

# Los Alamos Planning Advisory Committee Meeting

Santa Barbara County  
Los Alamos Senior  
Center  
October 28, 2009

Los Alamos, California



# Los Alamos Planning Advisory Committee Agenda

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

**Item 2:** Public Hearing for Items not on Agenda

**Item 3: Presentation – The Children’s Project Academy**

Wendy Read will present a charter school concept and answer questions from the LAPAC.

**Item 4: Los Alamos Community Plan Update Draft EIR Public Comment Hearing**

Long Range Planning staff and the Environmental Coordinator will provide an overview of the Draft EIR. Staff and the LAPAC will receive public comment on the Draft EIR.

**Item 5: Adjourn to Future Meeting:** At their January 7, 2010 meeting, the LAPAC will receive a report from Long Range Planning summarizing comments received on the Draft EIR and will consider a recommendation to the Planning Commission regarding the Final Draft Los Alamos Community Plan Update.



# Los Alamos Community Plan Update Draft EIR Comment Hearing

## **Item 2: Public Hearing for Items not on Agenda**

The public comment period is set aside to allow public testimony on items not on today's agenda. The time will be limited at the discretion of the Chair.



# Los Alamos Community Plan Update Draft EIR Comment Hearing

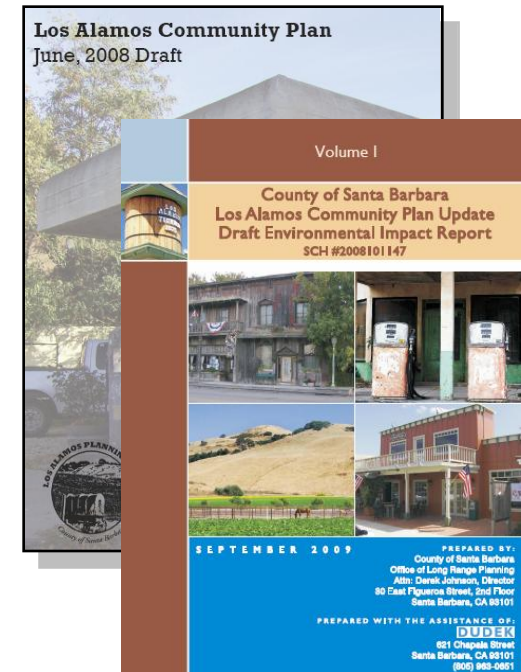
## **Item 3: The Children's Project Academy**

Wendy Read will present a charter school concept and answer questions from the LAPAC.



# Purpose of Tonight's Hearing

- To provide an overview of the Los Alamos Community Plan Update and the EIR;
- The County is seeking public input to determine the completeness, accuracy and objectivity of the Draft EIR through written comments and oral testimony;
- Comments on the merits of the project are more appropriately addressed to the decision – makers.



# Presentation Overview

- Introductions
- Purpose of CEQA
- Project Description
- Impacts and Mitigations
- Alternatives



# Purpose of CEQA

- To provide information to decision-makers and the public on environmental effects of the project;
- Identify possible ways to mitigate significant effects; and
- Describe reasonable and feasible alternatives to the project.

