

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>LAND USE – RESIDENTIAL</p> <p><u>GOAL LUR-LA-1 Encourage infill and mixed use residential/commercial growth within the existing Urban Boundary.</u></p> <p>LACP Page 53</p>	<p><i>No recommended change</i></p>	
<p>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></p> <p>LACP Page 53</p>	<p><i>No recommended change</i></p>	
<p>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.</p> <p>LACP Page 53</p>	<p><i>No recommended change</i></p>	
<p><u>Action LUR-LA-1.1.2: The County will rezone properties along Bell Street to allow residential uses in conjunction with commercial development as specified in the Bell Street Form-Based Code attached in Appendix B.</u></p>	<p><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>

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<p>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.</p>	<p>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> and Rural Identity Of The Community.</p>	
<p>Policy LUR-LA-2.1: In order to follow existing development patterns in the community, reduce conflicts between agricultural operations and urban uses and reduce automobile trips, low density residential designations near the community's periphery shall be retained wherever feasible.</p>	<p><i>No recommended change</i></p>	
<p>Policy LUR-LA-2.2: In order to reduce conflicts between residences and agricultural operations, proposed residential development which borders on agriculturally-designated land shall integrate mechanisms, such as fences and/or buffer areas into the project design.</p> <p>LACP Page 53</p>	<p>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> 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). <u>This policy does not apply to RR-5 zoned parcels in the Plan Area.</u></p>	<p>Revised per January 28, 2010 LAPAC meeting</p>
	<p><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></p> <p><u>If the residential development is paer of a multi-parcel development concept, the agricultural buffer setback shall be established by Planning and Development during project design.</u></p>	<p><i>Incorporate MM AG-2 EIR page 4.6-21</i></p> <p>Revised per January 28, 2010 LAPAC meeting.</p> <p>April 15, 2010 Revision</p>

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	<p>DevStd LUR-LA-2.2.2: <u>Fencing or an earthen berm shall be installed along property lines or across ends of street stubs contiguous to agricultural operations, unless a waiver to the satisfaction of Planning & Development is obtained from the adjacent property owner(s). Said fencing shall be designed, installed and maintained by the residential property owner to protect agricultural land from residential intrusion for the life of the project and to protect residences from agricultural dust or herbicides/pesticides. The fencing, subject to Planning & Development design approval, shall consist of a solid wood type fence unless alternative acceptable fencing is approved by Planning & Development and adjacent property owners. The fence shall be a minimum six (6) feet high.</u></p>	<p>Incorporate MM AG-1 EIR page 4.6-21</p> <p>Revised per January 28, 2010 LAPAC meeting.</p> <p>April 15, 2010 Revision</p>
<p>Dev Std LUR-LA-2.2.1: As a condition of approval for all discretionary residential projects that are immediately adjacent to agricultural lands, potential purchasers of lots adjacent to agricultural land shall be notified on the property title of the potential for agricultural activities on adjacent parcels.</p> <p>LACP Page 53-54</p>	<p>DevStd LUR-LA-2.2.31: As a condition of approval for all discretionary residential 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</u></p>	<p>Incorporates MM AG-3 (EIR page 4.6-22)</p> <p>April 15, 2010 Revision</p>

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	<p><u>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>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.</p> <p>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.</p> <p>Policy LUR-LA-1.5: Consideration shall be given to residential uses located adjacent to the Carrari parcel (APN 101-100-17).</p> <p>LACP Page 54</p>	<p>No recommended change</p>	
<p>Dev Std LUR-LA-2.2.2: The owners of APNs 101-100-015 and 101-100-016 residential properties located adjacent to properties zoned for light industrial use 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.</p> <p>LACP Page 54</p>	<p>Dev Std LUR-LA-2.2.42: The owners of APNs 101-100-015 and 101-100-016 residential properties located adjacent to properties zoned for light industrial use 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.</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>GOAL LURH-LA-3: Strive To Ensure That The Community of</p>	<p>No recommended change</p>	<p>.</p>

