County of Santa Barbara
Los Alamos Community Plan Update
Final Environmental Impact Report

SCH #2008101147

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VOLUME I
EIR Analysis

2010 Los Alamos Community Plan Update Final EIR

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EXECUTIVE SUMMARY

This section summarizes the characteristics of the proposed project, alternatives, environmental impacts, mitigation measures, and residual impacts associated with the proposed project.

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Project Location

The Town of Los Alamos is an unincorporated community located in west-central Santa Barbara County, 15 miles southeast of the City of Santa Maria, and 50 miles northwest of the City of Santa Barbara. The Los Alamos Community Plan Area (Plan Area) is located within the San Antonio Creek watershed and at the intersection of the main regional transportation routes, U.S. Highway 101 and the east-west alignment of State Route 135 (SR 135). US Highway 101 and SR 135 (known within the town boundaries as Bell Street) are the main transportation corridors linking Los Alamos to the region and neighboring agricultural lands. The project is located entirely within the planning area of the existing 1994 Los Alamos Community Plan (Existing Plan).

Background

The Los Alamos Community Plan was adopted and an Environmental Impact Report (EIR) was certified by the Board of Supervisors on February 8, 1994. Since its adoption over 15 years ago, new residential and commercial development has taken place within the area regulated by the Plan, public facilities and services, such as water and sewer have expanded, and population grew to approximately 1,588 persons in 2005 (Santa Barbara County Council of Governments Regional Growth Forecast 2005-2040, August

2007). More recently, interest in developing beyond the current urban boundary provided the impetus to examine the extent to which and the manner in which the community desires to grow. In addition, the community has expressed interest in playing a larger role in providing input to County decision-makers on current projects proposed in and around its urban boundary.

Project Description and Objectives

The Plan Area encompasses approximately one square mile and is comprised of approximately 460.28 acres. Currently, there are 649 residential units and 248,515 square feet of commercial/industrial and public/institutional buildings in the Plan Area. The 2010 Plan Update revises the existing Plan which currently allows buildout of up to 1,028,616 square feet of commercial/industrial and public/ institutional development and 1,066 residential units at buildout to allow for up to 798,030 square feet of commercial/industrial, and public/ institutional development and 1,321 residential units at buildout.

The 2010 Plan Update's new goals and objectives reflect the community's desire to prevent urban sprawl, retain and promote the town's existing western rural town character, while removing regulatory impediments to the development of allowable uses in town. The 2010 Plan Update is predicated upon the following primary project objectives:

- Encourage growth within the Plan Area rather than expanding the existing urban boundary;
- Encourage in-fill and mixed use residential and commercial growth within the urban boundary established by the existing Plan;
- Encourage and protect a diverse range of housing types, while maintaining the predominantly rural western town identity of the community;
- Strive to ensure that the community of Los Alamos provides housing opportunities for all economic segments of the community;
- Encourage new commercial development oriented toward serving the needs of local residents. Visitor-serving commercial uses shall also be supported to the extent that they also attract customers to other Los Alamos businesses and provide goods and services to Town residents;
- Strive to create a vibrant mixed-use, pedestrian-friendly, and safe environment along Bell Street; and

- Provide for adequate public facilities and services capacity to support buildout of the community plan area.

Alternatives

As required by CEQA Guidelines Section 15126.6, this EIR examines a reasonable range of alternatives to the proposed project that potentially minimize environmental impacts while achieving most of the main project objectives. The alternatives assessed in this EIR include:

No Project Alternative assumes that buildout in Los Alamos would follow the zoning and land use designations adopted in the 1994 Los Alamos Community Plan. Buildout under the No Project Alternative is based on the maximum potential development allowable under existing land use and zoning designations, which would be 1,066 residential units and 1,028,616 square feet of commercial/industrial and public/institutional space.

Alternative 1: The Reduced Buildout Alternative would place a cap on proposed Plan development such that the existing Los Alamos Community Services District (LACSD) wastewater treatment permitted capacity of 225,000 gallons per day, averaged over each month, would not be exceeded.

Alternative 2: The Town Gateway Alternative would provide additional land use guidelines on properties on the western and eastern ends of the Bell Street corridor to reduce potential buildout incompatibilities with adjacent development.

This analysis finds that the Reduced Buildout Project Alternative is environmentally superior to both the 2010 Plan Update and the Town Gateway Project Alternative as it would maximize reductions in potential significant impacts while attaining most of the 2010 Plan Update's goals.

Required Actions and Approvals to Implement the Project

The County of Santa Barbara Board of Supervisors must take the following actions to implement the proposed LACP Update and its two implementing documents, *Draft Los Alamos Bell Street Form Based Code* and *Bell Street Design Guidelines* prepared by the County of Santa Barbara:

1. Amend the Santa Barbara County Comprehensive General Plan by adopting text and map amendments to the Los Alamos Community Plan.

2. Approve map amendments to the County of Santa Barbara Zoning Map to incorporate the new Community Mixed Use Los Alamos (CM-LA) Zone district and associated rezones.
3. Approve text amendments to the Santa Barbara County Code, Chapter 35, Land Use and Development Code to incorporate the new Community Mixed Use - Los Alamos (CM-LA) Zone District.
4. Approve the Los Alamos Bell Street Design Guidelines.
5. Certify the Final Environmental Impact Report for the Los Alamos Community Plan Update, and
6. Adopt findings and overriding considerations for any environmental impacts which have been determined to not be mitigated to less-than-significant levels with implementation of the project.

Environmental Analysis

This EIR addresses all potentially significant environmental impacts associated with the proposed Plan as determined in the County Initial Study (IS), responses to the Notice of Preparation (NOP), and input at the EIR scoping meeting. Potentially significant impacts on the following environmental resources are addressed in detail:

- Land Use
- Agricultural Resources
- Aesthetics/Visual Resources
- Wastewater
- Transportation and Circulation
- Biological Resources
- Air Quality
- Noise
- Water Resources/Flooding
- Historical Resources
- Public Services: Solid Waste and Schools
- Hazardous Materials/ Risk of Upset

Areas of Known Controversy

The Notice of Preparation process and subsequent response from agencies and the public have identified concerns regarding the following issues: expansion of the Plan Area boundary line; impacts on Los Alamos Community Services District (LACSD) wastewater treatment capacity; increased potential for flooding impacts; increased demand on the San Antonio Groundwater Basin; impacts on LACSD waster storage capacity; potential angled parking along State Route 135 within the Town of Los Alamos; impacts to sensitive biological species along San Antonio Creek; potential for increased urban conflicts with adjacent agricultural land uses; locating additional residential

development within 500 feet of U.S. Highway 101 and potentially increasing health risks to new residents; and greenhouse gas emissions from Plan buildout.

Issues to be Resolved

Issues to be resolved include how to reduce programmatic significant, unavoidable adverse environmental impacts associated with Plan buildout on air quality, cultural resources, views of important visual resources, water demand, solid waste demand and wastewater treatment (many of which were identified in the existing 1992 Los Alamos Plan EIR), to the maximum extent feasible while achieving proposed project objectives, by adoption of mitigation measures and/or alternatives to the 2010 Plan Update identified in the EIR.

Draft EIR Circulation and Final EIR Revisions

The Draft EIR was circulated for public review from September 25, 2009 until November 9, 2009. A public comment hearing on the Draft EIR was held October 28, 2009, at the Los Alamos Senior Center, in Los Alamos. The resulting public comment letters, e-mails, and testimony generated by agencies, organizations, and individuals during the public review period and the public hearing are provided in Section 10.0, along with responses to each comment.

Where appropriate, the Final EIR text has been revised consistent with the response to the public comments listed above. Revisions resulting in deleted text are shown as strikeouts, while revisions resulting in added text are shown as underlined. In circumstances where additional changes were made to the EIR in response to comments received on the Draft EIR, or to clarify policy requirements or remove redundancies, the revisions are indicated as double-underline and strike-through. Changes do not result in new or changed environmental impacts, nor cause changes to the conclusions in the EIR impact analysis.

Summary Impacts and Mitigation Measures

Three tables are provided that present a summary of potential environmental effects identified in this EIR, including the project's contribution to cumulative impacts, resulting from proposed project implementation. Mitigation measures are numbered sequentially by resource, such that they can have a different number from the associated impact (e.g., **Impact CR-2** is addressed by Mitigation Measure **CR-1**, etc.).

Table ES-1 identifies potentially significant environmental impacts which may require mitigation measures, but those measures cannot reduce impacts to a level below significance as identified in this EIR;

Table ES-2 identifies potentially significant environmental impacts that can be fully mitigated to a level below significance as identified in this EIR;

Table ES-3 summarizes potential effects that were found not to be significant as they would not exceed local thresholds of significance defined in this EIR;

Table ES-4 summarizes beneficial effects of the proposed project as identified in this EIR;

Table ES-5 summarizes greenhouse gas emissions and the project's potential cumulative contribution to global climate change, as described in Section 4.10 *Air Quality* of this EIR.

In addition, the proposed project's contribution to cumulative impacts is summarized in the tables described below.

Table ES-1 Class I—Potentially Significant and Unavoidable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
CULTURAL RESOURCES		
Impact CR-1: 2010 Plan Update buildout would potentially encroach within unknown buried prehistoric and historic archaeological materials.	None available.	Significant and unavoidable.
Impact CR-2: 2010 Plan Update build-out would potentially impact existing residential and commercial structures of historical importance over 50 years old located along the Bell Street corridor and within the remaining areas of the Plan area.	The 2010 Plan Update *Dev Std* ~~*Policy*~~ *HA-LA-1.2* shall be revised as follows ~~(underlined text)~~: **MM CR-1** ~~*Policy HA-LA-1.2* Significant cultural, archaeological, and historic resources in the Los Alamos Planning Area shall be protected and preserved. Efforts to preserve and enhance historic structures shall be encouraged~~. *Dev Std HA-LA-1.2:* 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, t~~T~~he project applicant shall retain a County-qualified architectural historian to collaborate in designing the proposed adaptive	Significant and unavoidable.

Table ES-1 Class I—Potentially Significant and Unavoidable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	reuse of structures that are to be renovated to maximize the integration of new architectural elements with those historical character-defining features.	
Cumulative Impacts: The cumulative impact area of influence extends the Purisimeño Chumash culture area, from near Point Conception in the south to Santa Maria Valley in the north, and inland from the coastline to a boundary just east of Los Alamos. Development of past related projects has resulted in significant cumulative impacts. Similar to that identified in the 1992 Existing Plan EIR, the 2010 Plan Update buildout, would have a potentially significant impact on unknown prehistoric and historic archaeological resources. The cumulative impact from related projects and 2010 Plan Update is considered potentially significant, and the 2010 Plan Update's potential contribution would be cumulatively considerable.	County and Federal (on Vandenberg Air Force Base [VAFB]) permit review processes would be applied to minimize the potential effects on important archaeological resources. ~~The 2010 Plan Update Policy~~Mitigation measure MM CR-1 includes Development Standard HA-LA-1.2.1 that requires that significant cultural, archaeological, and historic resources in the Los Alamos Planning Area be protected. Existing County permitting standards ensure that discretionary projects located within areas where there is a high likelihood of archaeological site location be systematically evaluated. ~~This does not apply to ministerial projects.~~	Residual 2010 Plan Update buildout's contribution to cumulative impacts would be cumulatively considerable.
FLOODING AND WATER RESOURCES		
Impact WR-3: Increases in groundwater extractions as a result of water demands associated with build-out of the Plan Update would exacerbate the currently over-drafted San Antonio Groundwater Basin.	The 2010 Plan Update ~~*Dev Std WAT-LA-1.2.1*~~ shall be revised to include new Action WAT-LA-1.3.4 as follows ~~(underlined text):~~to reduce significant impacts on water resources.	Significant and unavoidable.

Table ES-1 Class I—Potentially Significant and Unavoidable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	MM WR-1 *Action WAT-LA-1.3.4:* ~~a.~~ The County should ~~shall~~ coordinate with the Los Alamos Community Services District to identify funding for establishment develop a toilet retrofit ~~incentive~~ program to ~~that shall~~ encourage existing homeowners and businesses to exchange fixtures for high efficiency models. ~~modern 1.5 per gallon flush models. LACSD shall provide annual statistics on the number of toilets retrofitted. Planning & Development Department Permit Compliance personnel shall verify statistics to ensure compliance.~~	
Impact WR-4: Average daily water consumption increases associated with 2010 Plan Update build-out would create a demand for water storage exceeding the LACSD capacity.	Implementation of 2010 Plan Update *DevStd WAT-LA-1.3.2* and measure MM WR-1would reduce the level of impact on LACSD water storage; however, 2010 Plan Update buildout water storage impacts would remain *significant and unavoidable* (Class I). ~~See *Dev Std WAT-LA-1.2.1* and measure MM WR-1.~~	Significant and unavoidable.
Cumulative Impacts: The cumulative impact area of influence extends throughout the San Antonio Groundwater Basin within Los Alamos Valley. Development of past related projects has resulted in significant cumulative impacts. Projected growth of 3 percent would exacerbate overdraft and have a significant cumulative impact. Similar to that	**MM WR-5** *DevStd WAT-LA-1.3.1:* All new development in the Los Alamos Community Plan area should integrate designs and landscaping that facilitate ~~On site~~ infiltration of rainwater. ~~of natural precipitation and water~~ The use of cisterns and tanks for onsite water	The 2010 Plan Update's contribution to cumulative impacts on water resources would remain cumulatively considerable.

Table ES-1 Class I—Potentially Significant and Unavoidable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
identified in the 1992 Existing Plan EIR, 2010 Plan Update area development and increase of 294 acre feet year would have the potential for significant contributions to the overdrafted San Antonio Groundwater Basin. Cumulative impacts from related projects and 2010 Plan Update development on water resources would be potentially significant. The 2010 Plan Update's contribution to the over-drafted basin would be cumulatively considerable.	storage for landscape irrigation and reserve shall be encouraged in all new developments to ~~in order~~ enhance groundwater basin recharge and lower effective consumptive use water demands. Implementation of measure MM WR-1 would potentially reduce the definition of and effects on cumulative water resources impacts. The 2010 Plan Update's contribution to cumulative impacts on water resources would remain *cumulatively considerable* (Class I).	
AESTHETICS/VISUAL RESOURCES		
Impact AES-1: 2010 Plan Update implementation would substantially obstruct views of important visual resources including the Purisima and Solomon Hills and agricultural lands as experienced from the Plan area.	No feasible mitigation measures exist to mitigate the obstruction of views of important visual resources.	Significant and unavoidable.
BIOLOGICAL RESOURCES		
Impact BIO-2: 2010 Plan Update buildout, particularly in the vicinity of San Antonio Creek and on the western, southern, and southeastern Plan area periphery, would potentially eliminate or indirectly affect dispersal areas for California red-legged frogs and California tiger salamanders	**MM BIO-1** *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 ~~maximum~~ extent feasible.	Significant and unavoidable.

Table ES-1 Class I—Potentially Significant and Unavoidable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
and lead to increased mortality of these listed species.	*DevStd BIO-LA-1.8.1:* Prior to issuance of a development 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. ~~**MM BIO-2** Potential dispersal corridors for federally listed wildlife species including the California red-legged frog and California tiger salamander shall be protected to the maximum extent feasible.~~ ~~a. Field assessment and/or protocol-level surveys for California tiger salamanders, California red-legged frogs, and other special-status plant or wildlife species shall be~~	

Table ES-1 Class I—Potentially Significant and Unavoidable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	~~conducted by a county-qualified biologist as part of the permitting process for development of any parcels within 100 feet of San Antonio Creek top of bank or the 2010 Plan Area boundary adjacent to undeveloped lands, including agriculture. The surveys shall conform to U.S. Fish and Wildlife Service and California Department of Fish and Game protocols, as applicable (USFWS, 2001, 2005). The surveys shall be conducted early in the permitting process so as to allow for project re-design (in consultation with the U.S. Fish and Wildlife Service) should the target species be detected. Relocation of listed species found within the 2010 Plan Update buildout area shall only be conducted by a qualified biologist with the proper permits issued by the U.S. Fish and Wildlife Service.~~	
PUBLIC SERVICES		
Impact SW-1: 2010 Plan Update Buildout construction debris would increase the volume of solid waste requiring disposal in the constrained Santa Maria Landfill.	Adherence to the County of Santa Barbara Public Works Department standard conditions and Solid Waste Management Program (SWMP) Guidelines that require development and implementation of a SWMP to reduce waste generated by construction and demolition activities by a minimum of 50%, including	Significant and unavoidable.

Table ES-1
Class I—Potentially Significant and Unavoidable Impacts

Description of Impact	Mitigation	Residual Impact
	requiring recycling of construction/demolition materials, would minimize impacts on solid waste facilities during 2010 Plan Update buildout construction activities. ~~The 2010 Plan Update *Policy RRC-LA-1.1* shall be revised as follows (underlined text):~~ ~~**MM SW-1** *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 to be reviewed and approved by Public Works Solid Waste Division. In addition to required state or local regulations, the management plan shall include one or more of the following measures.~~ ~~1. Participation in the curbside recycling program that serves the Los Alamos area.~~ ~~2. Implementation of a monitoring program (quarterly, bi-annually) to ensure a 50% minimum participation in recycling efforts, requiring businesses to show written documentation in the form of receipts.~~ ~~3. Development of Source Reduction~~	

Table ES-1 Class I—Potentially Significant and Unavoidable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	~~Measures, indicating method and amount of expected reduction.~~ ~~4. Implementation of a program to purchase recycled materials used for project construction and /or operation in association with the proposed project (lumber, plastic, paper, newsprint, office supplies, etc.). This could include requesting suppliers to show recycled material content~~ ~~5. Implementation of a backyard composting yard waste reduction program~~	
Impact SW-2: Buildout of the 2010 Plan Update would substantially increase the volume of solid waste requiring disposal in a County landfill.	County of Santa Barbara Public Works Department standard conditions and SWMP Guidelines would require development and implementation of a SWMP to reduce waste generated by operational activities. The 2010 Plan Update *Policy RRC-LA-1.1*, *Action RRC-LA-1.1-1*, and *Action RRC-LA-1.1-2* would also minimize the buildout development solid waste generation and impacts on the Santa Maria Landfill. The 2010 Plan Update *Policy RRC-LA-1.1* shall be revised as follows (new underlined text). **MM SW-1** *Policy RRC-LA-1.1:* The County shall maintain recycling programs in Los Alamos and	Significant and unavoidable.

Table ES-1
Class I—Potentially Significant and Unavoidable Impacts

Description of Impact	Mitigation	Residual Impact
	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. ~~With exception of #1 and #3 that are required by state or local regulations, the management plan shall include one or more of the following measures:~~ ~~1. Per AB 2176, provision of space and/or bins for storage of recyclable materials within the plan area.~~ ~~2. Participation in the curbside recycling program that serves the Los Alamos area.~~ ~~3. Per County Code Chapter 17, development of a plan for accessible collection of materials on a regular basis (may require establishment of private pick-up depending on availability of County sponsored programs).~~ ~~4. Implementation of a monitoring program (quarterly, bi-annually) to ensure a 50% minimum participation in recycling efforts, requiring businesses to show written documentation in the form of receipts.~~	

Table ES-1
Class I—Potentially Significant and Unavoidable Impacts

Description of Impact	Mitigation	Residual Impact
	~~5. Development of Source Reduction Measures, indicating method and amount of expected reduction.~~ ~~6. Implementation of a program to purchase recycled materials used for project construction and /or operation in association with the proposed project (lumber, plastic, paper, newsprint, office supplies, etc.). This could include requesting suppliers to show recycled material content~~ ~~7. Implementation of a backyard composting yard waste reduction program~~	
Cumulative Impacts: The cumulative impact area of influence served by the Santa Maria landfill covers the Los Alamos and Santa Maria Valleys. The related cumulative development, including the growth of 30,000 residents in the Santa Maria Valley between 2010 and 2030 would be significant. The 2010 Plan Update's buildout solid waste demand of 1,229 tons/year, together with related growth impacts, would be cumulatively significant. The 2010 Plan Update's contribution to the cumulative solid waste facility impact of approximately 6 percent, though substantially less than that of the Santa Maria Valley, would be cumulatively considerable.	MM SW-1 would reduce cumulative solid waste impacts generated by buildout of the 2010 Plan Update.	The 2010 Plan Update buildout's contribution to cumulative impacts would be reduced by over 50 percent, but would remain cumulatively considerable.

Table ES-1 Class I—Potentially Significant and Unavoidable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
AIR QUALITY		
Impact AQ-1: 2010 Plan Update buildout would be inconsistent with the 2007 Clean Air Plan.	Mitigation measures listed under Impact AQ-3~~2~~ below would address Impact AQ-1.	Significant and unavoidable.
Impact AQ-3: 2030 Buildout of the 2010 Plan Update would generate operational air pollutant ROC and NOx emissions from area and mobile sources.	The 2010 Plan Update *Policy AQ-LA-1.3* shall be revised as follows (underlined text): **MM AQ-3** *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. • Include design features to encourage alternate transportation modes. o 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. o For transit riders: all of the above plus safe, sheltered transit stops with convenient access to building entrances. o For bicyclists: theft proof and well-lighted bicycle storage facilities with convenient	Significant and unavoidable.

Table ES-1
Class I—Potentially Significant and Unavoidable Impacts

Description of Impact	Mitigation	Residual Impact
	access to building entrance; on-site bikeways between buildings or uses; shower and locker facilities. o 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	

Table ES-1 Class I—Potentially Significant and Unavoidable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	(addition of sidewalks, pedestrian crossings). The 2010 Plan Update *Dev Std AQ-LA-1.4.1* shall be revised as follows (new text underlined, deleted text strikeout): **MM AQ-4** *Dev Std AQ-LA-1.4.1*: The County shall consider the following energy-conserving techniques to implement *Policy AQ-LA-1.4*: ~~a. the installation of low-NOx residential and commercial water heaters and space heaters per specifications in the 1991 SBCAPCD Air Quality Attainment Plan;~~ 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; ~~The use of light-colored water based paint and roofing materials that absorb less heat, reduce solar heat gain, and reduce use of mechanical cooling systems;~~ b. The ~~installation of solar panels for~~ 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:	

Table ES-1 Class I—Potentially Significant and Unavoidable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	1. Photovoltaic (PV) panels for electrical power, residential water heating systems, and other ~~facilities~~ needs of home. 2. Photovoltaic landscape lighting, gate openers, water features. 3. Solar water heating system 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 solar cooling/heating~~ 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 in commercial, office and municipal structures; 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	

Table ES-1 Class I—Potentially Significant and Unavoidable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	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; ~~Installation of energy efficient lighting; including low volatile organic compounds (VOC) emitting landscaping (i.e., trees) that generate less VOC emissions and 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;~~ 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; ~~use of landscaping to shade buildings and parking lots;~~ 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;	

Table ES-1
Class I—Potentially Significant and Unavoidable Impacts

Description of Impact	Mitigation	Residual Impact
	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 alternative transportation methods; p. Installation of covered bus stops to encourage use of mass transportation; q. For neighborhood commercial uses, include childcare, food services, postal machines, and banking services; ~~v.~~r. A tiered fee reduction for projects that provide: 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. **MM AQ-5** *DevStd AQ-LA-1.4.2:* To reduce	

Table ES-1 Class I—Potentially Significant and Unavoidable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	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 ~~established~~ employee trip reduction program consistent with the programs established by the Santa Barbara Air Pollution Control District. ~~s that should consider the following elements:~~ ~~Install bicycle racks and/or bicycle lockers at a ratio of 1 bicycle parking space for every 10 car parking spaces for customers and employees, or at a ratio otherwise acceptable the SBCAPCD to be determined prior to occupancy clearance;~~ ~~Post carpool, vanpool and transit information in employee break/lunch areas;~~ ~~Employ or appoint an Employee Transportation Coordinator;~~ ~~Implement a Transportation Choices Program. Project applicants should work with the Transportation Choices~~ ~~Coalition partners for free consulting services on how to start and maintain a program. Contact Traffic Solutions;~~ ~~Provide for shuttle/mini bus service;~~ ~~Provide incentives to employees to carpool/vanpool, take public transportation,~~	

Table ES-1
Class I—Potentially Significant and Unavoidable Impacts

Description of Impact	Mitigation	Residual Impact
	~~telecommute, walk, bike, etc.;~~ ~~Implement compressed work schedules;~~ ~~Implement telecommuting program;~~ ~~Implement a lunchtime shuttle to reduce single occupant vehicle trips;~~ ~~Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area;~~ ~~Provide on-site eating, refrigeration and food vending facilities to reduce employee lunchtime trips;~~ ~~Provide preferential carpool and vanpool parking spaces; and~~ ~~Provide shower and locker facilities to encourage employees to bike and/or walk to work (typically one shower and three lockers per every 25 employees).~~ ~~Provide off-site improvements to offset contaminant emissions, including: retrofitting existing homes and businesses with energy-efficient devices, replacing transit or school buses, contributing to alternative fueling infrastructure, and/or improving park and ride lots.~~	

Table ES-1 Class I—Potentially Significant and Unavoidable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	~~The specific components of a trip reduction program that shall be required for a particular commercial development shall be at the discretion of the County Planning and Development Department, based on the recommendations of the APCD.~~	
Cumulative Impacts: The Area of Influence for cumulative impacts on air quality includes the Clean Air Plan (CAP) boundaries of Santa Barbara County. Related development in the region between 2010 and 2030 is anticipated to exacerbate Santa Barbara County's violation of state standards for ozone and PM10, and be cumulatively significant. The 2010 Plan Update buildout construction activities would contribute to Santa Barbara County's violation of state standards for ozone and PM10. 2010 Plan Update buildout and would exceed the buildout anticipated under the 2007 CAP. The Incremental construction emissions and long-term buildout significant emissions together with related project development between 2010 and 2030 would be cumulatively significant. The 2010 Plan Update's contribution to this cumulative impact would be cumulatively considerable.	Implementation of measures MM AQ-1 through AQ-8 would minimize cumulative impacts on air quality associated with short-term construction and long-term operational activities; however, this impact would remain considerable as the region is anticipated to remain in non-attainment.	The 2010 Plan Update buildout's contribution to cumulative impacts would be cumulatively considerable.
WASTEWATER		
Impact WW-1: The 2010 Plan Update buildout would potentially exceed LACSD's wastewater plant permitted	The following action and development standard will be included in the 2010 Plan Update to	Significant and unavoidable.

Table ES-1 Class I—Potentially Significant and Unavoidable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
capacity.	address Impact WW-1 ~~*Policy SD-LA-1.1* shall be augmented as follows (underlined text).~~ **MM WW-1** ~~*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.~~ *Action SD-LA-1.1.1*: ~~a.~~ The County shall ~~annually~~ monitor development activity in Los Alamos and provide data to the ~~prepare a bi-annual report (every two years) that provides a status of~~ Los Alamos Community Services District (LACSD) for use in their wastewater ~~treatment capacity~~ 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 Los Alamos Community Service District (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	

Table ES-1 Class I—Potentially Significant and Unavoidable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	town of Los Alamos. Community input shall be sought regarding the content of the studies and potential alternative solutions to be considered. *Dev Std SD-LA-1.1.2:* Upon reaching 90% of LACSD permitted capacity, the County shall suspend permitting of additional sewer system connections except for emergency or public benefit purposes, until additional capacity is constructed.	
Cumulative Impacts: The Area of Influence for cumulative impacts on wastewater is limited to the LACSD service area, congruent with the 2010 Plan Update area except for 16 parcels outside this boundary. Cumulative development would generate up to 108 percent of the Los Alamos Wastewater Treatment Plant's (WWTP) permitted capacity (225,000 gpd) and be cumulatively significant. The 2010 Plan Update buildout projected maximum monthly flow would exceed the WWTP permitted ~~and current design~~ capacity. Cumulative impacts on wastewater would be significant. The 2010 Plan Update's contribution would be *cumulatively considerable.*	Incorporation of the 2010 Plan Update policies and development standards and ~~including~~ measure MM WW-1 would ensure that the cumulative wastewater demand associated with incremental potential buildout would not exceed existing LACSD permitted capacity of 22~~540~~,000 gpd. However, no feasible mitigation measures exist to ensure adequate funding is available to fund plant improvements to provide for increased LACSD retention basin storage to accommodate 2010 Plan Update buildout exceeding LACSD existing permitted capacity by up to ~~25~~40,089 gpd.	The 2010 Plan Update buildout's contribution to cumulative impacts would be cumulatively considerable.

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
FLOODING AND WATER RESOURCES		
Impact WR-5: Site preparation and construction activities for individual 2010 Plan Update buildout development projects would result in potential short-term erosion of soils affecting surface or groundwater water quality.	The following measure would be required to minimize potential impacts on water resources from future development project construction-related erosion. **MM WR-2** Plan buildout project applicants shall submit an Erosion and Sediment Control Plan or, if greater than 1.0 acre, a comprehensive Storm Water Pollution Prevention Plan (SWPPP) may be submitted in lieu of an Erosion and Sediment Control Plan according to County Code 14-29 to the County of Santa Barbara Flood Control Division.	Significant but feasibly mitigated.
Impact WR-6: Plan buildout would potentially increase runoff of non-point pollutant sources, capable of degrading San Antonio Creek water quality.	The following mitigation measure would minimize potential water quality impacts associated with storm water runoff. **MM WR-3** *Policy FLD-LA-2.1*: Pollution of surface and groundwater shall be avoided. *DevStd FLD-LA-2.1.1:* Development shall incorporate best management practices (BMPs) to reduce pollutants in water runoff, and retain	Significant but feasibly mitigated.

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	flood water as appropriate to the Los Alamos Community Plan goals for the Bell Street corridor. ~~Project applicants in the Plan Area shall submit a Storm Water Quality Management Plan (SWQMP) with BMPs demonstrating minimization of storm water impacts to San Antonio Creek. The SWQMP shall include the following elements: identification of potential pollution sources that may affect the quality of storm water discharges; the proposed design and placement of structural and nonstructural BMPs to address identified pollutants; a proposed inspection and maintenance program; and a method for ensuring maintenance of all BMPs over the life of the project.~~ **MM-WR-4** *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	

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	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. ~~All projects must incorporate Low Impact Development measures designed to match the site's pre-development hydrology (i.e. volume, rate, and duration of runoff) through distributed control measures located close to the source of runoff to the maximum extent practicable given soil conditions, underlying groundwater, and spatial constraints consistent with the Santa Barbara County Project Clean Water Ordinance.~~	
Cumulative Impacts: The area of influence for cumulative impacts would extend throughout the San Antonio Groundwater Basin within the greater Los Alamos Valley. Past development in the Los Alamos Valley, along with these projects, has in significant cumulative impacts on flooding. Projected 2010 Plan Update buildout would have the potential for contributing to the impacts on surface drainage and flooding of the San Antonio Groundwater Basin.	Compliance with County Flood Control District Ordinance and requirements, and Standard Conditions of Approval would reduce the 2010 Plan Update's contribution to cumulative impacts on flooding. **MM WR-5** *DevStd WAT-LA-1.3.1:* All new development in the Los Alamos Community Plan area should integrate designs and landscaping that facilitate infiltration of	The 2010 Plan Update's contribution to cumulative impacts on flooding to less than cumulatively considerable.

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
Cumulative impacts on flooding and water resources from related growth and 2010 Plan Update development would be potentially significant. This contribution to cumulative impacts on flooding associated with increased surface drainage and development located within the San Antonio Creek floodplain would be cumulatively considerable.	rainwater. The use of cisterns and tanks for onsite water storage for landscape irrigation and reserve shall be encouraged in all new developments to enhance groundwater basin recharge and lower effective consumptive use water demands. ~~On-site infiltration of natural precipitation and landscape irrigation water shall be encouraged in all new developments, in order to enhance basin recharge and lower effective consumptive use water demands.~~	
AGRICULTURAL RESOURCES		
Impact AG-2: Plan buildout would potentially create conflicts between new urban development and adjacent agricultural uses and lands outside the Plan area under Williamson Act contracts.	The 2010 Plan Update ~~*Policy LUR-LA-2.1*~~ shall be revised as follows (new underlined text, removed strike-out text). **MM AG-1** ~~*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.~~ *Dev Std LUR-LA-2..2.1*~~:~~ Residential	Significant but feasibly mitigated.

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	development located on the far western end of Bell Street, within the CMLA overlay, shall be set back at least 100 feet from the nearest property line of existing agricultural fields. If the residential development is part of a multi-parcel development concept, the agricultural buffer setback shall be established by Planning and Development during project design. **MM AG-2** *Policy LUR-LA-2.2:* ~~In order to reduce conflicts between residences and agricultural operations,~~ P~~p~~roposed residential development which borders on agriculturally-designated land shall integrate mechanisms into project design (such as, fences and/ or buffer areas) to reduce conflicts between residences and agricultural operations. This policy does not apply to RR-5 zoned parcels in the Plan Area. ~~integrate mechanisms (such as a fence and/or buffer areas) into the project design.~~ *Dev Std LUR-LA-2.2.2:* ~~install~~ F~~f~~encing or an earthen berm shall be installed along property lines ~~or across ends of street stubs~~ contiguous to agricultural operations, unless a waiver to the satisfaction of Planning & Development is obtained from the adjacent property owner(s).	

