

Los Alamos Community Plan Update - Policy Revisions		
<i><u>Initiation Draft Plan</u></i> <i>Goals, Policies, and Development Standards</i>	<i>Revision Purpose</i>	<i><u>Proposed Final Plan</u></i> <i>Goals, Policies, Actions and Development Standard</i>
LAND USE – GENERAL		
GOAL LU-LA-1: Encourage Growth Within the Community Plan Area Rather Than Expanding The Existing Urban Boundary		<i>No revisions</i>
<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; 		<i>No revisions</i>

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<p>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</p> <p>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.</p>		
<p>Policy LU-LA-1.2: All Existing Countywide policies apply to the Los Alamos Planning Area in addition to those specific policies and action items identified in this Community Plan.</p>		<i>No revisions</i>
<p>Policy LU-LA-1.3: The Development Standards contained in this Plan shall be utilized to implement the policies of the Plan. Where appropriate, each of these standards shall be applied to the project under review unless the standard would be inapplicable or ineffective and/or other standards have been required which implement the policies.</p>		<i>No revisions</i>

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LAND USE – RESIDENTIAL		
GOAL LUR-LA-1 Encourage infill and mixed use residential/commercial growth within the existing Urban Boundary.		<i>No revisions</i>
Policy LUR-LA-1.1: In order to locate higher density residential units within walking distance to shopping and employment opportunities, multi-family residential development should be concentrated within and close to the community's commercial core along Bell Street.		<i>No revisions</i>
Action LUR-LA-1.1.1: In order to allow greater flexibility for multi-family residential development, the County shall consider rezones to DR-12.3 for contiguous parcels in the 7-R-2 zone district along Leslie and Main Streets.		<i>No revisions</i>
Action LUR-LA-1.1.2: The County will rezone properties along Bell Street to allow residential	<i>Note: This action will be deleted in the</i>	<i>No revisions</i>

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uses in conjunction with commercial development as specified in the Bell Street Form-Based Code.	<i>Final LACP on adoption</i>	
GOAL LUR-LA-2: Encourage And Protect Diversity Of Housing Types, While Maintaining The Small Town Feel and Rural Identity Of The Community.		<i>No revisions</i>
Policy LUR-LA-2.1: In order to follow existing development patterns in the community, reduce conflicts between agricultural operations and urban uses and reduce automobile trips, low density residential designations near the community's periphery shall be retained wherever feasible.		<i>No revisions</i>
<i>Policy LUR-LA-2.2: In order to reduce conflicts between residences and agricultural operations, proposed residential development which borders on agriculturally designated land shall integrate mechanisms, such as fences and/or buffer areas into the project design.</i>	<i>January 28, 2010 clarify MM AG-2 EIR Page 4.6-21</i>	Policy LUR-LA-2.2: Proposed residential development adjacent to agriculturally designated land, shall integrate mechanisms (such as a fences and/or buffer areas) into the project design to reduce conflicts between residences and agricultural operations. This policy does not apply to RR-5 zoned parcels in the Plan Area.
	<i>Incorporate MM AG-1 EIR page 4.6-21 April 15, 2010</i>	DevStd LUR-LA-2.2.1: Residential development located on the far western end of Bell Street, within the CM-LA zone, shall be set back at least 100 feet from parcels zoned for agriculture. If the residential development is part of a multi-

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		parcel development concept, the agricultural buffer setback shall be established by Planning and Development during project design.
	<i>Incorporate MM AG-2 EIR page 4.6-21 April 15, 2010 Revision</i>	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.
Dev Std LUR-LA-2.2.1: As a condition of approval for all discretionary residential projects that are immediately adjacent to agricultural lands, potential purchasers of lots adjacent to agricultural land shall be notified on the property title of the potential for agricultural activities on adjacent parcels.	<i>Does not incorporate MM AG-3 EIR page 4.6-22 April 15, 2010</i>	Renumbered to Dev Std LUR-LA-2.2.3:
Dev Std LUR-LA-2.2.2: The owners of residential properties located adjacent to	<i>These properties were developed with</i>	Renumbered to Dev Std LUR-LA-2.2.4:

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properties zoned for light industrial use shall be required to record a "Notice to Property Owner" which states that the affected parcel is located adjacent to land designated and zoned for light industrial use.	<i>residences, and a winery approved for the adjacent site. As of February 19, 2010, the winery has not been constructed.</i>	
GOAL LUR-LA-3: Strive To Ensure That The Community of Los Alamos Provides Housing Opportunities For All Economic Segments Of Its Population.		<i>No revisions</i>
Policy LUR-LA-3.1: In order to provide additional housing opportunities, renovation of existing substandard units shall be encouraged.		<i>No revisions</i>
Policy LUR-LA-3.2: In order to provide housing opportunities—mixed use zoning shall be encouraged where it is compatible with commercial uses.		<i>No revisions</i>
Policy LUR-LA-3.3: In order to provide a source of affordable housing, existing mobile home parks should be maintained and enhanced, provided that all development activities are consistent with the requirements of Chapter 15A, "Floodplain Management," Chapter 15B,		<i>No revisions</i>

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<p>“Development Along Watercourses,” and Chapter 24, “Offenses, Miscellaneous,” Section 24-7, “Watercourses – Erecting buildings, etc. which obstruct flow prohibited, by the Santa Barbara County Code and the F.E.M.A. regulations.”</p>		
<p>LAND USE – COMMERCIAL</p> <p>GOAL LUC-LA-1: Encourage New Commercial Development Which Is Oriented Towards Serving The Needs Of Local Residents. Visitor-Serving Commercial Uses Shall Also Be Supported To The Extent That They Also Provide Services To Residents That Would Not Otherwise Be Available In The</p>		<p><i>No revisions</i></p>

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Community.		
GOAL LUC-LA-2: Encourage infill and balance the mixed-use residential/ commercial development within the existing urban boundary.		<i>No revisions</i>
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.		<i>No revisions</i>
	April 15, 2010 Addition	Action LUC-LA-2.1.1: The County shall pursue development of appropriate tools to regulate the location, distribution, density, and compatibility of alcohol-related uses in the Plan area.
Policy LUC-LA-2.2: Mixed uses are encouraged in the Bell Street Corridor.		<i>No revisions</i>
<i>Dev Std LUC-LA-2.2.1: Residential uses in the Bell Street Corridor shall be allowed as a primary use.</i>		Policy LUC-LA-2.3: Residential uses in the CM-LA Zone District shall be allowed as a primary use.
	<i>EIR MM TC-2 EIR page 4.9-</i>	Policy LUC-LA-2.4: Priority use of excess public road right-of-

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	18	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.
GOAL LUC-LA-3: Strive to create a pedestrian-friendly, safe environment along Bell Street.		<i>No revisions</i>
Action LUC-LA-3.1: The County Public Works Department shall work with CalTrans to develop a plan for installing improvements on Bell Street which would enhance the streetscape as well as pedestrian safety. Improvements could include amenities such as angled parking, within the Bell Street corridor, crosswalks, street lighting, street trees, landscape planters and traffic calming measures.	January 28, 2010 Revision	Action LUC-LA-3.1: The County Public Works Department shall work with CalTrans to develop a plan for installing improvements on Bell Street which would enhance the streetscape as well as enhance pedestrian safety. Improvements should include amenities consistent with the Bell Street Design Guidelines such as wide sidewalks, crosswalks, street lighting, street trees, landscape planters, furniture, and traffic calming measures.
	April 15, 2010	Action LUC-LA-3.2: The County should support efforts of private organizations (e.g., business and, community groups) to establish benefit assessment districts to identify and facilitate localized solutions to issues facing the downtown Los Alamos business district (e.g., flood control, parking). The County

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		Planning and Development Department and Public Works will serve as a liaison between community groups and facilitate communication between interested parties, other County Departments, and agencies.

