

SANTA BARBARA COUNTY PLANNING COMMISSION

Staff Report for the Los Alamos Community Plan Update

Hearing Date: August 11, 2010
Staff Report Date: July 27, 2010
Case #: 08GPA-00004,
08ORD-00011, and 08RZN-00002
Supervisorial District: 3rd District
Environmental Document: 08-EIR-00005, State Clearinghouse No: 2008101147

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1.0 REQUEST

Hearing on the request of Planning and Development to consider Case No. 08GPA-00000-00004, 08ORD-00000-00011, and 08RZN-00000-00002 proposing to:

1. Amend the Santa Barbara County Comprehensive Plan through adoption of Los Alamos Community Plan (LACP) Update.
 - a. Adoption of the LACP Update entails specific map and text amendments to the Land Use Element of the Santa Barbara County Comprehensive Plan, and map and text amendments to the Land Use and Development Code, Chapter 35 – Zoning, of the Santa Barbara County Code; and

2. Accept the Los Alamos Community Plan Final EIR (08-EIR-05) as adequate environmental review for Case No. 08GPA-00000-00004, 08ORD-00000-00011, and 08RZN-00000-00002 pursuant to the California Public Resources Code and State Guidelines for implementation of the Environmental Quality Act (CEQA).

2.0 RECOMMENDATION AND PROCEDURES

That the Planning Commission recommends that the Board of Supervisors:

1. Certify the Final Environmental Impact Report (08EIR-00000-00005), (Attachment B);
2. Adopt the appropriate Findings, Statement of Overriding Consideration, and Mitigation Monitoring and Reporting Plan (Attachment C) for adoption of the Los Alamos Community Plan;
3. Adopt a Resolution approving specific amendments to the Land Use Element (Attachment D) of the Santa Barbara County Comprehensive Plan by adoption of the Los Alamos Community Plan;
4. Adopt a Resolution approving an ordinance amending Section 35-1 of Chapter 35 of the County Code, the Santa Barbara County Land Use and Development Code; and a rezone amending zoning and zoning overlay maps applicable to the Los Alamos Community Plan area (Attachment E); and,
5. Adopt a Resolution approving amendments to the Los Alamos Bell Street Design Guidelines (Attachment F).

3.0 BACKGROUND

3.1 Background and Advisory Committee Process

In 1990, the Board of Supervisors appointed the Los Alamos Planning Advisory Committee (LAPAC) to work with County staff to prepare a community plan for Los Alamos. The work culminated with the Board of Supervisors adoption of the Los Alamos Community Plan on February 8, 1994 which became effective on Thursday March 10, 1994.

In 2005, a Specific Plan proposal to expand the Los Alamos Urban Boundary Line to the west provided the impetus for the Board of Supervisors to re-examine the goals and policies of the 1994 Los Alamos Community Plan. The Board of Supervisors formed a new Los Alamos Planning Advisory Committee (LAPAC) on August 8, 2006 and initiated the Los Alamos Community Plan update to assess the Town of Los Alamos citizens' preferences for future land use as well as the type and form of future development in Los Alamos.

The Los Alamos Community Plan update process included 39 public meetings of the Los Alamos Planning Advisory Committee (LAPAC) and a community visioning workshop. The initial series of meetings which began in 2006, informed the public and the LAPAC on the current demographic profile of the community, as well as the status of public facilities, services, resources and constraints. The all-day Saturday community visioning workshop provided the public an opportunity to develop and voice their goals and desires for the future of Los Alamos.

Staff from various County Departments, the California Department of Transportation, and the Los Alamos Community Services District participated in the process to provide information in their respective areas of expertise. Because a strong desire for more services and revitalization of the Bell Street commercial corridor emerged as a strong community priority, the County hired two private consulting firms to study the economic development potential of the Los Alamos downtown.

3.2 Focus on Bell Street In-Fill Development

A few historic buildings line Bell Street (State Highway 135) which is the historic “main street” for Los Alamos. Development is discontinuous along the street, with 23 vacant parcels (totaling approximately 17.5 acres) and many underutilized commercial zoned lots. While a few mixed-use development projects (residential over commercial) have been proposed over the past few years, no new commercial development has occurred in town for some time. Town residents have expressed a desire for a greater amount of retail and services on Bell Street.

A financial feasibility study was prepared by the County’s consultant to evaluate the financial feasibility of new commercial development in Los Alamos. Specifically, Strategic Economics evaluated the market potential for additional retail along Bell Street and found that demand by residents alone will not be sufficient to support a critical mass of commercial activity. Strategic Economics also researched case studies of small towns with successful “main street” retail. In every scenario, the research showed that tourists and other non-resident visitors were necessary to support even a small retail district.

Regulatory and Costs Constraints

Retail demand of residents and potential visitors was determined to be only a part of the equation. Even should adequate demand exist to support additional downtown businesses, these types of stores are only likely to be attracted if a visitor friendly environment existed (e.g., adequate parking, pedestrian walkways).