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	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 ~~by the property owner~~ and to protect residences from agricultural dust or herbicides/pesticides. T~~t~~he fencing, ~~Unless alternative acceptable fencing is approved by Planning & Development and adjacent property owner(s), the, 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. **MM AG-3** *DevStd LUR-LA-2.2.1:* As a condition of approval for all discretionary projects that are immediately adjacent to agricultural lands, potential purchasers of lots shall be notified in the property title of the potential for agricultural activities on adjacent parcels. ~~Owners acquiring or leasing/renting property adjacent to existing agricultural uses shall be provided the following citation from the Right to Farm Ordinance, Santa Barbara Code Section 3-23:~~	

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	~~If the property you own, rent, or lease is located close to agricultural lands or operations, you may be subject to inconvenience or discomfort from the following agricultural operations: cultivation and tilling of the soil; burning of agricultural chemicals including, but not limited to, the application of pesticides and fertilizers; and production, irrigation, pruning, growing, harvesting and processing of any agricultural commodity, including horticulture, timber, apiculture, the raising of livestock, fish, poultry and commercial practices performed as incident to or in conjunction with such agricultural operation, including preparation for market, delivery to storage or market, or to carriers or transportation to market. These operations may generate dust, smoke, noise and odor.~~	
Cumulative Impacts: The Area of Influence for cumulative effects on agricultural resources is limited to the 2010 Plan Update Area and the surrounding land uses in the vicinity. Related development is anticipated to not have a substantial potential to convert prime soils and generate use compatibilities with surrounding agriculture and the development. The cumulative impact on agricultural	Implementation of proposed measures MM AG-1, -AG-2, and -AG-3 would reduce the 2010 Plan Update's less than cumulatively considerable impact on agricultural resources. Buildout of the proposed Plan would also be subject to incremental review for land use	The 2010 Plan Update's contribution to cumulative impacts on agricultural resources would be less than cumulatively considerable

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
resources would be less than significant. Cumulative impacts on agricultural resources resulting from related project development in the Area of Influence, together with the 2010 Plan Update buildout, would be *potentially significant*. As 2010 Plan Update buildout would represent the majority of intensity of urban development in the Area of Influence, the Plan's contribution to cumulative impacts on agricultural resources would be *cumulatively considerable.*	compatibility and consistency with existing County of Santa Barbara Comprehensive Plan Policies, as well as the proposed Plan Bell Street Design Guidelines and Bell Street Design Control Overlay, which would ensure potential impacts on agricultural resources would be less than cumulatively considerable.	
BIOLOGICAL RESOURCES		
Impact BIO-1: 2010 Plan Update buildout development within Sub-area 1 would potentially result in the loss of grasslands habitat that could support special-status wildlife, and/or generate indirect effects of human encroachment that would fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources.	**MM BIO-1** *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 ~~maximum~~ extent feasible. Prior to issuance of a development 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.	Significant but feasibly mitigated.

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	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. ~~a. Due to the presence of undeveloped grasslands in these areas, field assessment and/or protocol-level surveys for California tiger salamanders, California red-legged frogs, and other special-status plant or wildlife species shall be conducted by a county-qualified biologist as part of the permitting process for development of any parcel in Sub-Area 1. The surveys shall conform to U.S. Fish and Wildlife Service and California Department of Fish and Game protocols, as applicable (USFWS, 2001, 2005). The surveys shall be conducted early in the permitting process so as to allow for project re-design (in consultation with the U.S. Fish and Wildlife Service) should the target species be detected.~~ ~~b. Development of the vacant lots in the northern portion of Sub-area 1 shall be subject to consultation with the U.S. Fish and Wildlife Service regarding "take" of~~	

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	~~Federally-listed species.~~ ~~c. If the presence of special-status wildlife species is identified during field assessment and/or protocol-level surveys, an open space buffer of at least 100 feet shall be established from the any parcel boundary located adjacent to the Plan area. This buffer shall be maintained as open space and fenced to prevent domestic pets from entering the open space on adjacent parcels outside of the Plan area.~~	
Impact BIO-3: Proposed 2010 Plan Update buildout in Plan Sub-areas 1 and 2 would potentially result in the loss of native grasslands.	**MM BIO-3** *DevStd BIO-LA-1.8.2:* Native grasslands, as defined by County Policy, shall ~~Patches of native grasses exceeding 0.25 acres and containing greater than 10% relative ground cover of native grasslands species within Sub-area 1 and Sub-area 2 shall be confirmed by a County-qualified biologist and~~ be protected to the maximum extent feasible, through the use of fencing or other means deemed appropriate by a qualified ~~the~~ biologist and Planning & Development. Proposed development within Sub-areas 1 and 2 ~~exceeding 0.25 acres in area~~ shall be confirmed by a County-qualified biologist to determine the potential for native grasses or other	Significant but feasibly mitigated.

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	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: 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. ~~1.5:1.~~	
Impact BIO-4: Proposed 2010 Plan Update buildout would potentially contribute to the indirect degradation of water quality impacting the habitats of special-status wildlife species in San Antonio Creek due to increased runoff from residential and commercial expansion.	The 2010 Plan Update *Dev Std BIO-LA-1.1.1* shall be revised as follows (underlined text). **MM BIO-4** *Dev Std BIO-LA-1.1.1*: A ~~minimum~~ 50-foot buffer measured outward from the edge of the riparian vegetation ~~corridor~~ 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 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: a. soil type and stability of stream corridors;	Significant but feasibly mitigated.

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	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. 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. ~~but shall not be less than 50 feet measured outward from the edge of the riparian corridor on both sides of the creek, and~~ 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. The 2010 Plan Update *Dev Std BIO-LA-1.1.2* shall be revised as follows (new underlined text). *Dev Std BIO-LA-1.1.2:* Certain ~~D~~development	

Table ES-2

Class II—Potentially Significant But Mitigable Impacts

Description of Impact	Mitigation	Residual Impact
	shall be allowed within the 50-foot 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. ~~(including dredging, filling and grading) within the San Antonio Creek and Canada de Calaveras corridors, as measured extending outward from the edge of the riparian corridor on both sides of the creek~~, Allowed development shall be limited to the following: a. Public trails or other passive public recreational uses; 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; c. Development where the primary function is the improvement of fish and wildlife habitat; and d. Culverts, fences, pipeline, and bridges (when support structures are located outside critical habitat) may be permitted, when no alternative route/location is feasible.	

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	~~e.~~ *Dev Std 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,~~as measured extending outward from the edge of the riparian corridor on both sides of creek~~, shall incorporate ~~best feasible practices including~~ protection, enhancement and/or restoration) to minimize potential impacts to the greatest extent. This shall include: ~~1~~a. Removing and controlling invasive, non-native vegetation at a 2:1 ratio (restored/disturbed); ~~2~~b. 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~~c. Providinge for wildlife movement to avoid ecological "islands." Proposed revegetation and restoration measures outlined above shall be contained in	

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	a Mitigation Plan that ~~plan~~ 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.	
Impact BIO-5: Proposed 2010 Plan Update buildout would potentially result in the loss of protected trees and raptor and other wildlife roosts and nests on residential, commercial, and institutional lots and along San Antonio Creek in the Plan area.	The 2010 Plan Update *Policy BIO-LA-1.3* shall be revised as follows (new underlined text). **MM BIO-5** *Policy BIO-LA-1.3*: Native or non-native trees ~~protected trees and non-native specimen trees~~ with a 6-inch or greater diameter measured at breast height ~~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 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	Significant but feasibly mitigated.

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	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. Non-Native trees that are healthy and structurally sound shall be preserved when active nests or roosts are present. The 2010 Plan Update *Policy BIO-LA-1.4* shall be revised as described in MM BIO-6 ~~augmented by the following Development Standard revised~~ as follows (new underlined text, removed strike-out text). **MM BIO-6** ~~*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.~~ ~~a.~~ *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	

Table ES-2

Class II—Potentially Significant But Mitigable Impacts

Description of Impact	Mitigation	Residual Impact
	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.~~A County-approved arborist shall inspect and prepare a brief letter report for any existing native or non-specimen tree with a 6-inch or greater diameter measured at breast height located within 300 feet of former stream terraces as defined on modern topographic maps, 150 feet from the edges of the San Antonio Creek, and Canada de Calaveras, and within the Los Alamos County Park prior to removal to ensure that raptors or bats are not using the tree(s) as a nesting/roosting site(s)~~ Buffers shall be established for active nests as determined by the biologist on a case-by-case basis. The 2010 Plan Update *Dev Std BIO-LA-1.5.1* shall be changed as described in MM BIO-7 as	

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	underlined and strike-through text ~~augmented by the following Development Standard~~ as follows. ~~(new underlined text, deleted strikeout text).~~ **MM BIO-7** *Dev Std BIO-LA-1.5.1:* New development shall be designed to minimize encroachment within the canopy dripline 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 ~~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 building plans. (Existing landscape plans submitted to the County Board of Architectural Review (BAR) may be sufficient)	

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	and include the following components. a. 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. The 2010 Plan Update *Dev Std BIO-LA-1.6* shall be revised as follows (new underlined text, deleted strikeout text). **MM BIO-8** *Policy BIO-LA-1.6:* At least 50 percent of the species proposed for planning in landscape plans shall be ~~following Species native~~ 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) 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	

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	or Solomon Hills. The 2010 Plan Update *Dev Std BIO-LA-1.7* shall be revised and new Development Standard *DevStd BIO-LA-1.7* inserted as follows (new underlined text, deleted strikeout text). **MM BIO-9** *Policy BIO-LA-1.7:* ~~Proposed plantings within the Los Alamos County Park shall favor native trees and shrubs.~~ Existing native ~~specimen~~ trees with a 6-inch or 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 ~~replacement of dead~~ trees planted in the Park shall be derived from local growers from source trees in one of the following areas: ~~source trees in~~ the Los Alamos Valley, ~~or~~ the adjacent Purisima Hills, or the Solomon Hills, and should be valley oak, coast live oak, Fremont cottonwood, western sycamore, and box elder.	

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	~~a.~~ *DevStd BIO-LA-1.7.1* County Parks is encouraged to coordinate with P&D regarding development within Los Alamos County Park. If necessary, a biological site visit shall be conducted by P&D staff and/or a biological ~~A~~ report shall be prepared by a County-approved consultant. The goal of the report would be to specify ~~thatindicates~~ measures to be taken to protect affected trees and/or wildlife resources. ~~where standard measures are determined to be inadequate~~. If necessary, an appropriate replacement/replanting program may be developed. ~~required.~~	
Cumulative Impacts: The Area of Influence for cumulative impacts would extend throughout the San Antonio Creek drainage. Past development in the Los Alamos Valley, along with these projects, has resulted in substantial removal of San Antonio Creek riparian habitat, loss of aquatic habitat for populations of special-status fish and amphibians, introduction of invasive, non-native trees and shrubs, and increased bank erosion. These past actions have resulted in significant cumulative impacts. Cumulative biological resource effects in combination with proposed 2010 Plan Update actions would	2010 Plan Update policies and development standards, as ~~revised and augmented~~changed by measures MM BIO-1 through MM BIO-9, would ~~apply to~~ reduce the 2010 Plan Update's cumulative impacts to less than cumulatively considerable levels.	The 2010 Plan Update's contribution to cumulative impacts on biological resources would be less than cumulatively considerable.

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
occur within the Area of Influence. Due to the presence of listed species in the area of influence, the potential for related buildout to cause even limited instances of mortality is a potentially significant cumulative impact. The 2010 Plan Update's contribution to cumulative impacts would be cumulatively considerable.		
PUBLIC SERVICES		
Impact PF-1: 2010 Plan Update buildout would potentially exceed existing student enrollment within the Los Alamos School District capacity and contribute to existing over-enrollment in the Santa Maria Joint Union High School District.	The 2010 Plan Update *Policy SCH-LA-1.4 and Policy SCH-LA-1.5* shall be revised as follows (new underlined text, removed strike-out text). **MM PF-1** *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. ~~*Policy SCH-LA-1.4:* The County shall require that a project applicant requesting a rezone for residential development enter into a mitigation agreement with the Los Alamos School District to provide adequate mitigation, consistent with State law, for the project's significant impacts~~	Significant but feasibly mitigated.

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	~~on school facilities convey the appropriate statutory fees and payments to the District for the mitigation of the facility impacts of the student increase attributable to the legislative action. Fee payment shall be commensurate with levels in effect at the time of issuance of building permits.~~ ~~*Policy SCH-LA-1.5* The County shall require that a project applicant requesting a rezone for residential development enter into a mitigation agreement with the Santa Maria Union High School District or other school district that may serve Los Alamos to provide adequate mitigation, consistent with State law, for the project's significant impacts on school facilities convey the appropriate statutory fees and payments to the District for the mitigation of the facility impacts of the student increase attributable to the legislative action. Fee payment shall be commensurate with levels in effect at the time of issuance of building permits.~~ ~~This will ensure compliance with proposed new policies and with Education Code section 17620 that allows school districts to assess fees~~	

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	~~on new residential and commercial construction within their respective boundaries and Government Code section 65995 that provides for an inflationary increase in the fees every two years.~~	
Cumulative Impacts: The Area of Influenced for cumulative impacts on schools is the Los Alamos School District (LASD) and the Santa Maria Joint Union High School District (SMJUHSD) boundaries. Related growth on the presently overenrolled SMJUHSD facilities would result in a significant cumulative impact. Impacts of the 2010 Plan Update and related growth would be cumulatively significant. The 2010 Plan Update's contribution of 374 students to LASD and 128 students to SMJUHSD facilities would be a cumulatively considerable.	Implementation of 2010 Plan Update policies and MM PF-1 would minimize the 2010 Plan Update's contribution to cumulative impacts on schools.	The 2010 Plan Update's contribution to cumulative impacts on schools would be less than cumulatively considerable.
TRAFFIC AND CIRCULATION		
Impact TC-1: Maximum theoretical 2010 Plan Update buildout would result in an increased parking demand that would impact the capacity of the street system.	2010 Plan Update *DevStd CIRC-LA-1.7.1* shall be revised as follows (new underlined text): **MM TC-1** *Policy CIRC-LA-1.6~~7~~*: Angled parking shall be encouraged within the ~~Bell Street~~	Significant but feasibly mitigated.

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	~~Commercial Corridor~~ CM-LA Zone District on County maintained roads. *Dev Std CIRC-LA-1.6~~7~~.1*: The County shall pursue funding and installation of 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 CM-LA zone district ~~Bell Street Commercial Corridor~~ reaches 50% building capacity in order to meet future ~~commercial and~~ parking demands. *Action CIRC-LA-1.6~~7~~.2:* ~~In the event that angled parking is implemented within the Bell Street Commercial Corridor,~~ T~~t~~he County shall pursue ~~identifying~~ development of additional capacity such as parking lots when development reaches 90% of the expanded parking capacity. *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. **MM TC-2** *Policy LUC-LA-2.4~~3~~*: Priority use	

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	of excess public road right-of-way, within two blocks north and south of Bell Street, shall be for enhancing public parking capacity; pedestrian access and circulation; storm water quality and drainage improvements; or other public benefits consistent with the LACP. Public Works and Planning & Development shall review all right-of-way abandonment requests and make said findings that no public benefit is available prior to approval of said abandonment.	
Cumulative Impacts: A substantial increase in parking demand would not be anticipated without changes in the current land uses along the Bell Street Corridor (such as those proposed with the 2010 Plan Update CMLA Overlay). Cumulative impacts on parking supply along the Bell Street Corridor would be adverse, but less than significant. The 2010 Plan Update's contribution to impacts on parking demand along the Bell Street Corridor would be cumulatively considerable. Introduction of CMLA Overlay mixed uses along the Bell Street Corridor would potentially increase demand exceeding the 479 existing on-street parking spaces.	Measure MM TC-1, revising *DevStd CIRC-LA-1.7.1*, would address the 2010 Plan Update's potential contribution to cumulative impacts on transportation and circulation by providing mechanisms.	The 2010 Plan Update contribution to cumulative impacts on transportation and circulation would be less than cumulative considerable.

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
AIR QUALITY		
Impact AQ-2: Incremental short-term construction activity associated with Plan would generate air pollutant emissions.	2010 Plan Update *Dev Std AQ-LA-1.1.1 and Dev Std AQ-LA-1.1.2* shall be revised as follows (new underlined text, removed strike-out text). **MM AQ-1** *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. <u>To reduce NOx and diesel particulate emissions from construction equipment during project grading and construction, the following shall be adhered to:</u> • <u>All portable construction equipment shall be registered with the state's portable equipment registration program OR permitted by the District by September 18, 2008.</u> • <u>Diesel construction equipment meeting the California Air Resources Board's Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting Tier 2 or higher emission standards should be used to the maximum extent</u>	Significant but feasibly mitigated.

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	feasible. • 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	

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	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. **MM AQ-2** *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. ~~Controls shall include, but not be limited to, the following measures:~~ ~~During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph.~~ ~~Reclaimed water should be used whenever possible.~~ ~~Minimize amount of disturbed area and reduce~~	

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	~~on site vehicle speeds to 15 miles per hour or less.~~ ~~Gravel pads must be installed at all access points to prevent tracking of mud on to public roads.~~ ~~If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.~~ ~~After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.~~ ~~The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance~~	

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	~~for map recordation and land use clearance for finish grading for the structure.~~ ~~Prior to land use clearance, the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.~~	
Impact AQ-4: Nonresidential (including commercial) uses allowed under the 2010 Plan Update would have the potential to generate odors, noxious fumes, toxic compounds, and/or toxic particulates impacting adjacent sensitive ~~on-site and off-site~~ receptors.	**MM AQ-6** *Dev Std 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: a. Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints. 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. c. Description of potential odor sources at	Significant but feasibly mitigated.

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	the facility. 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. e. Contingency measures to curtail emissions in the event of a public nuisance complaint.	
NOISE		
Impact N-1: Construction activity associated with future 2010 Plan Update buildout development projects would result intermittent, short-term increases in existing ambient noise levels over 65 dBA affecting surrounding exterior and interior sensitive receptor living areas and recreational areas.	Santa Barbara County maintains Standard Conditions of Approval that are used on discretionary projects to address construction noise consistent with the County of Santa Barbara Noise Ordinance and County Code. These include limiting the hours of construction between 7:00 a.m. and 4:00 p.m. or between 8:00 a.m. and -5:00 p.m. (if project	Significant but feasibly mitigated.

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	the project is within 1,600 ft. of a sensitive receptor) Monday through Friday, and no construction on State holidays (e.g., Thanksgiving, Labor Day).	
Impact N-2: The 2010 Plan Update mixed use (CM-LA) zone along the Bell Street corridor would allow future residential development that would be potentially exposed to traffic noise levels projected to be at 65-69 dB CNEL in proximity to State Route 135.	2010 Plan Update *Policy N-LA-1.1*, *Dev Std N-LA 1.1.1*, and *Dev Std N-LA 1.1.2* shall be revised as follows (new underlined text, removed strike-out text). **MM N-1** *Policy N-LA-1.1*: Noise sensitive receptors (e.g., residential, transient lodging, hospitals, educational facilities, libraries, churches, etc.) should ~~should~~ ~~shall~~ not be exposed to exterior noise levels exceeding 65 dB (CNEL), or interior noise levels exceeding 45 dB (CNEL), as indicated ~~by~~ on the Los Alamos Community Plan Noise Element Map. ~~Discretionary Buildout P~~projects which are located within the 60 dB (CNEL) and 65 dB (CNEL) noise contours shall be reviewed at the time of application processing to confirm that the exterior noise level is less than 65 dB (CNEL). *DevStd N-LA-1.1.1*~~a.~~ Noise-sensitive uses proposed in areas where the projected Day-	Significant but feasibly mitigated.

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	Night Average Sound Level is 65 dB (CNEL~~A~~) or more should ~~shall~~ be designed so that noise in~~: 1)~~ exterior living spaces will be less than ~~area noise levels do not exceed~~ 65 dB~~(A)~~ (CNEL). ~~; and 2) interior living area noise levels attributable to exterior sources do not exceed 45 dB(A) CNEL when doors and windows are closed.~~ 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. The 65 dB (CNEL) standard for exterior living areas along Bell Street may be exceeded if all the following findings are made: 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	

Table ES-2
Class II—Potentially Significant But Mitigable Impacts

Description of Impact	Mitigation	Residual Impact
	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. ~~the noise insulation effectiveness of proposed construction by a professional acoustician shall be required, showing that the building design, siting, orientation, and construction specifications are adequate to meet the exterior and interior living area noise standards. Exterior noise mitigation shall include solid patio or deck barriers or walls. However, any such exterior noise mitigation shall be designed consistent with the Bell Street Design Guidelines to ensure potential~~	

Table ES-2 **Class II—Potentially Significant But Mitigable Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	~~aesthetics impacts are minimized. Interior noise mitigation shall include mechanical ventilation systems as necessary to ensure a comfortable indoor environment with doors and windows closed.~~ ~~*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.~~ ~~*Dev Std N-LA-1.1.2*: Outdoor living areas should not be exposed to exterior noise levels exceeding 75 dB (CNEL)~~	
Cumulative Impacts: The Area of Influence for cumulative noise impacts is the 2010 Plan Update area and adjacent segments of US Highway 101 and State Route 135. Related development would not substantially exacerbate vehicular traffic outside and adjacent to the 2010 Plan Update; therefore, cumulative impacts would be adverse, but less than significant. 2010 Plan Update long-term exposure of sensitive receptors to exterior noise levels over 65 dBA CNEL along the CMLA Bell Street corridor would be potentially significant. The cumulative impact of related development and 2010 Plan Update buildout would be significant, and due	Compliance with existing County and 2010 Plan policies and standard conditions of approval and, ~~including~~ implementation of mitigation measure~~s~~ MM N-1 ~~and MM-N-2~~ would reduce the 2010 Plan Update's contribution to cumulative noise impacts.	The 2010 Plan Update's contribution to cumulative noise impacts would be less than cumulatively considerable.

Table ES-2 Class II—Potentially Significant But Mitigable Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
to the number of new potential urban uses in the Plan Area, the 2010 Plan Update's contribution would be cumulatively considerable.		

Table ES-3 **Class III—Adverse, But Less than Significant Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
LAND USE AND PLANNING		
Impact LU-1: Temporary short-term construction activity associated with an incremental 2010 Plan Buildout increase of 685 residential units and 549,515 s.f. of commercial, industrial, and institutional development would potentially generate short-term impacts on surrounding land uses.	As impacts of incremental short-term impacts of residential and non-residential plan buildout on surrounding land uses would be adverse, but less than significant since all construction within the Plan Area is subject to the County's minimum construction permit conditions of approval that address air, noise, visual, traffic, and water quality related impacts. Therefore, no additional mitigation measures are required.	Adverse, but less than significant.
Impact LU-2: Implementation of the 2010 Plan Update would increase residential and commercial development along the Bell Street corridor, but would not create potential land use incompatibilities in scale and use with existing residential uses adjacent to the Bell Street corridor.	The 2010 Plan Update contains *Policy LUR-LA-1.1*, *Action LUR-LA-1.1.1*, *Action LUR-LA-1.1.2, Policy LUR-LA-3.2, Action LUC-LA-3.1, Policy LUC-LA-2.1, and Policy LUC-LA-2.2* that ensure neighborhood compatibility between adjacent existing residential development and proposed new mixed use development. These policies and development standards are implemented by the revised Bell Street Design Guidelines and the new Bell Street Form Based Code, thereby ensuring future development would be compatible with existing uses in the Plan Area.	Adverse, but less than significant.
Impact LU-3: Implementation of the 2010 Plan Update would rezone two parcels in the Plan area adjacent to U.S. Highway	Existing County standards and proposed amendments to the Land Use and Development	Adverse, but less than significant.

Table ES-3 Class III—Adverse, But Less than Significant Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
101 that would resolve the potential for adjacent land use incompatibilities by placing more appropriate commercial uses next to the Highway.	Code (LUDC) would ensure compatibility between proposed General Commercial land uses and existing uses adjacent to the Thompson property. Compliance with the proposed Bell Street Design Guidelines and existing and proposed changes to the County's LUDC would reduce potential land use incompatibilities between adjacent properties and the proposed land use and zone changes to the Burtness and Thompson properties to less than significant.	
Impact LU-4: Continued implementation of the affordable housing overlay in the northwest corner of the Plan Area would not result in land use incompatibilities with existing residential uses adjacent to these properties.	The 2010 Plan Update policies and development standards and measures included in *Section 4.5 Aesthetics/Visual Resources* and *Section 4.6 Agricultural Resources* would minimize any potential land use conflicts between existing residential uses adjacent to properties within the proposed Affordable Housing Overlay District by providing for such as protective fencing or second story setbacks, as necessary. The existing and proposed amendments to the Land Use and Development Code (LUDC) would further ensure compatibility between adjacent land uses to properties within the Affordable Housing Overlay District.	Adverse, but less than significant.
Impact LU-5: Implementation of the Plan would not result in an increase in potential urban/agricultural conflicts.	The 2010 Plan Update policies and development standards, compliance with County of Santa	Adverse, but less than significant.

Table ES-3 **Class III—Adverse, But Less than Significant Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	Barbara Standard Conditions of Approval, and incorporation of measures included in Section *4.2 Agricultural Resources* would minimize potential urban and agricultural conflicts, by providing for such as protective fencing or second story setbacks, as necessary.	
Impact LU-6: Implementation of the 2010 Plan Update would not potentially conflict with any applicable land use plans, including the County Comprehensive Plan, and County Zoning Ordinance.	As the 2010 Plan Update would be consistent with existing County Community Plan goals and policies and would occur within the existing Plan Area, no measures are required.	Adverse, but not significant.
Cumulative Impacts: The Area of Influence for cumulative impacts on land use would be the Plan Area and the surrounding land uses in the vicinity. Development within the Los Alamos Valley outside but adjacent Plan Area is anticipated to grow at an approximate 3 percent annual rate. Related development outside of the 2010 Plan Update area would be relatively low intensity or agriculturally in nature consistent with land uses in the Comprehensive General Plan such that cumulative impact on land use would be adverse, but less than significant. The 2010 Plan Update build-out including increased urban development within the CM-LA corridor would be subject to Comprehensive General Plan and Community Plan policies, development standards, and the *Bell Street Form Base Code* and *Bell Street Design Guidelines*. Therefore, the cumulative impacts of related growth and the 2010 Plan Update would be	Potential impacts on land use resulting from increased commercial and residential development within the CMLA corridor would be subject to the 2010 Plan Update policies and development standards and implementation of the Bell Street Form Base Code and Bell Street Design Guidelines provide a three-tiered approach to development and design review of proposed new development along the Bell Street corridor. Buildout of the proposed Plan would be subject to incremental review for land use compatibility against existing County of Santa Barbara Comprehensive Plan Policies, as well as the proposed Plan Bell Street Design Guidelines and	The 2010 Plan Update would potentially result in less than cumulatively considerable contributions on land use.

Table ES-3 Class III—Adverse, But Less than Significant Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
less than significant, with the Plan's contribution would be less than cumulatively considerable.	Bell Street Design Control Overlay. Existing standard conditions, proposed guidelines and development standards, ~~and together with Mitigation Measure MM LU-1~~ would ensure that the Plan buildout would effectively minimize land use incompatibilities.	
WASTEWATER		
Impact WW-2: Buildout under the 2010 Plan Update would likely require additional trunk and feeder lines to serve new development.	As the LACSD sewer trunk line system is developed such that only feeder lines from new development would be required to connect to existing trunk lines and new development would be required to pay for and install appropriate feeder line connections to serve their property no measures are required,	Adverse, but not significant.
FLOODING AND WATER RESOURCES		
Impact WR-1: The 2010 Plan Update buildout would not potentially subject persons and property to possible flooding impacts.	The 2010 Plan Update *DevStd FLD-LA-1.2.2* requires a standard each proposed development within the 100-year floodplain or floodway to be evaluated on a case-by-case basis by County Flood Control Division in order to identify project-specific requirements consistent with the County's Flood	Adverse, but not significant.

Table ES-3 **Class III—Adverse, But Less than Significant Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	Control and Waster Quality standards The 2010 Plan Update *DevStd FLD-LA-1.2.2* also requires compliance with requirements of the County Flood Control District, which allows the use of fill material to achieve proper finished floor elevations as an option, if determined feasible. This would address the adverse impacts of individual property flood protection upon neighboring parcels to adverse, but less than significant levels.	
Impact WR-2: Implementation of the 2010 Plan Update would not potentially substantially impact local urban drainage due to increased surface runoff.	DevStd FLD-LA-1.2.1 and impending adoption of design standard to RWQCB requirements on the existing Santa Barbara County NPDES permit would reduce the impact on flooding to less than significant.	Adverse, but not significant.
AESTHETICS/VISUAL RESOURCES		
Impact AES-2: 2010 Plan Update buildout would not substantially change the visual character of the gateways to Los Alamos and the existing visual resources characterizing the Bell Street corridor.	The Bell Street Form Based Code and the Bell Street Design Guidelines and Overlay would regulate the form of structures, public streetscapes, and the architectural and visual character of all new property development within the downtown Bell Street corridor and future development potential on the Burtness property. These regulating documents require that all future development be	Adverse, but not significant.

Table ES-3 Class III—Adverse, But Less than Significant Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	consistent with the community's existing and preferred rural western architectural style and would strive to ensure that the desired types of development are preserved and enhanced. 2010 Plan Update buildout development would also be subject to the Central Board of Architectural Review (CBAR) and plan review for compliance with the development standards in the Plan Area. The new standards would ensure that buildout would be designed to be visually compatible with existing architecture, provide walkable and inviting public open spaces, incorporate street plantings and furniture, and promote the western Town of Los Alamos architectural theme. Therefore, no measures are required.	
Impact AES-3: 2010 Plan Update policies and development standards designed to achieve consistent designs and building form, particularly within the Bell Street corridor, would minimize the potential for development incompatible in appearance with surrounding uses, structures, or the intensity of existing development in the Town of Los Alamos.	No mitigation measures are required, as the Bell Street Form Based Code and the Bell Street Design Guidelines and Overlay would regulate the form of structures, public streetscapes, and the architectural and visual character of all new property development within the downtown Bell Street corridor, and would regulate all future development consistent with the community's existing and preferred rural western architectural style, and would strive to ensure that the desired types of development are preserved and enhanced.	Adverse, but not significant.

Table ES-3 **Class III—Adverse, But Less than Significant Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
Impact AES-4: The Bell Street Design Guidelines and Form Based Code would minimize the potential for buildout development including interior/exterior lighting fixtures, reducing the introduction of new glare sources and the potential to degrade existing visual conditions.	No measures are required, as the Bell Street Design Guidelines and Form Based Code require that the architectural features of future development on the streets south of Bell Street be designed for compatibility with existing residential uses. Furthermore, the 2010 Plan Update includes Policy Each proposed project in the CM-LA rezone area would be required to undergo design review prior to issuance of a permit.	Adverse, but not significant.
Cumulative Impacts: The 2010 Plan Update buildout's conversion of rural open space to residential and agricultural-related industrial development under reasonably probable buildout would result in a several potential impacts on visual and aesthetic resources, including: obstruction of important public views; establishing views that could be considered to be objectionable or inconsistent with the rural character of Los Alamos; creation of new glare sources that would substantially degrade existing visual conditions; and development incompatible in appearance with surrounding uses, structures, or the intensity of existing development.	No measures are required, as most of the Plan Area infill projects would be located on small parcels surrounded by existing residential structures and landscaping of similar bulk, scale and style. They would be subject to the Bell Street Form Base Code and Bell Street Design Guidelines minimizing potential impacts on loss of privacy, nuisance noise levels, increased traffic, loss of sunlight/solar access, and/or obstruction of existing public view corridors of open space areas by regulating the form of structures, public streetscapes, and the architectural and visual character of all new property development.	Less than cumulatively considerable.
AGRICULTURAL RESOURCES		
Impact AG-1: Plan buildout would potentially convert Prime	None required, as parcels characterized as having	Adverse, but not significant.

Table ES-3 Class III—Adverse, But Less than Significant Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance to non-agricultural use.	these soils are not agriculturally viable due to: be small size of the sites; the adjacency of urban development; the existing and proposed non-agricultural zoning, and/or the site is currently developed with urban uses.	
BIOLOGICAL RESOURCES		
Impact BIO-6: Proposed Plan buildout would not substantially contribute to the potential indirect loss of aquatic habitat in San Antonio Creek.	None required, as municipal use of groundwater by the community of Los Alamos accounts for only one percent (1%) of the existing impacts on the San Antonio Groundwater Basin and creek watershed. Policy WAT-LA-1.1 and Policy WAT-LA-1.2 would encourage the use of reclaimed water and minimize exterior water usage. Dev Std WAT-LA-1.2.1 and Dev Std WAT-LA-1.3.3~~1~~ that require new development to incorporate water conservation measures in project design, ~~use waterless urinals and low-flow toilets and showers,~~ including the use of high efficiency fixtures and appliances and drought-tolerant landscaping.	Adverse, but not significant.
TRANSPORTATION AND CIRCULATION		
Impact TC-2: Buildout would generate additional vehicle trips, but would not exceed circulation element capacities for	No measures are required, as Plan Area buildout would not substantially impact roadway capacities.	Adverse, but not significant.

Table ES-3 **Class III—Adverse, But Less than Significant Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
roadways.		
Impact TC-3: 2010 Plan Update buildout would generate additional vehicle trips that would increase volume to capacity ratios at intersections within the Plan Area.	No measures are required as Plan Area buildout would not substantially impact intersection level of service.	Adverse, but not significant.
Cumulative Impacts: Intersections in the area of influence are currently operating at LOS A and the projected Year 2030 intersections in the cumulative Area of Influence including along U.S. Highway 101 and State Route 135, would operate at an acceptable LOS B. Plan buildout would generate additional vehicle trips that would have a less than cumulatively considerable impact on roadway and intersection levels of service within the project vicinity.	No measures are required, as Plan Area buildout would not substantially impact roadway capacities or intersection level of service.	Adverse, but not significant.
AIR QUALITY		
Impact AQ-5: Plan buildout would not result in exceeding health risk public notification thresholds adopted by the APCD Board for non-cancer risk.	The following measures are recommended to ensure consistency with Plan GOAL AQ-LA-1, Maintain Healthful Air Quality in the Los Alamos Valley. **MM AQ-7** *Dev Std AQ-LA-1.4.4:* Ventilation systems that are rated at Minimum Efficiency Reporting Value of "MERV13" or better for enhanced particulate removal efficiency shall be	Adverse, but not significant.

