

#	Plan Page Number	Draft LACP Update (July 2010)	Revised/New Policy
M-1	Page 37	Figure 6 – Zoning Overlays	Revise map to remove portion of Affordable Housing (AH) Overlay that developed with residential uses that did not utilize the available AH density.
M-2	Page 39	Figure 7 – Affordable Housing Overlay	Remove redundant map.
A.	Page 43	<p>Policy LU-LA-1.1: In order to preserve surrounding agricultural lands and the rural character of Los Alamos, the County shall not support an extension of the urban boundary line unless:</p> <ol style="list-style-type: none"> 1. The extension is proposed as part of an update to this Community Plan. 2. For extensions pursuant to 1, the update of the Community Plan or other comprehensive review has first considered the inventory of all available vacant or underdeveloped land within the entire urban boundary and has considered the feasibility of changing land use designations and/or zoning on land within the urban boundary and west of Highway 101 to accommodate the desired additional growth; 3. The extension does not include parcels which are under Williamson Act contracts (including parcels which have filed for non-renewal of a Williamson Act contract); and 4. A finding can be made that the capacity of urban services (e.g., sewer, water) is sufficient to serve 	<p>Policy LU-LA-1.1: In order to preserve surrounding agricultural lands and the rural character of Los Alamos, the County shall not support an extension of the urban boundary line unless:</p> <ol style="list-style-type: none"> 1. The extension is proposed as part of an update to this Community Plan. 2. For extensions pursuant to 1, the update of the Community Plan or other comprehensive review has first considered the inventory of all available vacant or underdeveloped land within the entire urban boundary and has considered the feasibility of changing land use designations and/or zoning on land within the urban boundary and west of Highway 101 to accommodate the desired additional growth; 3. The extension does not include parcels which are under Williamson Act contracts (including parcels which have filed for non-renewal of a Williamson Act contract); and 4. A finding can be made that the capacity of urban services (e.g., sewer, water) is sufficient to serve potential urban development in the extension area.

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		potential urban development in the extension area.	
1.	Page 44	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.	Action will be deleted in final version of the Plan after Board of Supervisors adoption.
2.	Page 44	Dev Std 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. If the residential development is part of a multi-parcel development concept, the agricultural buffer setback shall be established by Planning and Development during project design.	Dev Std 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. If the residential development is part of a multi-parcel development concept <u>or the project design demonstrates other adequate buffering,</u> the agricultural buffer setback shall be established by Planning and Development during project design.
3.	Page 45	DevStd LUR-LA-2.2.2: Fencing or an earthen berm shall be installed along property lines 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. The fence shall be a minimum six (6) feet high.	DevStd LUR-LA-2.2.2: Fencing or landscaping an earthen berm shall be installed along property lines contiguous to agricultural operations, unless a waiver to the satisfaction of Planning & Development is obtained from the adjacent property owner(s). Said fencing <u>or landscaping</u> 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. The fence shall be a minimum six (6) feet high.

