow toilets in commercial and residential projects and low flow showers in residential projects.</u></p> <p>LACP Page106</p>	<p>Dev Std WAT-LA-1.3.2:2.1: <u>All new residential, commercial, and industrial, development within the Los Alamos Community Plan shall incorporate water conservation measures in project design. Water conservation measures should include high efficiency fixtures and appliances.</u>and could include waterless urinals and toilets in commercial projects, low flow toilets in commercial and residential projects and low flow fixtures in residential projects. <u>demonstrate significant methods for conserving water that will include, but not limited to, waterless urinals in commercial projects, low flow toilets in commercial and residential projects and low flow showers in residential projects.</u></p>	<p>Renumbered for consistency</p> <p>Per February 27, 2010</p> <p>LAPAC Meeting</p>
<p><u>Dev Std WAT-LA-1.23.1: All new development shall maximize the use of drought tolerant native or Mediterranean species and low flow irrigation for landscaping purposes.</u></p> <p>LACP Page106</p>	<p>Dev Std WAT-LA-1.3.32.1: <u>All new development shall maximize the use of drought tolerant native or Mediterranean species and low flow irrigation for landscaping purposes.</u></p>	<p>Renumbered for consistency Per February 27, 2010</p> <p>LAPAC Meeting</p>
	<p>Action WAT-LA-1.3.4: <u>The County should coordinate with the Los Alamos Community Services District to identify funding for establishment of a toilet retrofit program to encourage existing homeowners and businesses to exchange fixtures for high efficiency models.</u></p>	<p>MM WER-5 EIR page 4.4.27 as revised per LACSD.</p>

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	<p><u>Policy WAT-LA-1.4:</u> For those areas within the Los Alamos Community Services District boundaries, buildout shall be accommodated within eventual projected capacity of the water delivery and storage system.</p>	<p>Renumbered for consistency Per February 27, 2010 LAPAC and LACSD</p>
<p>Policy WAT-LA-1.3: The County, in coordination with water purveyors, shall maintain and update accepted standard water demand factors for use in planning and shall consider the water resources analysis of the Los Alamos Community Services District. LACP Page106</p>	<p><u>Policy WAT-LA-1.5:3:</u> The County, in coordination with water purveyors, shall maintain and update accepted standard water demand factors for use in planning and shall consider the water resources analysis of the Los Alamos Community Services District.</p>	<p>Renumbered for consistency Per February 27, 2010 LAPAC</p>

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<p>WASTEWATER</p> <p>GOAL SD-LA-1: Link Development To A Well Managed <u>Sewer Wastewater System Plant</u> With A High Level Of Treatment In Order To <u>That</u> Best Serve The Public Health And Welfare.</p> <p>LACP Update Page 98</p>	<p>GOAL SD-LA-1: Link Development To A Well Managed Sewer <u>Wastewater System Plant</u> With A High Level Of Treatment In Order To <u>That</u> Best Serves The Public Health And Welfare.</p>	<p><i>Per LACSD February 19, 2010 letter.</i></p>
<p>Policy SD-LA-1.1: For those areas within the Los Alamos Community Services District boundaries, buildout shall be accommodated within eventual projected capacity of the wastewater treatment <u>system plant.</u></p> <p>LACP Update Page 98</p>	<p><i>No recommended change</i></p>	
<p>Action SD-LA-1.1.1: The County shall coordinate with the Los Alamos Community Services District and the Regional Water Quality Control Board (Central Coast Region) in order to allow appropriate and timely planning for expansion of the wastewater treatment</p>	<p><i>No recommended change</i></p>	

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<p>plant's treatment and disposal capacity to accommodate buildout under the Los Alamos Community Plan.</p> <p>LACP Update Page 98</p>		
	<p><u>Action SD-LA-1.1.1: The County shall monitor development activity in Los Alamos and provide data to the Los Alamos Community Services District (LACSD) for use in their wastewater collection and treatment facilities planning. Upon LACSD reaching 75% of the permitted plant capacity of 225,000 gpd, or 168,750 gpd, the County shall work cooperatively with the LACSD and Regional Water Quality Control Board to pursue feasibility, fiscal, and environmental studies to evaluate the possibility of expanding LACSD disposal capacity or other alternative solutions for accommodating increased wastewater treatment demand from buildout within the town of Los Alamos. Community input shall be sought regarding the content of the studies and potential alternative solutions to be considered.</u></p>	<p>MM WW-1 EIR page 4.3.14 as revised.</p>
	<p><u>Dev Std SD-LA-1.1.2: Upon reaching 90% of LACSD permitted capacity, the County shall suspend land use permits requiring additional sewer system connections except for emergency or public benefit purposes, until additional wastewater treatment capacity is constructed.</u></p>	<p>REVISED Feb. 26, 2010</p> <p>Clarify land use permit</p>