Table ES-3 Class III—Adverse, But Less than Significant Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
	provided on all units 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** *Dev Std AQ-LA-1.4.5:*—Future project applicants of residential developments within 500 feet of U.S. Highway 101 shall 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.	
HAZARDS AND HAZARDOUS MATERIALS		
Impact HAZ-1: The 2010 Plan Update buildout would not occur near known or documented hazardous material users that could expose individuals to health risks due to soil/groundwater contamination or emission of hazardous materials into the air.	As no potential hazardous exposure would occur, no measures are required.	Adverse, but not significant.
Impact HAZ-2: The routine transportation and handling of hazardous materials within the 2010 Plan Update area on State Route 135 would not create a significant hazard to the public or the environment.	As transport of hazardous materials on area roadways is regulated by the California Highway Patrol and Caltrans and the use of these materials is regulated by the DTSC, as outlined in Title 22 of	Adverse, but not significant.

Table ES-3 **Class III—Adverse, But Less than Significant Impacts**		
Description of Impact	**Mitigation**	**Residual Impact**
	the CCR, compliance with state regulations to ensure proper loading, containment, and safety precautions relative to hazardous material transport is assured, and no measures are required.	
Impact HAZ-3: The 2010 Plan Update buildout would not interfere with response and/or evacuation requirements in the case of an emergency.	2010 Plan Update buildout development would be subject to standard SBCFD review pursuant to Health and Safety Code Chapter 6.11 (sec. 25404 et seq), that would require adequate access for emergency vehicles, appropriate evacuation routes, and would regulate the storage of any flammable and explosive materials and their transport within the Plan Area. Therefore, no measures are required.	Adverse, but not significant.
Impact HAZ-4: The 2010 Plan Update buildout allowing for increased commercial and institutional development and associated use and storage of hazardous materials would not result in accidental upset and/or release of hazardous materials within one-quarter mile of an existing or proposed school.	All hazardous materials encountered or used during demolition, grading/excavation, and construction activities would be required to be handled in accordance with all applicable local, State, and federal regulations, which includes disposal of hazardous materials at a facility licensed to accept such waste. Therefore, no measures are required.	Adverse, but not significant.
Cumulative Impacts: The Area of Influence for assessing cumulative impacts on hazardous materials is limited to the Town of Los Alamos and immediate surrounding agricultural	2010 Plan Update buildout activity would require compliance with existing federal, state, and local regulations that would ensure potential impacts	The combined cumulative impacts of related projects in the Los Alamos Valley and

Table ES-3 Class III—Adverse, But Less than Significant Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
lands as no sites are located within the Plan area that are included on a list of hazardous materials, yet the Plan area is surrounded by large agricultural lands, which may use hazardous materials as part of the ongoing agricultural operations. Related development and buildout outside the 2010 Plan Update would be subject to incremental review for compliance with existing local, state, and federal regulations for handling, storing, or transporting hazardous materials. Therefore, related cumulative impacts on hazardous materials and risk of upset would be less than significant. The 2010 Plan Update implementation involves increased commercial and industrial development along the Bell Street Corridor in Sub-area 4 and Light Industry in Sub-area 1. The buildout in these areas, however, would be subject to existing federal, state, and local hazardous materials management requirements that would minimize potential risks associated with increased hazardous materials use in the community.	from use and storage of hazardous materials in the Plan Area would be minimized. Therefore, no measures are required.	the 2010 Plan Update area on hazardous materials and risk of upset would be less than significant. The 2010 Plan Update's contribution to cumulative impacts on hazardous materials and risk of upset would be less than cumulatively considerable.

Table ES-4 Class IV—Beneficial Impacts		
Description of Impact	**Mitigation**	**Residual Impact**
LAND USE AND PLANNING		
Impact LU-6: The provision of 288 potential new multi-family units in the CMLA zone district~~Overlay~~ would provide a potential beneficial impact relative to the 2010 Plan Update's consistency with the Housing Element.	None required.	Beneficial.

Table ES-5 **Greenhouse Gas Emissions/Global Climate Change**
Impact Discussion
There is agreement at state (i.e., OPR, the California Attorney General's Office), and local (SBCAPCD) agencies that global climate change must be addressed in CEQA documents. Global climate change is a cumulative impact; a project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of greenhouse gases. There are currently no established thresholds for measuring the significance of a project's cumulative contribution to global climate change such as the 2010 Plan Update. Santa Barbara County considers, however, that all reasonable efforts be made to minimize a project's contribution to global climate change. The 20-year buildout of the proposed 2010 Plan Update would result in emissions of greenhouse gases from temporary construction activity and long-term operation, which includes area and vehicle sources. It is estimated that the 2010 Plan Update would generate an approximate total of 34,000 metric tons of CO_2 equivalents ($MTCO_2e$); 28,076 $MTCO_2e$ from motor vehicles (~83%). Combined area and vehicle emissions (30,370 $MTCO_2e$) generated by the proposed 2010 Plan Update would represent approximately 13.5% of the total emissions resulting from cumulative projects~~ contemplated within the unincorporated Santa Ynez Valley~~, and ~0.006% of Statewide CO_2 emissions. Mitigation measures are recommended to reduce the Plan Area-generated GHG emissions and thus, the 2010 Plan Update's contribution to global climate change and associated impacts.
Recommended Mitigation Measures
AQ-9.1 Construction Phase Mitigation to Reduce Fuel Usage and Greenhouse Gases. The County shall incorporate the following into the 2010 Plan Update: *Dev Std AQ-LA-1.4.6:* Upon application for grading permits for discretionary projects, the applicant shall submit grading plans, the proposed rate of material movement and a construction equipment schedule to the APCD. In addition, the applicant shall implement the following measures where feasible to mitigate equipment emissions: • 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

Table ES-5

Greenhouse Gas Emissions/Global Climate Change

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 equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, where feasible; and
- The applicant shall apply Best Available Control Technology (CBACT) as determined by the APCD.
- Recycle/Reuse demolished construction material.

AQ-9.2 Operational Phase Mitigation to Reduce Fuel Usage and thus Greenhouse Gases. The County shall incorporate the following into the 2010 Plan Update:

Dev Std AQ-LA-1.4.7: The following energy efficiency and green building techniques shall be implemented for discretionary projects where feasible:

- 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 high efficiency gas or solar water heaters (CAPCOA MME-14);
- Using built-in energy efficient appliances (CAPCOA MM E-16);
- Installing double-paned windows;
- Installing door sweeps and weather stripping if more efficient doors and windows are not available;
- Installing low energy interior lighting;
- Using low energy street lights (i.e. sodium); and
- Installing high efficiency or gas space heating (CAPCOA, MS G-9).
- 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).

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Greenhouse Gas Emissions/Global Climate Change

- Plant native, drought resistant landscaping (CAPCOA MM D-17).
- 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).

AQ-9.3 Transportation Emissions.
Action CIRC-LA-2.2.4: 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.

Action AQ-LA-1.5: To further offset greenhouse gas (GHG) emissions, the County shall incorporate the following actions where feasible into the Los Alamos Community Plan Area.~~2010 Plan Update:~~

- ~~Coordinate controlled intersections so that traffic passes more efficiently through congested areas. Where signals are installed, require the use of Light Emitting Diode (LED) traffic lights (OPR Energy Conservation Policies and Actions GHG Reduction Measure #4).~~
- Specific limits on idling time for commercial vehicles, including delivery and construction vehicles, shall be set for projects proposing new commercial development. (OPR Land Use and Transportation GHG Reduction Measure #7)
- Remove obstacles to the development of necessary infrastructure to encourage the use of alternative fuel vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations) (CAPCOA MM E-11).
- Develop transportation policies that give funding preference to public transit.
- Provide public education and publicity about public transportation services (CAPCOA Ms G-4).

~~**AQ-9.4 Solar Funding Program.** The County shall incorporate the following action item into the 2010 Plan Update:~~
~~The County shall pursue the feasibility of establishing a Sustainable Energy Financing District to allow property owners to install solar systems and make other energy efficiency improvements to buildings and pay for the cost as a long-term assessment on their property tax bills. The County shall consult with other local jurisdictions and encourage multi-jurisdiction participation in order to maximize financing efficiencies.~~

AQ-9.5 Solar Energy Systems in New Construction. The County shall incorporate the following into the 2010 Plan Update:
*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

Table ES-5

Greenhouse Gas Emissions/Global Climate Change

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..

AQ-9.6 Greenhouse Gas Emissions Reduction. The County shall incorporate the following into the 2010 Plan Update to reduce GHG emissions of individual projects under the Community Plan:
*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:

- 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 energy savings over a period of time (OPR Energy Conservation Policies and Actions GHG Reduction Measure #7).
- Use drought resistant native trees, trees with low emissions and high carbon sequestration potential. Evergreen trees on the north and west sides afford the best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will admit summer sun; evergreen plantings on the north side will slow cold winter winds; constructing a natural planted channel to funnel summer cooling breezes into the house. Neighborhood CCRs not requiring that front and side yards of single family homes be planted with turf grass. Vegetable gardens, bunch grass, and low-water landscaping shall also be permitted, or even encouraged.
- Unless the parcel precludes reasonable development, orient 75% or more of homes and/or buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows.
- Include in new buildings facilities to support the use of low/zero carbon fueled vehicles, such as the charging of electric vehicles from green electricity sources (OPR Energy Conservation Policies and Actions GHG Reduction Measure #2).

AQ-9.7 LEED Building Construction. The County shall incorporate the following into the 2010 Plan Update:
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).

Table ES-5 Greenhouse Gas Emissions/Global Climate Change
Significance After Mitigation
In the absence of adopted thresholds of significance for greenhouse gas emissions, incorporation of the policies and development standards in the 2010 Plan Update (discussed in Section 4.10 Air Quality) and implementation of mitigation measures MM AQ-9.1through MM AQ9.7 would reduce future Plan buildout air pollutant emissions, thereby resulting in substantial decreases in the total amount of GHG emissions associated with 2010 Plan Update buildout. While this EIR quantitatively measures the climate change emissions, there are no accepted methodologies or standards by which to determine the impacts of the cumulative emission impacts of all potential sources of air emissions in the Los Alamos vicinity. Therefore, the potential cumulative impacts of climate change air emissions are too speculative for evaluation because this particular impact is too speculative. Because quantitative thresholds have not been established at this time and the proposed measures would reduce GHG emissions to the extent feasible, impacts are not considered significant after mitigation.

1.0 INTRODUCTION

This section provides an overview of the Environmental Impact Report (EIR) for the 2010 Los Alamos Community Plan Update (referred to as the 2010 Plan Update). The 2010 Plan Update has been prepared by the County of Santa Barbara to revise the existing 1994 Los Alamos Community Plan (referred to as the 1994 Existing Plan). The 2010 Plan Update establishes a regulatory framework and urban boundary for the unincorporated Town of Los Alamos which is located in the northern Santa Barbara County, Third Supervisorial District.

The 2010 Plan Update would amend portions of the 1994 Existing Plan adding new goals, policies, and development standards for the purpose of promoting the invigoration of uses in the Bell Street Corridor in the Town of Los Alamos by encouraging infill mixed residential and commercial use consistent with the community's preferences as expressed in the 2010 Plan Update vision.

This introduction provides the following: (1) a general project background; (2) the EIR purpose and legal authority; (3) the EIR scope and Content; (4) Lead, Responsible, and Trustee Agencies; and (5) Environmental Review Process and Approach.

1.1 Project Background

The 1994 Existing Plan was adopted and an Environmental Impact Report (EIR) was certified by the Board of Supervisors on February 8, 1994. Since its adoption over 15 years ago, new residential and commercial development has taken place within the area regulated by the Existing Plan, public facilities and services, such as water and sewer have expanded, and population grew to approximately 1,588 persons in 2005 (Santa Barbara County Council of Governments Regional Growth Forecast 2005-2040, August 2007). More recently, interest in developing beyond the current urban boundary provided the impetus to examine the extent to which and the manner in which the community desires to grow. In addition, the community has expressed interest in playing a larger role in providing input to County decision-makers on current projects proposed in and around its urban boundary.

In 2005, the owner of a 104 acre property located adjacent to the northwest Plan Area boundary which is partially within, but largely outside the community's urban boundary (APN 101-100-038) approached the County with a Specific Plan application. The project, named the Los Alamos Commons by its proponents, included a proposal to develop approximately 200 housing units and a mix of commercial uses. The Board of Supervisors decided that the project should not be considered individually as it involved

the proposed expansion of an urban boundary that was established by the Town's citizens. Rather, the Board directed that the project be considered within the context of a Community Plan update, since it would significantly expand the size of the urban area. Because funding did not exist to fully fund a Plan update, the project applicant proposed to fund 50% of the Phase I cost of the Update, and depending on the outcome, potentially contribute to funding Phase II. With the agreement in place, on August 8, 2006 the Board of Supervisors initiated an update to the Community Plan and formed a General Plan Advisory Committee (GPAC) consisting of representative citizens and called the Los Alamos Planning Advisory Committee (LAPAC). The scope of the 2010 Plan Update goals and objectives were prepared by County staff based on community input and the assistance of the LAPAC, which held public hearings from October 2006 through May 2008.

In April, 2007, the LAPAC voted to recommend to the Board of Supervisors that they not initiate an urban boundary line extension, and instead to initiate a 2010 Plan Update that focuses on encouraging infill development within the existing urban boundary and focus on invigorating the existing downtown. After receiving concurrence from the Planning Commission, on September 23, 2008, the Board of Supervisors voted to accept the LAPAC recommendation and initiated the environmental review phase of the 2010 Plan Update. The decision by the Board of Supervisors to not initiate an expansion of the urban boundary effectively removed the proposed Commons project from consideration as a part of the 2010 Plan Update. In September 2009, the Commons property was sold to a non-profit organization called "The Children's Project Academy", which is pursuing development of a charter school for foster youth on the property.

1.2 Purpose and Legal Authority

This EIR discusses the potential environmental impacts of the 2010 Plan Update. The County of Santa Barbara is the lead agency under the California Environmental Quality Act (CEQA) for preparation and certification of the proposed EIR. Consistent with the CEQA Statutes and Guidelines and in accordance with the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act of 1970 as Amended, this EIR has been prepared to accomplish the following:

- Inform the public of the potential environmental impacts of the 2010 Plan Update;
- Identify actions to mitigate or avoid potential 2010 Plan Update impacts; and

- Identify alternatives to the 2010 Plan Update that can reduce or avoid potentially significant environmental impacts.

CEQA requires the preparation of an EIR when projects such as the 2010 Plan Update are anticipated to have potentially significant impacts on the environment. EIRs are prepared in order to "identify the significant effects of a project on the environment, to identify alternatives to the project, and to indicate the manner in which such significant effects can be mitigated or avoided". An EIR is intended to serve as an informational document for decision-makers and the general public regarding the environmental consequences of a project.

CEQA requires that preparation of an EIR include a sufficient degree of analysis to provide decision-makers with information that enables them to make a decision based on the environmental consequences of a project. Accordingly, CEQA Guidelines Section 15151, Standards for Adequacy of an EIR, states:

> *An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible.*

While CEQA requires that major consideration be given to avoiding environmental impacts, the lead agency and other responsible agencies (agencies that have discretionary approval or permitting authority over the proposed project) must balance adverse environmental effects against other public objectives, including economic and social goals, in determining whether and in what manner a project should be approved.

This EIR has been prepared as a Program EIR in accordance with Section 15168 of the CEQA Guidelines. A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

(1) *Geographically,*

(2) As logical parts in the chain of contemplated actions,

(3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or

(4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

Use of a program EIR can provide the following advantages. The program EIR can:

(1) Provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action,

(2) Ensure consideration of cumulative impacts that might be overlooked in a case-by-case analysis,

(3) Avoid duplicative reconsideration of basic policy considerations,

(4) Allow the Lead Agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts, and

(5) Allow reduction in paperwork.

Subsequent development activities must be examined in within the context of a program EIR to determine whether an additional environmental document must be prepared.

(1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would assess the need to prepare an EIR or a Negative Declaration.

(2) If the agency finds that pursuant to CEQA Guidelines Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.

(3) An agency shall incorporate feasible mitigation measures in the program EIR into the Plan.

(4) Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.

(5) A program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the 2010 Plan Update as specifically and comprehensively as possible. With a good and detailed analysis of the potential impacts resulting from the 2010 Plan Update, many subsequent project proposals could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.

The CEQA Guidelines Section 15168 describes the proper process for Program EIRs as follows:

> *"Use of the program EIR also enables the Lead Agency to characterize the overall program as the project being approved at that time. Following this approach when individual activities within the program are proposed, the agency would be required to examine the individual activities to determine whether their effects were fully analyzed in the program EIR. If the activities would have no effects beyond those analyzed in the program EIR, the agency could assert that the activities are merely part of the program which had been approved earlier, and no further CEQA compliance would be required. This approach offers many possibilities for agencies to reduce their costs of CEQA compliance and still achieve high levels of environmental protection."*

This program EIR simplifies the tasks of preparing subsequent environmental documents associated with 2010 Plan Update buildout. The program EIR will: (1) provide the basis in an Initial Study for determining whether the subsequent activity may have any significant effects; (2) be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole; and (3) focus this EIR on a subsequent project to permit discussion solely on new effects which had not been considered previously.

1.3 EIR Scope and Content

In accordance with Section 15063 of the CEQA Guidelines, the County of Santa Barbara prepared an Initial Study (IS). The IS determined that a number of environmental issue areas may be impacted by the 2010 Plan Update. As a result, the Initial Study determined that an EIR should be prepared and should address the project's significant impacts on a variety of environmental issue areas.

Pursuant to the provision of Section 15082 of the CEQA Guidelines, the County of Santa Barbara prepared and circulated a Notice of Preparation (NOP) to public agencies, special districts, and members of the public requesting input on the scope and content of the environmental information to be included in the EIR. The NOP was

circulated for a minimum 30-day public comment period by the County of Santa Barbara as part of the NOP of an EIR between October 29 and December 1, 2008. During the NOP review period, the County of Santa Barbara held an EIR public scoping meeting in Los Alamos at the Los Alamos Community Center on November 17, 2008 to gather additional public and agency input on the scope and content of the EIR. Appendix A contains responses to the NOP and input provided at the scoping meeting which were considered in preparing the scope of this EIR.

The Notice of Preparation process and subsequent response from agencies and the public identified concerns regarding the following issues:

- expansion of the Plan Area boundary line; impacts on Los Alamos Community Services District (LACSD) wastewater treatment capacity;
- increased potential for flooding impacts;
- increased demand on the San Antonio Groundwater Basin;
- impacts on LACSD waster storage capacity;
- potential angled parking along State Route 135 within the Town of Los Alamos; impacts to sensitive biological species along San Antonio Creek;
- potential for increased urban conflicts with adjacent agricultural land uses;
- locating additional residential development within 500 feet of U.S. Highway 101 and potentially increasing health risks to new residents;
- and greenhouse gas emissions from Plan buildout.

This EIR addresses all potentially significant environmental impacts associated with the 2010 Plan Update as determined in the County Initial Study, responses to the Notice of Preparation and issues identified above, and input at the EIR scoping meeting. Potentially significant impacts on the following environmental resources are addressed in detail:

- Land Use
- Agricultural Resources
- Aesthetics/Visual Resources
- Wastewater
- Transportation and Circulation
- Biological Resources
- Air Quality
- Noise
- Water Resources/Flooding
- Historical Resources
- Public Services: Solid Waste and Schools
- Hazardous Materials/ Risk of Upset

1.4 Intended Uses of the EIR

Agencies Using the EIR in Decision Making

CEQA Guidelines Section 15124(d) requires that an EIR define those agencies that are expected to use the EIR in their decision making. These include "lead," "responsible," and "trustee" agencies. The County of Santa Barbara is the "lead" agency for the project as it has the principal responsibility for approving or denying the project. The County of Santa Barbara Planning Commission and Board of Supervisors will use this EIR as a basis for this determination and the County of Santa Barbara will reference the EIR to assess subsequent project proposals. This EIR may be used as input for approvals or permits by other governmental agencies besides the County of Santa Barbara that may be required as part of the project development. The Los Alamos Community Services District (LACSD) would also be a potential lead agency for projects requesting annexation into their district or system upgrades within the Plan Area.

A "responsible agency" refers to public agencies other than the "lead agency" that have discretionary approval over the project. For example, the California Department of Transportation (CalTrans) is a responsible agency that has discretionary approval on any improvements to the state highway system necessary to accommodate future buildout under the proposed LACP, such as issuing an encroachment permit along State Route (SR) 135 for parking. Other responsible agencies include the Regional Water Quality Control Board (RWQCB) for review of National Pollutant Discharge Elimination System (NPDES) permit requests and review of septic systems subject to RWQCB permitting. LAFCO serves as a responsible agency and would be responsible for reviewing and approving proposed annexations to the LACSD.

A "trustee agency" refers to a state agency that has jurisdiction over natural resources held in trust for the people of California, but does not have discretionary approval over the project (CEQA Guidelines Section 15386). Trustee agencies include the California Department of Fish and Game (CDFG) which has jurisdiction over biological resources, including waters of the State and rare and endangered species, and may have approval authority over components of individual projects that could be accommodated under the 2010 Plan Update. Federal agencies such as the U.S. Fish and Wildlife Services and the U.S. Army Corps of Engineers have jurisdiction over certain projects and activities that may affect federally-protected species or waters of the United States.

1.5 Environmental Review Process and Approach

This EIR draws on pertinent policies, guidelines, and existing reports and documentation to determine baseline conditions, impacts, and design of mitigation measures. The *Santa Barbara County Environmental Thresholds and Guidelines Manual* (October 2008) and Standard Conditions of Approval and Standard Mitigation Measures (Santa Barbara County 2005) were integrated into this analysis. Copies of pertinent documents and guidelines are available for review at Santa Barbara County Planning and Development, 123 East Anapamu Street, Santa Barbara, and 634 West Foster Road, Santa Maria, and the County of Santa Barbara web site at:

http://sbcountyplanning.org/permitting/ldpp/auth_reg/environmental_review.cfm

In Chapter 3, the Environmental Setting provides general environmental conditions throughout the Town of Los Alamos and the surrounding valley. More detailed descriptions of the setting for individual issue areas can be found in the discussions contained within individual sections of Chapter 4.0, *Environmental Impact Analysis*. These setting descriptions provide the context for assessing potential environmental impacts resulting from implementation (buildout) of the 2010 Plan Update. The individual settings also provide, where applicable, a brief summary of the previous EIR prepared associated with the 1994 Existing Plan (County of Santa Barbara 1992).

The content and format of this EIR are designed to meet the current requirements of CEQA and the State CEQA Guidelines. A discussion of each resource reviewed for the potential to be affected by the 2010 Plan Update is provided in Chapter 4.0 in sections that are organized as follows.

The Impacts and Mitigation subsections in each Chapter 4 section describe the potentially significant effects or consequences resulting from development of the 2010 Plan Update on specific resources. The methodology and criteria used to analyze and determine the significant impacts to each environmental resource are discussed in each section of Chapter 4. This section takes into account proposed 2010 Plan Update policies, development standards, and processes that are intended to minimize potential adverse environmental effects. Where necessary to address potentially significant impacts that are not minimized to less than significant by the 2010 Plan Update components, additional mitigation measures are proposed that minimize, reduce, or avoid these adverse environmental effects. These measures if adopted would become additional 2010 Plan Update development standards.

Significance Criteria are used to evaluate the degree of significance of each impact. The criteria used to establish thresholds of significance are based on CEQA Guidelines Appendix G Environmental Thresholds Form, policies in the *County of Santa Barbara Comprehensive General Plan ,the County of Santa Barbara Environmental Thresholds Guidelines Manual(October 2006),* and the development standards in the *County of Santa Barbara Land Use and Development Code*. The "threshold of significance" for a given environmental effect is the level at which the County of Santa Barbara, as the lead agency, finds the effect of the project to be significant. "Threshold of significance" can be defined as:

> A quantitative or qualitative standard, or set of criteria, pursuant to which significance of a given environmental effect may be determined (CEQA Guidelines Section 15064.7 [a]).

In each issue area discussion, the thresholds used to determine the significance of impacts are listed as bullet points.

The Project Impacts discussion describes potential consequences to each resource that would result from implementation of the 2010 Plan Update.

The following categories for impact significance are used in this analysis:

Class I: Significant unavoidable adverse impacts that cannot be feasibly mitigated or avoided. If the project is approved, decision-makers are required to adopt a statement of overriding considerations pursuant to CEQA Guidelines Section 15093, explaining why project benefits outweigh the damage caused by these significant environmental impacts**.**

Class II: Significant environmental impacts that can be feasibly mitigated or avoided to a less than significant level. If the project is approved decision-makers are required to make findings pursuant to CEQA Guidelines Section 15091, that impacts have been mitigated to the maximum extent feasible by implementation of mitigations.

Class III: Adverse impacts found not to be significant. These impacts do not require that findings be adopted by the decision-making body.

Class IV: Impacts beneficial to the environment. These are listed in section 4.0 as applicable when the 2010 Plan Update would result in solely

beneficial effects on the environment. They may be used as considerations for balancing any potentially adverse environmental effects resulting from 2010 Plan Update buildout.

Mitigation measures to minimize, avoid, or reduce potentially significant impacts are presented for each potentially significant impact. Mitigations are occasionally also recommended to minimize potentially adverse, but less than significant impacts (Class III) in order to maximize consistency with County of Santa Barbara Comprehensive General Plan Policies or Development Standards. These measures are intended to become conditions of approval that dictate future development within the Plan area. A Mitigation Monitoring and Reporting Plan (MMRP) component as required under CEQA Guidelines Section 15091(d) and 15097 is included as Plan Requirements, Timing, and Monitoring components after each mitigation measure. This MMRP structure is consistent with County of Santa Barbara procedures; the MMRP component of each measure is subsequently incorporated with the measures adopted by decision-makers as development standards. The MMRP for all Final EIR mitigations is consolidated in one table, in Chapter 11.0.

The Residual Impact, or level of environmental impact remaining after implementation of a given mitigation, is listed after each measure. It is important to note that the residual Class II impact is *significant, but feasibly mitigated to less than significant*. The difference is that the Class II residual impact is achieved only after implementation of required mitigation. This is important in that administrative findings have to be made for all Class II impacts pursuant to CEQA Guidelines Section 15091, as described above. Findings do not have to be made for Class III impacts, but substantiation is required to characterize them as adverse, but less than significant.

The Cumulative Impacts discussion in each environmental issue section describes potentially significant impacts from 2010 Plan Update buildout in combination with development of reasonably foreseeable (proposed and approved, but not built) projects in the area that are listed in Chapter 3.0.

A concluding *Residual Impact,* or level of environmental impact of project specific and 2010 Plan Update contribution to cumulative impacts remaining after consideration and implementation of mitigation measures, is listed at the end of each issue section.

The proposed project's Consistency with Applicable County Plans and Policies is presented for each environmental issue area. This preliminary analysis is presented in Chapter 5.0, and will be used to assist the County of Santa Barbara in preparing the 2010 Plan Update staff report for decision-maker consideration. Individual projects

developed in conformance with the 2010 Plan Update may be found consistent with County policies and approved even if the project would result in significant and unavoidable environmental impacts. In such a case, a Statement of Overriding Consideration must be issued by the decision-making body (i.e., the Board of Supervisors) explaining why the project's benefits outweigh its significant, unavoidably adverse impacts and why it should be approved.

As required by CEQA Guidelines Section 15126.6, Chapter 6 Alternatives to the Proposed Project examines a reasonable range of alternatives to minimize environmental impacts while achieving most of the main project objectives. The alternatives assessed in this EIR include:

No Project Alternative assumes that buildout in Los Alamos would follow the zoning and land use designations adopted in the 1994 Los Alamos Community Plan. Buildout under the No Project Alternative is based on the maximum potential development allowable under existing land use and zoning designations, which would be 1,066 residential units and 1,028,616 square feet of commercial/industrial and public/institutional space.

Alternative 1: The Reduced Buildout Alternative would place a cap on 2010 Plan Update development such that the existing Los Alamos Community Services District (LACSD) wastewater treatment capacity of 225,000 gallons per day, averaged over each month, would not be exceeded.

Alternative 2: The Town Gateway Alternative would provide additional land use guidelines on properties on the western and eastern ends of the Bell Street corridor to reduce potential buildout incompatibilities with adjacent development.

A comparison of impacts resulting from the 2010 Plan Update alternatives is presented in Chapter 6.0. The Environmentally Superior Alternative is defined as a result of this comparison.

Other discussions mandated to be addressed in an EIR under CEQA Guidelines, including growth-inducing impacts, unavoidable significant impacts, and beneficial impacts resulting from the project are presented in Chapter 7.0 pursuant to the requirements of CEQA Guidelines Section 15126 (b) and (d). Persons and Agencies contacted during preparation of the Draft and Final EIR are provided in Chapter 8.0, and References are provided in Chapter 9.0.

The Draft EIR was circulated for public review from September 25~~3~~, 2009 until November 9~~5~~, 2009. A public comment hearing on the Draft EIR was held October 28~~6~~, 2009, at the Los Alamos Senior Center, in Los Alamos. The resulting public comment letters, e-mails, and testimony generated by agencies, organizations, and individuals during the public review period and the public hearing are provided in Section 10.0, along with responses to each comment.

Where appropriate, the Final EIR text has been revised consistent with the response to the public comments listed above. Revisions resulting in deleted text are shown as strikeouts, while revisions resulting in added text are underlined. In circumstances where additional revisions were made to Draft EIR underlined text, the revisions are indicated as double-underline.

2.0 PROJECT DESCRIPTION

This section describes the 2010 Plan Update, including plan area location, the 2010 Plan Update objectives, characteristics, buildout projections, land use and policy changes and implementation.

2.1 Project Applicant / Lead Agency

The County of Santa Barbara is both the applicant and lead agency for the 2010 Plan Update.

2.2 Project Location

The Town of Los Alamos is an unincorporated community located in west-central Santa Barbara County, 15 miles southeast of the City of Santa Maria, and 50 miles northwest of the City of Santa Barbara (see Figure 2-1). The Los Alamos Community Plan Area (Plan Area) as defined in the 2010 Plan Update is located within the San Antonio Creek watershed and adjacent to Interstate 101, extending west and east of this north/south regional transportation link (see Figure 2-2). The Plan Area is also located at the interchange connecting U.S. 101 with the east/west alignment of State Highway 135 (SR135), known within the town boundaries as Bell Street. Bell Street acts as the main downtown transportation corridor linking commercial uses in the Los Alamos Downtown with adjacent residential areas and neighboring agricultural lands. The project is located entirely within the planning area of the 1994 Existing Plan.

2.3 Project Objectives

In August 2006, the Los Alamos Community Plan Advisory Committee (LAPAC), a diverse group of interested Los Alamos community representatives was selected by the County of Santa Barbara Board of Supervisors to assist staff developing the goals, policies, and implementing measures of the 2010 Plan Update to address issues based on citizen input, staff research, and policy guidance from the County's Comprehensive General Plan.

After a series of community hearings and workshops, in June 2010, the LAPAC voted to recommend to the Planning Commission and Board of Supervisors that the existing urban boundary be retained, and the 2010 Plan Update focus on revitalizing the Bell Street corridor with mix of residential, community, and visitor-serving land uses. The 2010 Plan Update goals and objectives reflect the community's desire to prevent urban sprawl, retain and promote the town's existing western rural town character, while removing regulatory impediments to the development of allowable uses in town. The 2010 Plan Update is

predicated upon the following primary project objectives:

- Encourage growth within the Plan Area rather than expanding the existing urban boundary;

- Encourage in-fill and mixed use residential and commercial growth within the urban boundary established by the 1994 Existing Plan;

- Encourage and protect a diverse range of housing types, while maintaining the predominantly rural western town identity of the community;

- Strive to ensure that the community of Los Alamos provides housing opportunities for all economic segments of the community;

- Encourage new commercial development oriented toward serving the needs of local residents. Visitor-serving commercial uses shall also be supported to the extent that they also attract customers to other Los Alamos businesses and provide goods and services to Town residents;

- Strive to create a vibrant mixed-use, pedestrian-friendly, and safe environment along Bell Street; and

- Provide for adequate public facilities and services capacity to support buildout of the community plan area.