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<p>Los Alamos Provides Housing Opportunities For All Economic Segments Of Its Population. LACP Page 54</p>		
<p>Policy <u>LURH-LA-3.1</u>: In order to provide additional adequate affordable housing opportunities, renovation of existing substandard units shall be encouraged. LACP Page 54</p>	<p><i>No recommended change</i></p>	
<p>Policy <u>LURH-LA-3.2</u>: In order to provide affordable housing opportunities, walk to work or school opportunities, and visual and functional diversity within the community, mixed use housing zoning shall be encouraged where it is compatible with commercial uses. LACP Page 54</p>	<p><i>No recommended change</i></p>	
<p>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> LACP Page 54-55</p>	<p><i>No recommended change</i></p>	

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AIR QUALITY GOAL AQ-LA-1: Maintain Healthful Air Quality In The Los Alamos Valley. LACP Page 111	No recommended change	
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. LACP Page 111	No recommended change	
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. LACP Page 111	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> <ul style="list-style-type: none"> • <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> • <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> • <u>The engine size of construction equipment shall be the minimum practical size.</u> 	MM AQ-1 EIR Page 4.10-30-31

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	<ul style="list-style-type: none"> • <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> • <u>Construction equipment shall be maintained in tune per the manufacturer's specifications.</u> • <u>Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.</u> • <u>Catalytic converters shall be installed on gasoline-powered equipment, if feasible.</u> • <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> • <u>Diesel powered equipment should be replaced by electric equipment whenever feasible.</u> • <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> <p><u>Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.</u></p>	
<p>Dev Std AQ-LA-1.1.2: Project construction shall minimize the generation of pollution and fugitive dust during construction.</p> <p>LACP Page 111</p>	<p>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 (PM₁₀) emissions from project construction.</u></p> <p><u>Controls shall include, but not be limited to, the following measures:</u></p> <ul style="list-style-type: none"> • <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> • <u>Reclaimed water should be used whenever possible.</u> • <u>Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.</u> 	<p>MM AQ-2 EIR page 4.,10-32 – 33</p> <p>April 15, 2010 Revision</p>

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	<ul style="list-style-type: none"> • <u>Gravel pads must be installed at all access points to prevent tracking of mud on to public roads.</u> • <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> • <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> • <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> • <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> 	
<p>Policy AQ-LA-1.2: The County shall strive for consistency of all land use planning with the Clean Air Plan.</p> <p>LACP Page 111</p>	<p><i>No recommended change</i></p>	
<p>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.</p>	<p><u>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.</u></p>	<p>MM AQ-3 EIR page 4.10-35-36</p>

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LACP Page 111	<ul style="list-style-type: none"> • <u>Include design features to encourage alternate transportation modes.</u> <ul style="list-style-type: none"> ○ <u>For pedestrians: sidewalks; safe street and parking lot crossings; shade trees; 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> ○ <u>For transit riders: all of the above plus safe, sheltered transit stops with convenient access to building entrances.</u> ○ <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> ○ <u>For carpools and vanpools: preferential parking.</u> • <u>Allow onsite services as by right to reduce the need for travel outside the Plan Area.</u> • <u>For residential developments: include childcare, telecommute center, neighborhood retail stores, postal machines, automatic teller machines.</u> • <u>For commercial/office developments: include childcare, food services, postal machines, banking services.</u> • <u>For commercial/retail developments: include delivery services, sales by phone.</u> • <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> • <u>Provide incentives, such as fee reduction, for transit service enhancements to serve the project (express bus service, bike racks on buses).</u> • <u>Bikeway improvements.</u> • <u>Pedestrian improvements serving the project (addition of sidewalks, pedestrian crossings).</u> 	
Policy AQ-LA-1.4: The County, when reviewing discretionary projects, shall require the use of techniques designed to	No recommended change	