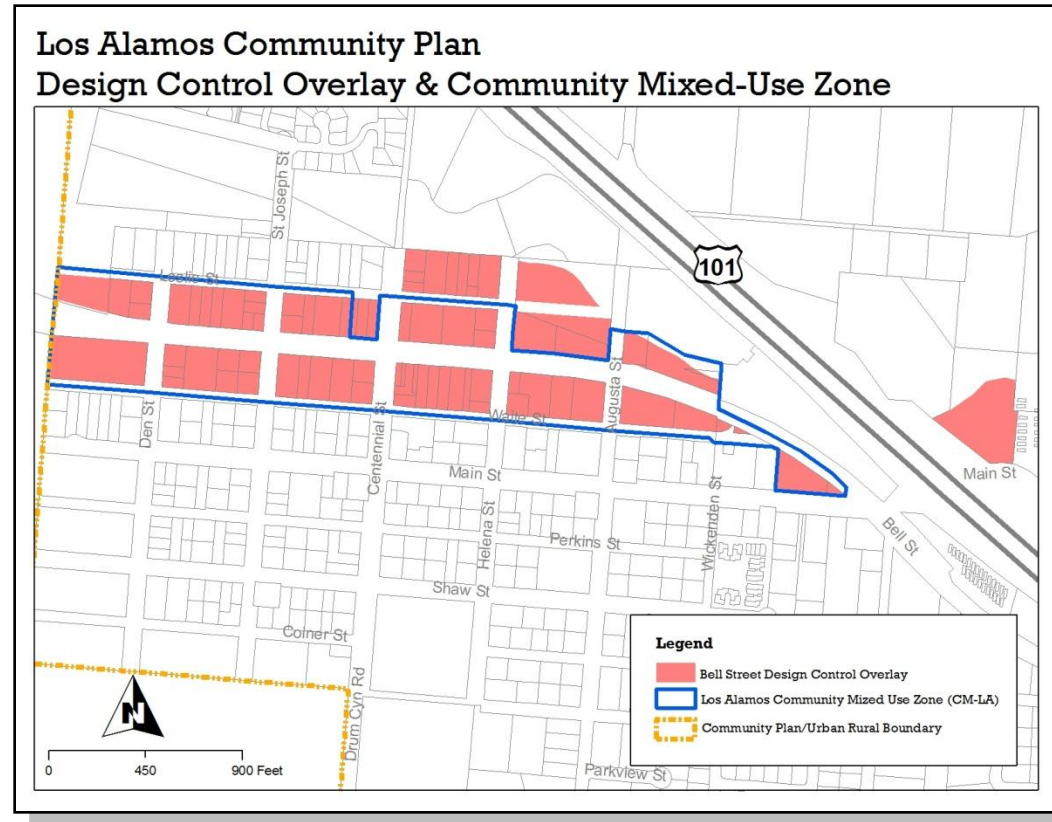


# Los Alamos Community Plan Update Area



# Los Alamos Community Plan Update

- Goal LU-LA-1:
  - Encourage growth within the Community Plan Area rather than expanding the existing Urban Boundary.
- Goal LUR-LA-1:
  - Encourage infill and mixed use residential/commercial growth within the existing Urban Boundary.



# Los Alamos Community Plan Update

## Key Elements

- Downtown Revitalization and Infill Focus
- Rezone from C-2 to new CM-LA
- New Form-Based Code and Design Guidelines
- Development Plan Threshold Requirement
  - 5,000 sf (existing) in C-2 zone
  - 15,000 s.f. in new CM-LA mixed use zone



# Los Alamos Community Plan Update Draft Environmental Impact Report

## Buildout Analysis

### Under Existing 1994 Plan

Existing Residential Units	Additional Primary Units	Secondary Residential Units	Mixed Use Residential Units	Total Units	Commercial, Institution, and Industrial Square Footage
649	316	38	63	1,066	1,028,616

### Buildout Under 2010 Plan Update

Existing Residential Units	Additional Primary Units	Secondary Residential Units	Mixed Use Residential Units	Total Units	Commercial, Institution, and Industrial Square Footage
649	310*	38	324	1,321	798,030

### Change in Buildout from Existing Plan to Proposed Plan

--	-6	0	261	255	(-230,568)
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\*Assumes 13 units in downtown convert to commercial use



# Draft Environmental Impact Report

## Key Significant and Unavoidable Impacts (Class I)

### **Program EIR**

- Geographically related
- Regulations and plans which govern future program actions
- Examines overall, cumulative effects of buildout

### • **Cultural Resources**

- Potentially encroaching on areas of archaeological sensitivity
- Potential impacts to historic structures

### • **Water Resources**

- Exacerbate overdraft of San Antonio Groundwater Basin
- Demand for water exceeding storage capacity

### • **Aesthetics**

- Substantial obstruction of open space views

### • **Biological Resources**

- Potential impacts to special status species –CTS and RLF



# Draft Environmental Impact Report

## Key Significant and Unavoidable Impacts (Class I)

- **Public Services**

- Increase in solid waste will exacerbate constrained landfill capacity

- **Air Quality**

- Project buildout is inconsistent with Clean Air Plan buildout projections
- Increase generation of stationary and mobile air pollutants