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LAND USE – INDUSTRIAL		
GOAL LUI-LA-1: Strive To Ensure That All Industrial Development And Uses Are Consistent With The Scale And Unique Setting Of Los Alamos.		<i>No revisions</i>
Policy LUI-LA-1.1: Development on 133-130-039 (L&L Vineyards LLC) shall be designed, sited, graded, and landscaped in a manner which minimizes the visibility of packing and loading facilities, utilities, trash receptacles, truck parking, and other industrial uses from public roads and encourages compatibility with neighboring parcels through the use of landscaping, setbacks, height limitations and/or other measures identified during project review (in addition to the measures required by the zoning ordinance).		<i>No revisions</i>

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<p>PUBLIC FACILITIES AND SERVICES-GENERAL</p> <p>GOAL SERV-LA-1: Provide For Adequate Public Facility And Service Capacity To Support Land Use Buildout As Defined In The Community Plan.</p>		<i>No revisions</i>
<p>Policy SERV-LA-1.1: All existing countywide policies apply to the Los Alamos Area in addition to those specific policies and action items identified below.</p>		<i>No revisions</i>
<p>Policy SERV-LA-1.2: New public services and facilities as outlined in the County Capital Improvements Plan shall be addressed and, if necessary, constructed concurrent with the project and is operational in advance of service and facility demand from new development.</p>		<i>No revisions</i>
<p>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</p>		<i>No revisions</i>

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facility improvements; creation of public service facility benefit assessment districts etc., to mitigate and/or address the public service impacts from their developments, in addition to standard in-lieu fees.		
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 LUG-LA-1.1 except for public purpose such as a fire station.		<i>No revisions</i>
	April 15, 2010	Action SERV-LA-1.4.1: The County shall assist and support community efforts to work with telecommunication and internet providers to improve and expand community-wide access to high-speed internet and telecommunications infrastructure (e.g., cable, fiber-optic, DSL) in the Los Alamos Community Plan Area.

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<p>TRANSPORTATION, DULATION, AND PARKING</p> <p>GOAL CIRC-LA-1: The County Shall Strive To Permit Reasonable Development Of Parcels Within The Community Of Los Alamos Based Upon The Policies And Land Use Designations Adopted In This Community Plan, While Maintaining Safe Roadways And Intersections That Operate At Acceptable Levels</p>		<p><i>No revisions</i></p>
<p>Policy CIRC-LA-1.1: The County should attempt to minimize the need for subsequent improvements necessary for a given intersection in order to achieve an acceptable Level of Service at buildout.</p>	<p>April 15, 2010 Revision</p>	<p>Policy CIRC-LA-1.1: Roadway and intersection improvements shall be designed to respect the rural small town character of Los Alamos.</p>
<p>Policy CIRC-LA-1.2: The County's seven-year Transportation Improvement Plan shall be developed to give the highest priority to roadway improvements that will ease conditions on the most severely constrained roadways and intersections in each planning area. The priority assigned to these improvements shall account for priorities in the area's Community Plan, but shall be based upon the most recent available</p>	<p>April 15, 2010 Revision</p>	<p>Policy CIRC-LA-1.2: Deleted</p>

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<p>traffic data. The Capital Improvement Plan shall facilitate alternative modes of transportation. The Capital Improvement Plan shall be updated by the Public Works Department and presented to the Planning Commission and the Board of Supervisors for review on an annual basis. The Plan shall contain a list of transportation projects to be undertaken, ranked in relative priority order, and include estimated cost, funding source and if known, estimated delivery year for each project.</p>		
<p>Policy CIRC-LA-1.3: 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:</p> <ul style="list-style-type: none"> • Redesignating roadways and/or intersections to a different classification; • Reconsidering proposed land uses to alter traffic generation rates, circulation patterns, 	<p>April 15, 2010 Revision</p>	<p>Renumber to Policy CIRC-LA-1.2:</p>

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<p>etc.; and</p> <ul style="list-style-type: none"> • Changes to the County's Capital Improvement Program including reevaluation of alternative modes of transportation. 		
<p>Action CIRC-LA-1.3.1 The County shall consider a comprehensive study to analyze possible vacations or width reduction of existing road right-of ways where traffic volumes would not require the current right-of-way capacities. Any resulting effects to yard setbacks also should be addressed to ensure that structural development would maintain an orderly pattern in relation to the affected surrounding neighborhood and roadway(s).</p>	<p><i>April 15, 2010 Revision</i></p>	<p>Renumber to Action CIRC-LA-1.2.1:</p>
<p>Action CIRC-LA-1.3.2 The County shall consider amending the Circulation Element to include intersection standards for unsignalized intersections.</p>	<p><i>April 15, 2010 Revision</i></p>	<p>Renumber to Action CIRC-LA-1.2.2:</p>
	<p><i>April 15, 2010 Revision</i></p>	<p>Action CIRC-LA-1.2.3: The County shall work with Caltrans to design, fund, install, and maintain safe aesthetically pleasing pedestrian walkways and bicycle lanes linking residential and commercial uses in Los Alamos, including uses located east of Highway 101, with downtown Los Alamos and Bell Street.</p>

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Policy CIRC-LA-1.4: A determination of project consistency with the standards and policies of this Community Plan Circulation Section shall constitute a determination of consistency with Land Use Development Policy #4 with regard to roadway and intersection capacity.	April 15, 2010 Revision	Renumber to Policy CIRC-LA-1.3:
Policy CIRC-LA-1.5: The minimally acceptable Level of Service (LOS) on roadway segments and intersections in the Los Alamos Planning Area is "C".	April 15, 2010 Revision	Renumber to Policy CIRC-LA-1.4:
Policy CIRC-LA-1.6: Walkways (e.g., sidewalks, boardwalks) shall be required for all new development along the Bell Street commercial core. Walkways shall be in conformance with the Bell Street Design Guidelines.	February 27, 2010 Revision	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.
DevStd CIRC-LA-1.6.1: On all public roads in the Bell Street commercial core, Public Works shall require new development to construct walkways.	April 15, 2010 Revision	Action CIRC-LA-1.5.1: The County Planning and Development and Public Works Departments shall prepare a Pedestrian Circulation Plan for the CM-LA zone district which provides for a safe and efficient circulation system which meets legal

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		mandates for accessibility, and reinforces the community's informal, rural character.
Policy CIRC-LA-1.7: Angled parking shall be encouraged within the Bell Street Commercial Corridor.	Addresses Caltrans November 9, 2009 letter MM TC-1 EIR Page 4.9-18	Policy CIRC-LA-1.6: Angled parking shall be encouraged within the CM-LA Zone District on County maintained roads.
Dev Std CIRC-LA-1.7.1: The County shall pursue angled parking along Bell Street, in coordination with Caltrans, and along the cross streets one block north and south of Bell Street when development within the Bell Street Commercial Corridor reaches 50% building capacity in order to meet future commercial and parking demands.	MM TC-1 EIR Page 4.9-18	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.
	MM TC-1 EIR Page 4.9-19	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.
	MM TC-1 EIR Page 4.9-19 February 27, 2010 Revision	Action CIRC-LA-1.6.3: The County shall work with the community and Caltrans to discuss the feasibility of acquiring Bell Street through Los Alamos as a County maintained road.
Policy CIRC-LA-1.8: The County Public Works Department shall monitor traffic volumes at selected intersections in the community at least		Renumber to Policy CIRC-LA-1.7:

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<p>every five years and accident reports as they occur or annually. At intersections with no stop signs to control traffic right-of-way, the volume and accident data will be used to determine whether conditions warrant installation of stop signs on the approach(es) of one or both roadways. At certain intersections with higher traffic volumes (such as Bell Street at Centennial Street and Bell Street at Main Street), traffic signal warrant analyses shall be conducted to determine if an upgrade of traffic control from stop signs to traffic signals is warranted. Signal warrant determinations shall be conducted in cooperation with Caltrans.</p>		
GOAL CIRC LA-2: The County Shall Continue To Encourage The Use Of Alternative Modes Of Transportation Such As Bicycling, Walking, Carpooling, And Other Forms Of Ridesharing.		<i>No revisions</i>
Policy CIRC-LA-2.1: New development shall be sited and designed to encourage pedestrian and bicycle travel and provide maximum access to facilities that offer alternative modes of		<i>No revisions</i>

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transportation (e.g. park and ride areas, bus stops).		
Policy CIRC-LA-2.2: In its long range land use planning efforts, the County should seek methods to link commercial, recreational and educational facilities with transit lines, bikeways and pedestrian trails.		<i>No revisions</i>
Action CIRC-LA-2.2.1: As appropriate, the County should include the Los Alamos Planning Area in the Countywide Transportation Management Programs which provide, but are not limited to, programs for commuter-related traffic.		<i>No revisions</i>
Action CIRC-LA-2.2.2: The County, in cooperation with Caltrans, shall seek to locate and acquire a site in Los Alamos which is suitable for development of a Park and Ride facility.		<i>No revisions</i>
<i>Action CIRC-LA-2.2.3: The County Public Works Department should work with the Los Alamos Community Advisory Committee, the school district, and any other appropriate community organizations, to establish appropriate locations</i>	<i>April 15, 2010 Revision</i>	Action CIRC-LA-2.2.3: The County Planning and Development Department, Parks Department, and Public Works Department should work with the Los Alamos Planning Advisory Committee, the school district, and any other appropriate community organizations, to establish appropriate locations for future

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for future bikeways and/or equestrian trails.		bikeways and trails.
	MM AQ-9.3EIR Page 4.10-59	<u>Action CIRC-LA-2.2.4:</u> The County shall revise the County Road Impact Fee Ordinance to allocate a minimum of twenty percent of all transportation impact fees collected from development projects in Los Alamos for transit, bicycle, and pedestrian uses/facilities.