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4.	Page 45	Policy LUR-LA-3.1: In order to provide additional housing opportunities, renovation of existing substandard units shall be encouraged.	Policy LUR-LA-3.1: In order to provide additional —housing opportunities <u>in addition to those in the CM-LA zone district</u> , renovation of existing substandard units shall be encouraged.
5.	Page 46	Policy LUC-LA-2.1: New commercial development (both local and visitor-serving) shall be encouraged directly along the Bell Street corridor. Renovation and/or expansion of existing local-serving uses in this commercial core shall be encouraged.	Policy LUC-LA-2.1: New commercial <u>mixed use</u> development (both local and visitor-serving) shall be encouraged directly along the Bell Street corridor. Renovation and/or expansion of existing local-serving uses in this commercial core shall be encouraged.
6.	Page 46	Policy LUC-LA-2.2: Mixed uses are encouraged in the Bell Street Corridor.	Policy LUC-LA-2.2: Mixed uses are encouraged in the Bell Street Corridor.
7.	Page 46	Policy LUC-LA-2.3: Residential uses in the CM-LA Zone District shall be allowed as a primary use.	Policy LUC-LA-2.23: Residential uses in the CM-LA Zone District shall be allowed as a primary use, <u>subject to the provisions of the County Land Use and Development Code.</u>
8.	Page 46	Policy LUC-LA-2.4: Priority use of excess public road right-of-way, within two blocks north and south of Bell Street, shall be for enhancing public parking capacity; pedestrian access and circulation; storm water quality and drainage improvements; or other public benefits consistent with the LACP. Public Works and Planning & Development shall review all right-of-way abandonment requests and make said findings that no public benefit is available prior to approval of said abandonment. <i>See Policy CIRC-LA-1.3.</i>	Policy LUC-LA-2.34: Priority use of excess public road right-of-way, within two blocks north and south of Bell Street, shall be for enhancing public parking capacity; pedestrian access and circulation; storm water quality and drainage improvements; or other public benefits consistent with the LACP. Public Works and Planning & Development shall review all right-of-way abandonment requests and make said findings that no public benefit is available prior to approval of said abandonment. <i>See Policy CIRC-LA-1.3-2.1</i>
9.	Page 49	Policy SERV-LA-1.3: The County shall encourage developers to use innovative measures such as but not limited to payment of development impact fees; direct public service facility improvements; creation of public service facility benefit assessment districts etc., to mitigate and/or address the public service impacts from their	Policy SERV-LA-1.3: The County shall encourage developers to use innovative measures such as but not limited to payment of development impact fees; direct public service facility improvements; creation of public service facility benefit assessment districts etc., to mitigate and/or address the public service impacts from their developments, <u>in addition to standard in-lieu fees.</u>

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		developments, in addition to standard in-lieu fees.	
B.	Page 49	Policy SERV-LA-1.4: The County shall not support public service extensions (e.g., wastewater, water) outside the Urban Boundary, except as specified in Policy LU-LA-1.1 except for public purpose such as a fire station.	Policy SERV-LA-1.4: The County shall not support public service extensions (e.g., wastewater, water) outside the Urban Boundary, except as specified in Policy LU-LA-1.1 <u>(4)</u> except for public purpose such as a fire station.
10.		None	Policy SERV-LA-1.5: <u>The County shall support community efforts to bring library services and facilities (e.g., book mobile, branch) to Los Alamos.</u>
11	Page 60	Action CIRC-LA-1.2.2: The County shall consider amending the Circulation Element to include intersection standards for unsignalized intersections.	Action CIRC-LA-1.2.2: The County shall consider amending the <u>Los Alamos Community Plan</u> Circulation Element to include intersection standards for unsignalized intersections.
12.	Page 60	Policy CIRC-LA-1.2: 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: <ul style="list-style-type: none"> • Re-designating roadways and/or intersections to a different classification; • Reconsidering proposed land uses to alter traffic generation rates, circulation patterns, etc.; and, • Changes to the County's Capital Improvement Program including reevaluation of alternative modes of transportation. 	Policy CIRC-LA-1.2: <u>The minimally acceptable Level of Service (LOS) on roadway segments and intersections in the Los Alamos Planning Area is "C".</u> 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: <ul style="list-style-type: none"> • Re-designating roadways and/or intersections to a different classification; • Reconsidering proposed land uses to alter traffic generation rates, circulation patterns, etc.; and, • Changes to the County's Capital Improvement Program including reevaluation of alternative modes of transportation.