Strategic Economics prepared an additional financial feasibility study to analyze how market constraints and County zoning regulations, such as parking requirements, height restrictions, and residential limitations in the C-1 and C-2 zone districts affect the financial viability of development projects. The financial analysis found the types of development desirable to the community of Los Alamos would be infeasible under Retail Commercial (C-2) zoning and permitting requirements. The existing zoning setback and parking requirements reduce developable space on already small lots and development plan permit costs and processing times drove development costs too high. The analysis concluded that development in Los Alamos would remain unlikely unless greater parity between

development costs and returns on investment could be achieved. The analysis provided the community with an improved understanding of how changes in development regulations can encourage a desired type of development.

The County hired Shubin + Donaldson Architects to complement the financial study and to prepare a development concept plan. The concept plan analyzes the future development patterns of the Bell Street corridor, maintaining the integrity of the historic built environment. The concept plan looked at a variety of building mass and height configurations, building placement, on-site parking configurations, residential unit intensities, and mixed use configurations. Strategic Economics worked with Shubin + Donaldson Architects to test the financial feasibility of development programs on typical lots located along Bell Street.

In response, County staff developed a new mixed use zone district based on “form-based” development concepts to alleviate identified zoning constraints. The proposed Community Mixed Use – Los Alamos (CM-LA) zone district would achieve the community’s desired building mass and form and serve as a catalyst for new development. The development standards of the new zone were created to maximize the feasibility of development along the Bell Street, streamline the permit process and create a commercial corridor consistent with the desired form and character of Los Alamos.

4.0 PROJECT DESCRIPTION

The project involves the following elements:

1. Los Alamos Community Plan. The Los Alamos Community Plan (Attachment A) is intended to direct all aspects of development, including both policy and regulatory elements used in evaluating future development projects. The Community Plan will amend the 1994 Los Alamos Community Plan, updating the goals, policies, development standards and actions intended to regulate and guide future development and improvements.
2. Land Use and Development Code Amendments. The Los Alamos Form-Based Code will be implemented through the new Community Mixed Use – Los Alamos (CM-LA) zone district as an amendment to the County Land Use and Development Code (LUDC) (Attachment E). The proposed LUDC amendments implement the applicable policies and development standards in the Los Alamos Community Plan.
3. Bell Street Design Guidelines. The Los Alamos Bell Street Design Guidelines (Attachment G) are intended to provide reasonable, practical and objective guidance to assist developers and designers in a) identifying the components that define the character of the Bell Street commercial corridor and b) designing new or remodeled buildings. The guidelines will also provide the tools needed for staff and the County’s Central Board of Architectural Review (CBAR) to properly evaluate development proposals.

4.1 Los Alamos Community Plan Update (Attachment A)

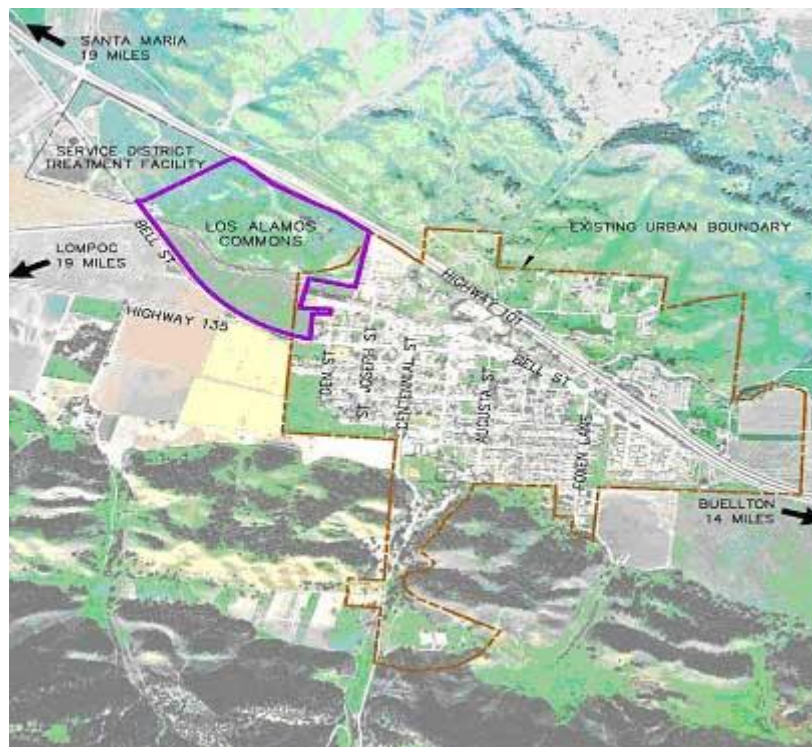
Significant Issues Addressed by Proposed Goals, Policies, Actions and Development Standards

This section outlines the significant topical issues addressed by the proposed new goals, policies, actions, and development standards contained in the Los Alamos Community Plan update. The information is intended to summarize the key policy issues that are addressed in greater detail in the Community Plan. The standards have been crafted to address recurrent problems and issues which, up to now, have been handled case-by-case with mixed outcomes. These criteria also are intended to provide better guidance and predictability within the development review process to the overall benefit of project applicants, community members, and decision makers.