FIGURE 2.1
Project Vicinity

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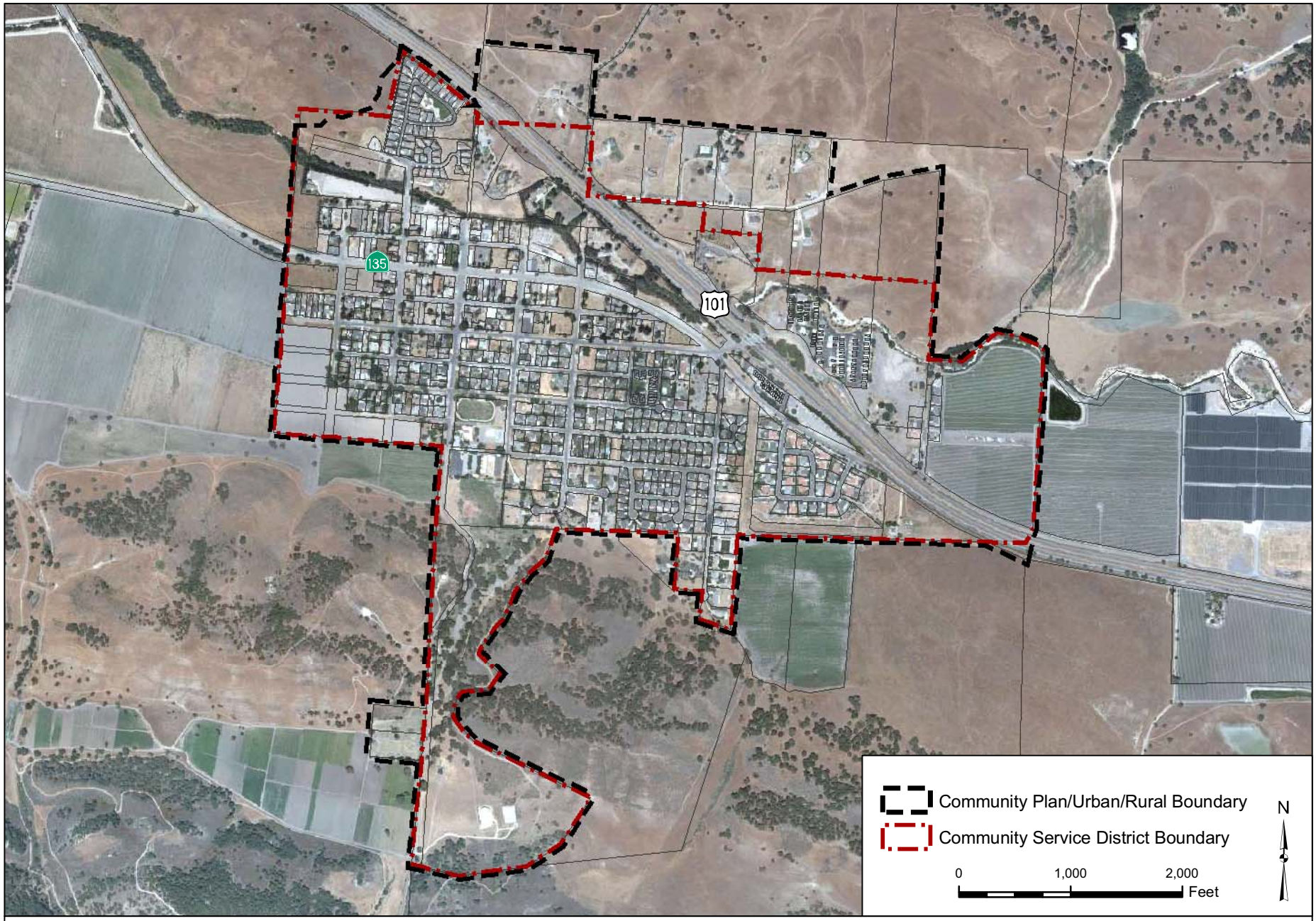

SOURCE: County of Santa Barbara Planning & Development 2009, DigitalGlobe 2008

FIGURE 2.2

Los Alamos Community Plan

DUDEK

2010 Los Alamos Community Plan Update EIR

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2.4 Project Characteristics

The Town of Los Alamos, California is located in one of six unincorporated communities in Santa Barbara Country that lie within the jurisdiction of a Community Plan. The Community Plans establish the local vision of the community while implementing the overarching long-term policy guidance of the Santa Barbara County Comprehensive Plan and State planning law. The Board of Supervisors utilizes local citizen and stakeholder input gathered during meetings of the local General Plan Advisory Committee (GPAC) to ensure that community preferences for land use is included in the Community Plan, and that each community's unique geographic setting and social distinctiveness is considered in developing the local plan.

As defined in the Public Resources Code §21083.3, "*a community plan shall apply to a specific geographic portion of the County, shall reference, and serve to update, the mandatory elements of the general (comprehensive) plan, and shall contain specific development policies and measures.*"

Community Response to Proposal for Development

A development proposal to extend the urban boundary of the Existing Plan (the proposed Los Alamos Commons project) and a growing public interest in stimulating revitalization within existing commercial areas provided an impetus for the Board of Supervisors to reexamine the Existing Plan and reassess the Town of Los Alamos residents' preferences for future land use and the type and form of future development. The Board of Supervisors initiated an update to the Community Plan by establishing a GPAC to assist County planning staff and the community in updating the plan. The Los Alamos Planning Advisory Committee (LAPAC) created on August 8, 2006, and held a public workshop and series of 30 public hearings on the 2010 Plan Update between August 2006 and June 2008.

The 2010 Plan Update reflects the preferences expressed by town residents for preserving the rural character of the Town while seeing a greater number of community and visitor serving retail and service businesses locate along the Bell Street corridor.

To assess the potential for attracting these types of uses to the Bell Street corridor, a financial feasibility study of the market potential for additional retail along Bell Street was prepared *(Final Financial Analysis of Bell Street Development Potential, Strategic Economics-Shubin & Donaldson, February 25, 2008,* see Appendix B.) The feasibility study concluded that regulatory constraints combined with a lack of a customer base in Los Alamos were the main disincentives to development of local serving uses and recommended that to create viability for development of additional local serving uses, uses that attract visitors to the area would also be needed.

The analysis in the feasibility study included a review of market constraints in Los Alamos and an assessment of existing General Commercial (C-1 and C-2) zone district regulations and their affect on the financial viability of development projects. This information was used by the consultants to assess the viability of vertical and horizontal mixed-use development types and identify policy revisions that would stimulate development in Los Alamos. Subsequently, a Development Concept Plan was prepared by the two consultants and County staff that included design concepts for the types of commercial development analyzed in the feasibility study. Based public input and the outcome of the feasibility analysis, the LAPAC voted to focus the Plan Update on revitalizing the underutilized Bell Street with infill development, rather than expand the urban boundary to encompass adjacent agricultural zoned land.

The 2010 Plan Update integrates into the 1994 Existing Plan and serves to provide a policy framework to guide future planning decisions for the Plan Area by decision-makers, staff, the community, and property owners. The 2010 Plan Update defines the potential for future land uses, the circulation system, public facilities, and services, infrastructure, open space, design standards, and the buildout potential of the town of Los Alamos. The 2010 Plan Update provides a mechanism ensuring adequate public facilities to accommodate and serve growth in Los Alamos while ensuring current service levels to the existing community are sustained.

Adoption of the 2010 Plan Update amends the *Santa Barbara County Comprehensive General Plan* and the *Santa Barbara County Land Use and Development Code* (LUDC) to reflect the goals, policies, and implementing measures in the 2010 Plan Update. In the future, the 2010 Plan Update and its implementing Form-based Code and Design Guidelines will continue to guide staff and decision-makers considering land use decisions in Los Alamos.

2.4.1 Project Overview

The Plan Area encompasses approximately one square mile and is comprised of approximately 460.28 acres. Currently, there are 649 residential units and 248,515 square feet of commercial/industrial and public/institutional buildings in the Plan Area. The 2010 Plan Update revises the Existing Plan which currently allows buildout of up to 1,028,616 square feet of commercial/industrial and public/ institutional development and 1,066 residential units, while the 2010 Plan Update buildout would allow for up to 798,030 square feet of commercial/industrial, and public/ institutional development and 1,321 residential units.

Much of the current land use and zoning in the Existing Plan Area will remain unchanged by

the 2010 Plan Update, with the exception being the Bell Street Corridor and two rezone sites located adjacent to U.S. 101. The 2010 Plan Update changes the zoning and land uses in the Bell Street Corridor to allow new mixed-use development in the new Los Alamos Community Mixed-Use Zone District. The change would allow up to an additional 188,750 square feet of commercial uses, and up to 288 new residential units beyond what already exists. For comparison, under the Existing Plan, the Bell Street Corridor had a buildout potential of an additional 330,421 square feet of commercial development, or up to 40 residential units.

With the rezoning of land, the 2010 Plan Update allows for an increase in the population base, as recommended in the financial analysis, and in support of the community's vision of a vibrant downtown identified during the LAPAC hearings (see Section 2.4.3.1 below). Section 2.4.2 of this document includes a detailed discussion of the buildout potential of the 1994 Existing Plan and changes to buildout associated with the 2010 Plan Update.

The 2010 Plan Update revises the goals, policies, development standards, and actions in the Existing Plan to reflect local land use preferences identified during the LAPAC hearings. Another significant component of the 2010 Plan Update is an amendment to the LUDC to add the new *Los Alamos Bell Street Form-Based Code* and the *Los Alamos Bell Street Design Guidelines,* implemented through the new CM-LA zoning in the LUDC.

The form-based code and design guidelines provide clear guidance as to the types, mass, and preferred architectural styles identified by the community as being compatible with the Bell Street Corridor Western Town theme. The CM-LA describes uses compatible in the Bell Street Corridor. Together, the three documents resolve the ambiguity in the zoning regulations discussed above, and provide clear regulatory and design guidance to assist the public, property owners, planners, and decision-makers during the review of development proposals in the Bell Street Corridor (Section 2.4.3 details the regulatory components of the 2010 Plan Update).

2.4.2 Community Plan Buildout

The 2010 Plan Update revises land use designations within the Planning Area to accommodate an optimal mix of residential and commercial uses in an effort to stimulate interest in increasing the types of land use desired by the community. As discussed above, the changes to the land uses and zoning in the 2010 Plan Update are limited to the Bell Street Corridor and two select parcels adjacent to U.S. 101. The apparent reduction in land available for industrial development between the Existing Plan and the 2010 Plan Update is actually due to the assumption that the County approved Lucas and Lewellen Winery would be built and reduce the remaining development potential of the only industrial zoned parcel in the Plan Area. The maximum buildout potential of the Plan Area

Table 2-1 1994 Existing Plan Buildout

Comprehensive Plan Land Use	Zoning	Parcels	Acreage	Existing		Potential		Maximum Theoretical Buildout	
				Units	S.F.	Units	S.F.	Units	S.F.
RR-5, RES-0.33, RES-0.33/RR-5, RES-0.33/ RES-8.0 [2,3]	RR-5, 3-E-1, 10-R-1	21	95.41	12	0	9	0	21	0
RES-1.0 [2]	1-E-1	26	26.15	23	0	2	0	25	0
RES-1.0/RES-4.6 [2,4]	1-E-1,MHP, DR-4.6	3	2.24	4	0	1	0	5	0
RES-1.8	DR-1.8	2	9.04	1	0	15	0	16	0
RES-3.3	10-R-1	46	23.91	40	0	6	0	46	0
RES-4.6 [2]	7-R-1	288	73.84	274	6,070	89	0	363	6,070
RES-4.6	DR-4.6 *AHO-8.0 Overlay*	64	18.99	53	0	22	0	75	0
RES-4.6 [5]	MHP	2	4.51	55	0	0	0	55	0
RES-4.6/RES-0.33	3-E-1	1	3.81	0	0	1	0	1	0
RES-4.6/RES-0.33	MHP	1	6.64	49	0	0	0	49	0
RES-4.6/EDUCATIONAL [6]	7-R-1	2	11.57	0	48,365	0	0	0	48,365
RES-8.0 [2]	7-R-2, 10-R-2, DR-8	20	11.76	37	0	63	0	100	0
RES-8.0	PI	1	0.12	0	1,045	0	0	0	1,045
RES-12.3 [7]	7-R-2	26	8.69	38	6,090	44	0	82	6,090
PLANNED DEVELOPMENT-46	PRD-46	2	17.53	3	0	43	0	46	0
RES-4.6/GENERAL COMMERCIAL [8, 9]	DR-4.6	1	4.47	0	0	20	0	20	0
GENERAL COMMERCIAL	C-1, C-2	59	16.65	27	94,650	0	150,873	27	245,523
RES-4.6/GENERAL COMMERCIAL	C-2, C-3	2	3.21	0	0	0	46,979	0	46,979
RES-12.3/GENERAL COMMERCIAL [3,8]	C-2, C-3	13	8.88	18	48,800	0	89,833	18	138,633
GENERAL COMMERCIAL [8,9]	C-3	22	5.90	13	13,820	0	90,967	13	104,787
HIGHWAY COMMERCIAL [8, 10]	CH	1	5.59	0	17,000	0	32,467	0	49,467
RES-1.0/HIGHWAY COMMERCIAL [11, 12, 13]	CH, 1-E-1	2	3.42	0	0	1	17,984	1	17,984
LIGHT INDUSTRY [14]	M-1	1	30.80	0	0	0	335,412	0	335,412
INSTITUTION/GOV./CEMETARY [15,16]	PI	8	11.51	2	12,675	0	15,587	2	28,262
RECREATION/OPEN SPACE [17]	REC	5	55.64	0	0	0	0	0	0
SUBTOTAL EXISTING PLAN		**614**	**460.28**	**649**	**248,515**	**316**	**780,101**	**965**	**1,028,616**
Residential Second Units Allowed in Residential Designations [18]	RR, R-1, E-1	*384*		--		38		38	
Mixed Use Residential Units in General Commercial Designations [19]	C-1,C-2, C-3	*129*		*11*		63	*368,203*	63	--
TOTAL EXISTING PLAN		**614**	**460.28**	**649**	**248,515**	**417**	**780,101**	**1,066**	**1,028,616**

1. Residential buildout calculations consistent with page 127 of the Comprehensive Plan Land Use Element.
2. Includes one ROW parcel.
3. Includes split zone APN 101-160-012, 3-E-1 (0.53 acres), C-3 (2.67 acres).
Total parcel count corrected to account for parcels with multiple Land Use and zone designations.
4. Includes split zone APN 101-130-022, 1-E-1 (0.95 Acres), MHP (0.64 acres).
5. Includes non-conforming existing units.
6. Includes school buildings and excludes 52 residential unit potential (4.6 units per acre) due to existing school use.
7. Buildout of parcels designated RES-12.3 assumes 70%
8. Commercial buildout assumes 40% FAR.
9. The APN 101-100-040 (Logue property) is located three zoning districts
10. Existing hotel site assumes additional 0.75-acre building area.
11. Assumes 40% coverage with undevelopable San Antonio Creek corridor.
12. Includes split zone APN 101-120-022, CH (2.18 acres), 1-E-1 (1.24 acres).
13. Assumes demolition of the existing dilapidated 750-s.f. gas station.
14. Full theoretical buildout 25% coverage, or 335,412 s.f. consistent with M-1 Zone.
15. Includes Fire Station #24 and Community Services District facilities.
16. Assumes 5% potential future cemetery facility construction.
17. Existing caretaker and park accessory buildings not included.
18. Buildout assumes 10% of 386 parcels located in zone districts allowing RSU would seek permits to develop them. No history of RSU development is recorded in Los Alamos during 2001-2008 period.
19. Buildout assumes 17% of future C-1, C-2, and C-3 development will include Mixed Use Residential Units.

Table 2-2 2010 Plan Update Buildout

Comprehensive Plan Land Use	Zoning	Parcels	Acreage	Existing		Potential		Maximum Theoretical Buildout	
				Units	S.F.	Units	S.F.	Units	S.F.
RR-5, RES-0.33, RES-0.33/RR-5, RES-0.33/ RES-8.0 [2]	RR-5, 3-E-1, 10-R-1	21	95.41	12	0	9	0	21	0
RES-1.0 [2]	1-E-1	26	26.15	23	0	2	0	25	0
RES-1.0/RES-4.6 [2]	1-E-1, MHP, DR 4.6	3	2.24	4	0	1	0	5	0
RES-1.8 [2]	DR-1.8	2	9.04	1	0	15	0	16	0
RES-3.3 [2]	10-R-1	46	23.91	40	0	6	0	46	0
RES-4.6	7-R-1	288	73.84	274	6,070	89	0	363	6,070
RES-4.6 [2]	DR-4.6 *AHO-8.0 Overlay*	64	18.99	53	0	44	0	97	0
RES-4.6 [2]	MHP	2	4.51	55	0	0	0	55	0
RES-4.6/RES-0.33 [2]	3-E-1	1	3.81	0	0	1	0	1	0
RES-4.6/RES-0.33 [2]	MHP	1	6.64	49	0	0	0	49	0
RES-4.6/EDUCATIONAL [2]	7-R-1	2	11.57	0	48,365	0	0	0	48,365
RES-8.0 [3]	*Remaining 7-R-2, 10-R-2, DR-8.0*	*19*	*9.73*	*36*	*0*	*48*	*0*	*84*	*0*
RES-8.0 [2]	PI	1	0.12	0	1,045	0	0	0	1,045
RES-12.3 [2]	7-R-2	26	8.69	38	6,090	44	0	82	6,090
PLANNED DEVELOPMENT-46 [2]	PRD-46	2	17.53	3	0	43	0	46	0
RES-4.6/GENERAL COMMERCIAL [2,4]	DR-4.6	1	4.47	0	0	20	0	20	0
GENERAL COMMERCIAL [5]	*Remaining C-1*	*5*	*1.32*	*5*	*0*	*0*	*0*	*5*	*0*
GENERAL COMMERICIAL [6,7]	***Rezoned (5)C-1, (60) C-2* to CM-LA**	***65***	***21.21***	***40***	***113,050***	***288***	***188,750***	***315*** [11]	***301,800***
RES 1.0/HIGHWAY COMMERCIAL [5]	***Rezoned C-H to* C-2**	***1***	***2.18***	***0***	***0***	***0***	***17,984***	***0***	***17,984***
GENERAL COMMERCIAL [3]	***Rezoned DR-8.0* to C-3**	***1***	***2.03***	***1***	***0***	***0***	***35,371***	***1***	***35,371***
GENERAL COMMERCIAL [5]	C-3`	22	5.90	13	13,820	0	90,967	13	104,787
RES-1.0/GENERAL COMMERCIAL	*Remaining 1-E-1*	*1*	*1.24*	*0*	*0*	*1*	*0*	*1*	*0*
RES-4.6/GENERAL COMMERCIAL [5]	C-3	1	2.24	0	0	0	39,030	0	39,030
RES-12.3/GENERAL COMMERCIAL [5]	C-3	3	3.97	0	30,400	0	31,325	0	61,725
HIGHWAY COMMERCIAL [5]	CH	1	5.59	0	17,000	0	32,467	0	49,467
LIGHT INDUSTRY [8]	M-1	1	30.80	0	0	0	98,035	0	98,035
INSTITUTION/GOV./CEMETARY	PI	8	11.51	2	12,675	0	15,587	2	28,262
RECREATION/OPEN SPACE	REC	5	55.64	0	0	0	0	0	0
SUBTOTAL PROPOSED PLAN		**614**	**460.28**	**649**	**248,515**	**611**	**549,515**	**1,247**	**798,030**
Residential Second Units Allowed in Residential Designations	RR, R-1, E-1	*384*	--	0	--	38	--	38	--
Residential Units in Commercial Zones [9,10,11,12]	C-1, C-2, C-3	*6*	--	--	--	36	*214,676*	36	--
TOTAL PROPOSED PLAN		**614**	**460.28**	**649**	**248,515**	**685**	**549,515**	**1,321**	**798,030**

1. Residential buildout calculations consistent with page 127 of the Comprehensive Plan Land Use Element.
2. No change to land use and zoning proposed.
3. One 2.18-acre DR 8.0 zoned parcel rezoned to C-3.
4. Under the proposed plan, the 9.23 acre APN 101-100-040 (Logue property) would be located in three zoning districts CMLA (0.97 acres): C-3 (2.24 acres); and DR4.6 (4.47 acres).
5. Commercial buildout assumes 40% FAR.
6. The buildout for the new CMLA zone district calculated based on the feasibility analysis of proposed form-based code lot types in *Financial Analysis of Bell Street Development Potential, Strategic Economics and Shubin & Donaldson Architects, February 25, 2008.*
7. CMLA development potential assumes preservation of historic buildings identified in the 1994 Los Alamos Community Plan Figure 20 Historic Resources Map (Page 127).

Source: Santa Barbara County

8. Includes approved Lucas and Lewellen Winery Project (03DVP-001), a 78,684 s.f. winery. Total winery project area including the winery, vineyards/buffer, ponds and landscaping (24.76 acres), encompasses 1,288,305 s.f. (96.62% of the site) leaving 45,067 s.f. of remaining developable land. Assuming future development would share parking areas with the winery and 50% buildout of remaining site consistent with the zoning, an additional 22,533 s.f. of future building potential remains on the site. Full theoretical buildout of site w/o winery is 335,412 s.f.
9. Buildout assumes 17% of future commercial development in the C-1, C-2, and C-3 zone districts will develop with Residential Units with either as permitted or with a Minor Conditional Use Permit consistent with Santa Barbara County Land Use and Development Code §§ 35.24.030 and 35.42.200.
10. Existing residential uses in Commercial zones consistent with Santa Barbara County Land Use and Development Code Chapter 35.42.200.
11. Existing and potential future units do not add up as it is assumed that 13 existing units would redevelop due to economic incentive provided by the new CMLA zone district.
12. Future potential units assumed in commercial zones through buildout based on permit trends, not distributed in a parcel-by-parcel analysis.

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under the land use and zoning of both the Existing Plan and the 2010 Plan Update is compared in Tables 2-1 and 2-2 above. Buildout assumptions are listed at the bottom of Tables 2-1 and 2-2.

2.4.2.1 Residential Buildout

The Plan Area currently contains 649 existing residential units. Under the 2010 Plan Update, an additional 685 residential units would be allowed based on the assumptions listed in the footnotes of Table 2-2 above. Total theoretical residential buildout permitted by zoning in the 2010 Plan Update would be 1,321 units, which is a 255 unit increase in residential buildout over the buildout of the 1994 Existing Plan. This increase in residential unit potential occurs along the Bell Street Corridor in the new Community Mixed Use zone district (CM-LA). This is discussed in Section 2.4.2.3.

Table 2-3 provides a summary comparison of the existing residential units in the Plan Area and maximum theoretical residential buildout under the 2010 Plan Update.

Table 2-3 Summary of Residential Buildout of the 2010 Plan Update

Land Use	Existing Units	Additional Units	Total Existing + Additional Units
Single-Family Residential	457	231	688
Multi-Family Residential	192	92	284
CM-LA Multi-Family Residential	-	288	288
Residential Second Units	0	38	38
Residential Unit potential in remaining Commercial Zones	-	36	36
Existing Residential Conversions to Commercial Use in CM-LA	-	-	*-13**
Total (units)	**649**	**685**	**1,321**

**Not assigned to particular properties. See footnotes to Table 2-2 above for explanation of buildout assumptions.*

2.4.2.2 Commercial and Industrial Buildout

Existing commercial and industrial development in the Community Plan Area totals 174,270 square feet of building space. Under the 2010 Plan Update, an additional 533,928 square feet of commercial and industrial development would be theoretically possible. Total commercial and industrial buildout permitted under the proposed 2010 Plan Update would be 708,198 square feet, which represents an increase of 6,791 square feet of commercial potential and a reduction of 237,377 square feet of future industrial buildout potential in the Plan area when compared to the 1994 Existing Plan. The primary change reflects the significant reduction in available industrial square footage assuming construction of the approved Lucas

and Lewellen Winery project which will occupy the only parcel in the Plan Area zoned for industrial use (See the footnotes of Table 2-2 above for summary of the assumptions used to prepare the buildout analysis). In addition to the approved project, the additional future buildout potential of the winery site is assumed based on the remaining building envelope and site construction requirements in the *Santa Barbara County Land Use and Development Code (LUDC).* This issue is discussed further in Section 2.4.2.3.

Table 2-4 summarizes the existing and maximum theoretical buildout of commercial and industrial land uses under the 2010 Plan Update.

Table 2-4 Summary of Commercial/Industrial Buildout of 2010 Plan Update

Land Use	Existing S.F.	Additional S.F.	Total Existing + Additional S.F.
Commercial	174,270	247,143	421,413
Commercial (CM-LA)	-	188,750	188.750
Industrial	-	98,035	98,035
Total (sq.ft.)	**174,270**	**533,928**	**708,198**

2.4.2.3 Public and Institutional Buildout

Existing public and institutional development in the Plan Area totals 74,245 square feet. Under the 2010 Plan Update, an additional 15,587 square feet of development is theoretically possible. The increase in public and institutional square footage represents no change from what was permitted under the 1994 Existing Plan.

Table 2-5 summarizes the existing and maximum theoretical buildout of public and institutional land uses under the 2010 Plan Update.

Table 2-5 Summary of Public / Institutional Buildout of 2010 Plan Update

Land Use	Existing S.F.	Additional S.F.	Total Existing + Additional S.F.
Public/Institutional	74,245	15,587	89,832
Total (sq.ft.)	**74,245**	**15,587**	**89,832**

2.4.2.4 Buildout Comparisons

A comparison of the maximum theoretical buildout of the 1994 Existing Plan to the 2010 Plan Update is useful in highlighting the differences between the two, but does not form the basis of the impacts analysis in this EIR, which evaluates the buildout of the 2010 Plan Update in Table 2-2 above.

The 1994 Existing Plan allows a theoretical maximum buildout of 1,066 residential units and 1,028,616 square feet of commercial/industrial and public/institutional building space. In contrast, the land use and zoning changes in the 2010 Plan Update would allow a maximum buildout of 1,321 residential units and 798,030 square feet of commercial/industrial and public/institutional space.

The primary difference between the 1994 Existing Plan buildout and the buildout in 2010 Plan Update is the change to mixed land use along Bell Street and the reduction in available industrial land due to the assumed construction of the County approved Lucas and Lewellen winery. The new CM-LA zoning located along Bell Street in the 2010 Plan Update increases the potential for an additional 288 multi-family residential units above the 1994 Existing Plan. The 2010 Plan Update did not alter the public/institutional land use designations in the 1994 Existing Plan. Table 2-6 provides a summary comparison of the theoretical buildout potential of the 1994 Existing Plan and the 2010 Plan Update. Figures 2-3 and 2-4 below provide parcel level analysis of the change to buildout from the 1994 Existing Plan and the 2010 Plan Update.

Table 2-6 Theoretical Buildout Comparison 1994 Existing Plan and 2010 Plan Update

Land Use	1994 Existing Plan	2010 Plan Update	Difference in Buildout Between 1994 Existing Plan and 2010 Plan Update
Single-Family Residential	681	688	+7
Multi-Family Residential CM-LA Multi-Family Residential	284 -	284 288	+288
Second Units	38	38	0
Residential Unit potential in remaining Commercial Zones	63	36	-27
Existing Residential Conversions to Commercial Use in CM-LA	-	-13	*-13*
Total (units)	**1,066**	**1,321**	**+255**
Commercial (sq.ft.) CM-LA Commercial (sq.ft.)	603,372 -	308,363 301,800	+6,791
Industrial (sq.ft.)	335,412	98,035	-237,377*
Public/Institutional (sq.ft.)	89,832	89,832	0
Total (sq.ft.)	**1,028,616**	**798,030**	**-230,586**

**Buildout of the single Industrial zoned property in the Plan Area is reduced by the approval of the Lucas and Lewellen Winery project. Buildout assumes construction of this project and additional with additional future building potential based on what is possible under the zoning (See assumptions in Table 2-2 above).*

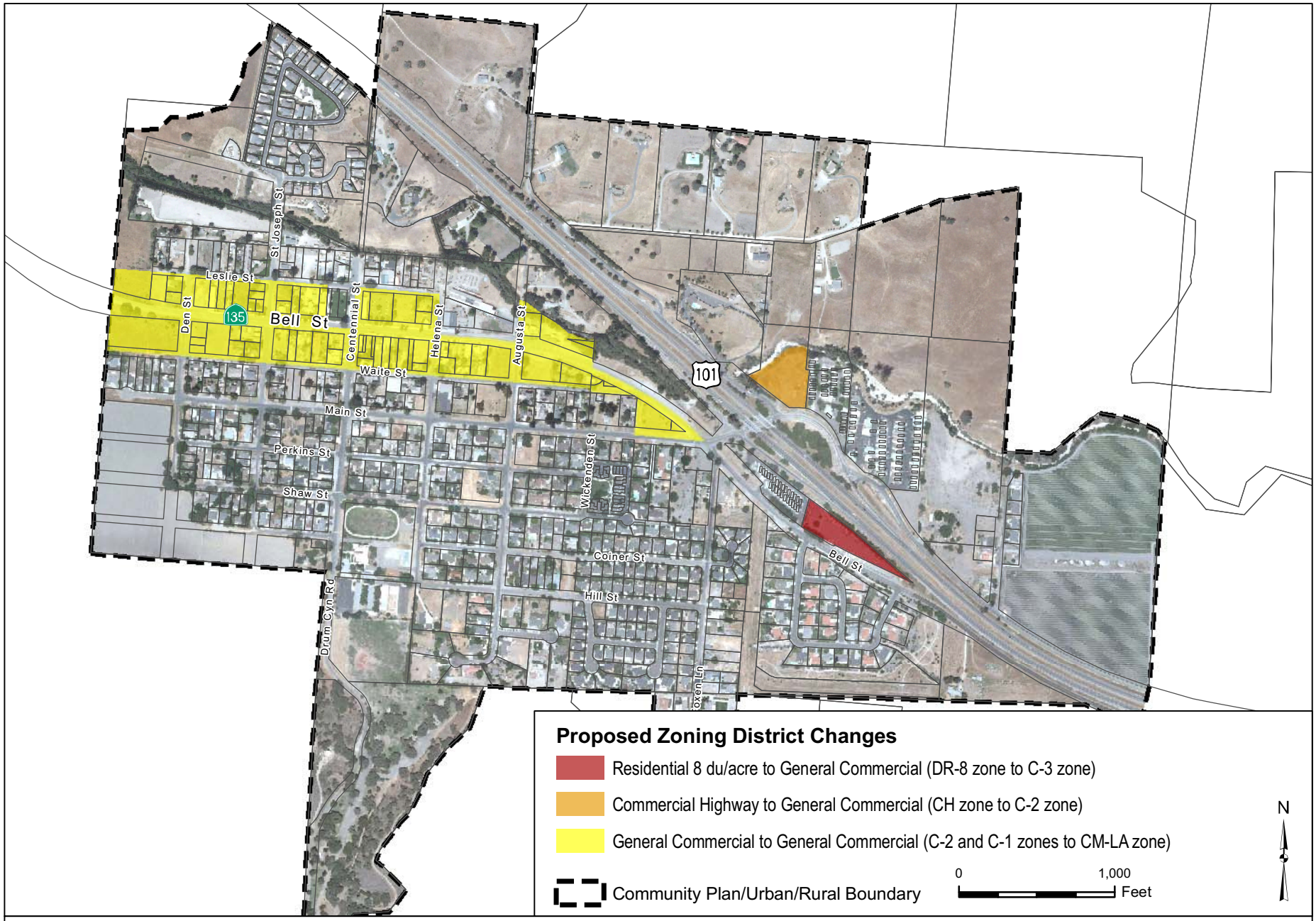
2.4.3 Proposed Policy and Land Use Changes

The new policies in the 2010 Plan Update address issues identified during the community workshop and LAPAC hearings related mainly to the existing commercial zone district regulations in the Bell Street corridor through a rezoning of land along the corridor to a new Los Alamos Community Mixed Use (CM-LA) zone district. The purpose of the policy revisions and the new zoning is to resolve the issues related to unclear development standards, and streamline the processing of development plans for projects that are consistent with the community's vision for land use in Los Alamos, and in particular, along this corridor. In addition, the 2010 Plan Update revises policies in the 1994 Existing Plan to be consistent with changes to regulations and development standards since the 1994 Existing Plan was adopted.

Adoption of the 2010 Plan Update amends the *County of Santa Barbara Comprehensive General Plan* and the *County of Santa Barbara Land Use and Development Code* (Chapter 35, Santa Barbara County Code) to include the new CM-LA zone district, zoning map changes, and development standards.

Two implementing documents, *Los Alamos Bell Street Form-Based Code (June 2010),* and the *Los Alamos Bell Street Design Guidelines (June 2010),* integrate with the 2010 Plan Update and incorporate development standards and guidance intended to ensure compatibility between existing and future land uses in the Plan Area. These documents implement the design review, and permitting requirements for the land uses established in the new Los Alamos specific mixed-use zone district. These documents can be found in Volume II of this document, as Appendices C-3 and C-2, respectively.

The purpose of the form-based code and advisory design guidelines is to include requirements and guidance that mitigate potential impacts during implementation through project design requirements. To accomplish this, the development standards and design guidance in the documents address identified issues related to aesthetics, biology, circulation and parking, flooding, land use compatibility, water resources, and wastewater. Mitigation measures identified during preparation of the EIR will be incorporated into the 2010 Plan Update and implementing documents as additional development standards.