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<p>Dev Std SD-LA-1.1.2: In order to approve a discretionary project within the Los Alamos Community Services District, a finding, consistent with Land Use Development Policy 4, shall be made that adequate capacity exists from the Los Alamos sewer treatment system, given County-accepted figures, to service the specific project. as well as 50 percent of potential ministerial development from any existing legal lots. Approval of said project shall be found not to cause a significant deterioration (per Regional Water Quality Control Board standards) in the quality of total effluent discharge.</p> <p>LACP Update Page 98</p>	<p>Dev Std SD-LA-1.1.3:2: In order to approve a discretionary project within the Los Alamos Community Services District, a finding, consistent with Land Use Development Policy 4, shall be made that adequate capacity exists from the Los Alamos sewer treatment system, given County-accepted figures, to service the specific project. as well as 50 percent of potential ministerial development from any existing legal lots. Approval of said project shall be found not to cause a significant deterioration (per Regional Water Quality Control Board standards) in the quality of total effluent discharge.</p>	<p>MM WW-1 EIR page 4.3.14 as revised.</p> <p>Renumbered for consistency</p> <p>Per February 27, 2010 LAPAC meeting</p>
<p><u>Policy SD-LA-1.2:</u> If expansion of the wastewater system based on capacity becomes necessary due to new development, the burden of upgrading the wastewater system shall be placed on the new development.</p>	<p><u>Policy SD-LA-1.42:</u> If expansion of the wastewater system based on capacity becomes necessary due to new development, the burden of upgrading the wastewater system shall be placed on the new development.</p>	<p>Renumbered for consistency</p>

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	<p><u>Action SD-LA-1.4.1:</u><u>The County shall support the efforts of the Los Alamos Community Services District to establish District eligibility for grants and loans to be used for wastewater system expansion and/or improvements.</u></p>	<p>Per LACSD February 17, 2010 meeting</p>
<p>Action SD-LA-1.1.3: The County shall support extension of the Los Alamos Community Service District Boundary to parcel 101-110-001 and shall consider initiating an application for such an extension upon receipt of an application for development of this parcel as an affordable housing project consistent with the provisions of affordable housing overlay.</p>	<p><i>No recommended changes</i></p>	
<p>Action SD-LA-1.1.4: The County shall research the facts supporting the designation of Los Alamos as a Special Problems Area pursuant to County Code section 10-3.2.3 and bring this issue back to the Board of Supervisors for appropriate action to either maintain or terminate the designation. <i>Editor's Note: This designation was applied.</i></p>	<p><i>No recommended changes</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~~.

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<p>FIRE</p> <p>GOAL FIRE-LA-1: Reduce Fire Hazards Community-Wide While Preserving And Enhancing The Hillside Views.</p> <p>LACP Page 81</p>	<p><i>No recommended change</i></p>	<p>REVISED Feb.26, 2010</p> <ul style="list-style-type: none"> Action FIRE LA-1.1.2 clarified Page numbers corrected
<p><u>Policy FIRE-LA-1.31: Ensure that adequate fire staffing and facilities are available to meet the needs of both existing and new development in the Los Alamos Township, as well as service demands from outside the township area.</u></p> <p>LACP Page 81</p>	<p><i>No recommended change</i></p>	
<p><u>Action FIRE-LA-1.21.1: The County General Services, Real Property Division and Fire Department shall continue to search for a suitable replacement site for Station 24 and the needed "Operations Complex" which is in proximity to the downtown area. The County will need to secure additional funding for the Fire Department for these necessary capital improvements.</u>The County Public Works</p>	<p><i>No recommended change</i></p>	