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13.		Policy CIRC-LA-1.4: The minimally acceptable Level of Service (LOS) on roadway segments and intersections in the Los Alamos Planning Area is "C".	Policy CIRC-LA-1.4: The minimally acceptable Level of Service (LOS) on roadway segments and intersections in the Los Alamos Planning Area is "C".
14.	Page 61	Policy CIRC-LA-1.5: 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 permeable paving to the extent feasible. Curb and gutter may be required to achieve adequate drainage.	Policy CIRC-LA-1.45: 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 permeable paving to the extent feasible <u>as approved by County Public Works Department and compliant with Americans with Disabilities Act (ADA) standards where applicable</u> . Curb and gutter may be required to achieve adequate drainage.
15.	Pages 61-62	Action CIRC-LA-1.5.1: Policy CIRC-LA-1.6: Policy CIRC-LA-1.7:	Action CIRC-LA-1.45.1: Policy CIRC-LA-1.56: Policy CIRC-LA-1.67:
16.		Dev Std CIRC-LA-1.6.1: 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.	Dev Std CIRC-LA-1.6.1: 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.
17.	Page 61	Action CIRC-LA-1.6.2: The County shall pursue development of additional parking capacity, such as parking lots when development reaches 90% of on-street parking capacity within the CM-LA zone district.	Action CIRC-LA-1.5.1:6.2: The County Planning and Development and Public Works Departments shall prepare an On-Street Parking Plan for the CM-LA zone district. The parking plan shall establish ultimate road rights-of-way and angled parking configurations for each street identified on Figure _____ and identify drainage and frontage improvements. The parking plan shall include a phasing program for installation of angled parking. The plan should also evaluate the

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			<p><u>feasibility of an in-lieu fee parking program to off-set costs for installing angle parking in the CM-LA zone district. The On-Street Parking Plan shall reinforce the community's informal, rural character and be prepared concurrent to the Pedestrian Circulation Plan. See Action CIRC-LA-1.5.1.</u></p> <p>The County shall pursue development of additional parking capacity, such as parking lots when development reaches 90% of on-street parking capacity within the CM-LA zone district.</p>
18.	Page 93	<p>DevStd WAT-LA-1.3.1 All new development in the Los Alamos Community Plan should integrate designs and landscaping that facilitate infiltration of rainwater. The use of cisterns and tanks for onsite water storage for landscape irrigation shall be encouraged in all new developments to enhance groundwater basin recharge and lower effective consumptive use water demands.</p>	<p>DevStd WAT-LA-1.3.1 All new development in the Los Alamos Community Plan should integrate designs and landscaping that facilitate infiltration of rainwater. The use of cisterns and tanks for onsite water storage <u>and gray water systems</u> for landscape irrigation shall be encouraged in all new developments to enhance groundwater basin recharge and lower effective consumptive use water demands.</p>
19.	Page 99-100	<p>Dev Std AQ-LA-1.1.2: Project construction shall minimize the generation of pollution and fugitive dust during construction. Fugitive dust control shall include measures designed to reduce particulate matter (PM₁₀) emissions from project construction.</p>	<p>Dev Std AQ-LA-1.1.2: Project construction shall minimize the generation of pollution and fugitive dust during construction. Fugitive dust control shall include measures designed to reduce particulate matter (PM₁₀) emissions from project construction.</p>
20.	Page 105	<p>DevStd AQ-LA.1.4.9: The County shall require, unless economically infeasible, all future projects to incorporate the following Green House Gas reduction measures to the maximum extent feasible:</p> <ul style="list-style-type: none"> • Recycle/Reuse demolished construction material. Use locally made building materials for construction of the project and associated infrastructure. 	<p>DevStd AQ-LA.1.4.9: The County shall require, unless economically infeasible, all future projects to incorporate the following Green House Gas reduction measures to the maximum extent feasible:</p> <ul style="list-style-type: none"> • Recycle/Reuse demolished construction material. Use locally made building materials for construction of the project and associated infrastructure. • Execute an Energy Savings Performance Contract with a private

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		<ul style="list-style-type: none"> • Execute an Energy Savings Performance Contract with a private entity to fund renewable energy improvements in existing and new developments in exchange for a share of energy savings over a period of time (OPR Energy Conservation Policies and Actions GHG Reduction Measure #7). • 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. • 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. • 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 	<p>entity to fund renewable energy improvements in existing and new developments in exchange for a share of energy savings over a period of time (OPR Energy Conservation Policies and Actions GHG Reduction Measure #7).</p> <ul style="list-style-type: none"> • 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 <u>shall</u> not require <u>ing</u> 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. • 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. • 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).