SOURCE: County of Santa Barbara Planning & Development 2009, DigitalGlobe 2008

FIGURE 2.3

Proposed Zoning District Changes

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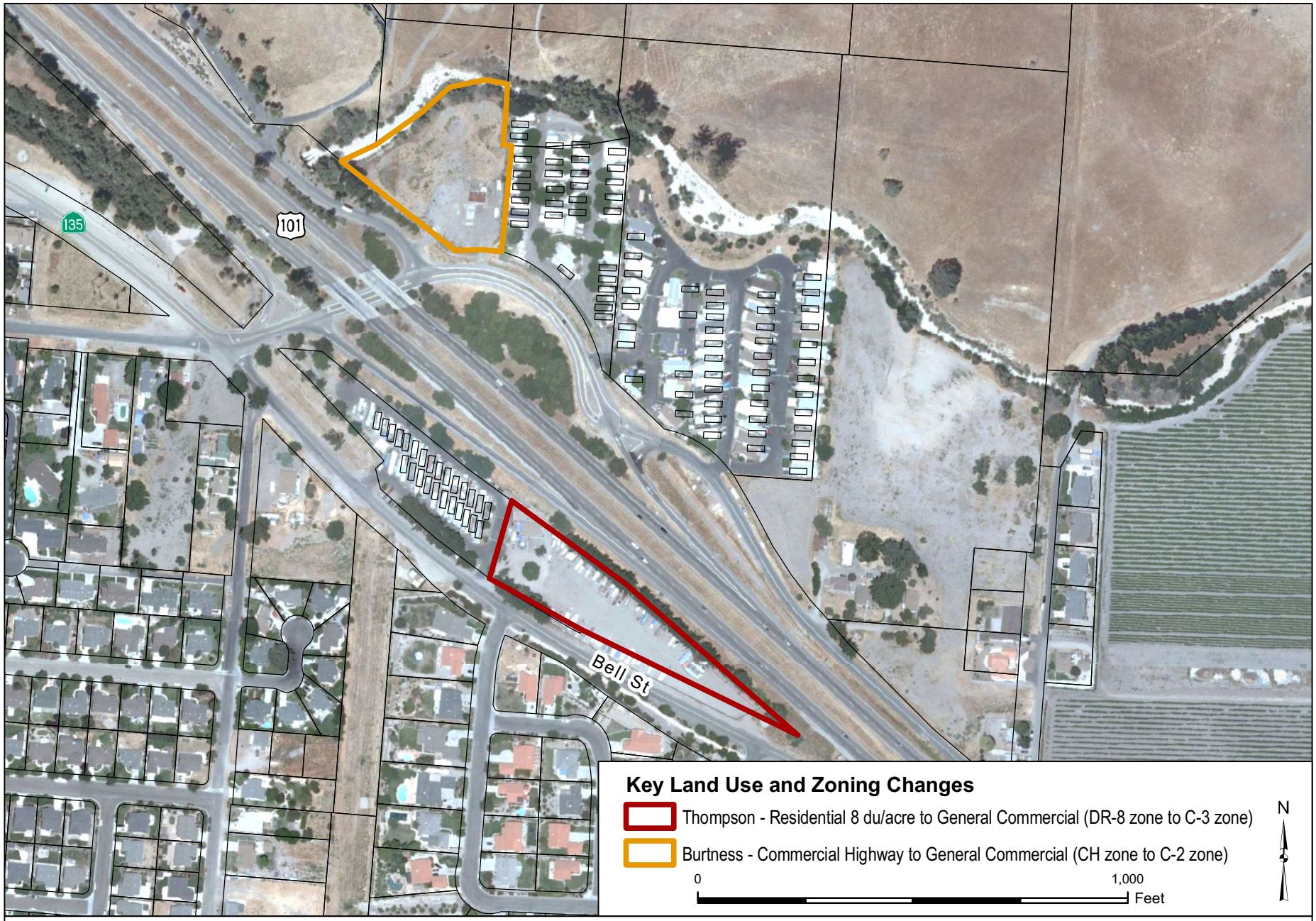

SOURCE: County of Santa Barbara Planning & Development 2009, DigitalGlobe 2008

FIGURE 2.4

Key Land Use and Zoning Changes

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The specific components of the proposed 2010 Plan Update are discussed below.

2.4.3.1 Los Alamos Bell Street Form-Based Code

The proposed *Los Alamos Bell Street Form-Based Code (June 2010)* (form-based code) establishes the new CM-LA zone district and applies the principles of form-based code to future development within the Bell Street corridor.

The form-based code approach to regulating land use focuses on the form, scale, and mass of buildings in relation to each other and the scale and types of streets and blocks desired by the community, rather than traditional zoning that focuses on separating uses and describing building envelopes. The form-based code integrates the new CM-LA district use requirements, and guidance in the design guidelines to ensure future land uses in the Bell Street Corridor will be consistent with the mixed-use vision identified by community and described in the 2010 Plan Update.

The form-based code will be integrated into the *County of Santa Barbara Land Use and Development Code* (LUDC) as a part of the new CM-LA zone district and apply during the County's review of individual development proposals.

The changes to allowable uses in the existing commercial zones and the new CM-LA zone district are described in the following section.

2.4.3.2 Community Mixed Use-Los Alamos Zone District (CM-LA)

The proposed regulations and standards in the form-based code will be implemented through the new Community Mixed Use – Los Alamos (CM-LA) zone district that has been crafted specifically for application along the Bell Street Corridor. The new CM-LA zone district describes the allowable land uses for properties in the Bell Street Corridor currently zoned Limited Commercial (C-1) and Retail Commercial (C-2) (Figure 2-3). The specific text of the proposed amendments to the County's LUDC is included in Appendix C-1. The key LUDC proposed changes as part of the CM-LA zone district are discussed below.

<u>Development Plan Processing</u>

To address issues related to use type, scale, and compatibility, many of the conditions of approval typically required by County departments as part of the DP review process have been incorporated as new development standards in the new CM-LA zone district, form-based code, and design guidelines. With these proposed standards in place, the LAPAC recommended that the DP threshold be changed from the current 5,000 square feet or

greater threshold, to the new 15,000 square feet cumulative per lot or greater threshold.

As detailed in Section 35.82.080 of the LUDC, the DP is an important mechanism that allows various County Departments (Public Works, Flood Control, etc.) to apply conditions of approval to otherwise ministerial projects. The DP process provides the opportunity for discretionary review of projects allowed by right within their respective zoning districts, which because of type, scale, or location require a more comprehensive review. Currently under the C-1 and C-2 zoning, a DP is required for proposed buildings and structures that total 5,000 or more square feet in gross floor area or where onsite buildings, structures, and outdoor areas designated for sales or storage total 20,000 square feet or more.

Applications for development of projects subject to the new 15,000 square foot building size threshold would still be required to obtain a Land Use Permit (LUP) consistent with LUDC Section 35.82.110. To obtain a LUP, the proposed use must satisfy the following conditions:

1. Be a use allowed in the new CM-LA zone district,
2. Demonstrate conformance to the Comprehensive General Plan and Community Plan,
3. Meet the massing and scale requirements described in the *Los Alamos Bell Street Form-Based Code (June 2010)*, and
4. Incorporate design guidance in the *Los Alamos Bell Street Design Guidelines (June 2010)*.

Project proposals exceeding the 15,000 square foot size threshold would still be required to obtain approval of a DP. All project proposals would be subject to compliance with the environmental review requirements of CEQA and the *County of Santa Barbara Environmental Thresholds and Guidelines Manual (October 2008)*.

<u>Residential Uses</u>

The current C-1 and C-2 zoning allows for a mix of residential and commercial use subject to a maximum of two bedrooms for every 1,000 square feet of commercial development subject to approval of a DP. Residential use within these zones is limited to less than 50% of the total building square footage. The new CM-LA zone would allow residential units equal to two bedrooms for every 700 square feet of commercial square feet. Residential square footage under the CM-LA zone designation can also exceed the square footage of the commercial portion of the parcel, thereby allowing residential as a primary use. This feature of the CM-LA zone is intended to promote mixed-use residential uses within the Bell Street Corridor.

The proposed development standards are a component of the integrated form-based and design approach intended to streamline permit review for land use types deemed to be compatible within the CM-LA by reducing permit processing time and costs for applicants, providing clear direction to staff and decision-makers, and allowing compatible projects to be processed ministerially.

2.4.3.3 Los Alamos Bell Street Design Guidelines

The proposed revised *Los Alamos Bell Street Design Guidelines (June 2010)* (Guidelines) (see Appendix C-2) are intended to replace the existing guidelines and will apply to properties located within the *Bell Street Design Control Overlay* (see Section 2.4.3.4 below). The guidelines focus on integrating the principles of human scale in the Town, community building, preservation of historic character, realizing a functional mix of vertical and horizontal residential and commercial uses, and promoting an overall Western theme in the downtown.

The guidelines provide clear direction for site design, consistent with the form-based code and CM-LA zone district regulations, and provides property owners, developers, and architects with a menu of preferred architectural styles. Whereas the form-based code and CM-LA are regulatory, the guidelines are advisory and provide flexibility to encourage innovative projects that are compatible with the community.

The document also provides design tools to facilitate review by staff, decision-makers, the community, and the County's Central Board of Architectural Review (CBAR) during formal design review of development proposals. In the event an existing building does not already comply with the guidelines, only the portions being altered are subject to the guidelines and design review by the CBAR.

2.4.3.4 Design Control Overlay Expansion[1]

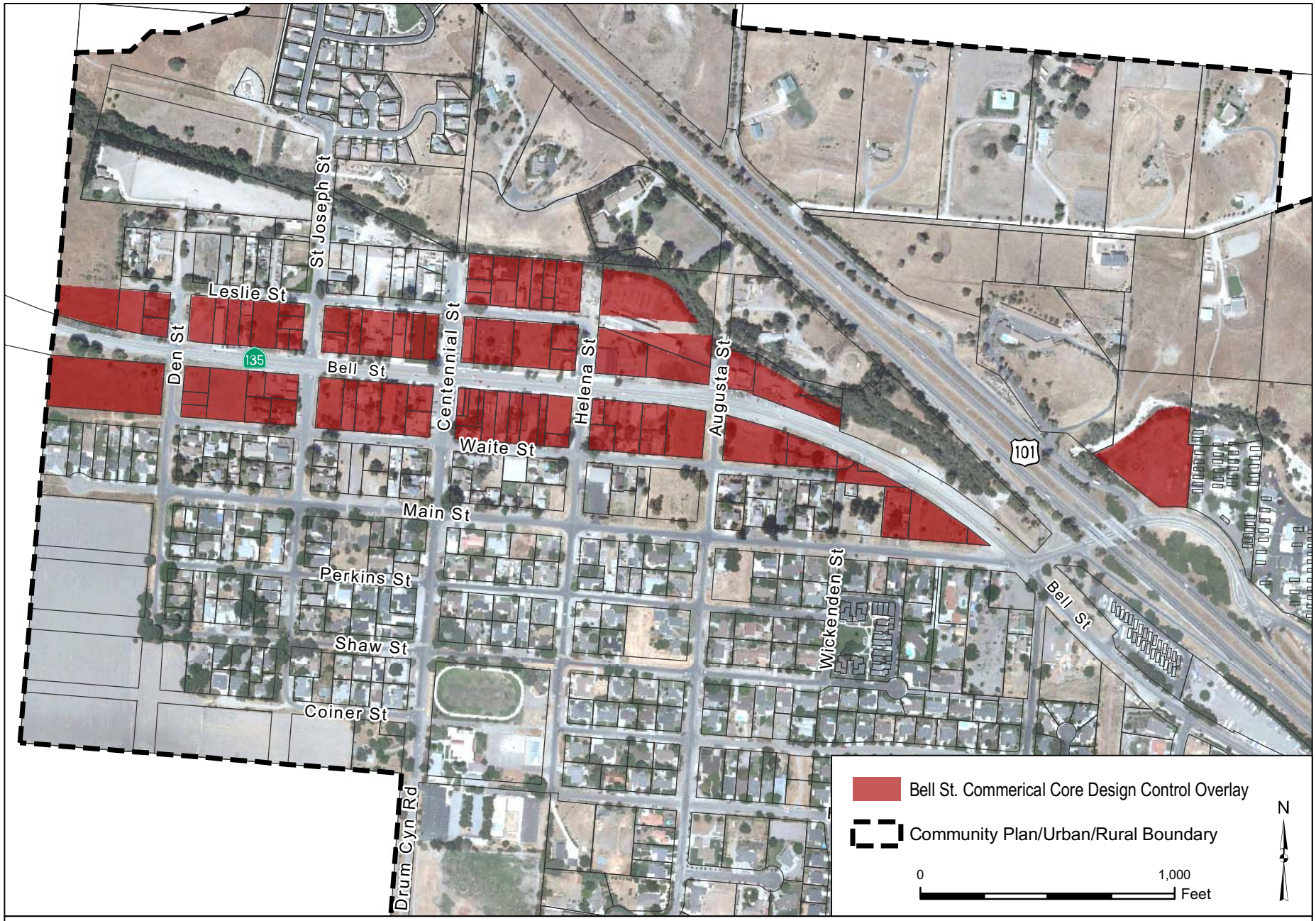
The Bell Street Design Control Overlay has been expanded from its previous boundaries in the Existing Plan to encompass the parcels at the western edge of Bell Street to the intersection of Bell Street and Main Street and US 101 to the east. This includes one parcel (APN# 101-120-022, Burtness) on the north side of US 101, which is currently the site of an abandoned gas station (see Figure 2-5). This parcel is proposed for a rezone from CH to C-2 (See Section 2.4.3.6 below). The parcel is proposed for inclusion in the overlay due to its visibility at Town of Los Alamos' gateway.

The Bell Street Design Control Overlay authorizes the Central Board of Architectural Review (CBAR) to provide design review for most proposed new or altered structures within the Bell Street Corridor pursuant to Santa Barbara County LUDC Section 35.28.080. Prior to approving a project in the Design Control Overlay district, the CBAR must make specific findings, including one that verifies the project is consistent with the *Los Alamos Bell Street Design Guidelines*.

2.4.3.5 Scenic Buffer Land Use Overlay

The Scenic Buffer Land Use Overlay has been expanded from its previous boundaries as part of the 1994 Existing Plan to include additional properties along San Antonio Creek and parcels adjacent to US 101 (see Figure 2-6). The policy creating the Scenic Buffer Land Use Overlay is designed to create gateways into town and make these entrances more visually appealing. To accomplish this purpose, the proposed revised development standard VIS-LA-1.2.1 requires setbacks, grading, lighting, and structural restrictions designed to protect views of the Purísima Hills and Solomon Hills and preserve the night-time sky with new development on properties within the Overlay.

[1] An overlay district is an additional zoning option applicable to a specific geographic area that may be applied with the underlying base zoning. Overlay districts are used as a tool to achieve specific policy purposes, in this case allow development of additional housing units than the base zoning, in addition to standard zoning requirements on properties subject to the overlay.



SOURCE: County of Santa Barbara Planning & Development 2009, DigitalGlobe 2008

FIGURE 2.5

Bell Street Commercial Core and Design Control Overlay

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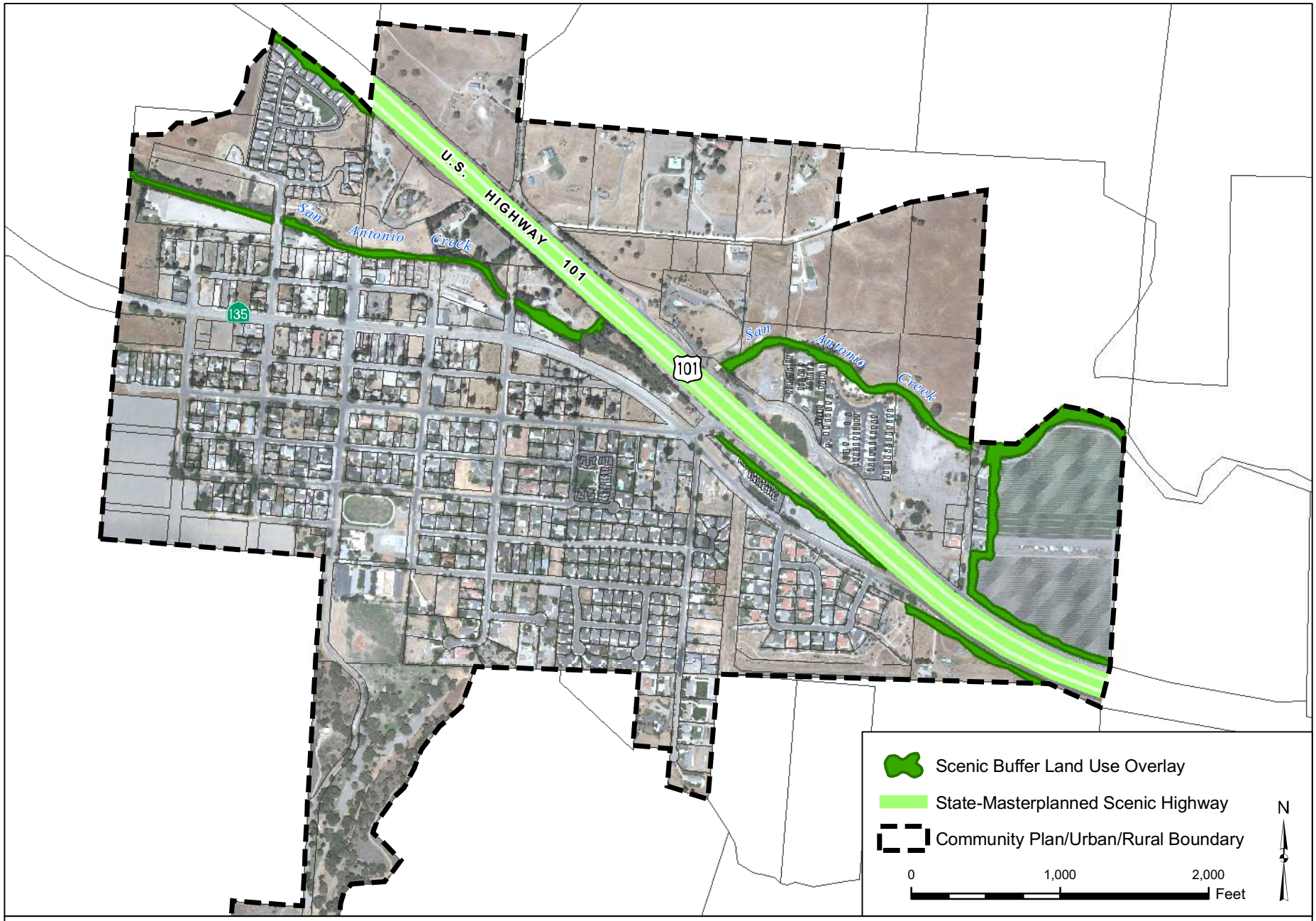

SOURCE: County of Santa Barbara Planning & Development 2009, DigitalGlobe 2008

FIGURE 2.6

Scenic Buffer and Scenic Highways

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2.4.3.6 Additional Proposed Land Use Designation and Zoning Amendments

In addition to the new CM-LA zone, two parcels within the Planning Area will be rezoned with the 2010 Plan Update (see Figure 2-4). The first parcel (APN# 101-120-022, Burtness) is located on the north side of US 101. The rezone is from the existing Commercial Highway (CH) zoning to Retail Commercial (C-2) zoning. The C-2 zone district accommodates a wider range of retail uses more suitable for a property in proximity to US 101(see Figure 2-4).

The second parcel (APN# 101-260-059, Thompson) is located on the eastern end of Bell Street and adjacent to US 101 (see Figure 2-4). The proposed change in land use and zoning is from Design Residential (DR-8) to General Commercial (C-3). Due to the narrow configuration of the lot and its close proximity to US 101, commercial uses are more appropriate use due to potential noise and air quality issues associated with residential use adjacent to the highway. The new C-3 zone accommodates wholesale and heavy commercial uses and services that are compatible with and will buffer adjacent uses from negative impacts, including, noise, odor, lighting, or traffic as detailed in LUDC Section 35.24.020.

2.4.3.7 Circulation and Parking Improvements

Walkways

The 2010 Plan Update includes Policy CIRC-LA-1.5. that requires new development within the proposed Bell Street mixed-use corridor be required to fund and construct walkways on all public roads within this corridor. Furthermore, the proposed CM-LA zone district regulations prohibit driveway access along Bell Street and that all vehicle access is to occur along side or adjacent streets to protect the integrity of pedestrian areas.

Parking

The proposed CM-LA zone includes modification to the County's existing parking requirements. The C-2 zone in the 1994 Existing Plan requires one space per unit plus one guest space for every five units for residential uses (two bedrooms or less), and one space for every 300-500 square feet of gross floor area for commercial development (depending on the type of use). The CM-LA zone requires one off-street space per residential unit (Off-street parking spaces are not required on lots with two or fewer units). On-site parking is allowed, but not required for commercial uses. However, available off-site parking must be demonstrated by an applicant. The CM-LA zone also allows angle in parking as an option on County maintained roads, subject to ~~an encroachment permit from~~

~~Caltrans along Bell Street, and~~ design review by the County of Santa Barbara. In addition, the County, in coordination with the community and Caltrans would continue discussions regarding the feasibility of the County acquiring Bell Street through Los Alamos commercial district as a County Maintained Road, in order to pursue angled parking as an option along Bell Street.

2.5 Continued Application of Existing LACP Overlays

Special Problems Area Designation

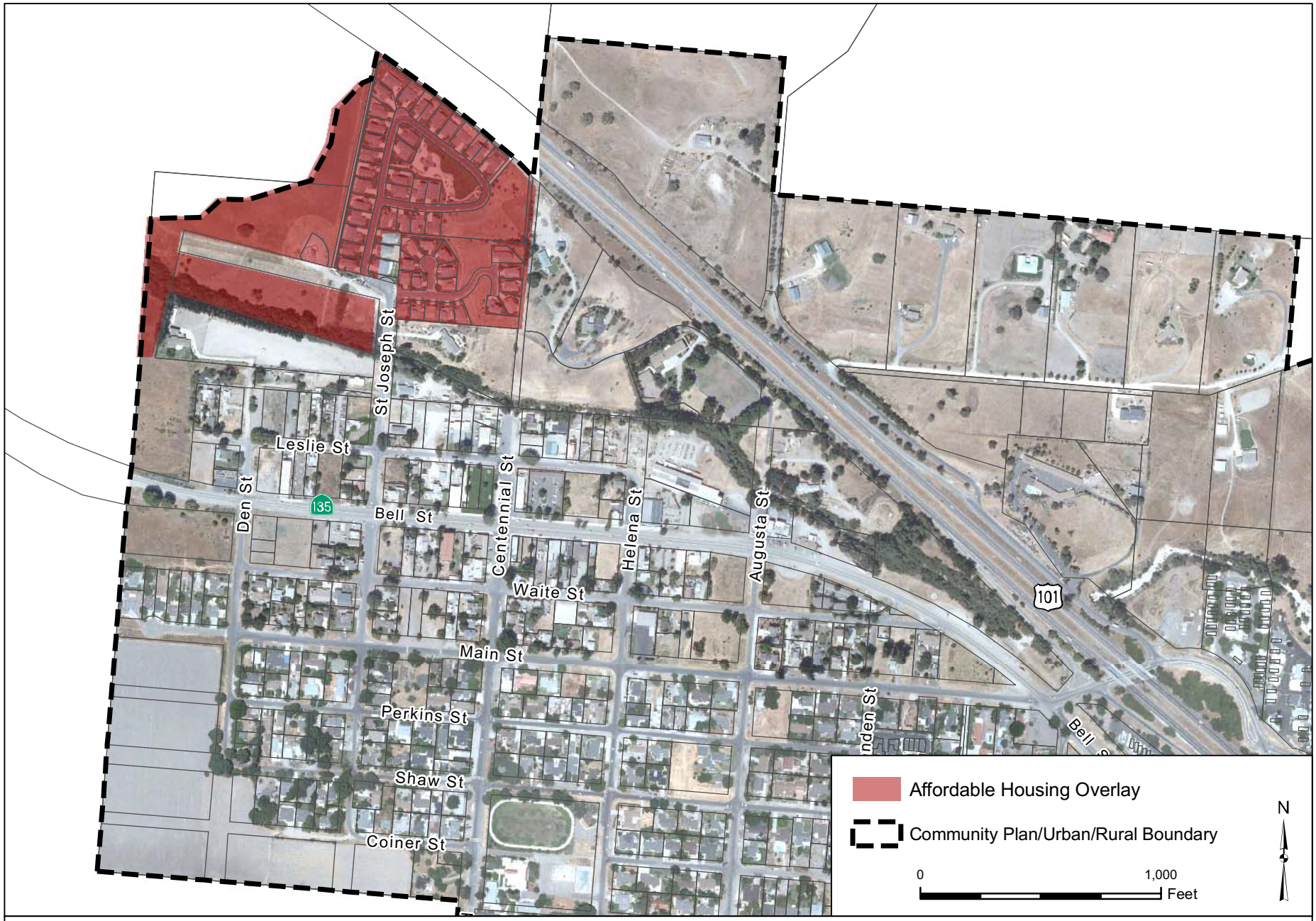
A majority of the Plan Area is designated as a "Special Problems Area" due to past flooding and wastewater related issues. The Special Problems Committee (SPC) was established to review all projects with the designated special problem areas in the County. The wastewater issue was resolved when the wastewater treatment plant opened, but issues related to flooding and drainage has persisted in the Plan Area.

Flood Control Overlay

The *Flood Hazard Control Overlay* applies to properties within the 100-year floodplain of San Antonio Creek (see Figure 4.4-1). The existing Flood Hazard Control Overlay from the 1994 Existing Plan has been updated to reflect revised data and mapping. All development on land within the overlay is subject to review by the Santa Barbara Flood Control District, compliance with the *County of Santa Barbara Grading Ordinance*, and detailed review by the SPC to ensure development is designed to eliminate flooding hazards.

Affordable Housing Overlay

No changes are proposed to the existing Affordable Housing (AH) Overlay applicable to properties located in the northwest portion of the Plan Area (see Figure 2-7). The AH overlay zone is intended to promote affordable housing production and implement the policies of the Comprehensive General Plan Housing Element by providing development incentives. A residential project within the AH Overlay is eligible for increased density up to the maximum number of units (designated by the number associated with the overlay), providing that 30 percent of the units are affordable to households with very low income, or 50 percent of the units are affordable to a mix of very low, low, and moderate incomes. In Los Alamos, the maximum density bonus available is eight units per acre subject to compliance with the County's affordable housing rules and regulations.



SOURCE: County of Santa Barbara Planning & Development 2009, DigitalGlobe 2008

FIGURE 2.7

Affordable Housing Overlay

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2.6 Required Actions and Approvals to Implement the Project

The following actions are required to implement the 2010 Plan Update and its two implementing documents, *Draft Los Alamos Bell Street Form Based Code* and *Bell Street Design Guidelines* prepared by the County of Santa Barbara:

The County of Santa Barbara Board of Supervisors must take the following actions:

1. Amend the Santa Barbara County Comprehensive General Plan by adopting text and map amendments to the Los Alamos Community Plan;
2. Approve map amendments to the County of Santa Barbara Zoning Map to incorporate the new Community Mixed Use Los Alamos (CM-LA) Zone district and associated rezones;
3. Approve text amendments to the Santa Barbara County Code, Chapter 35, Land Use and Development Code to incorporate the new Community Mixed Use - Los Alamos (CM-LA) Zone District;
4. Approve the Los Alamos Bell Street Design Guidelines;
5. Certify the Final Environmental Impact Report for the 2010 Plan Update; and
6. Adopt findings and overriding considerations for any environmental impacts which have been determined to not be mitigated to less-than-significant levels with implementation of the project.

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3.0 ENVIRONMENTAL SETTING

This section provides a brief overview of the existing physical and planning characteristics of the Plan area, and related projects used in developing cumulative impact assessments are also discussed. More detailed descriptions of the setting for individual issue areas can be found in the discussions contained within individual sections of Chapter 4.0, Environmental Impact Analysis.

3.1 Project Location and Land Use Designations

The Town of Los Alamos is an unincorporated community located in west-central Santa Barbara County along the northwest to southeast aligning Interstate Highway 101. Highway 101 provides the main north/south regional transportation link to Los Alamos from the City of Santa Maria 15 miles to the northwest and the City of Santa Barbara located on the Pacific Ocean, approximately 40 miles to the southeast. The Town is also located at the interchange connecting Highway 101 with the east/west alignment of State Highway 135 (known as Bell Street within the town boundaries). The proposed project is located entirely within the planning area of the 1994 Existing Plan, which encompasses an area approximately one square mile in size and is comprised of 460.28 acres. Table 3.1 presents a summary of the land use designations within the Los Alamos Community Plan area.

Table 3.1 Plan Area Land Use Summary

Existing Land Use	Acreage
Residential	314.31
Commercial	28.04
Commercial / Residential	19.98
Industrial	30.80
Institutional	11.51
Recreational	55.64
Total	**460.28**

3.2 Historical and Existing On-Site Land Uses

Existing Conditions

The town of Los Alamos is a rural town one square mile in size that was founded in 1879, providing housing and commercial uses supporting the growing agricultural activity in the surrounding valley. The town, however, has not changed its boundaries greatly over the years and still remains surrounded by productive agricultural land.

Agricultural land surrounding the town at the present time consists of relatively large parcels (100 acres or greater) containing prime valley soils and less than prime soils on the steeper sloped hills.

Residential development throughout the town can generally be characterized by single family homes, with the majority of the units being wooden frame and stucco construction. Several multi-family apartments, townhomes, and senior housing are located around the community as well. Many of the existing residential lots are antiquated lots[1], some of which are long, narrow (50 x 200 feet) through lots with very little building coverage (e.g., a 1000 SF structure occupying a 10,000 SF lot).

The town's commercial core, Bell Street, currently consists of commercial buildings providing examples of the community's western architecture. Uses include several antique shops, small convenience markets, gas stations, post office, hotels and restaurants. A large number of vacant and underdeveloped parcels occur along this commercial corridor.

Existing Structures

The Town of Los Alamos is developed with a mix of urban commercial, industrial, and residential structures of varying condition. The downtown is characterized by its mix of historic buildings including the Union Hotel, and the recently restored Victorian house, the post office, and the County Park. The Skyview motel sits on a hill immediately north of Interstate Highway 101 overlooking the highway and providing a notable landmark near the 101 and 135 Interchange. Also located north of Highway 101, mobile homes, single-family homes, and a vacant lot with remnants of the former gas station use of the site are also visible along the Highway. South of town, the Los Alamos Regional County Park is located off Centennial Road where it becomes Drum Canyon Road.

[1] "Antiquated lots" are lots located on plats recorded prior to the adoption of the Subdivision Map Act (1893), or any predecessor Act, and prior to the current Comprehensive Plan and zoning requirements.

3.3 Plan Subareas

The Los Alamos Community Plan has been divided into nine subareas to define the various physical and development characteristics within the community (see Figure 4.1-1). The following provides a brief description of each subarea.

Sub-area 1 - East of Highway 101 Area. This area is located northeast of Highway 101 and provides the northern boundary of the Plan Area. San Antonio Creek winds through the central portion of the subarea and is surrounded by an existing mobile home park, an abandoned service station, grape vineyards, and scattered single-family residences.

Sub-area 2 - Southwest of Highway 101; north of San Antonio Creek. This area is located in the northwest corner of the Plan Area and is bound by Highway 101 to the north and San Antonio Creek to the south. Existing development consists of primarily low-density residential.

Sub-area 3 - Leslie Street Area: The Leslie Street area is located between Bell Street and San Antonio Creek. A majority of this area lies within the floodplain of San Antonio Creek. This area is primarily zoned for commercial or industrial uses.

Sub-area 4 - Bell Street. Bell Street is the main street in Los Alamos and the location of most of the commercial uses existing in town including several antique shops, small grocery stores, service stations, restaurants, and the historic Union Hotel. This subarea is the east/west gateway into Los Alamos. A number of the existing buildings are considered historic and typify the Town's western style architecture.

Sub-area 5 -Existing Higher Density Residential. This area is located along the east side of town and serves as a transition between the commercial activities on Bell Street and the main residential areas within the community. Existing uses include apartments, single-family dwellings, and a small mobile home park adjacent to Highway 101.

Sub-area 6 -Existing Single-Family and Multi-Family Neighborhood. This subarea provides a transition block between the Bell Street corridor and Subarea 7. Existing uses include single-family designations on the west and higher density residential to the east towards Highway 101.

Sub-area 7 - Existing Single-Family Neighborhood. This area contains the older residential neighborhoods in Los Alamos, consisting primarily of Craftsman/Victorian

style single-family owned residential dwellings on 7,000 to 10,000 sq. ft. lots. The local elementary school is located in this subarea.

Sub-area 8 - New Development and Perimeter Areas. This area is located in the southwest corner of Los Alamos and is primarily characterized by newer residential neighborhoods of varying lot sizes of mid- to low-densities. This area abuts active agricultural uses and the Purisima Hills to the south.

Sub-area 9 - Los Alamos Park and Cemetery. This subarea contains Los Alamos County Park and the historic Los Alamos Cemetery. The area is characterized by rugged terrain, oak woodlands, and the Calaveras Canyon drainage.

3.4 Surrounding Land Uses

Open space, land in agricultural production with support uses, and low-density residential development surrounds the Town of Los Alamos. A majority of the Agricultural zoned land adjacent to the Planning Area is under Williamson Act Agricultural Conservation Contracts.

3.5 Environmental Characteristics

Slope/Topography

The Town of Los Alamos is located in a narrow valley located between Solomon Hills to the north across U.S. Highway 101 and the Purisima Hills to the south. The terrain varies from gently rolling hills in the center of Town to steep rolling hills to the north and to the south and southwest of town. The valley is traversed by the San Antonio Creek watershed. The Calaveras Canyon (the Canada de Calaveras) and the Canada de Santa Ynez watersheds flow into San Antonio Creek through the planning area from the south and southeast, respectively.

Fauna and Flora

<u>Central Coast Arroyo Willow Riparian Forest</u>
This habitat lines San Antonio Creek which generally flows east-west through the center of town from the north side of the freeway through the urbanized area. Riparian vegetation is present along the majority of the channel's banks, except near St. Josephs Street, where the streambed is sparsely vegetated due to many years of settlement and regular clearing of the streambed for flood control. The creek provides habitat consisting of some areas of dense areas of riparian growth, including trees east and west

of the urban core to more scattered trees and shrubs in the "downtown" area.

Non-native Grassland

Hillsides and areas surrounding oak trees throughout the Plan Area that have not been disked are dominated by non-native annual grass species such as ripgut brome, soft chess brome (*Bromus hordeaceus*), rattail fescue (*Vulpia myuros*),and wild oats (*Avena* spp.).