- **Wastewater**

- Demand for treatment at buildout would exceed permitted capacity



# Draft Environmental Impact Report

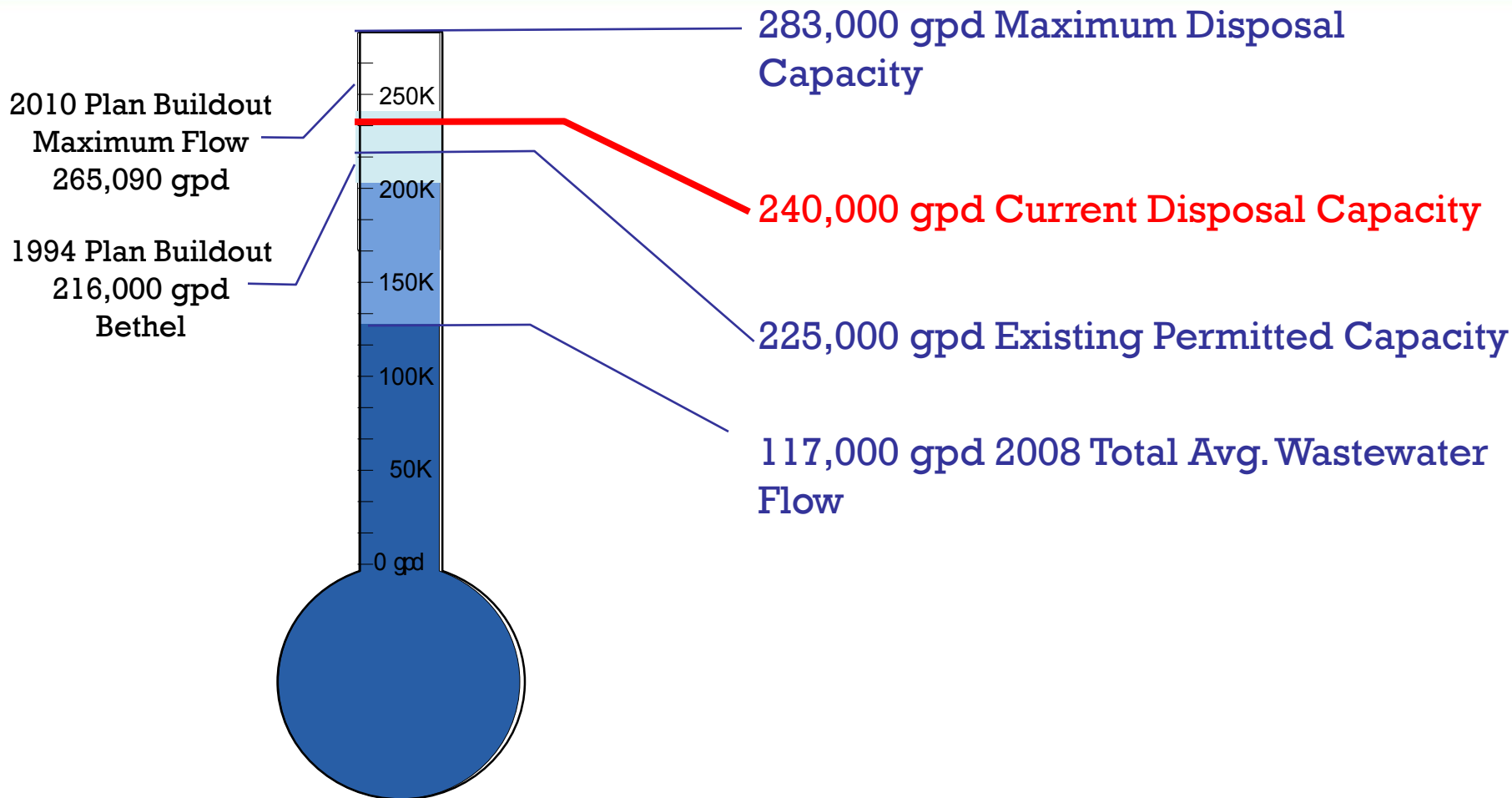
## Key Significant and Unavoidable Impacts (Class I) Wastewater