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		Energy Conservation Policies and Actions GHG Reduction Measure #2).	
21.	Page 106	<p>DevStd AQ-LA.1.4.10: 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).</p>	<p>DevStd AQ-LA.1.4.10: The County shall encourage public and private development projects to construct LEED (Leadership in Energy and Environmental Design) <u>qualified or</u> 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).</p>
22.	Page 106	<p>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:</p> <ul style="list-style-type: none"> • 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). • 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) • 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). 	<p>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:</p> <ul style="list-style-type: none"> • 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). • 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) • 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). • Develop transportation policies that give funding preference to public transit. • Provide public education and publicity about public

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		<ul style="list-style-type: none"> • Develop transportation policies that give funding preference to public transit. • Provide public education and publicity about public transportation services (CAPCOA Ms G-4). 	transportation services (CAPCOA Ms G-4).
23.	Page 111	<p>Dev Std BIO-LA-1.1.1: A 50-foot buffer measured outward from the edge of the riparian vegetation on both sides of for San Antonio Creek and Canada de Calaveras within the Los Alamos Urban Area shall be established based on an investigation by a County-qualified biologist of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Control Board in order to protect the biological productivity and water quality of the creek:</p> <ul style="list-style-type: none"> a. soil type and stability of stream corridors; b. how surface water filters into the ground; c. slope of the land on either side of the stream; d. location of the 100-year flood plain boundary; and e. consistency with adopted plans, particularly Biology/Habitat policies. <p>This buffer may be adjusted upward or downward on a case-by-case basis based on site-specific conditions such as slopes, biological resources and erosion potential. Buffers shall not preclude reasonable development of a parcel. The buffer area shall be indicated on all grading plans. All development, including grading and vegetation removal shall be limited consistent with the purpose of protecting the riparian habitat of San Antonio Creek without precluding reasonable development of the parcel.</p>	<p>Dev Std BIO-LA-1.1.1: A 50-foot buffer measured outward from the edge of the riparian vegetation on both sides of for San Antonio Creek and Canada de Calaveras within the Los Alamos Urban Area shall be established based on an investigation by a County-qualified biologist of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Control Board in order to protect the biological productivity and water quality of the creek:</p> <ul style="list-style-type: none"> a. soil type and stability of stream corridors; b. how surface water filters into the ground; c. slope of the land on either side of the stream; d. location of the 100-year flood plain boundary; and e. consistency with adopted plans, particularly Biology/Habitat policies. <p>This buffer may be adjusted upward or downward on a case-by-case basis based on site-specific conditions such as slopes, biological resources and erosion potential. Buffers shall not preclude reasonable development of a parcel. The buffer area shall be indicated on all grading plans. All development, including grading and vegetation removal shall be limited consistent with the purpose of protecting the riparian habitat of San Antonio Creek without precluding reasonable development of the parcel.</p>