Native Bunchgrass Grassland also referenced as Valley Needlegrass Grassland Habitat

Remnants of this habitat have been reported in the Plan Area (County of Santa Barbara 1994, LFR 2006). The native Purple needlegrass (*Nassella pulchra*) is the dominant native grass in the Plan Area.

Valley Oak Woodland

Valley oaks *(Quercus lobata)* is endemic to the valleys and hillsides of California and are found interspersed in Central Coast Arroyo Willow Riparian Forest and Grassland habitats throughout the Plan Area. Other oak species are also present including Coast Live Oak *(Quercus agrifolia),* and valley oak trees (*Quercus lobata*), blue oak trees (*Quercus douglasii*), canyon live oak trees (*Quercus chrysolepis*), black oak trees (*Quercus kelloggii*), and interior live oak trees (*Quercus wislizenii*).

Ruderal Habitat

Dominant plant species in Ruderal Habitat typically include the non-native wild oat grass, soft chess brome, ripgut brome, ryegrass (*Lolium* sp.), perennial mustard, milk thistle (*Silybum marianum*), and Italian thistle. Other typical species include non-native poison hemlock, filaree (*Erodium* spp.), wild radish (*Raphanus sativa*), cheeseweed (*Malva parviflora*), pineapple weed (*Chamomilla suaveolens*), and the weedy native horseweed (*Conyza canadensis*), western ragweed, telegraph weed (*Heterotheca grandiflora*), fiddleneck (*Amsinckia* sp.), and cryptantha (*Cryptantha* sp.). The ruderal vegetation differs from the non-native grassland in that the disturbance is more recent (within the last five to ten years) and there is a greater variety of weedy species present.

Cultural Resources

The number of prehistoric archaeological resources within the Plan Area is limited, and relatively few systematic archaeological investigations in the area have been completed. Due to the presence of San Antonio Creek and tributaries that provide fresh water sources, these watersheds have the potential to contain unknown archaeological sites and resources associated with Native American as well as Spanish periods of occupation (County of Santa Barbara 1992).

There are a number of historic structures located throughout the Town of Los Alamos, 22 of which have been mapped in the 2010 Plan Update area. Of these, the Union Hotel at 346 Bell Street and the California Garage at 362 Bell Street are designated as County Historic Landmarks. The General Store is designated as a State Historical Monument (County of Santa Barbara 2008a).

Soils

Town of Los Alamos west of Highway 101 and in the northwest portion of the planning area is underlain by Botella clay loam (BtaA), Botella loam (BoA), Botella Loam eroded (BoA2), Elder loam (EmC), and Corralitos loamy sand (CuC), which are classified as Prime Farmland if irrigated (Natural Resources Conservation Service 2008). Much of the remaining 2010 Plan Update area along US Highway 101 in the east and San Antonio Creek in north and northeast portions of the planning area is underlain by Botella loam, slightly wet (BsA), which is designated as Prime Farmland if irrigated and drained. Developed urban areas and land that is not irrigated, or in the case of lands in the plan area described above, not irrigated and drained, are not considered Prime Farmland.

3.6 Existing Public Services

Fire Protection

Fire protection within Los Alamos is provided by Station 24 of the Santa Barbara County Fire Department. The station is located at 99 Centennial Street in the center of town. Los Alamos is also protected by mutual aid agreements with surrounding community fire departments. The Town of Los Alamos has been identified by the County as a central point for providing essential fire protection services to residents of the northern and southern communities of Santa Barbara County. As a result, the County is proposing to ultimately construct an approximate 12,400 square foot Fire Operations Complex in Los Alamos. This project would combine two projects, replacing the existing Los Alamos Fire Station with a 6,800 sq. ft. Fire Station Facility on approximately 0.91 acres of land in Los Alamos (APNs: 101-151-007 thru -010) and constructing a 5,600 sq. ft. Fire Operations Complex (FOC) on adjacent parcels of land (APNs: 101-151-005 and 101-151-006). The FOC would provide working quarters for the Emergency Operations Division, a 4,000 sq. ft. warehouse and covered equipment maintenance facility, and offices for the Construction (Heavy Equipment) Section of the Fire Department. The project would also include 1,600 sq. ft. for an office and living quarters for the North County Battalion Chiefs.

Police Protection

Police protection in the town of Los Alamos is provided by both the Santa Barbara County Sheriff's Department and the California Highway Patrol (CHP). The County Sheriff's Department, Santa Maria Substation, provides primary service to the Planning Area, with backup from the Santa Ynez Valley Substation when needed. Five patrol cars out of Santa Maria are on 24-hour duty in the Santa Maria Judicial District (Orcutt, Los Alamos, Sisquoc, Garey, and Tepesquet), with two additional backup patrols available out of the Santa Ynez Valley Substation in Solvang. Los Alamos is within the eastern portion of the Santa Maria Substation judicial district.

Schools

Olga Reed Elementary School, located at 480 Centennial Street in Los Alamos, currently serves students at both the elementary and junior high school levels. Students from Los Alamos are served by the Santa Maria High School District and attend Ernest Righetti High School in Santa Maria. The district has three high schools, Pioneer Valley, Ernest Righetti, and Santa Maria High School, as well as one continuation school, Delta High School.

Parks

There are presently two public parks within the urban boundaries of Los Alamos. The largest park is the 51-acre Los Alamos County Park, located at 500 Drum Canyon Road. The park is owned by the County of Santa Barbara and maintained by the County Park and Recreation Department. The facilities at Los Alamos County Park are for day use only and include the following amenities: three group picnic/barbecue areas, ten family picnic units, one ball field, three horseshoe pits, one volleyball court, and playground equipment.

The second park is located on Bell and Centennial Streets and is maintained by the Los Alamos Community Services District. This park is approximately 1.5 acres in size and is for day use only. This centralized downtown neighborhood park is an opportune location for community events and concerts.

3.7 Existing Infrastructure and Utility Services

Water

Los Alamos Community Services District (LACSD) provides water service to parcels within the boundaries of LACSD. LACSD water supply comes from the San Antonio Creek groundwater basin that underlies much of the Los Alamos Valley and the entire town of Los Alamos. Groundwater is the sole source of water supply within the basin boundaries.

Wastewater

The Los Alamos Community Services District (LACSD) currently provides sewer service to parcels within the boundaries of LACSD. A total of 16 parcels are located outside the LACSD service area and utilize septic systems. In 2005, the Regional Water Quality Control Board (RWQCB) approved Phase III of the wastewater treatment plant upgrade which authorized the facility to discharge up to a maximum of 225,000 gallons per day (gpd). The actual design capacity of the treatment plant is 283,000 gpd (LACSD Wastewater Collection and Treatment Facilities Planning Study, Dennis Bethel & Associates, Inc.). The plant is currently operating at approximately 52% of permitted capacity, with flows averaging 117,000 gpd.

Solid Waste

Solid waste disposal services for the unincorporated Town of Los Alamos is provided by contract with Health Sanitation Services (HSS) until 2011, which is a solid waste collection and recycling company that is a subsidiary to Waste Management, Inc. HSS charges depend on the size of the disposal container: 32-gallon trash can; 64-gallon trash can; or 95-gallon trash can. Garbage collection occurs once per week and is delivered to the Santa Maria Landfill. Green waste and recyclables are collected at curbside separately on alternating weeks, and are delivered to HSS material recovery facility in Santa Maria.

The City of Santa Maria has purchased property to site a new landfill that is located at the Los Flores exit off 101. The proposed new landfill is currently under environmental review. A Draft Environmental Impact Report was recently released for public review. The existing solid waste service provider to the Plan Area has landfill capacity through 2018.

3.8 Cumulative Impact Analysis

As defined in CEQA Guidelines Section 15130(1)(A), cumulative impacts are those effects on the environment resulting from the incremental development of the proposed project in conjunction with other related projects. This EIR discusses related "past, present, and probable future projects" that, when considered with the project, could compound or increase cumulative environmental impacts. This cumulative impact is addressed for each environmental issue analyzed in Section 4.0. The 2010 Plan Update's contribution to the cumulative impact is evaluated. Where necessary, mitigation is identified to reduce the project's "cumulatively considerable" contribution to a less than "cumulatively considerable" level.

Cumulative impacts are assessed using the projection method, as identified in CEQA Guidelines Section 15130(b)(1)(B). This approach uses the growth rate as projected in the Santa Barbara County Regional Growth Forecast (SBCAG 2007). As defined in CEQA, this document is a planning document which "evaluate[s] regional or areawide conditions." The annual growth rate in the unincorporated Santa Ynez Valley, including Los Alamos, has been determined to be 3.0 percent (Santa Barbara County 2009). Using this figure, the year 2010 Los Alamos Community Plan area population is projected to be 1,845 persons. Applying the 3.0 percent growth rate, the Plan Area population at projected 2010 Plan Update buildout in year 2030 is 3,367 persons. Assuming the 2.91 persons/household figure defined by the 2000 Census for the unincorporated Los Alamos area (United States Census Bureau, 2009), this equates to 1,157 units, slightly below the 2010 Plan Update buildout projection of 1,321 units.

The *Area of Influence*, or geographic region for each environmental resource for which cumulative projects are assessed, is discussed in Section 4.0 under the respective Cumulative Impacts Section. Cumulative effects that are reasonably expected to occur over the 20-year horizon of the 2010 Plan Update are evaluated based on the estimated 3% projected growth rate for the area. The 2010 Plan Update's foreseeable contribution to these regional cumulative impacts is then assessed, and the significance of the contribution is identified. As necessary, mitigation is identified to feasibly reduce the 2010 Plan Update's foreseeable contribution to these regional cumulative impacts.

A list of pending and approved projects in the Los Alamos Plan area and vicinity, as provided by the County of Santa Barbara in November 2008, is illustrated in Appendix D. The list is provided and used where appropriate to illustrate some of the types of projects that are likely to represent buildout within and adjacent to the 2010 Plan Update area.

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4.1 LAND USE AND PLANNING

This section addresses potential impacts on land use and planning associated with the revised buildout and implementation of programs proposed as part of the 2010 Plan Update. It also evaluates the potential impacts from the physical changes the 2010 Plan Update would have on surrounding existing land uses.

A detailed discussion of the 2010 Plan Update's consistency with applicable County of Santa Barbara Comprehensive General Plan goals and policies and the Land Use and Development Code, including those components with potential land use compatibility uses such as agricultural resources, visual resources, hazards, biological resources, air quality, and noise are contained in Section 5.0 *Consistency with Plans and Policies*.

4.1.1 Setting

Los Alamos is a rural town approximately one square mile in size that was founded in 1879, providing housing and commercial uses supporting the growing agricultural activity in the surrounding valley. Today, it also serves as a residential bedroom community to Santa Maria. The town's boundaries, however, have not changed greatly over the years and it remains surrounded by productive agricultural land.

Agricultural land surrounding the town consists of relatively large parcels (100 acres or greater) containing prime soils in the Los Alamos Valley, and non-prime soils on the steeper sloped hills. Most of these parcels are currently under active Williamson Act contracts. Agricultural uses currently surrounding the town include cattle grazing on hillsides, and oat hay, vineyards and row crops (e.g., tomatoes, broccoli, onions) in the valley. The majority of agricultural operations surrounding the town on the northeast side of Highway 101 consist of cattle grazing and dry land farming, fairly low intensity agriculture that is generally compatible with adjacent existing residential uses north of Highway 101. Development of vineyards has increased in the Plan Area and vicinity, including the Lucas and Lewellen 30.8-acre parcel zoned M-1 Industrial, within the urban boundary. The increased interest in wineries has accompanied the growth of viticulture in the vicinity.

Residential development throughout the town is generally single family homes, with the majority consisting of wooden frame and stucco construction. Many of the existing residential parcels are antiquated lots, some of which are long, narrow (50 x 200 feet) through lots with relatively low building coverage (e.g., a 1,000 square foot [SF] structure occupying a 10,000 SF lot). Residential areas within Los Alamos are generally without sidewalks, street lights, or other similar improvements. It is estimated that

there are currently 457 single-family residential units and 192 multi-family units developed (649 total residential units) within the community. A majority of the residential areas have been developed at densities less than allowed under existing land use/zoning designations.

The town's commercial core anchored by Bell Street currently consists of commercial buildings primarily reflecting the community's western architecture. Uses include several antique shops, small convenience markets, gas stations, a post office, hotels, and restaurants. A large number of vacant and underdeveloped parcels also exist along this commercial corridor. The town is currently developed with approximately 174,270 square feet of commercial space and 74,245 square feet of public / institutional space.

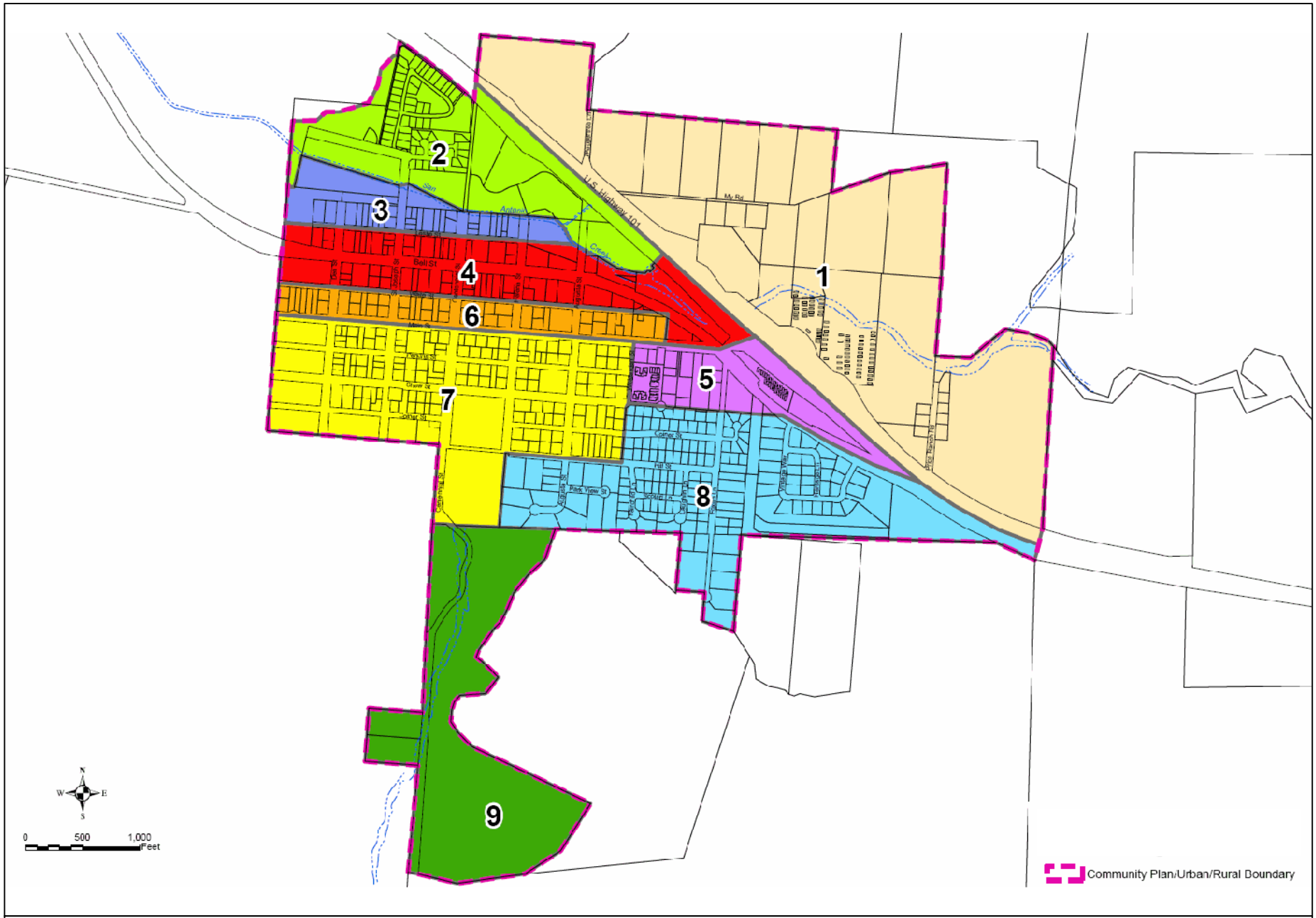
Los Alamos Community Plan Subareas

As mentioned above in Section 3.0 *Environmental Setting*, the Plan Area has been divided into nine subareas to better define the various physical and development characteristics within the community (see Figure 4.1-1). The following provides a brief description of the existing land use characteristics for each subarea to assist in illustrating potential changes in land uses associated with the 2010 Plan Update.

Sub-area 1 - East of Highway 101 Area. This area is located northeast of Highway 101 and is effectively isolated from the remainder of the community by the presence of the highway. San Antonio Creek bisects this area and is characterized by steep rolling terrain located northeast of the creek. Existing uses include an 80-space mobile home park, the Skyview Motel, an abandoned service station, grape vineyards, some grazing lands, and scattered single-family residences.

Sub-area 2 - Southwest of Highway 101; North of San Antonio Creek. This subarea is situated between Highway 101 and San Antonio Creek and is characterized by gently rolling terrain; and is somewhat separated from the main portion of the community by San Antonio Creek. Existing uses are primarily low-density residential.

This subarea also includes the AHO designated area, which is mostly developed with existing single-family residential development including: the Lomita de Oro (formerly Harmony Homes) tract and Oakridge tract, at 35 lots and 18 lots, respectively; and the recently approved Creekside Village 39-unit affordable rental residential project. There are two remaining vacant properties within the AHO designated area. Both properties abut the urban / rural boundary and are zoned for residential development at 4.6 units per acre in the future. These two areas include a 2-3 acre portion of a 9.80 acre parcel



SOURCE: County of Santa Barbara Planning & Development 2009

FIGURE 4.1-1
Planning Subareas

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(APN: 101-100-040), and approximately 1.0 acre of a large 104.14 acre parcel (APN: 101-100-035) that is primarily located beyond the Community Plan boundary and is zoned AG-II-100. The small portion within the Plan Area is landlocked by adjacent residential properties and Highway 101.

Sub-area 3 - Leslie Street Area. The Leslie Street area is located between Bell Street and San Antonio Creek. A majority of this area lies within the floodplain of San Antonio Creek. This area is primarily zoned for commercial or industrial uses; however, most parcels are vacant or contain residences, with the exception of the Los Alamos Men's Club, the fire station, and the Los Alamos Community Services District offices.

Sub-area 4 - Bell Street. Bell Street is the main street in Los Alamos, and the location of most of the commercial uses existing in town; including several antique shops, small grocery stores, service stations, restaurants, and the historic Union Hotel. This subarea is the east/west gateway into Los Alamos. The Bell Street corridor is primarily auto-oriented and can be characterized by a scattering of predominantly one-story buildings interrupted by considerable expanses of vacant land. A number of the existing buildings are considered historic and include the western style architecture.

Sub-area 5 - Existing Higher Density Residential. This area is located along the east side of town and serves as a transition between the commercial activities on Bell Street and the main residential areas within the community. Existing uses include apartments, single-family dwellings, and a small mobile home park adjacent to Highway 101.

Sub-area 6 - Existing Single-Family and Multi-Family Neighborhood. This subarea provides a transition block between the Bell Street corridor and Subarea 7, which is single-family residential. Existing uses include single-family designations on the west and higher density residential to the east towards Highway 101. The visual character of this subarea consists primarily of residential development, with some vacant lots scattered along the subarea.

Sub-area 7 - Existing Single-Family Neighborhood and Antiquated Lots. This area contains the older residential neighborhoods in Los Alamos, consisting primarily of Craftsman/Victorian style single-family residential dwellings on 7,000 to 10,000 sq. ft. lots. This subarea contains approximately 50 antiquated lots along the southwestern edge of the community, which could be developed with single-family residences. The local elementary school is located in this subarea.

Sub-area 8 - New Development and Perimeter Areas. This area is located in the southwest corner of Los Alamos and is primarily characterized by newer residential neighborhoods of varying lot sizes of mid to low densities. This area abuts active agricultural uses and the Purisima Hills to the south.

Sub-area 9 - Los Alamos Park and Cemetery. This subarea contains Los Alamos County Park and the historic Los Alamos Cemetery. The area is characterized by rugged terrain, oak woodlands, and the Calaveras Canyon drainage.

Regulatory Setting

County of Santa Barbara Comprehensive Plan

The County of Santa Barbara Comprehensive General Plan was adopted in 1980 with various sections amended over the years. The Comprehensive General Plan provides a set of goals, policies, programs, and guidelines intended to implement the vision for future growth within the County. The Comprehensive General Plan describes the land use pattern for future development which will be implemented through the *County of Santa Barbara Land Use and Development Code* which regulates development in the County.

Santa Barbara County Land Use and Development Code

The Santa Barbara County Land Use and Development Code (LUDC) (Chapter 35 of the Santa Barbara County Code) implements the Comprehensive Plan by classifying and regulating the uses of land, buildings and structures in the unincorporated area of the County. This document also contains road naming and street addressing standards as well as sign regulations. Each piece of property within the unincorporated portions of Santa Barbara County has been assigned to a specific zone (e.g. residential, commercial, industrial); these zones establish the rules under which land may be used and developed. A development proposal must comply with the property's zone requirements, including its permitted uses, density, setbacks, parking requirements, minimum lot size, etc.

Comprehensive Plan Housing Element

The Community Plan implements the Comprehensive General Plan Housing Element goals and policies, and is an important component of the County's effort to meet its Regional Housing Needs Allocation (RHNA) in a regionally sensitive manner. As part of the 2010 Plan Update, opportunities for providing additional housing stock for all economic segments of the community were considered during public hearings and a workshop with the Los Alamos Planning Advisory Committee (LAPAC). The challenge

was to address housing needs in a manner consistent with the community's established neighborhood character and development patterns. The Los Alamos community preference for providing additional housing (approximately 255 new residential units) emerged from the 2010 Plan Update process as an important component of its overall strategy to stimulate economic revitalization along the Bell Street Corridor by encouraging in-fill, mixed-use development consistent with the existing western town theme.

Comprehensive Plan Agricultural Element

The Comprehensive Plan's Agricultural Element contains goals and policies that are designed to protect and enhance agricultural resources and ensure compatibility with surrounding land uses. It also is supplemented by the County's Right to Farm Ordinance. The 2010 Plan Update consistency with these adopted agricultural resources goals and policies is addressed in section 4.6 Agricultural Resources.

Los Alamos Community Services District (LACSD)

Los Alamos' urban area falls entirely within the service area of the Los Alamos Community Services District (LACSD), which provides water and sewer services to the community. While the LACSD service area and the urban boundary line are coterminous throughout most of the town, there are several large parcels in the hilly region northeast of Highway 101 and a small portion in the northwest corner, which are in the Plan Area, but are outside the current LACSD service area.

4.1.2 Impact Analysis

Methodology and Thresholds of Significance

The land use analysis evaluates the potential for the 2010 Plan Update to introduce incompatible land uses relative to existing surrounding land uses. This analysis includes an evaluation of the extent to which existing off-site land uses may be impacted by physical interruption or disruption caused by Plan Area buildout, or the extent to which other potential 2010 Plan Update environmental impacts also constitute land use impacts.

Significance Criteria

The *County of Santa Barbara's Environmental Thresholds and Guidelines Manual (October 2008)* does not include "Land Use" thresholds of significance, but it does contain Quality of Life Guidelines. Quality of life issues, while hard to quantify, are often primary concerns to the community affected by a project. Examples of such issues include the following:

- Loss of privacy;
- Neighborhood incompatibility;
- Nuisance noise levels (not exceeding noise thresholds);
- Increased traffic in quiet neighborhoods (not exceeding traffic thresholds); and
- Loss of sunlight/solar access.

The elements comprising "Quality of Life" are to be considered on a case-by-case basis for each project. In accordance with County guidelines, "Where a substantial physical impact to the quality of the human environment is demonstrated, the project's effect on "quality of life" shall be considered significant.

A project would be considered to have a significant land use impact if it meets one of the following criteria:

- *The project is incompatible in scale or use characteristics with any adjacent land uses; or,*

- *The project would result in land use conflicts that are detrimental to the well-being and privacy of existing uses.*

These thresholds are augmented by those contained in Sections 4.5, 4.6, 4.10, 4.11, and 4.12, (Visual and Aesthetic Resources, Agricultural Resources, Air Quality, Noise, and Hazardous Materials, respectively) which include issues that relate directly to land use compatibility.

In addition, the following thresholds derived from the CEQA Guidelines, Appendix G, Environmental Checklist provide a basis for determining the significance of land use impacts resulting from future individual project development which could be associated with implementation of the 2010 Plan Update.

A project's impacts would be considered significant if implementation of the 2010 Plan Update's projects would adversely affect land use in the area. In accordance with

Appendix G of the CEQA Guidelines, the 2010 Plan Update would have a significant impact on land use if it would:

- Physically divide an established community.
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

The 2010 Plan Update's consistency with applicable land use plans, policies, and regulations are addressed in detail in Section 5.0 *Consistency with Plans and Policies*.

2010 Plan Update Policies and Programs

The 2010 Plan Update retains the existing urban boundary line and incorporates many of the Existing Plan policies and development standards, including several new and revised policies and development standards to ensure land use compatibility. The primary changes to the Land Use Policy section of the 2010 Plan Update pertain to preserving the urban / rural boundary line and focusing development within the urban boundary, as well as, supporting mixed-use infill type development that provides new business and affordable housing opportunities. The 2010 Plan Update includes the following policies and development standards related to land use <u>and incorporate changes identified during final Plan Update and environmental review. The changes in underline and strike-through below serve to clarify policy requirements and do not result in new or changed environmental impacts, nor do they change the conclusions in the EIR analysis. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.</u>

Land Use- General

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:*

1. *The extension is proposed as part of an update to this Community Plan.*

2. *For extensions pursuant to #1[listed above], the update of the Community Plan or other comprehensive review has first considered the inventory of all available vacant or underdeveloped land within the entire urban boundary and has considered the feasibility of changing land use designations and/or zoning on land within the urban boundary and west of Highway 101 to accommodate the desired additional growth;*

3. *The extension does not include parcels which are under Williamson Act contracts (including parcels which have filed for non-renewal of a Williamson Act contract); and*

4. *A finding can be made that the capacity of urban services (e.g., sewer, water) is sufficient to serve potential urban development in the extension area.*

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.*

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*

Land Use- Residential

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.*

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.*

Action LUR-LA-1.1.2: *The County will rezone properties along Bell Street to allow residential uses in conjunction with commercial development as specified in the Bell Street Form-Based Code.*

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.*

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.*
~~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.~~

Dev Std LUR-LA-2.2.3~~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.*

Dev Std LUR-LA-2.2.4~~2~~: *The owners of residential properties located adjacent to 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.*

Policy LUR-LA-3.1: *In order to provide additional housing opportunities, renovation of existing substandard units shall be encouraged.*

Policy LUR-LA-3.2: *In order to provide housing opportunities, mixed-use zoning shall be encouraged where it is compatible with commercial uses.*

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, "Development Along Watercourses," and Chapter 24, "Offenses, Miscellaneous," Section 24-7, "Watercourses – Erecting buildings, etc., which obstruct flow prohibited," of the Santa Barbara County Code and the F.E.M.A. regulations.*

Land Use- Commercial

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.*

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.*

Dev Std LUC-LA-2.2.1: *Residential uses in the CM-LA Zone District ~~Bell Street Corridor~~ shall be allowed as a primary use.*

Policy LUC-LA-2.4: *Priority use of excess public road right-of-way, within two blocks north and south of Bell Street, shall be for enhancing public parking capacity; pedestrian access and circulation; storm water quality and drainage improvements; or other public benefits consistent with the LACP. Public Works and Planning & Development shall review all right-of-way abandonment requests and make said findings that no public benefit is available prior to approval of said abandonment.*

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 should ~~could~~ include amenities consistent with the Bell Street Design Guidelines, such as wide sidewalks,*

~~angled parking, within the Bell Street corridor,~~ crosswalks, street lighting, street trees, landscape planters, furniture, and traffic calming measures.

Land Use- Industrial

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).*

Bell Street Form Based Code and Design Guidelines

The 2010 Plan Update includes an amendment to the LUDC to add the new Los Alamos Bell Street Form-Based Code and proposes an expansion of the existing Los Alamos Bell Street Design Guidelines. The form-based code and design guidelines would provide clear guidance as to the types, mass, and preferred architectural styles identified by the community as being compatible with the Bell Street Corridor Western Town theme (see EIR Appendix C, attached CD).

Project Impacts and Mitigation Measures

Potential impacts on land use are discussed below.

Impact LU-1: ***Temporary short-term construction activity associated with an incremental 2010 Plan Update buildout increase of 685 residential units and 549,515 s.f. of commercial, industrial, and institutional development would potentially generate short-term impacts on surrounding land uses.***

The 2010 Plan Update buildout would allow up to an additional 685 residential units and 549,515 additional sq. ft. of commercial, industrial, and public/institutional development, which could result in temporary, short-term construction-generated air, noise, visual, traffic, and water quality related impacts occurring throughout the life of 2010 Plan Update. Heavy equipment and construction worker vehicles would have the potential to temporarily increase nuisance noise levels and increase construction traffic in quiet

neighborhoods. The temporary activity would potentially exceed Noise Element thresholds for exterior (outdoor) living areas in excess of 65 dB(A) CNEL, or interior (indoor) noise levels in excess of 45 dB(A) CNEL. However, existing County standard construction conditions, such as limiting activities to weekday periods, and for larger projects, requiring construction traffic haul routes to be located away from sensitive noise receptors, would reduce these potential incremental short-term impacts to *less than significant.* Assessments of construction impacts on aesthetics/visual resources, transportation/circulation, and air quality are identified in sections 4.5, 4.9, and 4.10, respectively. *Overall, incremental short-term construction buildout impacts on land use would be adverse, but less than significant.*

Mitigation Measures

As impacts of incremental short-term impacts of residential and non-residential 2010 Plan Update buildout on surrounding land uses would be less than significant with existing construction permit conditions that address air, noise, visual, traffic, and water quality related impacts, no additional mitigation measures are required.

Residual Impacts

Residual impacts on land use would be *adverse, but less than significant* (Class III).

Impact LU-2: *Implementation of the 2010 Plan Update would increase residential and commercial development along the Bell Street corridor, but would not create potential land use incompatibilities in scale and use with existing residential uses adjacent to the Bell Street corridor.*

CM-LA Rezone. The 2010 Plan Update would rezone land along the Bell Street corridor to mixed-use development (Mixed Use Los Alamos (CM-LA) zone district) leading to increased building density, heights, and increased use intensity within the Bell Street commercial core. While the proposed rezoning of the downtown Bell Street corridor would allow mixed uses and a greater intensity where existing infrastructure is located, the incremental buildout of new mixed commercial and residential uses along Bell Street would potentially result in loss of privacy, nuisance noise levels, increased traffic**,** loss of sunlight/solar access, and/or obstruction of existing public view corridors of open space areas.

However, the 2010 Plan Update contains *Policy LUR-LA-1.1, Action LUR-LA-1.1.1, Action LUR-LA-1.1.2, Policy LUR-LA-3.2, Action LUC-LA-3.1, Policy LUC-LA-2.1, and Policy LUC-LA-2.2*, that provide for and encourage infill development within the Los Alamos downtown.

The policies, however, are also designed to ensure compatibility between adjacent existing residential development and proposed new mixed-use development. These policies and development standards are guided by the revised *Bell Street Design Guidelines* and the new *Bell Street Form Based Code* (see EIR Appendix C, attached CD). These implementing documents of the 2010 Plan Update include regulations and standards to ensure compatibility in bulk and scale between new and existing development. Projects proposed within the Bell Street corridor as part of the CM-LA rezone would be subject to the Form-Based Code regulations and implemented through the new CM-LA zone district.

Application of the 2010 Plan Update policies and development standards and implementation of the *Bell Street Form Base Code* and *Bell Street Design Guidelines* provide a three-tiered approach to development and design review of proposed new development along the Bell Street corridor. The Guidelines would provide information regarding the preferred types of building and architectural themes guiding new development projects in the Bell Street corridor. For instance, the Form Based Code would include development standards to ensure project compatibility with the existing community character. These new standards would be implemented through amendments to the County's Land Use and Development Code (see Appendix C) to minimize the effects of loss of privacy, increased nuisance noise levels, and potential loss of sunlight/solar access on existing adjacent development. As a result, potential land use conflicts due to the CM-LA rezone would be considered *adverse, but less than significant.*

CM-LA Residential Development Standards. The proposed CM-LA zone district would allow residential units at two bedrooms for every 700 square feet of commercial square feet, as well as allowing residential square footage under CM-LA to exceed the square footage of the commercial portion of the parcel; thereby making residential the primary land use. The rezone would allow up to 288 new residential units and 188,750 square feet of new commercial mixed use development within the Bell Street corridor (Subarea 4). This increase in mixed use development represents an increase in use intensity that would introduce greater residential development along Bell Street. As discussed above, the new Los Alamos Bell Street Form-Based Code and the Los Alamos Bell Street Design Guidelines, would be implemented through the new CM-LA zoning in the LUDC and would provide clear guidance as to the types, mass, and preferred architectural styles identified by the community as being compatible with the Bell Street Corridor Western Town theme. The CM-LA designates allowable uses in the Bell Street Corridor. Together, this three-tiered approach of the 2010 Plan Update policies and development standards, Form Based Code and Design Guidelines provides clear regulatory and design guidance to ensure that development proposals in the Bell Street Corridor are compatible with existing development. In addition, compliance with the

County's LUDC would further ensure compatibility and reduce impacts from new uses in the Bell Street corridor on existing adjacent residential uses. As a result, potential land use conflicts due to the proposed CM-LA residential requirement would be considered *adverse, but less than significant.*

CM-LA Permit Requirements. The proposed CM-LA zone district also would increase the project size threshold for when a Development Plan (DP) instead of a Land Use Permit (LUP) is required; the existing 5,000 sq. ft. project size would be increased to 15,000 sq. ft. The increased threshold is proposed because many standard County project conditions that are imposed as part of the DP permitting process are incorporated as proposed CM-LA zone district standards. Although more infill projects would be processed with a ministerial LUP, with the proposed DP application threshold change from 5,000 sq. ft. to 15,000 sq. ft., these projects would be subject to the Bell Street Design Guidelines/Design Control Overlay and Bell Street Form Based Code standard conditions such as design review, adequate setbacks and parking, and appropriate building heights, these regulations ensure land use compatibility between existing and new development, particular within the Bell Street corridor. As a result, potential land use incompatibilities from implementation of the proposed change to the DP requirement under the CM-LA zone district along Bell Street would have an *adverse, but less than significant impact on land use*.