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<p>Department and Fire Department shall continue to search for a suitable replacement site for Station 24 which is in proximity to the downtown area.</p> <p>LACP Page 81</p>		
	<p>Action FIRE-LA-1.1.2: The County shall explore the feasibility of establishing a Sheriff's substation within the future Operations Complex to help ensure public safety and welfare and reduce response times.</p>	<p>LAPAC January 28, 2010 meeting.</p>
<p>Policy-DevStd FIRE-LA-1.21.2: Developments adjacent to fire-prone natural open space areas for which a landscape plan is required shall incorporate fire-scape techniques. Homes on the periphery of the community shall be reviewed and greenbelt buffers shall be provided by the applicant as required by the County Fire Department. Additional protective setbacks may also be required by the County Fire Department.</p> <p>LACP Page 81</p>	<p>Policy-DevStd FIRE-LA-1.21.3: Developments adjacent to fire-prone natural open space areas for which a landscape plan is required shall incorporate fire-scape techniques. Homes on the periphery of the community shall be reviewed and greenbelt buffers shall be provided by the applicant as required by the County Fire Department. Additional protective setbacks may also be required by the County Fire Department.</p>	<p><i>Renumbered as appropriate to include above action.</i></p>
<p>Policy FIRE-LA-1.12: Water system and storage facilities shall be engineered to provide adequate fire flows, capacities and pressures necessary to meet the needs of the planning area. Fire hydrants shall be located along</p>	<p>Policy FIRE-LA-1.2: 4. Water system and storage facilities shall be engineered to provide adequate fire flows, capacities and pressures necessary to meet the needs of the planning area. Fire hydrants shall be located along streets, and, where necessary, within</p>	<p><i>Renumbered as appropriate</i></p>

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<p>streets, and, where necessary, within developments as required by the County Fire Department.</p> <p>LACP Page 82</p>	<p>developments as required by the County Fire Department.</p>	

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<p>RESOURCE RECOVERY</p> <p>GOAL RRC-LA-1: Provide Community-Wide Resource Recovery Opportunities.</p> <p>LACP Page 89</p>	<p><i>No recommended change</i></p>	
<p>Policy RRC-LA-1.1: The County shall encourage <u>maintain</u> recycling programs in Los Alamos and enhance programs when feasible.</p> <p>LACP Page 89</p>	<p>Policy RRC-LA-1.1: The County shall maintain recycling programs in Los Alamos and enhance programs when feasible. investigate potential programs that could be implemented in the Los Alamos area to further the goals of the Source Reduction and Recycling Element, such as increased frequency of collection for curbside recycling programs.</p> <p><u>a. Applicants for individual discretionary projects in the Plan Area shall develop and implement a solid waste management plan to be reviewed and approved by Public Works Resource Recovery and Solid Waste Division. In addition to required state or local regulations, the management plan shall include one or more of the following measures:</u></p> <ol style="list-style-type: none"> <u>1. Participation in the curbside recycling program that serves the Los Alamos area;</u> <u>2. Implementation of a monitoring program (quarterly, bi-annually) to ensure a 50% minimum participation in recycling efforts, requiring businesses to show written</u> 	<p><i>MM SW-1</i> <i>EIR Page 4.18-17</i></p> <p>Per February 27, 2010 LAPAC meeting</p>

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	<p><u>documentation in the form of receipts;</u></p> <p>3. <u>Development of Source Reduction Measures, indicating method and amount of expected reduction;</u></p> <p>4. <u>Implementation of a program to purchase recycled materials used for project construction and /or operation in association with the proposed project (lumber, plastic, paper, newsprint, office supplies, etc.). This could include requesting suppliers to show recycled material content;</u></p> <p>5. <u>Implementation of a backyard composting yard waste reduction program.</u></p>	
<p>Action RRC-LA-1.1.1: The County shall investigate potential programs that could be implemented in the Los Alamos area to <u>further the goals of the Source Reduction and Recycling Element</u>, such as increased frequency of collection for curbside recycling programs.</p> <p>LACP Page 89</p>	<p><i>No recommended change</i></p>	
<p>Action RRC-LA-1.1.2: As funding becomes available, the County Solid Waste Division shall actively pursue the development of a yard waste collection program or siting of accumulation bins within existing neighborhoods.</p>	<p><i>No recommended change</i></p>	

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LACP Page 89		
<p><u>Action RRC-LA-1.1.2: The County Public Works Department shall work with Caltrans, the local solid waste collection and recycling provider, and property owners to develop a program for placement of trash and recycling receptacles along Bell Street.</u></p> <p>LACP Page 89-90</p>	<p><i>No recommended change</i></p>	

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<p>TRANSPORTATION, CIRCULATION, AND PARKING</p> <p>GOAL CIRC-LA-1: The County Shall Strive To Permit Reasonable Development Of Parcels Within The Community Of Los Alamos Based Upon The Policies And Land Use Designations Adopted In This Community Plan, While Maintaining Safe Roadways And Intersections That Operate At Acceptable Levels</p> <p>LACP Update Page 74</p>	<p><i>No recommended change</i></p>	
<p>Policy CIRC-LA-1.1: The County should attempt to minimize the need for subsequent improvements necessary for a given intersection in order to achieve an acceptable Level of Service at buildout.</p> <p>LACP Update Page 74</p>	<p><i>No recommended change</i></p>	
<p>Policy CIRC-LA-1.2: The County's seven-year Transportation Improvement Plan shall be developed to give the highest priority to roadway improvements that will ease conditions on the most severely constrained roadways and intersections in each planning area. The priority assigned to these improvements shall account for priorities in</p>	<p><i>No recommended change</i></p>	