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24.	Page 112	<p>Dev Std BIO-LA-1.4.1 Proposed tree removals associated with development shall be evaluated by a county-approved biologist to determine if any effect on wildlife is anticipated. Trees to be evaluated include any existing native or non-specimen tree with a 6-inch or greater diameter measured at breast height. This standard applies to development located: (1) within 300 feet of former stream terraces as defined on modern topographic maps; (2) within 150 feet of the top-of-bank of San Antonio Creek and Canada de Calaveras; and (3) within Los Alamos County Park. Buffers shall be established for active nests as determined by the biologist on a case-by-case basis.</p>	<p>Dev Std BIO-LA-1.4.1 Proposed tree removals associated with development shall be evaluated by a county-approved biologist to determine if any effect on wildlife <u>during the breeding season</u> is anticipated. Trees to be evaluated include any existing native or non-specimen tree with a 6-inch or greater diameter measured at breast height. This standard applies to <u>all</u> development. located: (1) within 300 feet of former stream terraces as defined on modern topographic maps; (2) within 150 feet of the top-of-bank of San Antonio Creek and Canada de Calaveras; and (3) within Los Alamos County Park. Buffers shall be established for active nests as determined by the biologist on a case-by-case basis.</p>
25.		<p>Dev Std BIO-LA-1.5.1: New development shall be designed to minimize encroachment within the canopy drip line of oak trees with a 6-inch or greater diameter measured at breast height. Where oak trees may be impacted by new development (either ministerial or discretionary), a Tree Protection Plan shall be required. The decision to require preparation of a Tree Protection Plan shall be based on the location of the trees and the project's potential to directly or indirectly damage the trees through such activities as grading, brushing, construction, vehicle parking, supply/equipment storage, trenching, or the proposed use of the property. The Tree Protection Plan and shall include a graphic depiction of the Tree Protection Plan elements on final grading and building plans. (Existing landscape plans submitted to the County Board of Architectural Review (BAR) may be sufficient) and include the following components.</p>	<p>Dev Std BIO-LA-1.5.1: New development shall be designed to minimize encroachment within the canopy drip line of oak trees with a 6-inch or greater diameter measured at breast height. Where oak trees may be impacted by new development (either ministerial or discretionary), a Tree Protection Plan shall be required. The decision to require preparation of a Tree Protection Plan shall be based on the location of the trees and the project's potential to directly or indirectly damage the trees through such activities as grading, brushing, construction, vehicle parking, supply/equipment storage, trenching, or the proposed use of the property. The Tree Protection Plan and shall include a graphic depiction of the Tree Protection Plan elements on final grading and building plans. (Existing landscape plans submitted to the County Board of Architectural Review (BAR) may be sufficient) and include the following components.</p> <p>Disturbance of any oak trees in excess of 6 inches diameter at breast height (dbh) shall be mitigated by planting coast live oak and valley</p>

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		<p>Disturbance of any oak trees in excess of 6 inches diameter at breast height (dbh) shall be mitigated by planting coast live oak and valley oaks at a 10:1 ratio and achieving minimum survivorship at an 8:1 ratio at the end of three years post-planting. Replacement oaks shall be planted as acorn sets or saplings derived from existing trees in the vicinity of the site.</p>	<p>oaks at a 10:1 ratio and achieving minimum survivorship at an 8:1 ratio at the end of three years post-planting. Replacement oaks shall be planted as acorn sets or saplings derived from existing trees in the vicinity of the site. <u>Avoidance of impacts to oak trees in project design is preferred, on-site replacement may be used if preservation is demonstrated to be infeasible. Projects in the CM-LA zone district may provide the required replacement trees at an offsite receiver site subject to approval by the Planning and Development Department and if avoidance or on-site replacement is demonstrated to be infeasible.</u></p>
26.	Page 115	<p>DevStd BIO-LA-1.7.1 County Parks is encouraged to coordinate with P&D regarding development within LACP. If necessary, P&D staff shall conduct a biological site visit and/or a biological report shall be prepared by a County-approved consultant. The goal of the report would be to specify measures to be taken to protect affected trees and/or wildlife resources. If necessary, an appropriate replacement/ replanting program may be developed.</p>	<p>DevStd BIO-LA-1.7.1 County Parks is encouraged to coordinate with <u>Planning and Development P&D</u> regarding development within <u>the Los Alamos County Park. LACP</u>. If necessary, <u>Planning and Development P&D</u> staff shall conduct a biological site visit and/or a biological report shall be prepared by a County-approved consultant. The goal of the report should would be to specify measures to be taken to protect affected trees and/or wildlife resources. If necessary, an appropriate replacement/ replanting program may be developed.</p>
27.	Page 121	<p>DevStd FLD-LA-1.3.1: Projects in the CM-LA zone district shall be reviewed by the Flood Control Division to determine appropriate drainage control measures on a case-by-case basis. Drainage control measures may include a combination of on-site and off-site solutions as deemed appropriate by the County Flood Control Division.</p> <p>Source control measures such as infiltration, evapotranspiration, storage, retention, and reuse shall be</p>	<p>DevStd FLD-LA-1.3.1: Projects in the CM-LA zone district shall be reviewed by the Flood Control Division to determine appropriate drainage control measures on a case-by-case basis. <u>Appropriate drainage control measures should complement Plan objectives to promote mixed use in-fill development in the CM-LA zone district.</u> Drainage control measures may include a combination of on-site and off-site solutions as deemed appropriate by the County Flood Control Division.</p>