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FIRE		
GOAL FIRE-LA-1: Reduce Fire Hazards Community-Wide While Preserving And Enhancing The Hillside Views.		<i>No revisions</i>
Policy FIRE-LA-1.1: Ensure that adequate fire staffing and facilities are available to meet the needs of both existing and new development in the Los Alamos Township, as well as service demands from outside the township area.		<i>No revisions</i>
Action FIRE-LA-1.1.1: The County General Services, Real Property Division and Fire Department shall continue to search for a suitable replacement site for Station 24 and the needed "Operations Complex" which is in proximity to the downtown area. The County will need to secure additional funding for the Fire Department for these necessary capital improvements.		<i>No revisions</i>
	April 15, 2010	Action FIRE-LA-1.1.2: The County shall explore the feasibility of establishing a staffed Sheriff's substation within the future Operations Complex to help ensure public safety and welfare.

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<p>Dev Std FIRE-LA-1.1.2: Developments adjacent to fire-prone natural open space areas for which a landscape plan is required shall incorporate fire-scape techniques. Homes on the periphery of the community shall be reviewed and greenbelt buffers shall be provided by the applicant as required by the County Fire Department. Additional protective setbacks may also be required by the County Fire Department.</p>	<p>April 15, 2010</p>	<p>Dev Std FIRE-LA-1.1.3: Developments within High Fire Hazard Severity Zones shall comply with County Fire Department defensible space requirements.</p>
<p>Policy FIRE-LA-1.1: Water system and storage facilities shall be engineered to provide adequate fire flows, capacities and pressures necessary to meet the needs of the planning area. Fire hydrants shall be located along streets, and, where necessary, within developments as required by the County Fire Department.</p>		<p><u>Renumber to Policy FIRE-LA-1.2</u></p>

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<i>PARKS, RECREATION, AND TRAILS</i>		
GOAL PRT-LA-1: Protect Diverse Recreational Opportunities So That The Community's Current And Future Recreational Needs Are Met To The Maximum Extent Feasible.		<i>No revisions</i>
Policy PRT-LA-1.1: Diverse outdoor and indoor recreational opportunities shall be encouraged to enhance Los Alamos recreational resources and to ensure that current and future recreational needs of residents are met.		<i>No revisions</i>
Action PRT-LA-1.1.1: The citizens of Los Alamos are encouraged to form a nonprofit recreation district or other service organization which can work with regional public and non-profit youth league sponsors to get Los Alamos included on the circuit as a site for games and		<i>No revisions</i>

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events.		
Action PRT-LA-1.1.2: The County Parks Department shall designate a trail along San Antonio Creek and apply a proposed trail designation on the County's Parks, Recreation, and Trail (PRT) map for Los Alamos.		<i>No revisions</i>

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POLICE GOAL POL-LA-1: Ensure Adequate Police Services For Los Alamos To Protect Property And Provide Public Safety.		No revisions
Policy POL-LA-1.1: As funding becomes available, the hiring of additional staff shall be phased with the additional population growth based on the staffing level recommended by the Sheriff's Department.	January 28, 2010	Policy POL-LA-1.1: The hiring of additional staff shall be phased with additional population growth based on the staffing level recommended by the Sheriff's Department.
Action POL-LA-1.1.1: As funding becomes available, the County shall explore establishing a Sheriff's substation within Los Alamos in order to provide a greater police presence.	January 28, 2010	Action POL-LA-1.1.1: The County shall explore the feasibility of establishing a staffed Sheriff's substation within Los Alamos in order to provide a greater police presence and to reduce call response time.

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RESOURCE RECOVERY		
GOAL RRC-LA-1: Provide Community-Wide Resource Recovery Opportunities.		<i>No revisions</i>
Policy RRC-LA-1.1: The County shall maintain recycling programs in Los Alamos and enhance programs when feasible.	MM SW-1 EIR Page 4.18-17 April 15, 2010 Revision	Policy RRC-LA-1.1: The County shall maintain recycling programs in Los Alamos and enhance programs when feasible. a. Applicants for individual discretionary projects in the Plan Area shall develop and implement a solid waste management plan or source reduction plan to be reviewed and approved by Public Works Resource Recovery and Solid Waste Division.
Action RRC-LA-1.1.1: The County shall investigate potential programs that could be implemented in the Los Alamos area to further the goals of the Source Reduction and Recycling Element, such as increased frequency of collection for curbside recycling programs.		<i>No revisions</i>
Action RRC-LA-1.1.2: The County Public Works Department shall work with Caltrans, the local solid waste collection and recycling provider, and property owners to develop a program for placement of trash and recycling receptacles		<i>No revisions</i>

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along Bell Street.		

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SCHOOLS		
GOAL SCH-LA-1: Coordinate With The School Districts To Provide Adequate Classroom Space While Planning For Future Growth.		<i>No revisions</i>
Policy SCH-LA-1.1: The County should encourage the Santa Maria High School District and the Santa Ynez High School District to consider the feasibility of changing the school district boundaries so that high school students from the Los Alamos area would attend Santa Ynez High School rather than Ernest Righetti High School. The feasibility of this option should be addressed based on the buildout figures identified for the Santa Ynez Valley in the Santa Ynez Valley Area Plan. If determined to be feasible, the County should encourage the affected school boards and/or support other local efforts to place such a boundary change on the ballot.		<i>No revisions</i>

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Policy SCH-LA-1.2: The County shall encourage the school districts that serve the Los Alamos Planning Area to identify and pursue options to provide additional facilities as needed and/or other remedies to alleviate overcrowding.		<i>No revisions</i>
<i>Policy SCH-LA-1.3: The County shall request that the school districts serving the Los Alamos Community Plan area develop school impact mitigation plans and pursue mechanisms and funding options available to the districts to provide additional school facilities. The County shall coordinate with the districts in the development of such school impact mitigation plans and shall utilize the plans in evaluating development proposals. The plans would identify school facility needs attributable to new development and measures the districts are taking to optimize facility use and secure alternate funding and would also provide school impact mitigation plans.</i>	<i>April 15, 2010 Revision Mitigation is now addressed through fees developed by schools in accordance with State Government and Education Codes</i>	Policy SCH-LA-1.3: Projects in the Los Alamos Community Plan Area are subject to the payment of mitigation fees to each school district that serves the property consistent with state law. Fee payment shall be those in effect at the time of issuance of building permits.
<i>Policy SCH-LA-1.4: The County shall require that a project applicant requesting a rezone for residential development enter into an agreement with the Los Alamos School District to provide adequate mitigation, consistent with State law, for</i>	<i>MM PF-1 (EIR page 4.8-7) April 15, 2010 Revision Same as above</i>	Policy SCH-LA-1.4: Deleted

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the project's significant impacts on school facilities.		
Policy SCH-LA-1.5: The County shall require that a project applicant requesting a rezone for residential development enter into an agreement with the Santa Maria Union High School District to provide adequate mitigation, consistent with State law, for the project's significant impacts on school facilities.	MM PF-2 (EIR page 4.8-7) April 15, 2010 Revision Same as above	Policy SCH-LA-1.5: Deleted