Mitigation Measures

As impacts on land use would be adverse, but less than significant, no mitigation measures are required.

Residual Impacts

Impacts on land use would be *adverse, but less than significant* (Class III).

Impact LU-3: ***Implementation of the 2010 Plan Update would rezone two parcels in the Plan Area adjacent to U.S. Highway 101 that would resolve the potential for adjacent land use incompatibilities by placing more appropriate commercial uses next to the Highway.***

The 2010 Plan Update includes two rezones in addition to the proposed CM-LA zone district. The two rezone properties are located adjacent to Highway 101 and include the Burtness property (APN: 101-120-022) and the Thompson property (APN: 101-260-059) (see Figures 2-3 and 2-4 in EIR Section 2.0 Project Description.)

Burtness Parcel: The Burtness parcel is located on the north side of Highway 101 within Subarea 1 (see Figure 2.4). The parcel would be re-designated from Highway Commercial (CH) to Retail Commercial (C-2), allowing for a greater range of commercial uses (e.g., grocery/convenience store, service/repair, or retail stores) that would be more compatible with the character of the existing neighborhood north of Highway 101 that includes trailer parks, single-family residential, and large lot single family residential. The Burtness property is located within the proposed Bell Street Design Control Overlay area. As stated in Impact LU-2, development standards proposed as part of the Bell Street Design Guidelines meant to ensure neighborhood compatibility would apply to the parcel.

Implementation of the Bell Street Design Guidelines and Bell Street Design Control Overlay would provide clear guidance as to the types, mass, and preferred architectural styles identified by the community as being compatible with the Bell Street Corridor Western Town theme. This guidance would minimize any potential land use conflicts between existing residential uses adjacent to the proposed Burtness property and the potential 17,000 sq. ft. of Retail Commercial development. Compliance with the County's existing and proposed amendments to the Land Use and Development Code (LUDC) would further ensure compatibility between land uses adjacent to the Burtness property. Compliance with the proposed Bell Street Design Guidelines would reduce potential land use incompatibilities between adjacent properties and the proposed land use and zone changes to the Burtness property to *adverse, but less than significant.*

Thompson Parcel: The Thompson parcel is located on the eastern end of Bell Street adjacent to Highway 101 (see Figure 2.4). The proposed change is from Residential (DR-8) to General Commercial (C-3). The types of uses allowed under the C-3 zoning include wholesale and heavy commercial uses and services. Surrounding existing development is single-family residential to the south, a mobile home park to the west, and Highway 101 abutting the northern and eastern boundary of the property. Intensification of development on the Thompson parcel that could include wholesale and commercial uses and services would have the potential to introduce incompatibility of land uses including noise from operations (truck deliveries, trash pick up), heating and air conditioning units.

However, the C-3 development standards require that general commercial activities occur within an enclosed building to protect adjacent existing uses from potential negative impacts of noise, odors, lighting, and/or traffic associated with the commercial uses. In addition, the C-3 zone district requires Design Review and Development Plan approval for any building or structures totaling 5,000 square feet or more in gross floor area, or where onsite buildings and structures and outdoor areas designated for sales or

storage total 20,000 square feet or more. Through these review authorities standard conditions of approval will ensure adequate setbacks, fencing, trash enclosures, adequate parking, appropriate building height, and hours of operation that would reduce potential land use incompatibilities between adjacent properties and the proposed land use and zone changes to Thompson property to *adverse, but less than significant.*

Mitigation Measures

As impacts on land use would be adverse, but less than significant, no mitigation measures are required.

Residual Impacts

Impacts on land use would be *adverse, but less than significant* (Class III).

Impact LU-4: *Continued implementation of the affordable housing overlay in the northwest corner of the Plan Area would not result in land use incompatibilities with existing residential uses adjacent to these properties.*

The 2010 Plan Update incorporates the County's existing housing programs in the designation of residential areas and provides additional strategies for the provision of affordable housing through the continued application of an Affordable Housing Overlay (AHO) District. The AHO District established as part of the 1994 LACP has been incorporated into the 2010 Plan Update and applies to the same properties located in the northwest corner of the Los Alamos Planning Area (see Figure 2-7 in *Section 2.0 Project Description*) to facilitate additional affordable housing opportunities within the Town of Los Alamos. The properties located within the AHO are eligible for an increase in residential densities up to 8.0 units per acre, subject to affordability requirements set by the County. Each property within the AHO District is zoned Design Residential, which requires a minimum 40% open space requirement. The intent of this requirement is to preserve open space and provide common recreational areas as part of the development.

There are portions of two remaining vacant parcels within the AHO District~~extend beyond the urban/rural boundary line.~~. They include Parcel 101-100-040 and Parcel 101-100-035.Parcel 101-100-040 is a 9.80 parcel, of which approximately 2 to 3 acres are zoned DR-4.6 and located within the AHO District. The remaining portion of this parcel is zoned C-3 or located outside the Urban Boundary and zoned AG-II-100. As such, future development on this site is constrained by the property's configuration, the location of the urban/rural boundary line, the proximity to an adjacent LACSD parcel (APN: 101-100-

039), adjacent agricultural (grazing) land, and San Antonio Creek bisecting the property. Potential development on the 2-3 acres within AHO District would likely range from 16-24 units if developed under the density increases available with the AHO.

Parcel 101-100-035 is a large 104.14 acre property that is primarily located beyond the Community Plan boundary and zoned AG-II-100. An approximately1.0 acre portion of the property is located within the Urban Boundary/AHO District and is landlocked by adjacent residential properties and Highway 101. Potential development on this small portion within the Plan Area appears to be extremely limited due to its size, location, adjacent agricultural zoned land (grazing land) and configuration due to the urban/rural boundary line defining the potentially developable area. Potential development on the 1-acre portion within the AHO District would likely range up to 8 units if developed under the density increases available with the AHO.

Given the constraints associated with the remaining properties within the AHO District, new development on these sites would be limited; and therefore, would not result in significant long-term traffic, aesthetic, noise, safety or other impacts that could result in significant land use compatibility conflicts with the surrounding land uses. New development in this area would be subject to *Policy LUR-LA-2.2* that requires the incorporation of fences and buffer areas as part of proposed residential development adjacent to existing agricultural zoned land. In addition, *Policy VIS-LA-1.4~~5~~* and *DevStd VIS-LA-1.4~~5~~.1 of the 2010 Plan Update* would require new development to be compatible in character and design to ensure neighborhood compatibility. Furthermore, *Section 4.5 Aesthetics/Visual Resources* and *Section 4.6 Agricultural Resources* within this document include several measures to ensure neighborhood and agricultural compatibility between residential development and agricultural operations.

Implementation of the Draft LACP Update policies and development standards and measures included in EIR Section 4.5 Aesthetics/Visual Resources and Section 4.6 Agricultural Resources would minimize any potential land use conflicts such as increased noise, loss of privacy, etc. Furthermore, compliance with the County's existing and proposed amendments to the Land Use and Development Code (LUDC) would further ensure compatibility between adjacent land uses and properties within the Affordable Housing Overlay District.

As a result, the continued development of affordable housing within the AHO District located in the northwest corner of the Plan Area would not result in incompatibility with adjacent existing residential development. Impacts on land use would be *adverse, but less than significant*.

Mitigation Measures

As impacts on land use would be adverse, but less than significant, no mitigation measures are required.

Residual Impacts

Impacts on land use would be *adverse, but less than significant* (Class III).

Impact LU-5: *Implementation of the 2010 Plan Update would not result in an increase in urban/agricultural conflicts.*

Buildout under the 2010 Plan Update would allow up to 685 new residential units and 549,515 square feet of new commercial/industrial and public/institutional space in the Plan Area, where new mixed use development would be located at the urban boundary adjacent to agricultural land. Higher density residential development associated with the affordable housing overlay would also be located immediately adjacent to agricultural land.

The new CM-LA zone and continued implementation of the Affordable Housing Overlay would not be consistent with *Policy LUR-LA-2.1* calling for low-density residential development near the community's periphery. The change in land use density and continued application of the Affordable Housing Overlay could create land use incompatibilities between the proposed mixed uses and higher density affordable residential development with existing agricultural uses to the west. However, proposed *Policy LUR-LA-2.2* requires the incorporation of fences and buffer areas as part of proposed residential development adjacent to existing agricultural zoned land. *Policy LUR-LA-2.2* discussed above and *Development Standard LUR-LA-2.2.3*~~1~~ that requires all potential home buyers in projects adjacent to agricultural lands, be notified (a "buyer beware" clause) of the potential for agricultural activities on adjacent parcels would minimize potential land use conflicts between urban and agricultural land uses. Furthermore, the County Agricultural Commissioner's Office is responsible for regulation of State and Federally Restricted pesticides. Farmers are required by law to notify the Commissioner's Office prior to application of any restricted pesticides (see EIR Section 4.12.1 Hazardous Materials for additional discussion).

In addition, there are many non-restricted pesticides that make up the majority of types applied in the County, the Commissioner's Office enforces a "zero-drift" policy regarding the drift of applied pesticides off the application site. As the local enforcement agency, the Commissioner's Office keeps a record of the timing and location of all

pesticide applications throughout the County regardless of whether they are restricted. They also conduct daily random patrols to ensure compliance with the regulations and monitor known pesticide application sites. As a result, impacts on land use would be considered *adverse, but less than significant.*

Mitigation Measures

Implementation of the 2010 Plan Update policies and development standards, and compliance with County of Santa Barbara Standard Conditions of Approval would minimize potential urban and agricultural conflicts to *adverse, but less than significant.* Therefore, no additional mitigation measures are required.

Residual Impacts

Implementation of the 2010 Plan Update policies and development standards and compliance with existing County standard conditions of approval would ensure that the residual impact on potential land use conflicts between residential and agricultural uses would be *adverse, but less than significant* (Class III).

Impact LU-6: ***Implementation of the 2010 Plan Update would not potentially conflict with any applicable land use plans, including the County Comprehensive Plan, and County Zoning Ordinance.***

The 2010 Plan Update Land Use Goals encourage infill and mixed use residential and commercial growth within the existing Plan Area boundaries. The 2010 Plan Update proposes rezoning 2.49 acres of existing Limited Commercial (C-1) and 32.31 acres of existing Retail Commercial (C-2) zoned land to 34.8 Acres Community Mixed Use Los Alamos (CM-LA) Zoning. The 2010 Plan Update would allow for an increase of 685 additional residential units, of which 288 units could be built within the CM-LA zone district along the Bell Street corridor, and 549,515 square feet of non-residential space in the Plan Area. The 2010 Plan Update policies and proposed rezones would provide opportunities for locating mixed-use development adjacent to residential development. This infill approach of focusing development within the urban boundary and close to existing infrastructure would avoid urban sprawl, conversion of agricultural land to urban uses, reduce vehicle trips and associated traffic, congestion, and air quality-related impacts associated with population growth. Furthermore, the 2010 Plan Update policies and zone changes would be consistent with the County's Comprehensive Plan goals and LUDC requirements to minimize loss of privacy, neighborhood incompatibility, nuisance noise levels and loss of sunlight/solar access that may result from new development.

Therefore, the 2010 Plan Update would have an *adverse, but less than significant impact on land use.*

The proposed Draft LACP Update would also establish a policy foundation for increasing residential opportunities in the Plan Area consistent with the Comprehensive Plan Housing Element goal of preserving existing housing stock and providing additional housing opportunities. The 2010 Plan Update would not result in the displacement of existing housing, but would instead provide a balance of housing types within the Plan Area, including units available at affordable levels (e.g., second units and mixed-use housing). The 2010 Plan Update would be guided by the County's housing programs in the designation of residential areas. As described above, additional housing density would be realized through voluntary use of Affordable Housing Overlay by owners of property within the overlay. As a result, the 2010 Plan Update would not conflict with any existing Comprehensive Plan land use policies and would have a *less than significant impact on land use*.

The provision of 288 potential new multi-family units in the CMLA Overlay, which would be at densities intended to be affordable by design, would provide a *potential beneficial impact* (Class IV) relative to the 2010 Plan Update's consistency with the Housing Element.

Mitigation Measures

As impacts on land use would be adverse, but less than significant, no mitigation measures are required.

Residual Impacts

Impacts on land use would be *adverse, but less than significant* (Class III).

The provision of 288 potential new multi-family units in the CMLA zone district would be *beneficial* (Class IV) relative to the 2010 Plan Update's consistency with the Housing Element.

4.1.3 Cumulative Impacts

Area of Influence: The 2010 Plan Update area is surrounded by low-density residential development and agriculturally zoned lands consisting of relatively large parcels (100 acres or greater) used for cattle grazing on hillsides, and oat hay, vineyards and row crops (e.g., tomatoes, broccoli, onions) in the valley. Development of vineyards has

increased in the Plan Area and vicinity. The Area of Influence for assessing cumulative effects in combination with proposed 2010 Plan Update buildout would be limited to the Plan Area and the surrounding land uses in the vicinity where related projects would potentially contribute to cumulative adjacent land use incompatibilities.

Development within the Los Alamos Valley outside but adjacent to the Plan Area is anticipated to grow at approximately three percent annually (SBCAG 2007). Existing land uses include agricultural-dependent manufacturing (i.e., wineries, greenhouses, etc.) and residential land divisions as identified in Appendix D and Figure D-1 (Projects 4, 5, and 9). Additional land development outside of the 2010 Plan Update area is anticipated to be of relatively low intensity residential or agricultural land uses. Therefore, potential incompatibilities with surrounding agriculture and the development within the Plan Area would not be substantial. The *cumulative impact on land use would be adverse, but less than significant.*

The proposed 2010 Plan Update build-out includes 685 residential units and 549,515 square feet of non-residential development that would be mostly infill projects within the Los Alamos urban area. Most of the infill projects would not likely generate contributions to cumulative effects on land use, as they would be located on small parcels surrounded by existing residential structures and landscaping of similar bulk, scale and style. Potential impacts on land use resulting from increased commercial and residential development within the Bell Street corridor would be subject to the 2010 Plan Update policies and development standards and implementation of the *Bell Street Form Based Code* and *Bell Street Design Guidelines* provide a three-tiered approach to development and design review of proposed new development along the Bell Street corridor. These guidelines would minimize the 2010 Plan Update buildout's potential impacts on loss of privacy, nuisance noise levels, increased traffic, loss of sunlight/solar access, and/or obstruction of existing public view corridors of open space areas. Buildout of the 2010 Plan Update would be subject to incremental review for land use compatibility against existing County of Santa Barbara Comprehensive Plan Policies, as well as the proposed Bell Street Design Guidelines and Bell Street Design Control Overlay. As discussed in Impacts LU-1 through LU-6, existing standard conditions, proposed guidelines and development standards, together ~~with Mitigation Measure MM LU-1 would~~ ensure that the 2010 Plan Update buildout would effectively minimize land use incompatibilities. Therefore, the 2010 Plan Update would potentially result in *less than cumulatively considerable contributions on land use*.

Mitigation Measures

As the 2010 Plan Update's contribution to cumulative impacts on land use and planning would be less than cumulatively considerable, no additional mitigations are required.

Residual Impacts

The residual cumulative impact on land use and planning would be less *than cumulatively considerable* (Class III).

4.1.4 Residual Impacts

With implementation of the 2010 Plan Update's policies, development standards, and design guidelines during project review, project specific impacts on land use and planning would be *adverse, but less than significant* (Class III), and the 2010 Plan Update's contribution to the cumulative land use and planning impacts would be *less than cumulatively considerable* (Class III).

4.2 CULTURAL RESOURCES

This section addresses the 2010 Plan Update buildout's potential to result in impacts on archaeological and historical (architectural) resources.

4.2.1 Setting

Archaeological Resources

Archaeological resources are characterized by the cultural materials or artifacts left by people who lived or utilized natural resources within the Plan Area. These include prehistoric Chumash populations as well as subsequent settlers in the 19th and 20th century who may have left buried trash pits or foundations of structures.

A systematic review of all archaeological resource records and reports was undertaken for the 1992 Los Alamos Community Plan EIR (Santa Barbara County P&D 1992). A records search of all investigations completed within the Plan Area was undertaken, and an intensive archaeological survey of the 1.8-mile stretch of San Antonio Creek including all streambed and cut bank areas was completed by Larry Spanne, County-qualified archaeologist (Santa Barbara County P&D 1992). An updated records search was undertaken at the Central Coast Information Center, University of California (Gusick 2008), that updated the number of cultural resource investigations and sites potentially recorded in the Plan Area. The EIR investigation (Santa Barbara County P&D 1992) identified the following.

The Los Alamos Valley, similar to the rest of Santa Barbara County, was occupied by Native Americans as early as approximately 9,500 years ago (B.P., before present) up to the establishment of La Purisima Mission in 1787. Only thirteen systematic archaeological investigations covering approximately 5 percent of the entire Plan Area have been completed for the presence of archaeological remains. One recorded archaeological site, CA-SBA-234, is identified within the Plan Area near Canada de Calaveras. According to Mission Period Native American baptism records, several historic villages occupied by Purisimeño Chumash were within the watershed of San Antonio Creek. The nearest, *Sacciol*, is thought to have probably been located west of the town of Los Alamos (Santa Barbara County P&D 1992). The potential for unknown, buried prehistoric archaeological sites within the Plan Area is high, given that: 1) Chumash populations tended to establish campsites adjacent to sources of fresh water such as San Antonio Creek, Cañada de Calaveras, and Cañada de Santa Ynez; and, 2) much of Plan Area is within the floodplains of these tributaries. The alluviation from flooding has the potential for covering up prehistoric campsites that could have existed previously along the banks of the water courses.

European settlement in the Los Alamos area dates from the founding in 1787 of Mission La Purisima, near present-day Lompoc. The Franciscan missionaries from La Purisima established an outpost at Los Alamos for livestock operations. The unincorporated town of Los Alamos was originally part of two, 48,000 acre ranches that were part of Mexican land grants. The Los Alamos Rancho, or west half of the valley, was granted to Jose Antonio De La Guerra y Carrillo in 1839; and La Laguna Rancho, or the eastern half, was granted to Octaviano Gutierrez in 1845. Based on this land use history, the potential for historic archaeological sites dating to the Spanish Mission and Rancho periods is considered high (Santa Barbara County P&D 1992).

Historical Resources

Extensive historical research was conducted during preparation of the 1992 Los Alamos Community Plan EIR (Santa Barbara County P&D 1992). In 1875, John Bell purchased a 14,000-acre portion of the valley from Los Alamos Rancho, and his partner, Dr. J.B. Shaw purchased a 14,000-acre portion of the La Laguna Rancho. In 1878, Bell and Shaw jointly decided to establish the town of Los Alamos. Each man gave approximately one half square mile in area. The mapping and surveying of the town site was completed in 1876 and officially recorded on February 1, 1879. The town was laid out in a typical frontier orthogonal pattern with twenty-four blocks and twenty-four lots each.

Over subsequent decades, Los Alamos became a commercial center for the surrounding valley. The arrival of the stagecoach and the establishment of Los Alamos as an important layover stop along the coastal stage route between Los Angeles and San Francisco occurred in 1873. In 1882, the Pacific Coast Railroad came to Los Alamos from the San Luis Obispo area. The railroad made it easier to transport agricultural goods from the valley, and boosted the area's agricultural value. The stagecoach also played a major role in the commercial and economic growth and success of Los Alamos between the 1880's and 1930s. This period of time marks the commencement of the town's historic significance. Bell Street became the town's main commercial corridor during this time (Santa Barbara County P&D 1992).

The second major period of Los Alamos' history is associated with the impacts of the automobile and the discovery of oil in Los Alamos Valley between 1915 and 1945. Although railroad-oriented trade declined during this time, construction of the main north-south route (later Highway 101) established Los Alamos as an overnight stop for travelers. The town has changed little since it was originally laid out, and as described above has a relatively rich history (Santa Barbara County P&D 1992).

An intensive windshield survey of the Plan Area was completed by Judy Triem, a County-

qualified architectural historian, who identified several structures that were considered potentially significant buildings and structures. Their historical importance was defined primarily by professional visual assessment of the structure's age. Local lay historians and interested community members identified additional structures using the following criteria: 1) any structure dating to the 19th century; and, 2) any structure dating between 1900 and 1920 with recognized historical/architectural appeal.

The structures identified in the 1992 Los Alamos Community Plan (LACP) assessment were revisited during the 2010 Plan Update EIR Initial Study (IS) preparation (County of Santa Barbara Long Range Planning 2008d). The IS used information provided by the Los Alamos Valley Visitors Association that identified 22 structures as potential historical resources. These structures are listed in Table 4.2-1 and shown in Figure 4.2-1 (see page 4.2-5). Of these, only the General Store is designated a State Historical Monument, while the Union Hotel at 346 Bell Street and the California Garage at 362 Bell Street are designated County Historic Landmarks. The significance of the remaining structures has not been assessed. Several of these structures are illustrated in Figures 4.2-2 (page 4.2-7) and 4.2-3 (page 4.2-9).

Table 4.2-1 Historic Structures in the Los Alamos Plan Area

	Name	***Date***		***Name***	***Date***
1.	Leslie House	1880	12.	Perkins House	1882
2.	Ferrini Park	1869	13.	B.F. Whitney	1891
3.	L.A. Men's Club	1947	14.	Blue Cottage	1890
4.	Depot Motel	1870	15.	Perkins House	1882
5.	Railroad Depot	1883	16.	Community Church	1887
6.	General Store	1880	17.	C.H. Pearson House	1878
7.	Bank/Lariat Bar Flagpole	1916 1918	18.	De La Guera House	1901
8.	C.H. Pearson's "Cheap Cash" Store	1878	19.	Henry Gewe House	1900
9.	Union Hotel	1890	20.	Bell School Site	1876
10.	Victorian House	1890	21.	Crowell House	1882
11.	Wm. Gewe House	1881	22.	F. Foxen House	1882

Source: County of Santa Barbara Long Range Planning 2008d.

In addition to the 22 structures listed above, the 1992 EIR potential historic resources include the following:

Table 4.2-2 1992 LACP EIR Potential Historic Resources

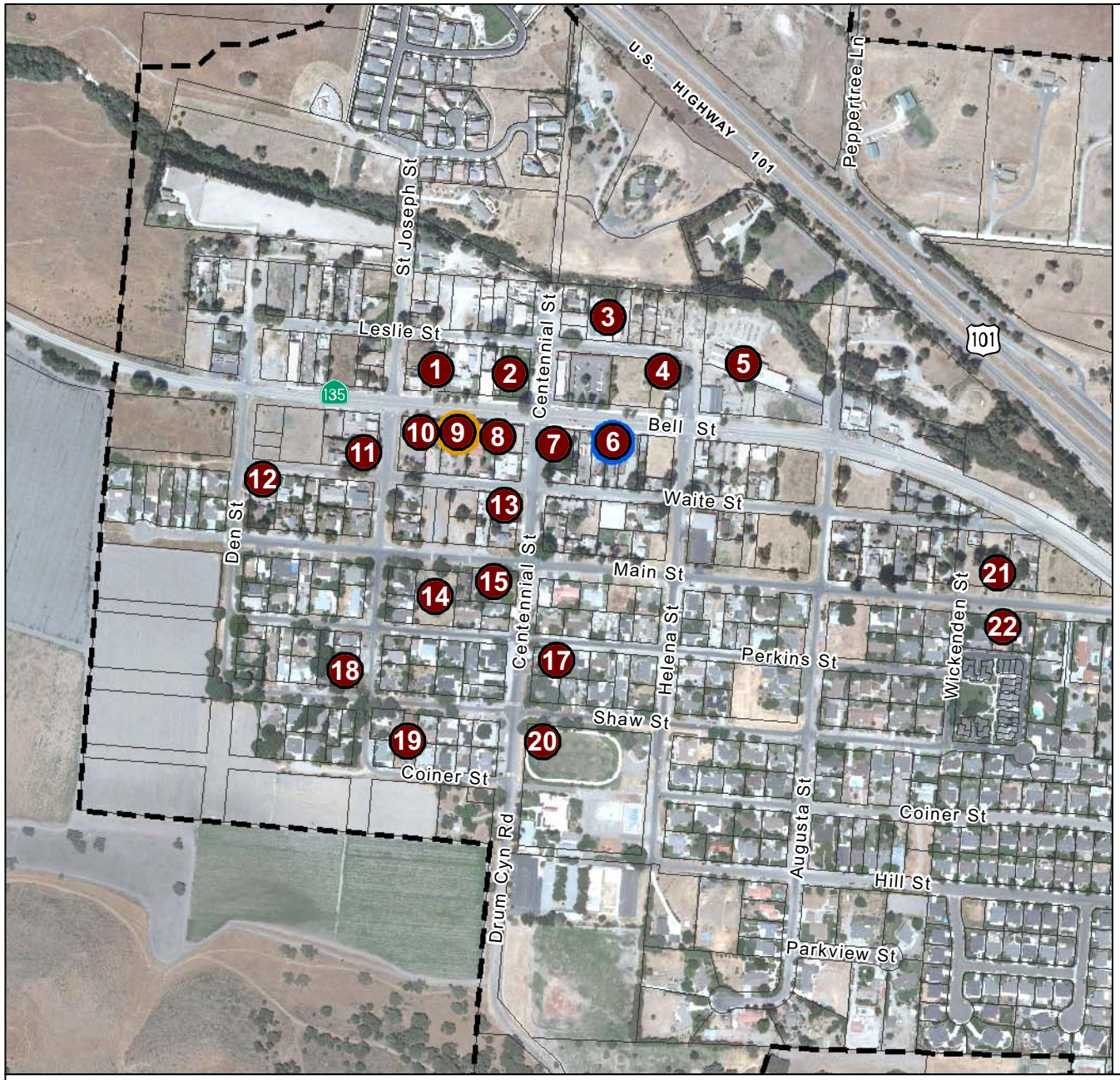
	Address	*Estimated Date*	*Comments*
23.	363 Augusta Street	1918	Ernest A. Robbins residence
24.	346 Bell Street	circa 1910	California Bungalow and Water tower
25.	349 Bell Street	circa 1880	California Garage
26.	360 Bell Street	circa 1885	Queen Anne residence
27.	363 Bell Street	circa 1912	Los Alamos Garage
28.	380 Bell Street	circa 1910	Javy's Bell Street Cafe
29.	448 Bell Street	circa 1930	Commercial building
30.	506 Bell Street	circa 1928	Commercial building
31.	515 Bell Street	circa 1920	Commercial building
32.	550 Bell Street	circa 1916	Commercial building
33.	814 Bell Street	circa 1910	California Bungalow
34.	240 Centennial Street	circa 1890	Vernacular Victorian
35.	253 Centennial Street	circa 1890	Vernacular Victorian
36.	306 Centennial Street	circa 1878	C. H. Pearson House
37.	309 Centennial Street	circa 1880	Vernacular Victorian
38.	385 Centennial Street	circa 1880	Vernacular Victorian
39.	701 Drum Canyon Road	1888	Los Alamos Cemetery

The historical significance of these structures has not been assessed; they are all over 50 years of age.

Regulatory Setting

State

CEQA Guidelines Section 15064.5 provides criteria for characterizing a prehistoric or historic archaeological site or architectural historic structure, as a "historical resource" (see section 4.2.2 for this list). Section 15064.5 also provides the following criteria for determining a substantial adverse change to the significance of a cultural resource, and the procedures to follow as mandated by Public Resources Code (PRC) Section 5097.98 in the event that potential human remains are identified during ground disturbances. It also summarizes direction provided in PRC Section 21082 recommending lead agencies to allow for provisions in the event that historical or unique archaeological resources are accidently discovered during construction.



Map #	Historical Resource
1	Leslie House
2	Ferrini Park
3	L.A. Men's Club
4	Depot Motel
5	Railroad Depot
6	General Store
7	Bank/Lariat Bar Flagpole
8	C.H. Pearson's "Cheap Cash" Store
9	Union Hotel and California Garage
10	Victorian House
11	Wm. Gewe House
12	Perkins House
13	B.F. Whitney
14	Blue Cottage
15	Perkins House
16	Community Church
17	C.H. Pearson House
18	De La Guerra House
19	Henry Gewe House
20	Bell School Site
21	Crowell House
22	F. Foxen House

Historic Resource
County Historic Landmark
State Historical Monument
Community Plan/Urban/Rural Boundary

N

0 500 Feet

SOURCE: County of Santa Barbara Planning & Development, DigitalGlobe 2008

FIGURE 4.2-1
Historical Resources

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Photo 1: Union Hotel, 346 Bell Street, Looking Southwest

Photo 2: Los Alamos Market, 405 Bell Street, Looking Northeast

FIGURE 4.2-2

Historical Resource Photos

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Photo 3: Antique Shop, 363 Bell Street, Looking Northwest

Photo 4: General Store, 458 Bell Street, Looking Southwest

FIGURE 4.2-3

Historical Resource Photos

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CEQA Guidelines Section 15126.4 addresses development of mitigation measures related to impacts on significant "historical resources." This discussion stresses the need to avoid damage to archaeological sites by methods such as project redesign, and/or use of capping soils on top of the resource. Guidance is provided that states mitigation for impacts on architectural historical resources shall be consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

County of Santa Barbara

<u>County of Santa Barbara Regulations Governing Archaeological and Historical Projects undertaken in Conformance with CEQA: Cultural Resources Guidelines</u>

The Cultural Resource Guidelines provide a framework for assessing potential impacts on archaeological and historical resources, including acceptable techniques and standards for: Phase 1 Investigations directing at identifying the presence/absence of cultural resources; 2) Phase 2 Investigations directed at assessing the potential significance of cultural resources identified during Phase 1 Investigations; and 3) Phase 3 Investigations directed at mitigating unavoidable impacts on cultural resources. The Guidelines also include an Archaeological Element that outlines a variety of research questions to be applied to the development of Phase 2 and Phase 3 Investigations to assess whether an archaeological resource has the potential to "yield, or may be likely to yield, information important in prehistory or history." In addition, an Historic Element provides a context for placing resources within the development of Santa Barbara County history, including "the architectural, engineering, scientific, economic, agricultural, educational, social, political, military" developments, and provides a series of variables and associated attributes to be evaluated quantitatively to determine the potential importance of the resource identified during a Phase I investigation based on its integrity, age, and association (with historical events, designer, architectural style, construction/materials, traditional lifeways, historical themes, an urban or rural landscape, or the ability to yield important information). To evaluate a resource, each of the above elements is assessed and given a ranking, from 'I' through 'E', corresponding to the terms little, good, high, and exceptional. Each element is ranked separately. The overall level or threshold of significance is determined by the sum of its individual rankings.

Santa Barbara County Environmental Thresholds and Guidelines Manual (SB County P&D 2008)

The County Thresholds and Guidelines Manual incorporates mandates specified in CEQA Guidelines Sections 15064.5 and 15126.4. It also includes significance criteria for evaluating historic architectural resources identified in the County Cultural Resources Guidelines.

Historical Landmarks Advisory Commission

Santa Barbara County Code Chapter 18 establishes the Historical Landmarks Advisory Commission. The purpose of the Historical Landmarks Advisory Commission is to advise the Board of Supervisors regarding the designation of historic sites. The Commission also receives applications for preserving and protecting those places, sites, buildings, structures, works of art and other objects having a special historic or aesthetic character or interest, for the use, education and view of the public and to remind the residents and visitors of the County's history. The Commission receives applications to investigate and makes subsequent recommendations to the Board of Supervisors on the designation of places, sites, buildings, structures, works of art and other objects within the unincorporated territory of the County as having historic, aesthetic or other special character or interest and being worthy of consideration for protection or enhancement.

4.2.2 Impact Analysis

Methodology and Thresholds of Significance

Potential programmatic effects of 2010 Plan Update buildout were assessed relative to the recorded distribution and likelihood for unknown but potentially important historical resources within the Plan Area. This approach considers the understanding of prehistoric archaeological sites that are known to be recorded in close proximity to fresh water drainages, and historic archaeological resources that could be located within the Los Alamos Town core developed between the 1880's and 1930s.

Significance Criteria

CEQA Guidelines

As defined in CEQA Section 15064.5, the following resources may be considered significant and an "historical resource:"

- A resource listed in, or determined to be eligible by the State Historical Resources

Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

- A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:
  a. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
  b. Is associated with the lives of persons important in our past;
  c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  d. Has yielded, or may be likely to yield, information important in prehistory or history.

The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1[k] of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1[g] of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

Santa Barbara County Environmental Thresholds and Guidelines Manual (SB County P&D 2008) and County Cultural Resources Guidelines

In addition to the significance criteria identified in CEQA Guidelines 15064.5 identified above, the following thresholds are defined for historic architectural resources.

- A significant historical resource must possess integrity of location, design, workmanship, material, and/or setting, and be at least 50 years old or if not, be unique and in possession of extraordinary elements of integrity, design, construction or association.