A. Land Use

On April, 2007, the LAPAC voted to not expand the Urban Boundary and instead focus on urban infill with the primary emphasis on the Bell Street corridor. Figure 1 below shows the proposed area considered for Urban Boundary expansion and the current urban and Community Plan boundary.

Figure 1



Buildout of the Los Alamos Community Plan

Staff conducted a buildout analysis for the planning area based on proposed land use designations. The buildout scenario consists of existing and potential residential units and commercial square feet. A complete buildout table can be found in Table 1 (page 25) of the LACP update. The summary information is presented in Table 1 below.

Table 1 - Community Plan Buildout Summary

Existing Residential Units	Potential Additional Residential Units (Includes 288 units within CM-LA)	Total Residential Units at Buildout	Existing Commercial and Industrial S.F.	Potential Additional Commercial and Industrial S.F.	Total Commercial and Industrial S.F. at Buildout
649	685	1,321	248,515	549,515 ¹	798,030

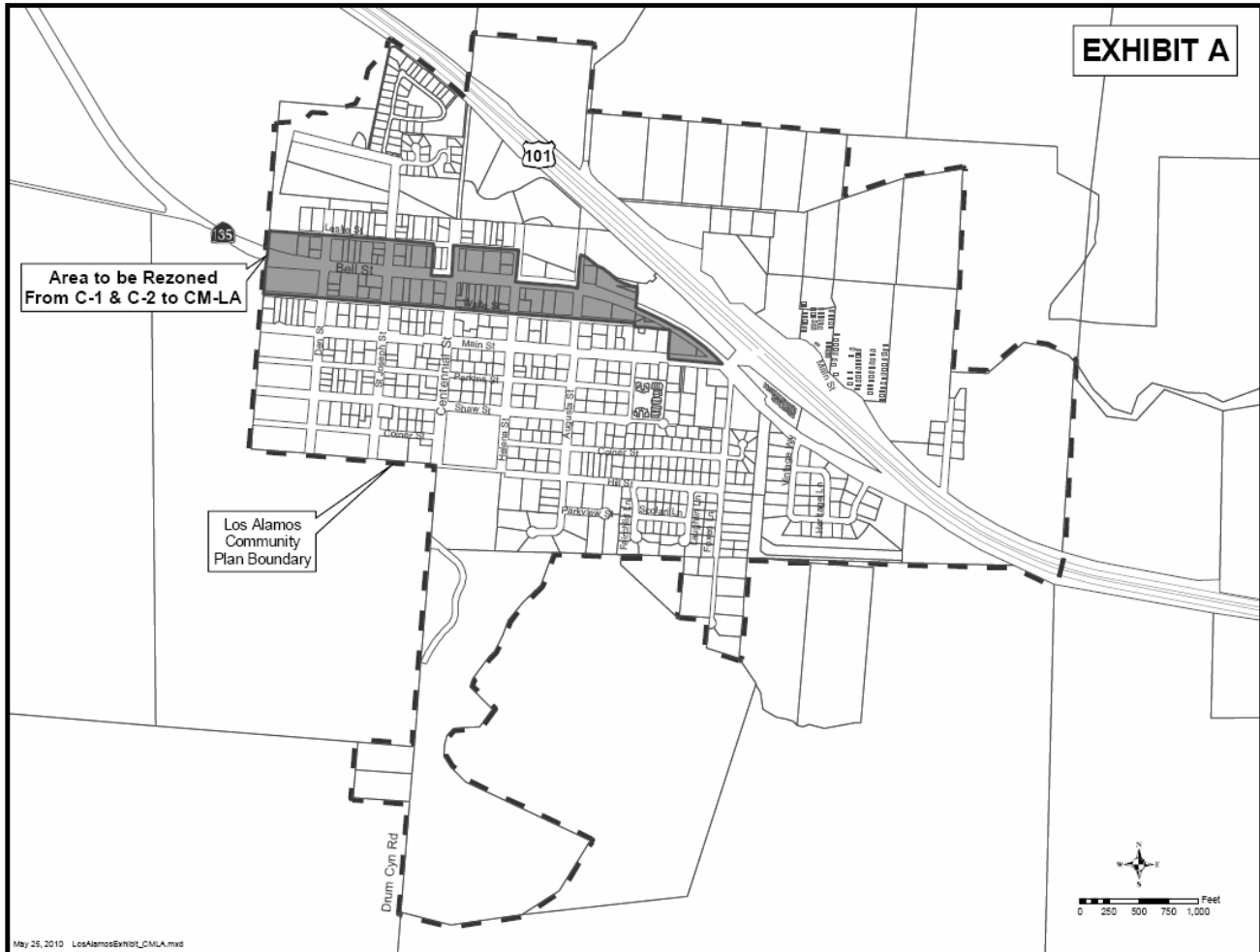
The estimated maximum buildout potential of residential development under the proposed plan is 1,321 units. The analysis is based on existing units plus new potential units on vacant sites under current land use and on sites with the proposed land use changes. Of the 1,321 units, 288 units could be built within the CM-LA. The buildout makes a reasonable assumption that certain existing historical structures would not be redeveloped, and certain residential uses would convert to commercial use.