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WASTEWATER		
GOAL SD-LA-1: Link Development To A Well Managed Wastewater System With A High Level Of Treatment That Best Serves The Public Health And Welfare.	February 19, 2010 Revision	GOAL SD-LA-1: Link Development To A Well-Managed Sewer Wastewater System That Best Serves The Public Health And Welfare.
Policy SD-LA-1.1: For those areas within the Los Alamos Community Services District boundaries, buildout shall be accommodated within eventual projected capacity of the wastewater treatment system.		No revisions
	MM WW-1 EIR page 4.3.14 April 15, 2010	Action SD-LA-1.1.1: The County shall monitor development activity in Los Alamos and provide data to the Los Alamos Community Services District (LACSD) for use in their wastewater collection and treatment facilities planning. Upon LACSD reaching 75% of the permitted plant capacity of 225,000 gpd, or 168,750 gpd, the County shall work cooperatively with the LACSD and Regional Water Quality Control Board to pursue feasibility, fiscal, and environmental studies to evaluate the possibility of expanding LACSD disposal capacity or other alternative solutions for accommodating increased wastewater treatment demand from buildout within the town of Los Alamos. Community input shall be sought regarding the content of the studies and potential alternative

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		solutions to be considered.
	<i>MM WW-1 EIR page 4.3.14. April 15, 2010</i>	Dev Std SD-LA-1.1.2: Upon reaching 90% of LACSD permitted capacity, the County shall suspend issuing land use permits requiring additional sewer system connections except for emergency or public benefit purposes, until additional wastewater treatment capacity is constructed.
<i>Dev Std SD-LA-1.1.2: In order to approve a discretionary project within the Los Alamos Community Services District, a finding, shall be made that adequate capacity exists from the Los Alamos sewer treatment system, to service the specific project. Approval of said project shall be found not to cause a significant deterioration (per Regional Water Quality Control Board standards) in the quality of total effluent discharge.</i>	<i>February 27, 2010</i>	Dev Std SD-LA-1.1.3: In order to approve a discretionary project within the Los Alamos Community Services District, a finding shall be made that adequate capacity exists from the Los Alamos sewer treatment system to service the specific project.
<i>Policy SD-LA-1.2: If expansion of the wastewater system based on capacity becomes necessary due to new development, the burden of upgrading the wastewater system shall be placed on the new development.</i>	<i>April 15, 2010 Revision</i>	Policy SD-LA-1.4: If expansion of the wastewater infrastructure system becomes necessary due to new development, the burden of expansion shall be placed on the new development. Wastewater infrastructure upgrades, as necessary, shall be paid for through the Los Alamos Community Services District (LACSD) developer fee program.
	<i>February 17, 2010 Revision</i>	Action SD-LA-1.4.1: The County shall support the efforts of the Los Alamos Community Services District to establish District

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		eligibility for grants and loans to be used for wastewater system expansion and/or improvements.
WATER		
GOAL WAT-LA-1: Minimize The Potential For A Significant Depletion Of The Area's Groundwater Resources Through The Promotion Of Water Conservation And An Overall Reduction In Groundwater Pumpage.	April 15, 2010 Revision	GOAL WAT-LA-1: Minimize Use Of The Area's Groundwater Resources Through The Promotion Of Water Conservation And An Overall Reduction In Groundwater Use.
Policy WAT-LA-1.1: The use of reclaimed water, where feasible, shall be encouraged for irrigation of large open space areas (i.e., community parks, dedicated open space, etc.).	Retained per February 27, 2010 LAPAC Meeting	No revisions
Policy WAT-LA-1.4: If upgrades to the water system become necessary due to new development, the burden of upgrading the water system shall be placed on the new development.	Renumbered from Policy 1.4 for emphasis April 15, 2010 Revision	Policy WAT-LA-1.2: If expansion of the water infrastructure system becomes necessary due to new development, the burden of expansion shall be placed on the new development. Water infrastructure upgrades, as necessary shall be paid for through the Los Alamos Community Services District (LACSD) developer fee program.
	February 27,	Action WAT-1.2.1: The County shall support the efforts of the

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	2010 Revision	Los Alamos Community Services District to establish District eligibility for grants and loans to be used for water delivery and storage capacity infrastructure.
	February 27, 2010 Revision	<p>Action WAT-1.2.2: The County shall work with the Los Alamos Community Services District to establish water conservation best management practices (BMP) for integration into new and remodeled residential, commercial, industrial, and landscaping uses in the Plan Area.</p> <p>The County should also provide technical support if in the future the District seeks to establish a water use baseline and urban water use targets to reduce per capita water use.</p>
Policy WAT-LA-1.2: All new development shall minimize exterior water usage for landscaping purposes.	February 27, 2010 Revision	Renumbered to Policy WAT-LA-1.3:
	MM WR-5 EIR page 4.4.29 April 15, 2010	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.
Dev Std WAT-LA-1.2.1: All new development	February 27, 2010 Revision	Dev Std WAT-LA-1.3.2: All new residential, commercial, and

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within the Los Alamos Community Plan shall demonstrate significant methods for conserving water that will include, but not limited to, waterless urinals in commercial projects, low flow toilets in commercial and residential projects and low flow showers in residential projects.		industrial, development within the Los Alamos Community Plan shall incorporate water conservation measures in project design. Water conservation measures should include high efficiency fixtures and appliances.
Dev Std WAT-LA-1.3.1: All new development shall maximize the use of drought tolerant native or Mediterranean species and low flow irrigation for landscaping purposes.	<i>April 15, 2010 Revision</i>	Renumbered to Dev Std WAT-LA-1.3.3
	<i>MM WR-1 EIR page 4.4.27</i>	Action WAT-LA-1.3.4: The County should coordinate with the Los Alamos Community Services District to identify funding for establishment of a toilet retrofit program to encourage existing homeowners and businesses to exchange fixtures for high efficiency models.
	<i>April 15, 2010 Revision</i>	Policy WAT-LA-1.4: Los Alamos Community Services District (LACSD) water delivery and storage system shall be planned to accommodate eventual community plan buildout.
Policy WAT-LA-1.3: The County, in coordination with water purveyors, shall maintain and update accepted standard water demand factors for use in planning and shall consider the water resources analysis of the Los Alamos Community	<i>February 27, 2010</i>	Renumbered Policy WAT-LA-1.5:

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Services District.		

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AIR QUALITY		
GOAL AQ-LA-1: Maintain Healthful Air Quality In The Los Alamos Valley.		<i>No revisions</i>
Policy AQ-LA-1.1: The County shall impose appropriate restrictions and control measures upon construction activities associated with each future development project, in order to avoid significant deterioration of air quality.		<i>No revisions</i>
<i>Dev Std AQ-LA-1.1.1: Future project construction in Los Alamos shall follow all requirements of the Santa Barbara Air Pollution Control District (APCD) and shall institute Best Available Control Technology (BACT) where necessary to reduce emissions below APCD thresholds.</i>	<i>MM AQ-1 EIR Page 4.10-30-31</i>	Dev Std AQ-LA-1.1.1: Future project construction in Los Alamos shall follow all requirements of the Santa Barbara Air Pollution Control District (APCD) and shall institute Best Available Control Technology (BACT) where necessary to reduce emissions below APCD thresholds. To reduce NOx and diesel particulate emissions from construction equipment during project grading and construction, the following shall be adhered to: <ul style="list-style-type: none"> • All portable construction equipment shall be registered with the state's portable equipment registration program OR permitted by the District by September 18, 2008. • Diesel construction equipment meeting the California Air Resources Board's Tier 1-emission standards for off-road

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		<p>heavy-duty diesel engines shall be used. Equipment meeting Tier 2 or higher emission standards should be used to the maximum extent feasible.</p> <ul style="list-style-type: none"> • The engine size of construction equipment shall be the minimum practical size. • The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. • Construction equipment shall be maintained in tune per the manufacturer's specifications. • Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines. • Catalytic converters shall be installed on gasoline-powered equipment, if feasible. • Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating on-site. • Diesel powered equipment should be replaced by electric equipment whenever feasible. • Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible. • Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