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<p>conserve energy and minimize pollution.</p> <p>LACP Page 111</p> <p>Dev Std AQ-LA-1.4.1: The County shall consider the following energy conserving techniques to implement Policy AQ-LA-1.4:</p> <ul style="list-style-type: none"> a. the installation of low-NOx residential and commercial water heaters and space heaters per specifications in the 1991 SBCAPCD Air Quality Attainment Plan; b. the installation of heat transfer modules in furnaces; c. the use of light colored water based paint and roofing materials; 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; e. the use of passive solar cooling/heating; f. the use of natural lighting; g. use of concrete or other non-pollutant materials for parking lots instead of asphalt; h. installation of energy efficient appliances; i. installation of energy efficient lighting; j. use of landscaping to shade buildings and parking lots; k. installation of walkways; l. installation of covered bus stops to 	<p>DevStd Aq-LA-1.4.1: The County shall consider including the following energy-conserving techniques to implement Policy AQ-LA-1.4:</p> <ul style="list-style-type: none"> 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; 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> The use of light colored water based paint and roofing materials that absorb less heat, reduce solar heat gain, and reduce use of mechanical cooling systems; c. <u>The installation of solar panels for 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"> <u>1. Photovoltaic (PV) panels for electrical power, residential water heating systems, and other facilities. needs of home.</u> <u>2. Photovoltaic landscape lighting, gate openers, water features.</u> <u>3. Solar water heating system and/or the use of water heaters that heat water only on demand;</u> d. <u>Green building technologies such as structural orientation and use of construction materials that maximize passive solar exposures;</u> e. The use of passive solar cooling/heating <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> f. <u>The use of natural lighting systems such as skylights and interior transom windows to reduce energy consumption in commercial, office and municipal structures;</u> 	<p>MM AQ-4 EIR Page 4.10-37 as revised</p> <p>April 15, 2010 Revision</p> <p>Updates Planning and Development Standard Condition AQ-4:</p>

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<p>encourage mass transportation. LACP Page 111-112</p>	<ul style="list-style-type: none"> g. <u>Use of concrete or other non-pollutant materials for parking lots instead of asphalt and the use of sustainable building materials for building design and construction;</u> h. <u>Installation of energy efficient appliances and programmable thermostats to reduce the amount of consumed energy and reduce utility bills;</u> i. <u>Use of water efficient faucets, high-efficiency toilets (HETs), and water-conserving shower heads in residential homes;</u> j. <u>Installation of walkways; 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;</u> k. <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> l. <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>Use a drip irrigation system and/or zoned irrigation system with a rain sensor shutoff feature;</u> <u>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;</u> m. <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> n. <u>For carpool and vanpools, provide preferential parking;</u> o. <u>Encourage ridesharing and vanpooling for residents and commercial employees to address the benefits of alternative transportation methods;</u> 	

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	<p>p. Installation of covered bus stops to encourage use of mass transportation;</p> <p>q. <u>For neighborhood commercial uses, include childcare, food services, postal machines, and banking services.</u></p> <p>r. <u>A tiered fee reduction for projects that provide:</u></p> <ol style="list-style-type: none"> 1. <u>Alternative transportation amenities such as bicycle lockers/racks;</u> 2. <u>Low impact development techniques; and/or</u> 3. <u>Integration of energy conservation techniques (LEED Certification) into the building design.</u> 	
	<p><u>Dev Std 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 program.</u></p> <p><u>s that should consider the following elements:</u></p> <ul style="list-style-type: none"> • <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> • <u>Post carpool, vanpool and transit information in employee break/lunch areas;</u> • <u>Employ or appoint an Employee Transportation Coordinator;</u> • <u>Implement a Transportation Choices Program. Project applicants should work with the Transportation Choices</u> • <u>Coalition partners for free consulting services on how to start and maintain a program. Contact Traffic Solutions;</u> • <u>Provide for shuttle/mini bus service;</u> • <u>Provide incentives to employees to carpool/vanpool, take public transportation, telecommute, walk, bike, etc.;</u> • <u>Implement compressed work schedules;</u> 	<p>MM AQ-5 4.10-39-40</p> <p>April 15, 2010 Revision</p>