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		incorporated into site design to the maximum extent practicable.	Source control measures such as infiltration, evapotranspiration, storage, retention, and reuse shall be incorporated into site design to the maximum extent practicable.
28.		None	<p><u>Dev Std FLD-LA-1.3.2: Drainage control measures for development outside the CM-LA zone district may include a combination of on-site and off-site solutions as deemed appropriate by the County Flood Control Division.</u></p> <p><u>Source control measures such as infiltration, evapotranspiration, storage, retention, and reuse shall be incorporated into site design to the maximum extent practicable.</u></p>
29.	Page 121	Policy FLD-LA-2:1: Pollution of surface and ground water shall be avoided.	Policy FLD-LA-2:1: <u>Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development. Pollution of surface and ground water shall be avoided.</u>
30.	Page 121	DevStd FLD-LA-2.1.1: Development shall incorporate best management practices (BMPs) to reduce pollutants in water runoff, and retain flood water as appropriate to the Los Alamos Community Plan goals for the Bell Street corridor.	DevStd FLD-LA-2.1.1: Development <u>in the CM-LA zone district</u> shall incorporate <u>post-construction</u> best management practices (BMPs) <u>appropriate for the individual site</u> to reduce <u>and detain/infiltrate storm pollutants in</u> water runoff <u>BMPs may include as depressed landscape areas, planter box filters (above or below-grade), rain gardens, and permeable paving with underground storage.</u> and retain flood water as appropriate to the Los Alamos Community Plan goals for the Bell Street corridor.
31.	Page 133	DevStd N-LA-1.1.1: Noise-sensitive uses proposed in areas where the projected Day-Night Average Sound Level is 65 dB (CNEL), or more, should be designed so that noise levels in exterior living spaces will be less than 65 dB (CNEL). An analysis of proposed projects should be required, indicating the feasibility of noise barriers, site design, building orientation, etc., to meet the prescribed noise standard.	DevStd N-LA-1.1.1: Noise-sensitive uses proposed in areas where the projected Day-Night Average Sound Level is 65 dB (CNEL), or more, should be designed so that noise levels in exterior living spaces will be less than 65 dB (CNEL). An analysis of proposed projects should be required, indicating the feasibility of noise barriers, site design, building orientation, etc., to meet the prescribed noise standard.

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		<p>The 65 dB (CNEL) standard for exterior living areas along Bell Street may be exceeded if all the following findings are made:</p> <ul style="list-style-type: none"> a. The measures necessary to reduce the noise exposure in exterior living areas below 65 dB (CNEL) are demonstrated to be technically infeasible, prohibitively expensive, and/or aesthetically incompatible with the Bell Street Design Guidelines. b. Noise levels for interior living spaces shall not exceed 45 dB (CNEL); and, c. Any prospective buyer of a unit shall be notified prior to entering any sale contract, if any private or common exterior living areas associated with the unit for sale are exposed to noise levels 65 dB (CNEL) or greater. The specific details of this notice shall be established as a condition of approval of the project. 	<p>The 65 dB (CNEL) standard for exterior living areas along Bell Street may be exceeded if all the following findings are made:</p> <ul style="list-style-type: none"> a. The measures necessary to reduce the noise exposure in exterior living areas below 65 dB (CNEL) are demonstrated to be technically infeasible, prohibitively expensive, and/or aesthetically incompatible with the Bell Street Design Guidelines. a.<u>b.</u> Noise levels for interior living spaces shall not exceed 45 dB (CNEL); and, b.<u>c.</u> Any prospective buyer of a unit shall be notified prior to entering any sale contract, if any private or common exterior living areas associated with the unit for sale are exposed to noise levels 65 dB (CNEL) or greater. The specific details of this notice shall be established as a condition of approval of the project.