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<p>the area's Community Plan, but shall be based upon the most recent available traffic data. The Capital Improvement Plan shall facilitate alternative modes of transportation. The Capital Improvement Plan shall be updated by the Public Works Department and presented to the Planning Commission and the Board of Supervisors for review on an annual basis. The Plan shall contain a list of transportation projects to be undertaken, ranked in relative priority order, and include estimated cost, funding source and if known, estimated delivery year for each project.</p> <p>LACP Update Page 74-75</p>		
<p>Policy CIRC-LA-1.3: The County shall regularly monitor the operating conditions of designated roadways and intersections in Los Alamos. If traffic on any roadway or intersection is found to exceed the acceptable capacity level defined by this community plan, the County shall reevaluate, and if necessary, amend the community plan in order to reestablish the balance between allowable land uses and acceptable roadway and intersection operation. This reevaluation should include, but not be limited to:</p> <ul style="list-style-type: none"> o redesignating roadways and/or 	<p><i>No recommended change</i></p>	

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<p>intersections to a different classification; o reconsidering proposed land uses to alter traffic generation rates, circulation patterns, etc.; and o change to the County's Capital Improvement Program including reevaluation of alternative modes of transportation.</p> <p>LACP Update Page 75</p>		
<p>Action CIRC-LA-1.3.1 The County shall consider a comprehensive study to analyze possible vacations or width reduction of existing road right-of ways where traffic volumes would not require the current right-of-way capacities. Any resulting effects to yard setbacks also should be addressed to ensure that structural development would maintain an orderly pattern in relation to the affected surrounding neighborhood and roadway(s).</p> <p>LACP Update Page 75</p>	<p><i>No recommended changes</i></p>	
<p>Action CIRC-LA-1.3.2 The County shall consider amending the Circulation Element to include intersection standards for unsignalized intersections.</p>	<p><i>No recommended changes</i></p>	

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LACP Update Page 75		
	<u>Action CIRC-LA-1.3.3: The County shall work with Caltrans to design, fund, install, and maintain safe pedestrian sidewalks and bicycle lanes linking residential and commercial uses east of Highway 101 with downtown Los Alamos and Bell Street.</u>	Per LAPAC January 28, 2010 meeting
<p>Policy CIRC-LA-1.4: A determination of project consistency with the standards and policies of this Community Plan Circulation Section shall constitute a determination of consistency with Land Use Development Policy #4 with regard to roadway and intersection capacity.</p> <p>LACP Update Page 75</p>	No recommended changes	
<p>Policy CIRC-LA-1.5: The minimally acceptable Level of Service (LOS) on roadway segments and intersections in the Los Alamos Planning Area is "C".</p> <p>LACP Update Page 76</p>	No recommended changes	<p>REVISED Feb. 26, 2010</p> <p>To capture non CM-LA zoned properties</p>
<p>Policy CIRC-LA-1.6: Walkways (e.g., sidewalks, boardwalks) shall be required for all new development along the Bell Street commercial core. Walkways shall be in conformance with the Bell Street Design Guidelines.</p> <p>LACP Update Page 76</p>	<u>DevStd CIRC-LA-1.6.1: New development fronting Bell Street shall incorporate curb, gutter, and sidewalks consistent with the Bell Street Design Guidelines (e.g., walkways, boardwalks). Walkways along County roads perpendicular to Bell Street, within the CM-LA zone, shall be designed to integrate seamlessly with pedestrian walkways along Bell Street, and should incorporate</u>	Revised per February 27, 2010 LAPAC meeting