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	<ul style="list-style-type: none"> • Implement telecommuting program; • Implement a lunchtime shuttle to reduce single occupant vehicle trips; • Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area; • Provide on-site eating, refrigeration and food vending facilities to reduce employee lunchtime trips; • Provide preferential carpool and vanpool parking spaces; and • 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). • 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. 	
	<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> <ol style="list-style-type: none"> a. <u>Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints.</u> 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> c. <u>Description of potential odor sources at the facility.</u> 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> <p><u>Contingency measures to curtail emissions in the event of a public nuisance</u></p>	<p>MM AQ-6 EIR page 4.10-42</p>

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	<u>complaint.</u>	
	<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 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>	MM AQ-7 EIR page 4.10-44
	<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>	MM AQ-8 EIR page 4.10-44
	<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"> • <u>All construction equipment and portable engines shall be properly maintained and tuned according to manufacturer's specifications;</u> • <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> • <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> • <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</u> 	MM AQ-9.1 EIR page 4.10-55

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	<p><u>drivers and operators of the 5 minute idling limit;</u></p> <ul style="list-style-type: none"> • <u>The applicant shall electrify equipment where feasible;</u> • <u>The applicant shall substitute gasoline-powered for diesel powered equipment where feasible;</u> • <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> • <u>The applicant shall apply Best Available Control Technology (CBACT) as determined by the APCD.</u> • <u>Recycle/Reuse demolished construction material.</u> 	
	<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"> • <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> • <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> • Using high efficiency gas or solar water heaters (CAPCOA MME-14); • Using built-in energy efficient appliances (CAPCOA MM E-16); • Installing double-paned windows; • Installing door sweeps and weather stripping if more efficient doors and windows are not available; • Installing low energy interior lighting; 	<p>MM AQ-9.2 EIR page 4.10-56-57</p> <p>April 15, 2010 Revision</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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	<ul style="list-style-type: none"> • <u>Using low energy street lights (i.e. sodium); and</u> • Installing high efficiency or gas space heating (CAPCOA, MS G-9). • <u>Possible additional Green Building techniques include:</u> • <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> • <u>Install solar systems to reduce energy needs (e.g., solar panels).</u> • <u>Plant native, drought resistant landscaping (CAPCOA MM D-17).</u> • <u>Use locally-produced building materials (CAPCOA MM C-3).</u> • <u>Use renewable or reclaimed building materials. (CAPCOA MM C-4)</u> • <u>Use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way (CAPCOA MM E-17).</u> 	
	<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"> • <u>Recycle/Reuse demolished construction material. Use locally made building materials for construction of the project and associated infrastructure.</u> • <u>Execute an Energy Savings Performance Contract with a private entity to fund</u> 	<p>MM AQ-9.6 EIR page 4.10-59-60</p>

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	<p><u>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></p> <ul style="list-style-type: none"> • <u>Use drought resistant native trees, trees with low emissions and high carbon 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> • <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> • <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> 	
	<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>

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	<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"> <u>Coordinate controlled intersections so that traffic passes more efficiently through congested areas. Where signals are installed, require the use of Light Emitting Diode (LED) traffic lights (OPR Energy Conservation Policies and Actions GHG Reduction Measure #4).</u> <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> <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> <u>Develop transportation policies that give funding preference to public transit.</u> <u>Provide public education and publicity about public transportation services (CAPCOA Ms G-4).</u> 	<p>MM AQ-9.3 EIR page 4.10-57-58</p> <p>April 15, 2010 Revision</p>
	<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> <p>April 15, 2010 Revision</p>

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