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Dev Std AQ-LA-1.1.2: Project construction shall minimize the generation of pollution and fugitive dust during construction.	MM AQ-2 EIR page 4., 10-32 – 33 April 15, 2010	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 (PM ₁₀) emissions from project construction.
Policy AQ-LA-1.2: The County shall strive for consistency of all land use planning with the Clean Air Plan.		<i>No revisions</i>
Policy AQ-LA-1.3: The County shall implement those land use patterns and transportation programs which will serve to reduce vehicle trips and total vehicle miles traveled.	MM AQ-3 EIR page 4. 10-35-36	Policy AQ-LA-1.3: The County shall implement those land use patterns and transportation programs which will serve to reduce vehicle trips and total vehicle miles traveled. This includes- but is not limited to the following, as additional measures are encouraged. <ul style="list-style-type: none"> • Include design features to encourage alternate transportation modes. <ul style="list-style-type: none"> – For pedestrians: sidewalks; safe street and parking lot crossings; shade trees; off street breezeways, alleys, and over crossings; placement of parking lots and building entrances to favor pedestrians rather than cars; shower and locker facilities. – For transit riders: all of the above plus safe, sheltered transit stops with convenient access to building entrances. – For bicyclists: theft proof and well-lighted bicycle storage facilities with convenient access to building entrance; on-site bikeways between buildings or uses; shower and

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		<p>locker facilities.</p> <ul style="list-style-type: none"> - For carpools and vanpools: preferential parking. • Allow onsite services as by right to reduce the need for travel outside the Plan Area. • For residential developments: include childcare, telecommute center, neighborhood retail stores, postal machines, automatic teller machines. • For commercial/office developments: include childcare, food services, postal machines, banking services. • For commercial/retail developments: include delivery services, sales by phone. • Provide a 10% permit fee reduction for projects that provide onsite services that encourage alternative transportation modes (rideshare matching, transit subsidies, guaranteed ride home) • Provide incentives, such as fee reduction, for transit service enhancements to serve the project (express bus service, bike racks on buses). • Bikeway improvements. • Pedestrian improvements serving the project (addition of sidewalks, pedestrian crossings).
<p>Policy AQ-LA-1.4: The County, when reviewing discretionary projects, shall require the use of techniques designed to conserve energy and minimize pollution.</p>		<p><i>No revisions</i></p>

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<p>Dev Std AQ-LA-1.4.1: The County shall consider the following energy conserving techniques to implement Policy AQ-LA-1.4:</p> <ul style="list-style-type: none"> a. the installation of low-NOx residential and commercial water heaters and space heaters per specifications in the 1991 SBCAPCD Air Quality Attainment Plan; b. the installation of heat transfer modules in furnaces; c. the use of light colored water based paint and roofing materials; d. the installation of solar panels for residential water heating systems and other facilities and/or the use of water heaters that heat water only on demand; e. the use of passive solar cooling/heating; f. the use of natural lighting; g. use of concrete or other non-pollutant materials for parking lots instead of asphalt; h. installation of energy efficient appliances; i. installation of energy efficient lighting; j. use of landscaping to shade buildings and parking lots; k. installation of walkways; l. installation of covered bus stops to encourage 	<p>MM AQ-4 EIR Page 4.10-37 as revised April 15, 2010 Revision</p> <p>Updates Planning and Development Standard Condition AQ-4:</p>	<p>DevStd AQ-LA-1.4.1: The County shall consider including the following energy-conserving techniques to implement Policy AQ-LA-1.4:</p> <ul style="list-style-type: none"> a. Prohibit the inclusion of wood-burning stoves in new construction, using natural gas instead, with the installation of heat transfer modules in furnaces, where feasible; b. The use of passive solar energy, which minimizes the consumption of electricity. c. If possible, offer additional energy conservation features as homebuyer options, including but not limited to: <ol style="list-style-type: none"> 1. Photovoltaic (PV) panels for electrical power, residential water heating systems, and other facilities. 2. Photovoltaic landscape lighting, gate openers, water features. 3. Solar water heating systems and/or the use of water heaters that heat water only on demand; d. Green building technologies such as structural orientation and use of construction materials that maximize passive solar exposures; e. The use of passive heating and cooling design strategies in all buildings to the extent practical and residential structure orientation to maximize exposure and potential for solar energy use; f. The use of natural lighting systems such as skylights and interior transom windows to reduce energy consumption

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mass transportation.		<p>in commercial, office and municipal structures;</p> <ul style="list-style-type: none"> g. Use of concrete or other non-pollutant materials for parking lots instead of asphalt and the use of sustainable building materials for building design and construction; and, h. Installation of walkways i. Installation of energy efficient appliances and programmable thermostats to reduce the amount of consumed energy and reduce utility bills; j. Use of water efficient faucets, high-efficiency toilets (HETs), and water-conserving shower heads in residential homes; k. Automatic devices to turn off lights after business hours shall be used to the extent feasible in the commercial and business park land uses. Similarly, install timers on outdoor lighting to limit operating hours; l. Shading of windows and entrance locations with a combination of structural elements and landscape materials to reduce heat gain and lower the temperature around the house; m. For bicyclists, theft proof and well-lighted bicycle storage facilities with convenient access to building entrances, on-site bikeways between buildings or uses, showers and locker facilities; n. For carpool and vanpools, provide preferential parking; o. Encourage ridesharing and vanpooling for residents and commercial employees to address the benefits of

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		<p>alternative transportation methods;</p> <p>p. Installation of covered bus stops to encourage use of mass transportation;</p> <p>q. For neighborhood commercial uses, include childcare, food services, postal machines, and banking services.</p> <p>r. A tiered fee reduction for projects that provide:</p> <ol style="list-style-type: none"> 1. Alternative transportation amenities such as bicycle lockers/racks; 2. Low impact development techniques; and/or 3. Integration of energy conservation techniques (LEED Certification) into the building design.
	<p><i>MM AQ-5 4.10-39-40 April 15, 2010</i></p>	<p>Dev Std AQ-LA-1.4.2: To reduce overall trip generation and associated air contaminant emissions, future commercial tenants requiring more than fifty employees will be required to establish or participate in an employee trip reduction program consistent with programs established by the Santa Barbara Air Pollution Control District.</p>
	<p><i>MM AQ-6 EIR page 4.10-42</i></p>	<p>DevStd AQ-LA-1.4.3: Applicants of projects including potential odor generators such as but not limited to fast food restaurants, bakeries, coffee roasting facilities, etc., auto body shop, service stations, and laundry/dry cleaning shall develop and implement an Odor Abatement Plan (OAP). The OAP shall include the following:</p> <p>a. Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor</p>

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		<p>complaints.</p> <p>b. Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond.</p> <p>c. Description of potential odor sources at the facility.</p> <p>d. Description of potential methods for reducing odors, including minimizing idling of delivery and service trucks and buses, process changes, facility modifications and/or feasible add-on air pollution control equipment.</p> <p>e. Contingency measures to curtail emissions in the event of a public nuisance complaint</p>
	MM AQ-7 EIR page 4.10-44	DevStd AQ-LA.1.4.4: Ventilation systems that are rated at Minimum Efficiency Reporting Value of “MERV13” or better for enhanced particulate removal efficiency should be provided on all residential units located within 500 feet of U.S. Highway 101. The residents of these units shall also be provided information regarding filter maintenance/replacement.
	MM AQ-8 EIR page 4.10-44	DevStd AQ-LA.1.4.5: Future project applicants of residential developments within 500 feet of U.S. Highway 101 should provide an Air Quality Disclosure Statement to potential buyers of units, summarizing the results of technical studies that reflect a health concern resulting from exposure of children to air quality emissions generated within 500 feet of the freeway.
	GHG MM AQ-9.1	DevStd AQ-LA.1.4.6: Upon application for grading permits for

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	<p><i>EIR page 4.10-56 April 15, 2010</i></p>	<p>discretionary projects, the applicant shall submit grading plans, the proposed rate of materials movement, and a construction equipment schedule to the APCD. In addition, the applicant shall implement the following measures where feasible to mitigate equipment emissions:</p> <ul style="list-style-type: none"> • All construction equipment and portable engines shall be properly maintained and tuned according to manufacturer's specifications; • All off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, shall be fueled exclusively with CARB-certified motor vehicle diesel fuel; • The applicant shall, at a minimum, use diesel construction equipment meeting the California Air Resources Board's Tier 1 emission standards for off-road heavy-duty diesel engines. Equipment meeting Tier 2 or higher emission standards should be used to the maximum extent feasible. • All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit; • The applicant shall electrify equipment where feasible; • The applicant shall substitute gasoline-powered for diesel powered equipment where feasible; • The applicant shall use alternatively fueled construction