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	<p><u>permeable paving to the extent feasible. Curb and gutter may be required to achieve adequate drainage.</u> Policy CIRC-LA-1.6: Walkways (e.g., sidewalks, boardwalks) shall be required for all new development along the Bell Street commercial core. Walkways shall be in conformance with the Bell Street Design Guidelines.</p>	
<p>Policy CIRC-LA-1.7: Angled parking shall be encouraged within the Bell Street Commercial Corridor.</p> <p>LACP Update Page 76</p>	<p>Policy CIRC-LA-1.7: Angled parking shall be encouraged within the <u>CM-LA Zone District on County maintained roads.</u> Bell Street Commercial Corridor.</p>	<p><i>Addresses Caltrans November 9, 2009 letter item 3</i></p>
	<p><u>Dev Std CIRC-LA-1.7.1: The County shall pursue funding and installation of angled parking along the cross streets one block north and south of Bell Street when development within the CM-LA zone district reaches 50% building capacity in order to meet future parking demands.</u></p>	<p><i>MM TC-1 EIR Page 4.9-18 as revised.</i></p>
	<p><u>Action CIRC-LA-1.7.2: The County shall pursue identifying additional parking capacity, such as parking lots when development reaches 90% of on-street parking capacity within the CM-LA zone district.</u></p>	<p><i>MM TC-1 EIR Page 4.9-18 as revised.</i></p>
	<p><u>Action CIRC-LA-1.7.3: The County shall work with the community and Caltrans to discuss the feasibility of acquiring Bell Street through Los Alamos as a County</u></p>	

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	<u>maintained road</u>	
<p>Policy CIRC-LA-1.7: If required by the Fire Department or Public Works Department, a secondary access road shall be provided prior to development of the Affordable Housing Site parcels depicted in Figure 18, west of Hwy. 101 and north of San Antonio Creek. Specific alignment of this road shall be subject to review and approval by appropriate agencies.</p> <p>LACP Update Page 76</p>		
<p>Policy CIRC-LA-1.8: Any Development Plan proposed for APN 101-100-017 shall include a detailed study of the potential traffic impacts resulting from the project on the configuration of the northbound U.S. 101 off-ramp, relating to both level of service and safety. As a condition of Development Plan approval, the developer shall provide traffic improvements that will fully mitigate the traffic impacts (e.g. change the geometrics) of the intersection so that it does not result in an unacceptable level of service or a safety hazard.</p> <p>LACP Update Page 76</p>		
<p>Policy CIRC-LA-1.98: The County Public Works Department shall monitor traffic volumes at selected intersections in the community at</p>	<i>No recommended changes</i>	

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<p>least every two <u>five</u> years and accident reports as they occur or annually. At intersections with no stop signs to control traffic right-of-way, the volume and accident data will be used to determine whether conditions warrant installation of stop signs on the approach(es) of one or both roadways. At certain intersections with higher traffic volumes (such as Bell Street at Centennial Street and Bell Street at Main Street), traffic signal warrant analyses shall be conducted to determine if an upgrade of traffic control from stop signs to traffic signals is warranted. Signal warrant determinations shall be conducted in cooperation with Caltrans.</p> <p>LACP Update Page 76 - 77</p>		
<p>GOAL CIRC LA-2: The County Shall Continue To Encourage The Use Of Alternative Modes Of Transportation Such As Bicycling, Walking, Carpooling, And Other Forms Of Ridesharing.</p> <p>LACP Update Page 77</p>	<p><i>No recommended changes</i></p>	
<p>Policy CIRC-LA-2.1: New development shall be sited and designed to encourage pedestrian and bicycle travel and provide maximum access to facilities that offer alternative modes of transportation (e.g. park and ride areas, bus stops).</p> <p>LACP Update Page 77</p>	<p><i>No recommended changes</i></p>	

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<p>Policy CIRC-LA-2.2: In its long range land use planning efforts, the County should seek methods to link commercial, recreational and educational facilities with transit lines, bikeways and pedestrian trails.</p> <p>LACP Update Page 77</p>	<p><i>No recommended changes</i></p>	
<p>Action CIRC-LA-2.2.1: As appropriate, the County should include the Los Alamos Planning Area in the Countywide Transportation Management Programs which provide, but are not limited to, programs for commuter-related traffic.</p> <p>LACP Update Page 77</p>	<p><i>No recommended changes</i></p>	
<p>Action CIRC-LA-2.2.2: The County, in cooperation with Caltrans, shall seek to locate and acquire a site in Los Alamos which is suitable for development of a Park and Ride facility.</p> <p>LACP Update Page 77</p>	<p><i>No recommended changes</i></p>	
<p>Action CIRC-LA-2.2.3: The County Public Works Department should work with the Los Alamos Community Advisory Committee, the school district, and any other appropriate community organizations, to establish appropriate locations for future bikeways and/or equestrian trails.</p> <p>LACP Update Page 77</p>	<p>Action CIRC-LA-2.2.3: The County Public Works Department should work with the Los <u>Alamos Planning Community</u> Advisory Committee, the school district, and any other appropriate community organizations, to establish appropriate locations for future bikeways and/or equestrian trails.</p> <p>LACP Update Page 77</p>	<p>Per February 27, 2010 LAPAC Meeting</p>

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