B. Community Mixed Use-Los Alamos (CM-LA) (Attachment E)

County staff and the LAPAC identified several regulatory changes to remove zoning regulation barriers to development and encourage reinvestment in downtown Los Alamos. Central to the recommended regulatory changes is the establishment of a new Community Mixed Use-Los Alamos (CMLA) zone district and form-based development code to replace the existing C-1 and C-2 zoning along Bell Street. The new CM-LA zone increases buildable area, allows a greater mix of uses, and relaxes permitting requirements and on-site parking standards. Unlike conventional zoning, form-based codes focus less on use and more on building form and context. The intent of the form-based code is to support a mixed use, pedestrian-friendly public area while recognizing that uses change over time while structures remain. The form-based code defines the building forms which will create or enhance a desired urban presence and establishes development standards appropriate for the area. The form-based code provides certainty in the permitting process of the appropriate size, bulk, and scale of buildings downtown. The proposed CM-LA rezone area is depicted in Figure 2 below.

¹ Assumes APN# 133-130-039, site of Lucas and Lewellen Winery, is built at maximum zoning of light industrial at 348,480 square feet. The approved winery on this site would be approximately 75,502 square feet.

Figure 2: Proposed Community Mixed Use – Los Alamos (CM-LA) Zone District



Key Permitting Changes

Key to the permitting changes in the new CM-LA zone district are the following changes intended to reduce development costs:

- Development Plan permit trigger raised from the existing 5,000 s.f. building size to a 15,000 s.f. building size²;
- CM-LA features “zero” front setback and “build-to” lines which provide flexibility in siting structures and parking, and bring building façades up to the property line along Bell Street;
- Allow offsite parking to fulfill parking requirements for commercial uses;
- Allow forecourts to encourage the creation of inviting public spaces along Bell Street;

² Currently under the existing Limited Commercial (C-1) and Retail Commercial (C-2) zoning, a Development Plan (DP) is required for buildings and structures that total 5,000 or more square feet in gross floor area or where onsite buildings, structures, and outdoor areas designated for sales or storage total 20,000 square feet or more per LUDC Section 35.25.030.

- Allow residential use in the CM-LA zone as a primary use (greater than 50%);
- Increase the mixed use ratio to two bedrooms per each 700 square feet of commercial building, compared to the existing two bedrooms per each 1,000 square feet of commercial.

The CM-LA development standards also provide flexibility for the Board of Architectural Review (BAR) to approve up to three modifications to select development standards for projects which are limited by lot configurations that would otherwise limit reasonable development.

Development Plan (DP) Threshold

The proposed change to increase the DP trigger from 5,000 square feet to 15,000 square feet will streamline the permit process by reducing processing time and costs for applicants. The objective of a DP is to allow County departments to apply additional conditions to projects. The proposed CM-LA zone includes additional development standards to address Plan Area conditions and will allow compliant projects to be processed ministerially.

Parking

Currently the C-2 zone requires one space per unit plus one guest space for every five units for residential uses (two bedrooms or less), and one space for every 300-500 square feet of gross floor area for commercial development (depending on the type of use).

The CM-LA zone would require one off-street space per residential unit (off-street parking spaces are not required on lots with two or fewer units). Off-street parking is not required for commercial uses; however, availability of off-site parking must be demonstrated.

During preparation of the LACP, a parking inventory for the Bell Street corridor was conducted (see EIR Appendix A, Attachment 3). There are currently 479 available on-street parking spaces throughout the Bell Street corridor study area. An estimated 690 spaces could be provided by establishing angled parking on County maintained roads in the CM-LA zone. Recommended Development Standard CIRC-LA-1.6.1 would require the County to 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 reaches 50% buildout capacity. Action CIRC-LA-1.6.2 requires the County pursue development of additional parking capacity, such as parking lots, when development reaches 90% of on-street parking capacity in the CM-LA zone district.

Residential Intensity

The current C-1 and C-2 zoning allows for a maximum of two bedrooms for every 1,000 square feet of commercial development. Residential use within these zones is limited to less than 50% of the total building square footage. The CM-LA zone would allow residential units at two bedrooms for every 700 square feet of commercial development. Residential square footage under CM-LA can exceed the square footage of the commercial portion of the parcel allowing residential to be the primary use.