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		<p>equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, where feasible; and</p> <ul style="list-style-type: none"> • The applicant shall apply Best Available Control Technology (CBACT) as determined by the APCD. • Recycle/Reuse demolished construction material.
	<p>GHG MM AQ-9.2 EIR page 4.10-56-57 April 15, 2010</p>	<p>DevStd AQ-LA.1.4.7: The following energy efficiency and green building techniques shall be implemented for discretionary projects where feasible:</p> <ul style="list-style-type: none"> • The applicant shall increase building energy efficiency ratings by at least 20% above what is required by Title 24 requirements (CAPCOA MM E-6). Potential energy consumption reduction measures include, but are not limited to: • Using roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs and/or installing photovoltaic roof tiles (CAPCOA MM E-4, CAPCOA MM-13); • Using low energy street lights (i.e. sodium); • Possible additional Green Building techniques include: • Consideration of the siting of proposed buildings to eliminate or minimize the development’s heating and cooling needs (e.g., solar orientation) (CAPCOA MM E-7). • Install solar systems to reduce energy needs (e.g., solar panels). • Plant native, drought resistant landscaping (CAPCOA MM

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		<p>D-17).</p> <ul style="list-style-type: none"> • Use locally-produced building materials (CAPCOA MM C-3). • Use renewable or reclaimed building materials. (CAPCOA MM C-4) • Use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way (CAPCOA MM E-17).
	<p><i>GHG MM AQ-9.5 EIR page 4.10-6 April 15, 2010</i></p>	<p>DevStd AQ-LA.1.4.8: For all new residential subdivisions of five or more lots, new multi-family development projects of five or more units, and new commercial or mixed-use development exceeding 5,000 square feet, solar energy systems that result in a 20% or more reduction in electrical or other energy needs are encouraged. All such projects shall undergo BAR review consistent with state and county regulations.</p>
	<p><i>GHG MM AQ-9.6 EIR page 4.10-59-60</i></p>	<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 entity to fund renewable energy improvements in existing and new developments in exchange for a share of

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		<p>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 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 Energy Conservation Policies and Actions GHG Reduction Measure #2).

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	GHG MM AQ-9.7 EIR page 4.10-60	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).
	GHG MM AQ-9.3 EIR page 4.10-57-58 April 15, 2010 Revision	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: <ul style="list-style-type: none"> • 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 transportation services (CAPCOA MM G-4).

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BIOLOGY		
GOAL BIO-LA-1: Maintain the quality of streams, sloughs, drainage channels, and areas adjacent to such waters. Protect, maintain, and restore significant habitat and/or vegetation within the town's Urban Boundaries.		<i>No revisions</i>
Policy BIO-LA-1.1: Riparian habitat on San Antonio Creek and local drainages shall be preserved and restored to the maximum extent feasible.		<i>No revisions</i>
<i>Dev Std BIO-LA-1.1.1: A buffer for San Antonio Creek shall be established based on an investigation of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Control Board</i>	<i>MM BIO-4 EIR Page 4.7- 38</i>	Dev Std BIO-LA-1.1.1: A 50-foot buffer measured outward from the edge of the riparian vegetation on both sides of 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

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<p>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 but 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>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-1.1.2: Development (including dredging, filling and grading) within the San Antonio Creek corridor shall be limited to the following:</p> <ul style="list-style-type: none"> a. Public trails or other passive public 	<p>MM BIO-4 EIR Page 4.7-39</p>	<p>Dev Std BIO-LA-1.1.2: Certain development shall be allowed within the 50-foot riparian vegetation buffer established in DevStd BIO-LA-1.1.1 subject to review and approval by Planning and Development Department. Allowed development and shall be limited to the following:</p>

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<p>recreational uses;</p> <p>b. Flood control projects, where the project is for improvement or maintenance of stream channel flow capacity and/or is necessary for public safety or to protect existing development;</p> <p>c. Development where the primary function is the improvement of fish and wildlife habitat;</p> <p>d. Culverts, fences, pipelines, and bridges (when support structures are located outside critical habitat) may be permitted, when no alternative route/location is feasible;</p> <p>All proposed development within the corridor shall be evaluated as to their biological consequences and shall incorporate the best feasible mitigation measures (including enhancement and/or restoration) to minimize the impacts to the greatest extent. All proposed revegetation and restoration plans shall be evaluated by the County. Plans for protection, restoration, and/or enhancement shall allow for wildlife movement and avoid ecological "islands".</p>		<p>a. Public trails or other passive public recreational uses;</p> <p>b. Flood control projects, where the project is for improvement or maintenance of stream channel flow capacity and/or is necessary for public safety or to protect existing development;</p> <p>c. Development where the primary function is the improvement of fish and wildlife habitat; and</p> <p>d. Culverts, fences, pipeline, and bridges (when support structures are located outside critical habitat) may be permitted, when no alternative route/location is feasible.</p> <p>DevStd BIO-LA-1.1.3: All proposed development encroaching within the San Antonio Creek and Canada de Calaveras riparian corridors, including the 50 ft. buffer, shall incorporate protection, enhancement and/or restoration to minimize potential impacts to the greatest extent. This shall include:</p> <ol style="list-style-type: none"> 1. Removing and controlling invasive, non-native vegetation at a 2:1 ratio (restored/disturbed); or 2. Revegetating the buffer area with native, locally-occurring riparian trees, shrubs, and native, indigenous grasses at a minimum 1:1 ratio. Tree species to be planted shall be restricted to: Fremont cottonwood, valley oak, western sycamore, coast live oak, and box elder; 3. Providing for wildlife movement to avoid ecological "islands." <p>Proposed revegetation and restoration measures outlined</p>

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		above shall be contained in a Mitigation Plan that shall be prepared by a County-qualified biologist and be reviewed and approved by the County Planning & Development Department. The scope of all surveys, inspections, and fieldwork shall be approved by the Planning and Development Department in advance and funded by the project applicant.
Policy BIO-LA-1.2: Pollution of streams, sloughs, drainage channels, and underground water basins and areas adjacent to such waters shall be minimized.		No revisions
Policy BIO-LA-1.3: Native protected trees and non-native specimen trees shall be preserved to the maximum extent feasible. Non-Native specimen trees are defined for the purposes of this policy as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species. Native or non-native trees that have unusual scenic or aesthetic quality, have important historic value, or are unique due to species type or location shall be preserved to the maximum extent feasible.	MM BIO-5 EIR Page 4.7-3	<p>Policy BIO-LA-1.3: Native or non-native trees with a 6-inch or greater diameter measured at breast height that have unusual scenic or aesthetic quality, have important historic value, provide important wildlife habitat, or are unique due to species type or location shall be preserved to the maximum extent feasible.</p> <p>Non-Native specimen trees are defined for the purposes of this policy as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species.</p> <p>Non-native trees that are healthy and structurally sound shall be preserved when active nests or roosts are present.</p>

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Dev Std BIO-LA-1.3.1: All existing trees to be preserved shall be protected from damage or removal to the maximum extent feasible.		<i>No revisions</i>
Policy BIO-LA-1.4: Trees serving as known raptor nesting sites or key raptor roosting sites shall be preserved to the maximum extent feasible.		<i>No revisions</i>
	<i>MM BIO-6 EIR Page 4.7-41</i>	DevStd 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.
Dev Std BIO-LA-1.4.1: A development buffer (to be determined on a case-by-case basis) shall be established around trees serving as raptor nesting sites or key roosting sites.		Renumber to DevStd BIO-LA-1.4.2

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<p>Policy BIO-LA-1.5: Oak trees because they are particularly sensitive to environmental conditions, shall be protected to the maximum extent feasible. Land use activities which require a land use permit shall be carried out in such a manner as to avoid damage to native oak trees. Regeneration of oak trees shall be encouraged.</p>		<p><i>No revisions</i></p>
<p><i>Dev Std BIO-LA-1.5.1: Where oak trees may be impacted by new development (either ministerial or discretionary), a Tree Protection Plan may 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 shall be based on the County's existing Tree Protection Plan standards and shall include a graphic depiction of the Tree Protection Plan elements on final grading and</i></p>	<p><i>MM BIO-7 EIR Page 4.7-42 as revised</i></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</p>

