

**Los Alamos
Planning Advisory Committee (LAPAC) Meeting
Los Alamos Senior Center
October 28, 2009
Unapproved Minutes**

1. **Meeting Called to Order:** By Chair, Chris Wrather at 6:35 p.m.

Pledge of Allegiance

Roll Call

LAPAC Members Present: Chair Wrather, deWit, Fordyce, Mortholé, Naughton, and Thyron

LAPAC Members Absent: Jimenez

Staff Present: Glenn Russell, Director, Planning and Development
Derek Johnson, Director, Long Range Planning
Vicki Parker, Deputy Director, Long Range Planning
David Lackie, Supervising Planner, Long Range Planning
Bret McNulty, Planner, Long Range Planning
John Jostes, Environmental Coordinator
David Stone, Dudek Consultants, EIR Consultant
John Cuykendall, Dudek Consultants, EIR Consultant

Chair Wrather convened the meeting and opened the public hearing.

2. **Public Comment for Items not on the Agenda:**

Glenn Russell PhD, the new County of Santa Barbara Planning and Development Department Director introduced himself to the public and LAPAC. Mr. Russell discussed his experience as Program Manager with the County of San Diego and as the Curator of Archaeology at the Fowler Museum of Cultural History at UCLA.

Lisa Mendoza, a volunteer at Olga Reed Elementary School informed the LAPAC and attendees about the Cowboys for Kids fundraiser seeking to raise \$25,000 for after school arts, sports, and music programs. Ms. Mendoza also wanted to make the LAPAC aware that the school recently reduced its teaching staff by 25%.

Chris Wrather, speaking as a member of the public, spoke against the adoption of the proposed spay and neuter ordinance being considered by the Board of Supervisors as an item on their upcoming meeting agenda. Mr. Wrather indicated that it was a lose-lose proposition as it did not achieve what it purported, reducing unwanted animals, and placed unnecessary and burdensome regulatory requirements on animal owners.

On behalf of the Chair, Derek Johnson, Director of Long Range Planning introduced item 3.

3. **Presentation Children's Project Academy: Wendy Kilbourne-Reed, Owner**

Ms. Reed presented a non-profit charter school concept for property located at the northwest corner of the planning area and solicited feedback from the public and LAPAC. The Children's Project Academy would be a residential charter school providing living quarters and elementary and high school equivalent education for foster children. The school would have approximately 40 students. Ms. Kibourne-Reed detailed the history of the concept and answered questions about the staff and students, security, activities, program funding, curriculum, the school calendar, and admission criteria.

After the presentation, Chair Wrathner turned the hearing over to Long Range Planning Director Derek Johnson who introduced the next item.

4. Los Alamos Community Plan Update Draft EIR – Public Comment Hearing

Staff Introduction

Derek Johnson introduced the item and the County's EIR planning team and consultants and turned the hearing over to the Environmental Coordinator John Jostes.

John Jostes described the purpose of the meeting was for the EIR team to listen to the public regarding the adequacy and completeness of the analysis and mitigation measures in the Draft EIR. Mr. Jostes emphasized the meeting was not to address the merits of the plan update, but rather to focus on the content of the EIR. The appropriate time to discuss the merits of the plan update would be during public hearings by the Planning Commission and Board of Supervisors.

Mr. Jostes described the purpose of the California Environmental Quality Act (CEQA) to provide decision-makers and the public on the environmental effects of a project or program, identify possible ways to mitigate the significant effects, and describe reasonable and feasible alternatives to the project. Mr. Jostes turned the presentation over to David Lackie, Long Range Planning Supervising Planner to describe the plan update and key findings in the EIR.

Mr. Lackie described the key elements of the plan update including its revitalization and Infill Focus on stimulating development as a significant number of underutilized and vacant properties that exist within the Bell Street Corridor. The plan update would rezone these parcels from C-2 to new CM-LA.

The Draft EIR was prepared as a Program EIR in accordance with CEQA which states that a program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project, and in the case of a community plan: 1) are geographically related, and 2) and are in connection with issuance of regulations and plans to govern future actions, in this case, land use and zoning regulations to guide future development.