D. Expansion of Scenic Buffer Land Use Overlay

The Scenic Buffer Land Use Overlay (LACP Figure 15, page 137) is a Comprehensive Plan land use overlay used to mitigate the visual effects of development along scenic corridors. The LAPAC recommended extending the Scenic Buffer Land Use Overlay along the frontage road on the north side of Highway 101 from the approved Lucas & Lewellen winery parcel, west to the proposed C-2 rezone parcel (Burtness). This is due to the prominent location of this area as the eastern gateway into Los Alamos and would ensure that new development is landscaped and visually screened.

E. Additional Land Use and Zoning Changes

In addition to the proposed CM-LA zone district, the LACP update includes a proposal to rezone two properties located adjacent to Highway 101: the Burtness parcel (APN: 101-120-022) and the Thompson parcel (APN: 101-260-059) (See Figure 4 below).

The Burtness Parcel

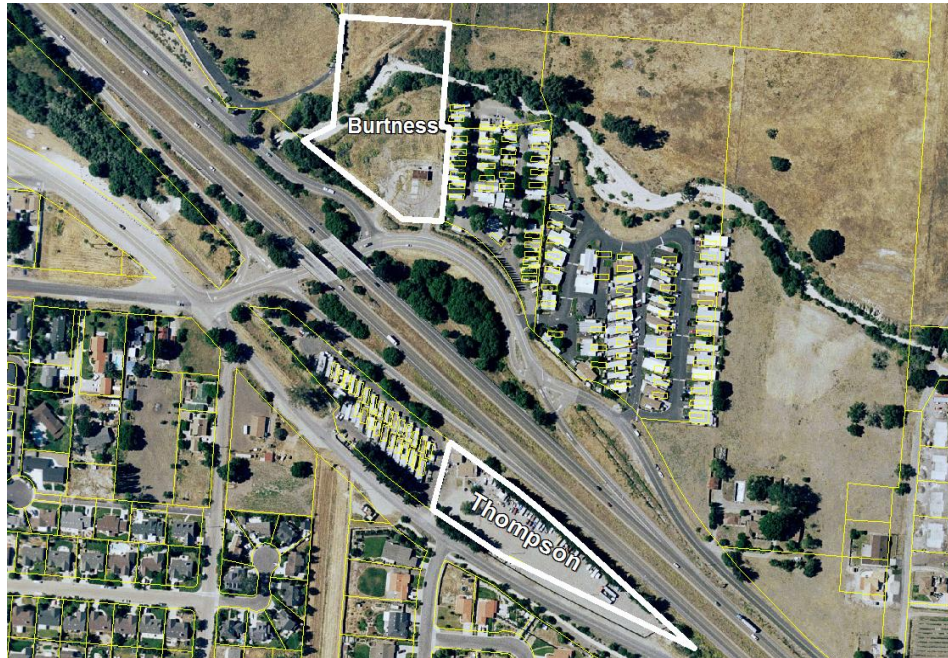
The Burtness parcel is located on the north side of Highway 101 and State Route 135 interchange. A rezone from Highway Commercial (CH) to Retail Commercial (C-2) is proposed to allow for a greater range of potential commercial uses (e.g., grocery/convenience store, service/repair, or retail stores) that would be more compatible with the character of the existing land uses north of Highway 101 that includes mobile home parks, single-family residential, and large lot single family residential. The Design Control Overlay has also been extended to the Burtness property due to its location at the eastern gateway of Los Alamos.

The Thompson Parcel

The Thompson parcel is located on the eastern end of Bell Street adjacent to Highway 101 south of the State Route 135 interchange. The parcel was rezoned from Residential (DR-8) to General Commercial (C-3). The types of uses allowed under the C-3 zoning include wholesale and heavy commercial uses and services more compatible with the immediate proximity to Highway 101. Surrounding existing development is single-family residential to the south, a mobile home park to the west, and Highway 101 abutting the northern and eastern boundary of the property.

The C-3 development standards require that general commercial activities occur within an enclosed building to protect adjacent existing uses from potential negative impacts of noise, odors, lighting, and/or traffic associated with the commercial uses and buffer them from transportation corridors.

Figure 4



F. Plumlee Residential Rezone Request

On March 21, 2010 Planning and Development received a rezone request from Laurie Tamura, agent for Wanda Plumlee, to consider a rezone of the Plumlee parcel from C-3 (General Commercial) to a residential designation. The parcel is .20 acres and is located on St. Joseph Street directly across from the Los Alamos Community Service District office (Figure 5).

A mobile home has been located on the property since the 1960's. At some point prior to the mid-1970's, the property owners replaced the mobile home with another one and subsequently lost their legal non-conforming status.

Planning and Development issued a notice of violation for the mobile home since the C-3 zone does not allow for residential use. Options to rectify the violation included:

- Remove the mobile home from the property and obtain demolition permits; or
- Convert the unit to a legal use allowed in the C-3 district.