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<p>building plans. (Existing landscape plans submitted to the County Board of Architectural Review (BAR) may be sufficient). A report shall be prepared by a County-approved consultant which indicates measures to be taken to protect affected trees where standard measures are determined to be inadequate. If necessary, an appropriate replacement/replanting program may be required. The Tree Protection Plan shall be developed at the applicant's expense. The Plan shall be approved by the County prior to recordation of a map or recordation of survey or prior to issuance of a Land Use Permit.</p>		<p>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 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>Policy BIO-LA-1.6: Species native to the immediate area (i.e., oaks, willows, sycamores) shall be incorporated into all landscape plans in order to preserve the existing oak savannah character of the area where appropriate.</p>	<p>MM BIO-8 As revised</p>	<p>Policy BIO-LA-1.6: At least 50 percent of the species proposed for planting in landscape plans shall be locally-occurring species including valley oak, coast live oak, Fremont cottonwood, western sycamore, and box elder to the immediate area (i.e., oaks, willows, sycamores) Species native to the immediate area (i.e., oaks, willows, sycamores) shall be incorporated into all landscape plans in order to preserve the existing oak savannah character of the area where appropriate. Trees shall be derived from source trees in the Los Alamos Valley or adjacent Purisima Hills or Solomon Hills.</p>
<p>Policy BIO-LA-1.7: Proposed plantings within the</p>	<p>MM BIO-9 EIR Page 4.7-</p>	<p>Policy BIO-LA-1.7: Existing native trees with a 6-inch or</p>

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Los Alamos County Park shall favor native trees and shrubs.	43 Per County Parks	greater diameter measured at breast height in Los Alamos County Park shall be protected to the maximum extent feasible. Coast live oak, valley oak, or other trees in the Park that naturally fall and do not present an obstruction to recreational use of the park or public safety shall be left in place to decay and provide important foraging habitat and cover for wildlife. Any trees planted in the Park shall be derived from local growers from source trees in one of the following areas: Los Alamos Valley or adjacent Purisima Hills or Solomon Hills and should be valley oak, coast live oak, Fremont cottonwood, western sycamore, and box elder. 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.
	MM BIO-1 EIR Page 4.7-31	Policy BIO-LA-1.8: Annual and native grasslands in Sub-Area 1 (See Figure 4.7-2) that could serve as upland habitat for special-status wildlife species shall be preserved to the extent feasible
	MM BIO-1 EIR Page 4.7-	DevStd BIO-LA-1.8.1: Prior to issuance of a development

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	32-	<p>permit, Planning and Development shall identify projects that could adversely impact suitable or critical habitat. Projects shall be subject to inspection by a County qualified biologist as part of the permitting process for development. Planning and Development may recommend consideration of protocol level, or other surveys for special status wildlife species if field assessments indicate possible impact to suitable habitat. The scope of all surveys, inspections and fieldwork shall be approved by the Planning and Development Department in advance and funded by the project applicant.</p>
	<p><i>MM BIO-3 EIR Page 4.7-34 as revised</i></p>	<p><u>DevStd Bio-LA-1.8.2:</u> Native grasslands, as defined by County policy, shall be protected to the maximum extent feasible, through the use of fencing or other means deemed appropriate by a qualified biologist and Planning & Development. Proposed development within Sub-areas 1 and 2 shall be surveyed by a County-qualified biologist to determine the potential for native grasses or other sensitive natural communities to exist. Native grasslands that meet the minimum County or CDFG criteria for size and percent cover shall be protected to the maximum extent feasible by:</p> <ol style="list-style-type: none"> 1. Project re-design and preservation of such areas as open space; or 2. Restoration of native grassland in other portions of the parcel at a replacement ratio of 2:1.

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FLOODING		
GOAL FLD-LA-1: Provide Adequate Drainage Within The Los Alamos Planning Area To Eliminate Flooding And Drainage Problems.		<i>No revisions</i>
Policy FLD-LA-1.1: Drainage systems shall be designed to accommodate full buildout of the urban area as defined by the Community Plan.		<i>No revisions</i>
Policy FLD-LA-1.2: All development, including construction, excavation, and grading, shall occur in accordance with the County Floodplain Management Ordinance.		<i>No revisions</i>
Dev Std FLD-LA-1.2.1: The County shall discourage the use of impervious surfaces in new development and encourage the use of permeable surfaces (e.g., avoid concrete drainage structures, <u>retention basins</u> , and install porous ground cover such as gravel, turf block, etc.).		<i>No revisions</i>

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Dev Std FLD-LA-1.2.2: Residential units that are proposed in areas prone to flooding shall comply with the requirements of the County Flood Control District.		<i>No revisions</i>
<i>Policy FLD-LA-1.3: Provide adequate drainage to San Antonio Creek within the Los Alamos Community Planning Area to relieve flooding and drainage problems.</i>		Policy FLD-LA-1.3: Development shall incorporate drainage measures to relieve flooding and drainage problems.
	<i>Per Project Clean Water and the Flood Control District MM WR-5 EIR Page 4.4-28</i>	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. Source control measures such as infiltration, evapotranspiration, storage, retention, and reuse shall be incorporated into site design to the maximum extent practicable.
	<i>MM WR-3 EIR Page 4.4-25</i>	Policy FLD-LA-2:1: Pollution of surface and ground water shall be avoided.
	<i>Per Project Clean Water and the Flood</i>	DevStd FLD-LA-2.1.1: Development shall incorporate best management practices (BMPs) to reduce pollutants in water

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	<i>Control District MM WR-3 EIR Page 4.4- 25</i>	runoff, and retain flood water as appropriate to the Los Alamos Community Plan goals for the Bell Street corridor.
	<i>Per Project Clean Water and the Flood Control Distric MM WR-4 EIR Page 4.4- 25t</i>	DevStd FLD-LA-2.1.2: Construction site BMPs addressing erosion and sediment control, waste and material management, and protection of storm drain inlets and natural water courses shall be included on drainage plans and/or erosion and sediment control plans, and implemented, to prevent contamination of runoff from construction sites. These practices shall include, but are not limited to: appropriate storage areas for pesticides and other chemicals; use of washout areas to prevent drainage of wash water to storm drains or surface waters; erosion and sediment control measures; and storage and maintenance of equipment away from storm drains and water courses.

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HISTORIC AND CULTURAL RESOURCES		
GOAL HA-LA-1: Preserve And Protect Those Cultural And Historic Resources Deemed Of Special Significance To The Maximum Extent Feasible.		<i>No revisions</i>
Policy HA-LA-1.1: Promote historic tourism by identifying and preserving local historic resources.		<i>No revisions</i>
Policy HA-LA-1.2: Significant cultural, archeological, and historic resources in the Los Alamos Planning Area shall be protected and preserved. Efforts to preserve and enhance historic structures shall be encouraged.		<i>No revisions</i>
	<i>MM CR-1 (DEIR page 4.2-20) January 28, 2010</i>	DevStd HA-LA-1.2.1: New development shall preserve and or restore the character-defining features of significant historic resources, in particular, the façade of significant historic structures visible from Bell Street, unless shown to be technically infeasible and precludes reasonable development. For structures that have been determined to be a significant historic resource, the project applicant shall retain a County-

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		qualified architectural historian to collaborate in designing the proposed adaptive reuse of structures that are to be renovated to maximize the integration of new architectural elements with those historical character-defining features.
<p>Action HA-LA-1.2.1: The County, in cooperation with the County Historical Landmarks Advisory Commission and property owners, shall evaluate existing historic resources within Los Alamos for potential listing as Historic Landmarks or Places of Historic Merit.</p> <p>In considering a potential site, building, place or structure for designation as a Historic Landmark or Place of Historic Merit, the following criteria shall be considered:</p> <ul style="list-style-type: none"> a. It exemplifies or reflects special elements of the County's cultural, social, economic, political, archaeological, aesthetic, engineering, architectural or natural history; b. It is identified with persons or events significant in local, state or national history; c. It embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship; d. It is representative of the work of a notable 	<p>April 15, 2010 Revision</p>	<p>Action HA-LA-1.2.2: The County, in cooperation with the County Historical Landmarks Advisory Commission and property owners, shall evaluate existing historic resources within Los Alamos for potential listing as Historic Landmarks or Places of Historic Merit.</p>

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<p>builder, designer, or architect;</p> <p>e. It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic, prehistoric, archaeological, or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development;</p> <p>f. It has a location with unique physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the County of Santa Barbara;</p> <p>g. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;</p> <p>h. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particularly transportation modes or distinctive examples of park or community planning;</p> <p>i. It is one of the few remaining examples in the County, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.</p>		