Wastewater Flows	Quantity	Total EDUs	Average Unit Wastewater Flow Factors	Total Flow (gpd)
<b>Existing</b>				
Residential	639 Units	620	178 gpd/EDU	110,323
Non-Residential	200,150 s.f.	--	s.f./30 gpd x 0.65	4,337
Elementary School	234 students	--	10 gpd per student	2,340
<b>Plan Update</b>				
Residential	678 Units	627	178 gpd/EDU	111,587
Non-Residential	549,515 s.f.	--	s.f./30 gpd x 0.65	10,977
Elementary School	374 students	--	10 gpd per student	3,740
<b>Total</b>				
Residential	1,304 Units	1,234 <sup>1</sup>	178 gpd/EDU	219,597
Non-Residential	749,665 s.f.	--	s.f./30 gpd x 0.65	15,314
Elementary School	608 Students	--	10 gpd per student	6,080
<b>Total Estimated Wastewater Flow</b>	--	--	--	<b>240,990</b>
<b>Projected Maximum Flow</b>	--	--	Average x 1.10	<b>265,090</b>
<b>Treatment Plant Capacity</b>				
Permitted Capacity				225,000
Maximum Disposal Capacity				283,000

1. Number of ultimate residential units reduced to account for residential units converting to commercial uses.



# Los Alamos Community Plan Update Draft EIR Comment Hearing- Wastewater



# Draft Environmental Impact Report

## Potentially Significant and Mitigable Impacts (Class II)

### **Flooding and Water Resources**

- Construction related erosion could impact water quality
- Buildout of the plan area could increase non-point source pollution which could impact watersheds

### **Agricultural Resources**

- Intensification of urban uses adjacent to agricultural land could create conflicts

### **Biological Resources**

- Loss of grassland habitat
- Loss of native grasses
- Degradation of water quality
- Loss of protected trees



# Draft Environmental Impact Report

## Potentially Significant and Mitigable Impacts (Class II)

- **Public Services**
  - Contribute to over-enrollment at Santa Maria Junior High School
- **Traffic and Circulation**
  - Increased demand for parking
- **Air Quality**
  - Short-term construction related impacts
  - Development of new stationary sources of air pollutants
- **Noise**
  - Short-term construction related impacts
  - Increased noise along the Bell Street corridor from traffic



# Draft Environmental Impact Report Project Alternatives

## Alternative 1: No Project Alternative

- Buildout of the Existing 1994 Community Plan
- 1,066 units and 1,028,616 sq.ft. of non-residential uses
- No Project would not include:
  - Form Based Code
  - Revised Bell Street Design Guidelines
  - CM-LA mixed-use zoning along Bell Street



# Draft Environmental Impact Report

## Project Alternatives

### Alternative 2: Reduced 2010 Plan Buildout

- Includes all 2010 Plan goals, policies and standards
- Development “cap” to remain within LACSD 225,00 gpd permitted capacity
- 30% reduction in overall 2010 Plan buildout
  - (- 276 residential units)
  - (- 252,844 non-residential sq.ft.)
- Requires regulatory mechanism to limit development
- Environmentally Superior Alternative