The owner has expressed a desire to retain the residential use on the property and is requesting a rezone to residential be considered as part of the community plan update. Options discussed with the owner's agent included a single parcel rezone, or potentially rezoning a group of surrounding parcels in addition to the subject parcel in order to address issues of compatibility.

Figure 5



If a rezone were to be approved, this particular mobile home may not be permit-able due to its age. Significant changes to state building code requirements for mobile homes occurred after the subject home was constructed. Because of the age and condition of the mobile home, the owners will be required to make substantial improvements to bring the mobile home up to code or potentially replace the unit.

An additional compounding factor is the parcel is located within the floodway of San Antonio Creek and the existing grade of the property is approximately 4-feet below the Base Flood Elevation. Flood Control regulations require finished floor elevations to be 2-feet above the Base Flood Elevation; therefore, the finished floor of the mobile home would need to be elevated approximately 6-feet above existing grade.

Any change in zoning should be cognizant of the intent of the mixed use zoning for the Bell Street properties (i.e. should accommodate complementary uses, not uses which will compete with Bell Street for space). A zone such as 7-R-2 (allows for duplex units) would allow for housing types not available on Bell Street, and would act as a transition zone to the larger lot single family to the north.

The LAPAC heard the rezone request at their April 15th meeting, and after discussion, opted not to recommend a zone change, but rather retain the existing zoning with the understanding that staff will

present the rezone request to the Planning Commission for their consideration. Staff will present the rezone request and a synopsis of the issues at the August 11th Planning Commission hearing.

5.0 PROGRAM ANALYSIS

A. Environmental Review

The LACP EIR constitutes adequate environmental review as required under CEQA to support the County's consideration and adoption of the LACP. The EIR will also be used by various responsible agencies to facilitate informed decision-making with respect to their discretionary authority over the project. The EIR has been prepared in accordance with Section §15121(a) of the State CEQA Guidelines (California Code of Regulation, Title 14, Division 6, Chapter 3).

The Environmental Impact Report (08EIR-05) (Attachment B) addresses the potential impacts which could result from implementation of the proposed LACP update. The LACP EIR analyzes the project description contained within the Draft LACP, determines levels of environmental impact significance, and proposes mitigation measures to lessen environmental impacts identified. Mitigation measures identified in the EIR have been incorporated into the LACP as additional policies and development standards designed to mitigate environmental impacts to the greatest extent feasible.

The methodology used for this analysis assumes that buildout will result in an additional 685 primary residential units above those currently within the Planning Area. Twenty year buildout has been calculated by analyzing buildout rates for the time period between 2010 and 2030. The five year increment between 2002 and 2007 represents a time period of above average residential and commercial growth in the Plan Area. When looking back over the past 20 years the "ground to 20 year plan horizon" approach analyzes impacts related to land use; agricultural resources; aesthetics/visual resources; wastewater; transportation and circulation; biological resources; air quality; noise; water resources and flooding; historical resources; public services (solid waste, schools); and hazardous materials and risk of upset.

The Draft EIR was released for a 45-day comment period on Friday, September 25, 2008. A Draft EIR comment hearing was held on October 28, 2009 at the Los Alamos Senior Center. Public comment was received until the end of the comment period on Monday, November 9, 2009.

The County, as the lead agency, has reviewed comments on the Draft EIR and prepared responses (FEIR Section 10.0) in accordance with CEQA Guidelines Section 15088. The County received and responded to a total of 11 letters and emails with 154 written comments in addition to 36 verbal comments from nine speakers received at the Draft EIR comment hearing. Responses to the comments have been prepared to address the environmental concerns raised by public agencies, private citizens and community groups, and the responses indicate where and how the Final EIR (FEIR) has addressed pertinent environmental issues including resultant FEIR text changes.

Summary of Environmental Analysis

The FEIR analyzes impacts associated with buildout under the proposed land use and zoning designations. Using this analysis, the EIR concluded that the Initiation Draft Plan would result in significant unmitigable (Class I) impacts to Cultural Resources; Flooding and Water Resources; Aesthetic/Visual Resources; Biological Resources; Public Services (solid waste); and Wastewater (EIR Table ES-1). There are a total of 13 significant unavoidable impacts which will be reduced by the implementation of the proposed mitigation measures, but will remain significant even if all possible mitigation measures are adopted. A summary of the key issues related to these impacts is provided below.

Impacts associated with Flooding and Water Resources, Agricultural Resources, Biological Resources, Public Services (schools); Traffic and Circulation; Air Quality; and Noise were identified as significant but mitigable (Class II).

Impacts related to Land Use and Planning; Wastewater; Aesthetic/Visual Resources; Agricultural Resources; Biological Resources; Traffic and Circulation; Air Quality; and Hazards and Hazardous Materials and were identified as less than significant (Class III).