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NOISE		No revisions
GOAL N-LA-1: Strive To Ensure That Residents Of The Planning Area Are Not Exposed To Harmful Noise Levels.		
Policy N-LA-1.1: Noise sensitive receptors (e.g., residential, transient lodging, hospitals, educational facilities, libraries, churches, etc.) should not be exposed to exterior noise levels exceeding 65 dB(CNEL), or interior noise levels exceeding 45 dB, as indicated by the Los Alamos Community Plan Noise Element Map. Discretionary projects which are located within the 60 CNEL and 65 CNEL noise contours shall be reviewed at the time of application processing to confirm that the exterior noise level is less than 65 CNEL.	<small>(MM N-1 EIR page 4.11-17)</small>	Policy N-LA-1.1: Noise sensitive receptors (e.g., residential, transient lodging, hospitals, educational facilities, libraries, churches, etc.) should not be exposed to exterior noise levels exceeding 65 dB (CNEL), or interior noise levels exceeding 45 dB (CNEL), as indicated on the Los Alamos Community Plan Noise Element Map. Projects which are located within the 60 dB (CNEL) and 65 dB (CNEL) noise contours should be reviewed at the time of application processing to confirm that the exterior noise level is less than 65 dB (CNEL).
Dev Std N-LA-1.1.1: Consistent with the Noise Element, noise sensitive uses should not be located within the 65 dB(CNEL) and above noise contour.	<small>(MM N-1 EIR page 4.11-17)</small>	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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<i><u>Initiation Draft Plan</u></i> <i>Goals, Policies, and Development Standards</i>	<i>Revision Purpose</i>	<i><u>Proposed Final Plan</u></i> <i>Goals, Policies, Actions and Development Standard</i>
		<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.

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Dev Std N-LA-1.1.2: Outdoor living areas should not be exposed to exterior noise levels exceeding 75 dB (CNEL)	MM N-1 EIR page 4.11-17	Dev Std N-LA-1.1.2: Deleted
Dev Std N-LA-1.1.3: Development on assessor parcels 101-260-059 and 060 shall be designed and sited in order to minimize exterior noise levels as well as visual impacts.		Renumber to Dev Std N-LA-1.1.2 F
Dev Std N-LA-1.1.4: Building orientation on assessor parcels 101-260-059 and 060 shall be designed to minimize the need for noise attenuation structures/devices which would be required to reduce adjacent highway noise. No freestanding soundwalls shall be permitted.		Renumber to Dev Std N-LA-1.1.3
Dev Std N-LA-1.1.5: The densities specified for assessor parcels 101-260-059 and 060 are maximums which may be reduced as warranted by conditions specifically applicable to the site, such as noise and visual resources		Renumber to Dev Std N-LA-1.1.4

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<p><i>VISUAL/OPEN SPACE RESOURCES</i></p> <p><i>GOAL VIS-LA-1: Within the Urban Boundaries, Maintain The Open Space Views, Small Town Feel And Rural Character In And Around The Town's Urban Boundaries. Maintain And Enhance The Aesthetic Qualities Of The Community In All Facets Of Project Design.</i></p>	<p><i>April 15, 2010 Revision</i></p>	<p>GOAL VIS-LA-1: Maintain the Small Town Feel And Rural Character of the Town of Los Alamos And Integrate a Respect for Open Space Views and The Aesthetic Qualities Of The Community In All Facets Of Project Design.</p>
<p>Policy VIS-LA-1.1: The informal, semi-rural visual character of the community and its existing neighborhoods shall be respected to the maximum extent feasible along the Highway 101 corridor (defined as that area visible from Highway 101 within the town's urban boundaries).</p>		<p><i>No revisions</i></p>
<p><i>Policy VIS-LA-1.2: Strive to create "gateways" into town and make the entrances into town more visually appealing.</i></p>	<p><i>April 15, 2010 Revision</i></p>	<p>Policy VIS-LA-1.2: Gateway development shall enhance the rural and historic aesthetic of Los Alamos. New commercial development along Bell Street at the entries to town should provide an inviting and aesthetically pleasing entrance to the community to attract visitors and encourage tourism.</p>

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	<i>Jan. 28, 2010 Revision Renumbered Action VIS-LA-1.4.1</i>	Action VIS-LA-1.2.1: The County shall explore the feasibility of offering incentives to property owners or businesses for redeveloping or refurbishing properties along Bell Street.
	<i>Jan. 28, 2010 Revision</i>	Action VIS-LA-1.2.2: The County shall pursue the feasibility of a utility underground program for Bell Street and County roadways within the CM-LA.

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<p>Dev Std VIS-LA-1.2.1: All plans for new or altered buildings and structures on parcels within the Scenic Buffer Land Use Overlay that are adjacent to Highway 101, shall be subject to the following measures:</p> <p>a. At a minimum, development of structures shall be prohibited within 50 feet of the property line, unless this precludes reasonable development.</p> <p>b. Any structure with potential to obstruct views of the Purisima Hills or of the Solomon Hills from a public viewpoint or travel corridor shall be designed so as to preserve views of these hills to the maximum extent feasible while balancing the desire to create a visual presence.</p> <p>c. Grading for structural improvements on slopes in excess of 20% shall be prohibited.</p> <p>d. Outdoor lighting shall be energy efficient, fully shielded and directed toward the ground.</p>	<p>Jan. 28, 2010 Revision</p>	<p>Dev Std VIS-LA-1.2.3: All plans for new or altered buildings and structures on parcels within the Scenic Buffer Land Use Overlay that are adjacent to Highway 101, shall be subject to the following measures:</p> <p>a. At a minimum, development of structures shall be prohibited within 50 feet of the property line, unless this precludes reasonable development. In the interest of good design, reduced setbacks may be warranted. Reduction in a setback may be allowed if it can be demonstrated to the Board of Architectural Review and/or Review Authority that a development project meets all of the following standards.</p> <ol style="list-style-type: none"> 1. Project's architecture and landscape design minimizes impacts to public views. 2. Structures are designed and sited so as to be compatible with proposed landscape materials and design character of the community. Scenic Buffer setback reductions do not apply to the County's creek setback requirements. <p>b. Any structure with potential to obstruct views of the Purisima Hills or of the Solomon Hills from a public viewpoint or travel corridor shall be designed so as to preserve views of these hills to the maximum extent feasible while balancing the desire to create a visual presence.</p> <p>c. Grading for structural improvements on slopes in excess of 20% shall be prohibited except for community infrastructure projects, (e.g. water tanks).</p> <p>d. Outdoor lighting shall be energy efficient, fully shielded and</p>

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		directed toward the ground.
Policy VIS-LA-1.3: New buildings and street improvements on Bell Street should augment and compliment the traditional structures and buildings associated with Los Alamos' historic past. The architecture should reflect the traditional qualities associated with the concept of "Rural Western Town."	April 15, 2010 Revision	Policy VIS-LA-1.3: New buildings and street improvements in the CM-LA zone district should reflect the "Rural Western Town" traditional qualities outlined in the Bell Street Design Guidelines.
Dev Std VIS-LA-1.3.1: New development in the Bell Street corridor shall comply with the Bell Street Design Guidelines.		<i>No revisions</i>
Policy VIS-LA-1.4: New commercial development along Bell Street should create a vertical visual presence to attract visitors and encourage tourism.	April 15, 2010 Revision	Incorporated into Policy VIS-LA-1.2 above.
Action VIS-LA-1.4.1: The County shall explore the feasibility of offering incentives to property owners or businesses for redeveloping or refurbishing properties along Bell Street.	April 15, 2010 Revision	Renumbered Action VIS-LA-1.2.1 above.
Policy VIS-LA-1.5: New housing developments should be designed to be compatible with	April 15, 2010 Revision	Renumbered Policy VIS-LA-1.4

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existing adjacent neighborhoods with regard to character and design.		
Dev Std VIS-LA-1.5.1: New housing developments shall be consistent with the small rural atmosphere of Los Alamos by avoidance of tract-style development patterns, by providing a variety of non-obtrusive housing styles and types and by incorporating grid pattern street networks.	<i>April 15, 2010 Revision</i>	Renumbered Dev Std VIS-LA-1.4.1

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