# Draft Environmental Impact Report

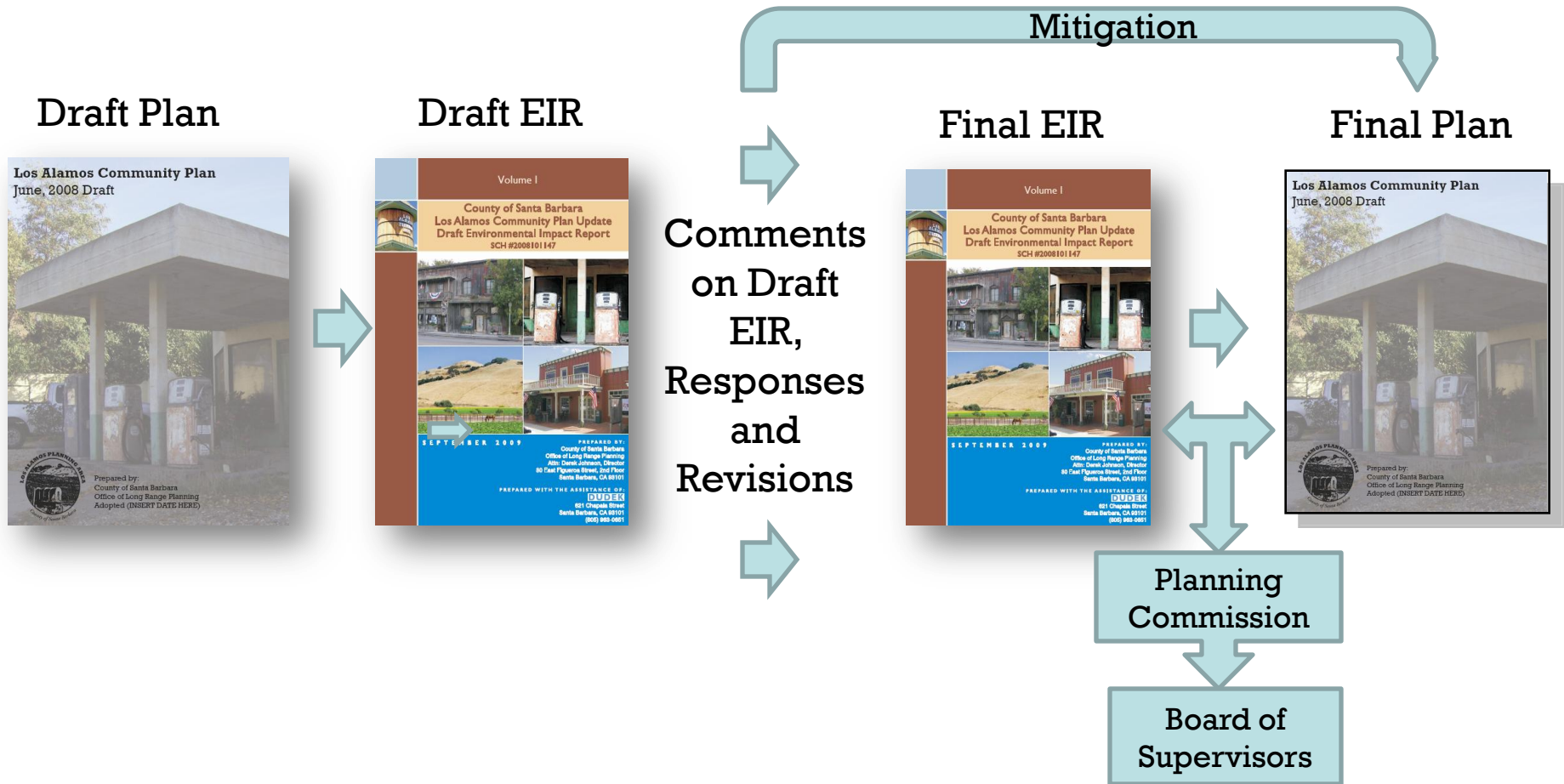
## Project Alternatives

### Alternative 3: Town Gateway Alternative

- Includes all 2010 Plan goals, policies and standards
- Extends the Bell Street Design Control Overlay
- Reduce potential incompatibilities and visual impacts at town gateways
- Overall impacts would be similar to the 2010 Plan Buildout



# Draft EIR and Proposed Final EIR



# Los Alamos Community Plan Update Draft EIR Comment Period

- Your Comments are Welcome
- Please fill out a speaker slip
- Verbal comments will be considered official comments and will be responded to in the proposed final EIR
- Written comments are welcome instead of or in addition to verbal comments



# Los Alamos Community Plan Update Draft EIR Comment Hearing

- Public comment period will end Monday, November 9, 2009 at 5 p.m.
- Please submit your comments prior to the close of the comment period to:

Bret McNulty  
30 E. Figueroa St. 2nd Floor  
Santa Barbara, CA 93101

[bmcnulty@co.santa-barbara.ca.us](mailto:bmcnulty@co.santa-barbara.ca.us)

Fax: (805) 568-2076

- Please focus your comments on the Draft EIR analysis and findings.



# Los Alamos Community Plan Update

## Environmental Review Phase – Staff Briefing

### Next Steps

- December - January – Final EIR with Response to Draft EIR Comments
- January 2010 - LAPAC Meeting
  - Staff report to LAPAC on Draft EIR Comments and Plan revisions
  - LAPAC to consider recommendation on Final Los Alamos Community Plan Update
- February 2010 – Planning Commission Hearings
- April 2010 – Board of Supervisors Adoption Hearings



# Thank you

Los Alamos, California