B. Key Issues

Wastewater and Water Supply

The Los Alamos Community Services District (LACSD) provides wastewater treatment and supplies potable water to the Plan Area. The wastewater treatment system was constructed in 1988 to address ongoing wastewater problems in Los Alamos. The system consists of a conveyance system and pumps which transport effluent to treatment ponds and spray fields located on 64 acres of land located on LACSD properties northeast of town. The Plan Area water supply is provided by LACSD-owned groundwater wells that tap into the San Antonio Groundwater Basin aquifer which was determined to be in a state of overdraft in 2005.³

In 2009 during preparation of the Los Alamos Community Plan Update EIR, County staff worked with LACSD staff and Board of Directors to identify mitigation measures and address district concerns regarding buildout in the Plan Area.

Wastewater Treatment Plant Capacity

In 2005, the Regional Water Quality Control Board (RWQCB) approved Phase III of the wastewater treatment plant upgrade which authorized the facility to discharge up to a maximum of 225,000 gallons per day (gpd). The plant is currently operating at 53% of permitted capacity with flows averaging 116,000 gpd in the summer and 118,000 gpd in winter.

Recent completion of the Phase III expansion added 18 acres of spray irrigation (total of 47.6 acres) for reclamation of the treated wastewater which increased the effluent spray irrigation rating to 283,000 gpd.

³ 2005 Santa Barbara County Groundwater Report, Santa Barbara County Water Agency, March 2006.

Residential buildout under the proposed plan is estimated at 1,321 units which include 21 residential units located outside the LACSD boundary.

At buildout, average wastewater flows to the treatment plant are projected to be approximately 240,990 gpd, of which approximately 126,304 gpd is attributed to new development under buildout of the Plan Update. Based on the highest historical monthly peaking factor of 1.10 that reflect worst case wet weather flows, the projected maximum monthly wastewater flow to the treatment plant at buildout is projected to be approximately 265,089 gpd. To accommodate this additional flow, the plant's existing retention basin capacity would need to be increased and the effluent pump system upgraded.⁴

Projections of when the treatment plant would require these improvements range from 14 years (2024) using an aggressive 5% annual growth scenario, to 22 years (2032) using a moderate 3% growth scenario consistent with regional growth trends, and assuming no additional capacity is added to the treatment plant in the interim⁵⁶.

To offset increases wastewater associated with buildout of the LACP, recommended Plan Action SD-LA-1.1.1 requires the County to work with LACSD to pursue expansion of the plant's capacity upon reaching 75% of the permitted treatment plant capacity. Recommended Development Standard SD-LA-1.1.2 requires the County to suspend issuing land use permits requiring new sewer system connections upon reaching 90% of the treatment plant's capacity until new capacity is constructed. The projected maximum monthly wastewater flows assume implementation of Development Standards WAT-LA-1.3.1 and WAT-LA-1.3.2 which require water conservation measures in all new development to incorporate significant methods for lowering consumptive water use through use of high-efficiency fixtures in buildings and landscaping.

Water Storage – Fire and Emergency Reserve

The LACSD has three types of water storage capacity requirements: operational storage, fire storage, and emergency supply. Because the demand for water peaks at times and rarely matches production patterns, operation storage of 25% is necessary to store water when demand is greater than and less than production. Fire storage is necessary when the capacity of production facilities is insufficient to meet the maximum daily demand plus fire demand.

In 2006, LACSD had a water storage deficiency of 13,364 gallons. The existing LACSD water storage capacity is 1,446,780 gallons (or 1.45 million gallons). LACSD determined that an additional 1 million gallon storage tank would be necessary to accommodate complete build-out of the 1994 Plan and constructed a concrete pad to accommodate a tank when funding became available in the future.⁷

Recently, the LACSD brought another well online in the Plan Area. This well provides the District with additional water supply sufficient to offset storage deficiencies until additional storage capacity is funded and constructed (pers.Comm. Kevin Barnard, LACSD, 2009). LACSD has identified

⁴ Los Alamos Community Services District Wastewater Collection and Treatment Facilities Planning Study, Dennis Bethel & Associates, Inc. 2006

⁵ 2007 Regional Growth Forecast. Santa Barbara County Association of Governments.

⁶ Residential unit growth reached 4.3% annual growth in the Plan Area at the height of the economic expansion in 2005.

⁷ Los Alamos Community Services District Water Facilities Planning Study, Dennis Bethel & Associates, Inc. 2006.

incremental steps to increase storage capacity in the interim period before a new water storage tank can be constructed.

According to the Los Alamos Community Plan Update EIR, build-out of the LACP would generate a demand for approximately twice the existing storage capacity (3.18 vs. 1.45 million gallons), requiring an additional 1.75 million gallon capacity tank. The EIR recommends achieving this by constructing a tank with a larger diameter on the existing pad.

Groundwater

According to LACSD, the community of Los Alamos in 2006 had a demand of 362 AFY (or 118 million gallons per year, which accounts for only about one percent of the total water demand in the basin). At buildout, water demand would increase to 668 AFY (about three percent of total water demand on the groundwater basin).