The program EIR enables the agency to examine the overall effects of the proposed Community Plan buildout and to take steps to avoid unnecessary adverse environmental impacts.

Mr. Lackie described the impacts identified in the Draft EIR, and determined to have Significant and Unavoidable Impacts (Class I). Class I impacts are impacts which identified mitigation measures cannot reduce to less than significant levels.

CEQA requires that an EIR consider a range of alternatives to the proposed project. This EIR looked at the No Project, the Reduced 2010 Plan Buildout, and the Town Gateway Alternative.

At this point, Mr. Lackie turned the presentation back to Mr. Jostes who opened the public hearing on the Draft EIR.

Public Comments:

Lisa Mendoza expressed concern about increased delay in the Sheriff response times as increased businesses come to town. Ms. Mendoza is concerned about the three existing bars and asked that the plan policies direct uses that are more appropriate.

Laurie Tamura, from Urban Planning Concepts expressed that the 3% growth rate used in the plan did not recognize the dramatic change in the economy. Ms. Tamura further noted that flooding over the years had likely scoured cultural resources in the area away. She further expressed that Best Management Practices BMP and Low Impact Development could not be accomplished, as onsite basins that would undermine development goal of the CM-LA. The policy to take stormwater to the creek is in conflict with BMP.

Jerry Borland agrees with policy not to expand urban boundary and expressed that he preferred the County build a drainage system down Bell Street.

Rick Ruud expressed that flood control measures identified in the old plan have not been addressed in the EIR. Mr. Ruud expressed that a Sheriff substation should be paid for by new development and that low-income housing is concentrated in Los Alamos as compared to other communities and this should be studied. Water rates are already too high and an ongoing problem that needs to be addressed. Mr. Ruud expressed concern that we already overdraft the groundwater and propose to use more. He believes the entire town should be in the water district. The waste issue is offset with the new landfill on Solomon Grade. Tree replacement requirements of 10 trees for each one removed is putting additional fuel in high fire areas. He is concerned about slant-in parking and noise.

Steven McClendon wants animal control laws to be enforced in Los Alamos. He is unsure of the cause, but there is a parking problem on Shaw Street. Right-of-ways should be defined to solve land use conflicts and eliminate the placement of signs in the public right-of-way. He also wants light pollution to be addressed in the Draft EIR.

Susan deWit is concerned about building of stairs right to sidewalks as being inappropriate and provided an example of poor residential design in a project located on State Route 246 in Buellton. Ms. deWit is also concerned that the water supply is insufficient to supply Buildout of the plan.

Carolyn Mortholé is concerned that the proposed school is not addressed in the DEIR.

Jean Naughton expressed that the affordable housing overlay still applies to the undeveloped parcels to the west of the residential subdivision at the north end of town.

Michael Fordyce expressed that contingencies should be built into the plan should the town's population grow by 10%. Mr. Fordyce described how the Highway 101 and State Route 135 and the farm service road intersections are poorly engineered. For example, the northbound ingress lane is a frontage road and should be addressed. The

watershed is being shared by Vandenberg Air Force Base and agricultural uses as well as the town causing significant draw down.

Conclusion

Mr. Jostes concluded the Draft EIR public comment hearing and described the next steps in the EIR process. The public review period would close on November 9, 2009 at 5:00 p.m. After that, staff and consultants would respond to the comments received during the public review period and at the meeting tonight. Staff showed a slide describing how the comments on the EIR would be addressed through responses and revisions and how the mitigation measures in would be integrated into the final plan.

Staff will be returning to the LAPAC for a final recommendation on the Plan then the EIR will be finalized and forwarded on to the Planning Commission and Board of Supervisors early next year. Notice of these meetings will be sent out and published in newspapers when they are scheduled. Mr. Jostes closed the public comment hearing on the Los Alamos Community Plan Update Draft EIR and turned the meeting back to Chair Wrather.

5. **Future Meeting Date:** An additional meeting date is being considered for December with a meeting set for Thursday, January 7, 2009 at 6:30 p.m.

6. **Adjournment**

LAPAC adjourn to a future meeting date.

ACTION: Fordyce moved, seconded by Mortholé and carried by a vote of 6-0

Meeting adjourned at 9:15 p.m.