In 2005, the San Antonio Groundwater Basin was identified as being over-drafted at a rate of 9,540-acre feet per year (AFY). Agriculture accounts for the majority of the water use in the San Antonio Groundwater Basin, with agriculture using approximately 20,000 AFY. Although historically Vandenberg Air Force Base (VAFB) used approximately 3,400 AFY, with the recent shift to State Water as its principal supply, VAFB's use had dropped to approximately 300 AFY.

The LACP includes several recommended actions and development standards incorporating water conservation in new development to offset the demand for water in the Plan Area. These measures include: Development Standard WAT-LA-1.3.1 integrating lower water consumption into project designs providing for the use of onsite storage tanks, cisterns and landscaping designs that facilitate the infiltration of water and aquifer recharge; Development Standard WAT-LA-1.3.2 requiring use of high efficiency fixtures in project design; Action WAT-1.2.2 requiring water conservation best management practices (bmp) in new construction in the Plan Area; and WAT-LA-1.3.4 establishing a toilet retrofit program to encourage the exchange of older fixtures for high efficiency models. Policy WAT-LA-1.2 requires new development which requires expansion of water infrastructure to bear the burden of providing for the expansion, consistent with County and LACSD policies. In addition, Action WAT LA-1.3.4 calls for coordination between the County and LACSD to establish eligibility for grants and loans to be used for water delivery and storage infrastructure.

Groundwater extractions through wells conform to what is termed, "correlative rights." Correlative rights provide overlying landowners, such as LACSD, the right to extract groundwater. There is no priority system among overlying users, regardless of when the use begins. Overlying users have priority over appropriators taking water out of the groundwater basin.

B. Policy Consistency Analysis

Section 5.0 of the EIR includes a review of the project's potential consistency with the adopted plans and policies contained in the County's Comprehensive Plan. The EIR found all proposed Plan policies and goals to be consistent with the County of Santa Barbara Comprehensive Plan.

C. Tribal Consultation

Consistent with Government Code §65352.3, the County provided the Santa Ynez Band of Mission Indians the opportunity to consult regarding the Los Alamos Community Plan update. The County also requested a standard record search for cultural resources in the plan area. The Santa Ynez Band of Mission Indians did not respond to the consultation invitation and a follow up letter was sent noting that the opportunity to consult expired but encouraged them to submit comments throughout the adoption processes as members of the public.

D. Los Alamos Planning Advisory Committee Recommendation

At the close of environmental review in 2009, the LAPAC held a series of additional public meetings to review the environmental comments, additional staff recommendations, and finalize recommended goals and policies of the Community Plan Update. At their April 15, 2010 meeting the LAPAC unanimously approved a resolution recommending the Planning Commission and Board of Supervisors certify the Los Alamos Community Plan Final Environmental Impact Report and approve the Los Alamos Community Plan Update (Attachment I).

Attachments

- A. Los Alamos Community Plan Update (Copy available at:
http://longrange.sbcountyplanning.org/planareas/losalamos/losalamos_cp_update.php)
- B. Los Alamos Community Plan Update Final EIR (Copy available at:
http://longrange.sbcountyplanning.org/planareas/losalamos/los_alamos_cpu_eir.php)
- C. Findings and Statement of Overriding Considerations (SOC) and Mitigation Monitoring and Reporting Program (MMRP)
- D. Resolution – Comprehensive Plan Land Use Element Amendment
 - a. Exhibit A: Area to be Redesignated from General Commercial (GC) and Residential 12.3 units per acre (Res 12.3) to General Commercial (GC) Only
 - b. Exhibit B: Area to be Redesignated from to Highway Commercial (CH) to General Commercial (GC)
 - c. Exhibit C: Area to be Redesignated from Design Residential 8 units per acre (DR-8) to General Commercial (CG)
 - d. Exhibit D: Area to be Added to Scenic Buffer Overlay
- E. Resolution – Land Use and Development Code Ordinance Amendment
 - a. Exhibit 1: Land Use and Development Code Ordinance Amendment
08ORD-00000-00011
 - b. Exhibit 2: Zoning Map Amendment (Rezone) Ordinance 08RZN-00000-00002
 - i. Exhibit A: Area to be Rezoned from Limited Commercial (C-1) & Retail Commercial (C-2) to Community Mixed-Use Los Alamos (CM-LA)

- ii. Exhibit B: Area to be Rezoned from Highway Commercial (CH) to Retail Commercial (C-2)
 - iii. Exhibit C: Area to be Rezoned from Design Residential 8 Units per acre (DR-8) to General Commercial (C-3)
 - iv. Exhibit D: Areas to be Added to the Design Control (D) Overlay Zone
- F. Resolution – Bell Street Design Guidelines Amendment
- G. Bell Street Design Guidelines (Copy available at:
http://longrange.sbcountyplanning.org/planareas/losalamos/losalamos_cp_update.php)
- H. Los Alamos Community Plan Policy Summary Tables
- I. Los Alamos Planning Advisory Committee – Resolution 2010-01