  In addition it must demonstrate one or more of the following:

  1. Is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state or nation;

  2. Was designed or built by an architect, engineer, builder, artist, or other designer who has made an important contribution to the community, state, or nation;

  3. Is associated with a particular architectural style or building important to the community, state, or nation;

  4. Embodies elements demonstrating (a) outstanding attention to design, detail, or craftsmanship, or (b) outstanding use of a particular structural material, surface material, or method of construction or technology;

  5. Is associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large;

  6. Illustrates broad patterns of cultural, social, political, economic, or industrial history;

  7. Is a feature or a cluster of features which conveys a sense of time and place that is important to the community, state, or nation;

  8. Is able to yield information important to the community or is relevant to scholarly studies in the humanities and social sciences.

Section 15064.5(b) of the CEQA Guidelines, *Determining the Significance of Impacts to Historical Resources and Unique Archaeological Resources,* has been applied to the 2010 Plan Update to determine whether the associated buildout would have any significant effect on historical resources. According to these criteria, the 2010 Plan Update would result in a significant impact on cultural resources if it causes a substantial adverse change in the significance of a "historical resource" based on the following criteria:

- A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

  1. Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration in the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.

  2. The significance of a historical resource is materially impaired when a project:

     (A) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or

     (B) Demolishes or materially alters in an adverse manner those physical characteristics [of a historical resource] that account for its inclusion in a local register of historical resources (pursuant to section 5021.1(k) of the Public Resources Code), or its identification in a historical resources survey meeting the criteria in section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or (C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

  3. Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for

Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

2010 Plan Update Programs and Policies

Programs

The 2010 Plan Update includes revisions to the Los Alamos Bell Street Design Guidelines. The Design Guidelines would guide projects subject to Design Review by: a) identifying the components that define the character of Bell Street commercial corridor, and b) designing new or remodeled buildings to be compatible with the Town's western architectural theme. Based on the Bell Street Design Guidelines, specific guidelines were recommended and have been incorporated into the 2010 Plan Update as specific development standards to ensure preservation and protection of historical resources to the maximum extent feasible. (The Bell Street Design Guidelines can be found in Volume II of this document as Appendix C-2).

Policies

The 2010 Plan Update includes new *Policy HA-LA-1.1* and incorporates *Policy HA-LA-1.2* and revised *Action HA-LA-1.2.2~~1~~* from the 1994 Existing Plan related to Historical Resources and incorporate changes identified during final Plan Update and environmental review. The changes serve to clarify policy requirements and do not result in new or changed environmental impacts, nor do they change the conclusions in the EIR analysis. The changes are shown in underline and strike-through below.

The 2010 Plan Update's specific policies and action item are listed below and are guided by the Community Plan goal to preserve and protect those historic resources deemed of special significance to the maximum extent feasible.

Policy HA-LA-1.1 — *Promote historic tourism by identifying and preserving local historic resources.*

Policy HA-LA-1.2 — *Significant cultural, archaeological and historic resources in the Los Alamos Planning Area shall be protected and preserved. Efforts to preserve and enhance historic structures shall be encouraged.*

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. ~~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:~~

- *~~It exemplifies or reflects special elements of the County's cultural, social, economic, political, archaeological, aesthetic, engineering, architectural or natural history;~~*
- *~~It is identified with persons or events significant in local, state or national history;~~*
- *~~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;~~*
- *~~It is representative of the work of a notable builder, designer, or architect;~~*
- *~~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;~~*
- *~~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;~~*
- *~~It embodies element of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;~~*
- *~~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;~~*
- *~~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.~~*

Project Impacts and Mitigation Measures

Potential impacts on cultural resources are discussed below.

Impact CR-1: *Construction in the Plan Area would potentially encroach within unknown buried prehistoric and historic archaeological materials.*

The 1992 Los Alamos Community Plan EIR determined the potential for buildout of the Plan Area to impact soils that could contain prehistoric archaeological sites that have been buried by alluvial activity within the San Antonio Creek, Cañada de Calaveras, and Cañada de Santa Ynez floodplains. In addition, only approximately 5 percent of the Plan Area has been systematically surveyed by professional archaeologists. Historic-era deposits (trash pits and foundations) related to late 19th and early 20th century development in Los Alamos could also be disturbed. These impacts were considered *significant and unavoidable* (Class I), as no economically feasible mitigation was available to consistently ensure the professional assessment and, if necessary, mitigation, of unknown prehistoric and historic resources during incremental ministerial buildout. This would be economically infeasible because intensive archaeological surveys would be required on all properties located in areas of high archaeologically sensitivity, and if necessary, subsurface excavations to determine the likelihood of buried prehistoric or historic-era cultural deposits (Extended Phase I investigations).

2010 Plan Update buildout would have similar potential effects on archaeological resources, as the area of systematic archaeological survey coverage has not appreciably increased since the completion of the 1994 Existing Plan. Impacts on unknown prehistoric and historic archaeological resources would be *potentially significant.*

Mitigation Measures

Existing general environmental review of discretionary projects within the Plan Area includes the provision for a systematic archaeological investigation (both intensive surface survey and potentially subsurface excavations) of areas considered to have the potential to include unknown archaeological resources, such as the San Antonio Creek, Cañada de Calaveras, and Cañada de Santa Ynez floodplains. The application of this intensive review on all potential 2010 Plan Update development, including ministerial permits that would apply to all development less than 15,000 sq. ft in the CM-LA Bell Street Corridor, is procedurally infeasible. Therefore, no additional feasible mitigation to address the potential impact on unknown, subsurface archaeological resources is available.

Residual Impact

The residual impact on archaeological resources from 2010 Plan Update buildout would remain *significant and unavoidable* (Class I), as no procedurally feasible mitigation to address the potential impact on unknown, subsurface archaeological resources is available.

Impact CR-2: 2010 *Plan Update buildout would potentially impact existing residential and commercial structures of historical importance over 50 years old located along the Bell Street corridor and within the remaining areas of the Plan Area.*

Buildout under the 2010 Plan Update would allow up to an additional 685 new residential units and 549,515 square feet of new commercial/industrial and public/institutional space, of which 288 residential units and 188,750 square feet of new commercial space would be located within the Bell Street corridor. The proposed CM-LA zone district would lead to increased building density, heights, and increased intensity of use along the Bell Street corridor as part of the infill development proposed under this zoning. As shown on Figure 4.2-1, there are at least thirty-nine (39) structures or public places over 50 years old within the Plan Area, of which more than half are located within the Bell Street corridor.

The 2010 Plan Update includes the advisory *Los Alamos Bell Street Design Guidelines* and *Design Control Overlay* that would encourage all new development within the Bell Street corridor to be consistent with the community's existing and preferred rural western architectural style. Some design flexibility is included in the Guidelines to encourage innovative designs that would still achieve compatibility with the Western Town Theme. Consistency with the recommended Design Guidelines 2010 Plan Update development standards to preserve, protect, and enhance the historic resources in the Plan Area wherever possible would be addressed during future individual project design review before the Central Board of Architectural Review (CBAR). County permit review processes currently involve the assessment of potential structures over 50 years of age for their significance by a County-qualified historian.

Implementation of the 2010 Plan Update's Historical Resources Goals, Policies, and Actions, and compliance with the County's existing and proposed amendments to the County of Santa Barbara Land Use and Development Code (LUDC), including the revised Bell Street Design Guidelines and incorporation of the following measures and measures included in Section 4.1 Land Use and Planning, would further minimize potential impacts to historical resources through continued preservation and protection of the historical resources in the Town of Los Alamos.

Though 2010 Plan Update polices recommend and encourage preservation of the Town's historic character, the 2010 Plan Update buildout's change in commercial intensity could result in the demolition or alteration of structures of potential historical importance over 50 years old, resulting in the loss of their historic integrity. This could happen through demolition or alteration of existing structures, or during construction of new structures, roads, paths, and public infrastructure such as utility pipelines. Depending on their location, historic resources could be altered or demolished in order to accommodate new development under the 2010 Plan Update. In other cases, if potentially significant structures would be preserved, the intensification of new commercial development in and around the older structures exceeding 50 years of age would potentially impair the visual context of the historic Town character along the Bell Street corridor. These potential impacts would represent a *significant impact on historical resources.*

In addition, new development allowed under the 2010 Plan Update within areas of the community not subject to the Bell Street Design Guidelines and Design Control Overlay would potentially result in *significant impacts* on known or unknown historical resources in the Plan Area.

Mitigation Measures

The 2010 Plan Update ~~Policy HA-LA-1.2~~ shall be revised by mitigation measure MM CR-1 (underlined text) to reduce potentially significant impacts on historic resources. MM CR-1 has been changed in response to comments received during the Draft EIR public comment period as shown in underline and strike-through to add development standard DevStd HA-LA-1.2.1. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity. ~~as follows (underlined text) to reduce potentially significant impacts on historic resources.~~ The revisions to MM CR-1 below clarify project specific development requirements and do not result in new or changed environmental impacts, nor cause change to the conclusions of the Impact CR-2 analysis.

MM CR-1 ~~*Policy HA-LA-1.2* Significant cultural, archaeological and historic resources in the Los Alamos Planning Area shall be protected and preserved. Efforts to preserve and enhance historic structures shall be encouraged.~~

Dev Std HA-LA-1.2.1:~~a.~~ 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 resource, t~~T~~he project applicant shall retain a County-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.

Plan Requirements and Timing: An assessment of historic structure proposed architectural design shall be prepared by a County-qualified architectural historian, and provided with the project application for CBAR consideration. The assessment shall be reviewed and approved prior to issuance of zoning clearance for development.

MONITORING: County Permit Compliance shall ensure compliance with approved plans in the field.

Residual Impacts

Implementation of existing County procedures for evaluating potential impacts on structures over 50 years of age, the Bell Street Design Guidelines, and 2010 Plan Update Plan Historical Resources Goals and Policies as revised in MM CR-1 would reduce the potential for 2010 Plan Update buildout to alter the historic character of Los Alamos. The intent of the 2010 Plan Update Policy HA-LA-1.2 and development standard HA-LA-1.2.1 is to encourage preservation of historic structures. It is reasonable to assume, however, that economic and technological factors would not always allow for the potentially costly preservation and/or rehabilitation of historic structures within the Plan Area, particularly in the CM-LA overlay corridor. These actions commonly require structural stabilization and upgrades to current building code requirements that can financially discourage their implementation. This could particularly result where considerations of economies of scale relative to CM-LA mixed use residential/commercial development would apply. Therefore, the demolition and or removal of character-defining features from a number of historic structures along the Bell Street Corridor resulting from 2010 Plan Update buildout is reasonably foreseeable. The 2010 Plan Update buildout adjacent to the historic resources would also affect the overall character of the existing historic Town streetscape in the CM-LA overlay corridor. Therefore, the 2010 Plan Update buildout's residual impact on historic resources would be *potentially significant and unavoidable (Class I).*

4.2.3 Cumulative Impacts

Archaeological Resources

Area of Influence: The area of influence for evaluating cumulative impacts on archaeological resources extends throughout the area that was prehistorically occupied by the Purisimeño Chumash. This area identified in the 1992 Los Alamos Community Plan EIR (Santa Barbara County P&D 1992) extended from near Point Conception in the south to Santa Maria Valley in the north, and inland from the coastline to a boundary just east of Los Alamos. Archaeological sites in this Area of Influence potentially share similar characteristics of populations who were last to inhabit the land before Missionization in the late 18th century. It is important to recognize, however, that prehistoric archaeological sites in the Area of Influence are components of a larger cultural interaction sphere that extended throughout northern Santa Barbara County, north of the Santa Ynez Mountains.

Development in the Area of Influence, like that in Santa Barbara County, is considered to have resulted in the destruction of over 90 percent of all prehistoric and historic archaeological sites in the area. Within the Area of Influence, this has resulted from urbanization in Orcutt, Santa Maria, military installations on Vandenberg Air Force Base, and agricultural land modifications. This has resulted from the simple fact that desirable locations for modern development are based on similar environmental factors that prehistoric populations favored. These past related projects within the Area of Influence have resulted in *significant cumulative impacts on archaeological resources*.

Development within the Los Alamos Valley outside of the Plan Area is anticipated to grow at an approximate 3 percent annual rate (SBCAG 2007). This suggests that additional disturbance to archaeological resources would potentially occur. Examples of this type of development, including agricultural-dependent manufacturing (i.e., wineries, greenhouses, etc.) and residential land divisions are identified in Appendix D and Figure D-1 (Projects 4, 5, and 9) along drainages and landforms that have a high likelihood to include unknown archaeological sites. County and Federal (on Vandenberg Air Force Base) permit review processes would be applied to minimize the potential effects on important archaeological resources within the Area of Influence. The ability to completely avoid impacts on all archaeological sites through project redesign or specifications is unlikely, given competing objectives for achieving return of investments on undeveloped properties and potential constraints on site size. Therefore, related future development in the Area of Influence is considered to have a *potentially significant cumulative impact on archaeological resources.*

The 2010 Plan Update buildout includes 685 residential units and 549,515 square feet of non-residential development. Future development close to San Antonio Creek, Cañada de

Calaveras, and Cañada de Santa Ynez would have the highest potential for impacting unknown, buried prehistoric archaeological sites. Buildout within the CMLA corridor, in the historic Los Alamos town core, would have the highest potential to impact unknown historic archaeological resources dating from the late 19th and early 20th centuries. Given the relatively small area within the Plan Area that has been systematically investigated for archaeological resources (approximately 5 percent), the potential for 2010 Plan Update buildout to impact unknown subsurface archaeological resources is considered *potentially significant*. The cumulative impact on archaeological resources resulting from related projects outside of the Plan Area along with 2010 Plan Update buildout is therefore considered *potentially significant,* and the 2010 Plan Update's potential contribution to this impact would be *cumulatively considerable*.

Mitigation Measures

~~The 2010 Plan Update Policy HA-LA-1.2 as revised by measure~~Mitigation measure MM CR-1 includes new Development Standard HA-LA-1.2.1 that requires that significant cultural, archaeological, and historic resources in the Los Alamos Planning Area be protected. Existing County permitting standards ensure that discretionary projects located within areas where there is a high likelihood of archaeological site location be systematically evaluated. ~~This would not, however, apply to ministerial projects including proposed development less than 15,000 sq. ft. in the CM-LA Bell Street Corridor.~~

Residual Impacts

2010 Plan Update buildout would include a substantial number of ministerial projects that would be located throughout the Plan Area in proximity to San Antonio Creek, Cañada de Calaveras, Cañada de Santa Ynez, and within the historic Los Alamos town core. It is reasonable to assume that a number of these projects would have the potential to impact unknown prehistoric and historic archaeological resources. These unknown resources would not be subject to the provisions of Policy HA-LA-1.2 or Development Standard HA-LA-1.2.1. Therefore, the residual 2010 Plan Update buildout's residual contribution to cumulative impacts on archaeological resources would be *cumulatively considerable* (Class I).

Historical Resources

Area of Influence: The Area of Influence for considering cumulative impacts on historic architectural resources is the historic landscape within which the town of Los Alamos was established and developed: Rancho Los Alamos, the 48,000 acre rancho occupying the western half of the Los Alamos Valley. This area contains the urbanized town of Los Alamos, along with the rural historic landscapes that reflect the agricultural development of

the area subsequent to American settlement.

Development in the Area of Influence outside of the Plan Area has resulted in changes and or removal of many vernacular ranch structures including barns, stables, and outbuildings that reflect the agricultural activities in the area. Increasing development of rangeland and row crops to wine grapes has reduced the need for these often antiquated structures, resulting in their incremental removal. These past related projects within the Area of Influence have resulted in *significant cumulative impacts on historical resources*.

Development within the Los Alamos Valley outside of the Plan Area is anticipated to grow at an approximate 3 percent annual rate (SBCAG 2007). This suggests that additional potential for removal of historic resources would potentially occur. County permit review processes that involve the assessment of potential structures over 50 years of age for their significance by a County-qualified historian would be applied to minimize the potential effects on potentially important historical resources. The ability to completely avoid impacts on all historic architectural sites through project redesign is unlikely, given competing objectives for achieving return of investments on undeveloped properties and potential constraints on site size. Therefore, related future development in the Area of Influence is considered to have a *potentially significant cumulative impact on historical resources.*

The 2010 Plan Update buildout includes 685 residential units and 549,515 square feet of non-residential development. Development within the CMLA corridor, within the historic Los Alamos town core, would have the highest potential to impact important historic architectural resources dating from the late 19th and early 20th centuries. As stated in Impact CR-2, the demolition and/or removal of character-defining features from a number of historic structures along the Bell Street Corridor (and those that may become potentially significant as they increase over 50 years of age) resulting from 2010 Plan Update buildout is reasonably foreseeable. Potential impacts associated with discretionary projects would be addressed on a case-by-case basis, and implementation of existing County historical review procedures would strive to ensure that the significance of historic resources would be properly assessed and addressed as development occurs. As stated in Impact CR-2, it is reasonable to assume that economic and technological factors would not always allow for the preservation and/or rehabilitation of historic structures within the Plan Area, particularly in the CMLA overlay corridor. Therefore, the potential for 2010 Plan Update buildout to impact important historical resources is considered *potentially significant*. The combination of related projects outside of the Plan Area along with 2010 Plan Update buildout cumulative impact important historic architectural resources is therefore considered *potentially significant,* and the 2010 Plan Update's potential contribution to this impact would be *cumulatively considerable*.

Mitigation Measures

The 2010 Plan Update' contribution to cumulative impacts on historic resources would be minimized by the Bell Street Design Guidelines and the 2010 Plan Update Historical Resources Goals, as revised in measure MM CR-1.

Residual Impacts

As explained in Impact CR-2, it is reasonable to assume that economic and technological factors would not always allow for the potentially costly preservation and/or rehabilitation of historic structures within the Plan Area, particularly in the CMLA overlay corridor. Therefore, the residual Plan Area buildout contribution to cumulative impact on historic resources would be *cumulatively considerable* (Class I).

4.2.4 Residual Impacts

Implementation of the Plan Area policies, development standards, and measure MM CR-1 would reduce the 2010 Plan Update's project-specific impact on historical resources, but impacts on prehistoric and historic resources would remain *significant and unavoidable* (Class I). Implementation of the 2010 Plan Update's policies and development standards as revised and augmented by measure MM CR-1 would minimize the 2010 Plan Update's contribution to cumulative impacts on prehistoric and historic resources, but residual contributions would remain *cumulatively considerable* (Class I).

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4.3 WASTEWATER

This section addresses the potential effects of 2010 Plan Update buildout on regional wastewater treatment capacity.

4.3.1 Setting

The Los Alamos Community Services District (LACSD) currently provides wastewater treatment service to the Plan Area, except for some properties on the northeast side of Highway 101, within Subarea 1 (see Figure 4.3-1). Most of the parcels outside of the LACSD service boundary range in size from 5 to 15 acres, such that on-site wastewater treatment is more practical (County of Santa Barbara 2008). A total of 16 parcels (10 existing residential units) are located outside the LACSD service area (personal communication, Kevin Barnard 2009).

LACSD began providing sewer service to Los Alamos after completion of the wastewater treatment plant and the extension of sewer lines in late 1988, addressing sanitary issues related to the continued use of septic systems. In September 1993, Phase II of the wastewater treatment plant was completed, increasing the capacity of the treatment facilities. After completion of Phase II, the treatment facility began operating under Order No. 92-93 of the RWQCB. Order No. 92-93 allowed LACSD to discharge a maximum of 176,000 gallons per day (gpd), averaged over each month. In order to keep up with growth and the eventual buildout of the community, an additional plant upgrade was required. On December 2, 2005, the RWQCB revised Order No. 92-93 by adopting Order No. R3-2005-0133, allowing construction and operation of Phase III of the wastewater treatment plant and authorizing the upgraded facility to discharge up to the ~~a~~ maximum permitted average monthly flow of 225,000 gpd. The LACSD wastewater collection system and treatment ponds are rated at 400,000 gpd in order to meet buildout conditions under the 1994 Existing Plan (County of Santa Barbara 2008a), which would exceed the plant's current ~~maximum~~ permitted disposal capacity of ~~240~~225,000 gpd without plant upgrades (personal communication, Kevin Barnard, 2009).

The wastewater treatment system for Los Alamos is comprised of four basic elements: a primary and secondary treatment facility; an effluent disposal system; two lift stations; and trunk lines.

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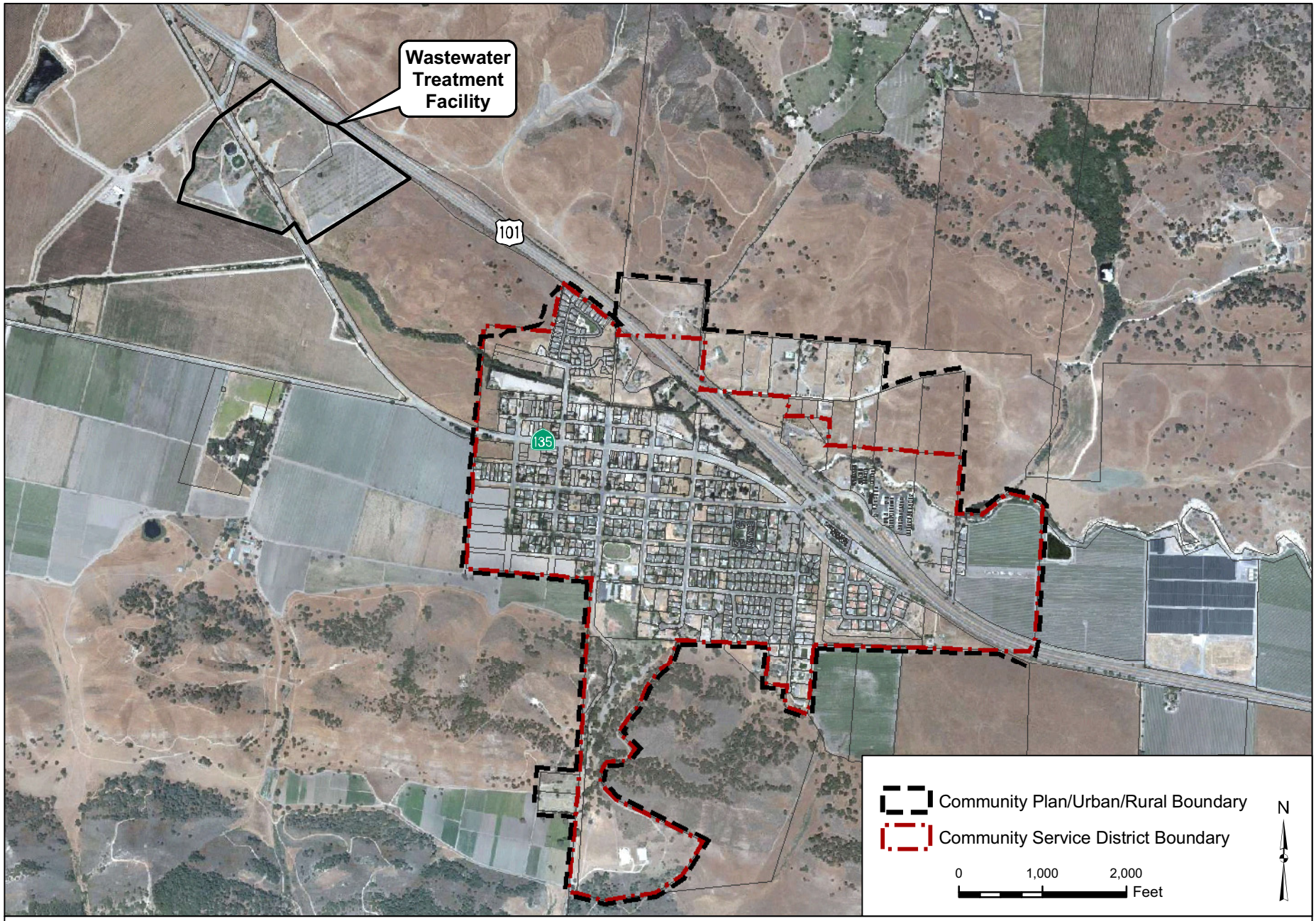

SOURCE: County of Santa Barbara Planning & Development 2009, DigitalGlobe 2008

FIGURE 4.3-1

Community Services District

DUDEK

2010 Los Alamos Community Plan Update EIR

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Primary and Secondary Wastewater Treatment Facilities

The wastewater treatment plant, including the Phase III expansion, covers 66.2 acres and is situated two miles northwest of Los Alamos (see Figure 4.3-1). All effluent is processed on site using two treatment ponds (aerated oxidation), each with a capacity of 1.4 million gallons. The two 18-foot deep treatment ponds are aerated and have an average detention time of 11.33 days. The treatment capacity of each pond is 400,000 gpd. This rate is generally assumed to be the original future maximum plant capacity when all other system components (e.g., lift station, disposal basins, reclamation system, etc.) have been fully improved (Dennis Bethel & Associates, Inc. 2006).

Current wastewater treatment plant flows average 116,000 gpd in the summer and 118,000 gpd in the winter; the plant is currently at 53% capacity based on the daily flows averaged over each month. As such, the LACSD is meeting their discharge limits. The plant's permitted flow is 225,000 gpd per RWQCB permit order No. R3-2005-0133. RWQCB guidelines are such that when wastewater production reaches 75% of the plant's average monthly flow capacity, or 168,750 gpd, the permit ~~will~~ would need to be upgraded and possibly extended. ~~to the actual plant current disposal capacity of 240,000 gpd (personal communication, Kevin Bernard 2009).~~ However, according to RWQCB (personal communication, Ryan Lodge, Central Coast RWQCB 2009), ~~they~~ the LACSD would not necessarily require a revised permit upon reaching 75% of the plant operating capacity. Instead, the RWQCB would require a revised permit to increase the LACSD plant maximum flows~~,which for LACSD would be a request to increase flows up to~~ in excess of the 225,000 ~~240,000~~ gpd permitted flow. Increasing flow capacity up to the maximum design capacity of 283,000 gpd ~~, which is LACSD's maximum flow capacity without any plant~~ would require "significant" plant upgrades (Bethel Engineering, 2008). A revised permit to increase the maximum flow capacity would be subject to RWQCB requirements ~~to remain within~~ limiting the Total Maximum Daily Loads (TMDL) allowable for Total Dissolved Solids (TDS), ~~Chlorine~~ Chloride, and Sodium. The TMDL for TDS is 850 mg/liter, for ~~Chlorine~~Chloride, 200 mg/liter, and for Sodium, 200 mg/liter. LACSD is currently operating at 828 mg/liter of TDS, 150 mg/liter of Chloride, and 140 mg/liter of Sodium, which is in compliance with the existing permit. According to LACSD and RWQCB staff, it is anticipated that any increase in flow capacity, up to the ~~current~~ plant's ~~design capacity of 240,000 gpd or up to the~~ maximum design capacity of 283,000 gpd ~~(that would require subject to "significant" plant upgrades)~~ would remain within RWQCB requirements for TMDLs.

Effluent Disposal System

LACSD operates four disposal basins covering approximately 47.6 acres of sloping pastures located adjacent to the plant. The basins allow for spray irrigation of treated wastewater for evaporation and percolation that provide a total 60.1 acre-feet of storage that is sufficient to accommodate effluent and rainfall from a 100-year storm event. The basins are used for retaining treated effluent and surface runoff, which will either evaporate, percolate or be pumped back into the treatment ponds for irrigation.

LACSD assesses impact fees on sewer connections to offset costs related to the construction of new physical capital improvements, while monthly fees are used to cover costs associated with daily operation and maintenance of ~~their facilities~~ the plant and administration services. The cost of the connection fees are calculated based on the District's existing and projected infrastructure demands. The one-time connection fee is based on the type of development proposed and whether the proposed project is located within the existing LACSD boundaries or requires annexation into the district.

Trunk Lines

A 10-inch diameter main trunk line runs along Main Street connecting the east side of Highway 101 (Subarea 1) to the western edge of LACSD. A 12-inch main trunk line continues from Main Street across Bell Street to the Bell Street lift station. Smaller, 6-inch diameter feeder lines connect the existing residences and businesses to the main trunk lines. All sewer lines are gravity flow from the individual residential and commercial properties to the main trunk lines, with the exception of one residential property located north of San Antonio Creek on Augusta Street (Dennis Bethel & Associates, Inc. 2006).

Lift Stations

The primary lift station that propels the flow of wastewater effluent through sewer mains is located on Bell Street, south of the San Antonio Creek crossing. It presently has two 7.5 horsepower pumps (operate opposite of the other one) operating at 270 gpm each, and is capable of pumping 259,200 gallons in an eight-hour period, with a wet well capacity of 7,100 gallons. This lift station sends effluent across San Antonio Creek via a 1,950 linear foot, 8-inch force main up to the plant. A second lift station is located on Augusta Street near San Antonio Creek and serves to connect a single residential property on the north side of the San Antonio Creek to the main trunk lines, which is then pumped to the plant.

Wastewater Analysis

The LACSD Wastewater Collection and Treatment Facilities Planning Study (Planning Study) completed in April 2006 (Dennis Bethel & Associates, Inc. 2006) summarized existing wastewater flows based on 2005 flow data, and projected ultimate flows based on derived unit flow factors and buildout data per the 1994 Existing Plan. To update flow projections per the 2010 Plan Update, a more detailed analysis was performed based on updated unit wastewater generation rates calculated from current flow data and the specific land use types identified in the 2010 Plan Update.

Existing Unit Flow Update

Per the 2006 Planning Study (Dennis Bethel & Associates, Inc. 2006), the historical average wastewater flow per residential dwelling unit (DU) in Los Alamos has ranged from 157 to 209 gallons per day (gpd); an average wastewater flow of 191 gpd was calculated for 2005. The analysis also estimated the maximum average monthly flow to address variability in wastewater treatment during wet weather conditions. The maximum average monthly flow of 118,500 gpd in March reflects a worst case wet weather flow condition. Though the 2006 Planning Study considered wet weather flows, it did not account for wastewater flows from non-residential areas, and therefore overstated wastewater generation rates from residential households. In support of the 2010 Plan Update EIR, detailed data have been compiled on existing development, building areas for commercial and industrial development, and the number of single-family, multi-family and second residential units. Based on these data, a more detailed analysis was performed to accurately calculate existing wastewater generation rates.

The updated unit flow analysis prepared for this EIR estimated wastewater flows for commercial and industrial development based on the wastewater generation formula used for future flow projections in the 2006 Planning Study. The 2006 Planning Study identified a commercial and industrial development wastewater treatment demand of approximately 22 gpd per 1,000 square feet of building area. Calculations were based on LACSD water use records and the assumption that 65 percent of all water demand requires wastewater treatment (the "return rate" to the sewer system). Wastewater flows for Olga Reed Elementary School were estimated from the number of students (average daily enrollment) and typical published wastewater flow rates for schools. The analysis also takes into consideration lower wastewater flows for multi-family and second units by assigning an equivalent dwelling unit (EDU) conversion based on published typical sewer flows.

In 2008, the total average wastewater flow to the wastewater treatment plant was 117,000 gpd (Bethel Engineering letter to Derek Johnson, Long Range Planning, November 26, 2008). Working back from this total, the average residential wastewater flow rate in 2008 flows was 178.00 gpd/EDU, as shown in Table 4.3-1 (see page 4.3-7).

Table 4.3-1 Existing Wastewater Flow Calculation

Land Use	Quantity	Sewer EDUs/DU	Total EDUs	Average Unit Wastewater Flows	Total Flow (gpd)
Residential					
Single-Family Units	447 units(1)	1.0	447	178.00 gpd/EDU (calculated)	79,565
Multi-Family Units	192 units	0.9	173		30,758
Second Units	-	0.75	-		-
Total Residential:	639 units		620 EDUs		110,323
Non-Residential					
Commercial	174,270 sf	-	-	21.67 gpd/1000 sf(2)	3,776
CM-LA	-	-	-		-
Industrial	-	-	-		-
Public/Institutional	25,880 sf	-	-		561
Elementary School (48,365 sf)	234 students	-	-	10 gpd/student(3)	2,340
Total Non-Residential:					6,677
Total Existing Average Wastewater Flows(4) =					**117,000 gpd**

(1) Excludes 10 SF units located outside of LACSD service area.
(2) Based on a commercial/industrial conversion rate of total sf/30gpd * 0.65, per LACSD 2006 Wastewater Planning Study
(3) From *Wastewater Engineering Treatment and Reuse*, fourth edition, Metcalf & Eddy
(4) Metered flows in 2008 per comments on Draft LACP from Bethel Engineering dated November 26, 2008

Regulatory Setting

State Regulations

Santa Barbara County is within the jurisdiction of the Central Coast Regional Water Quality Control Board (Regional Board). The Regional Board has adopted policies and requirements pertaining to the protection of the quality of surface and ground water that are contained within the Water Quality Control Plan for the Central Coast Basin (Basin Plan). The Regional Board implements the Basin Plan by issuing and enforcing waste discharge requirements to individuals, communities, or businesses whose waste discharges can affect water quality. These requirements can be either State Waste Discharge requirements for discharges to land, or federally delegated National Pollutant Discharge Elimination System (NPDES) permits for discharges to surface water. Methods of treatment are not specified. Such discharges are considered to be managed to control

water quality when: 1) they meet these requirements; 2) water quality objectives are met; and 3) beneficial uses are protected.

County Regulations

Santa Barbara County Environmental Health Services (EHS) enforces the County's sanitary sewer ordinances and prevents the spread of disease and the generation of odors and other nuisances by ensuring sewage is properly disposed. In most areas of the county, public, sanitary sewers are available for this purpose. Applicants seeking to hook into sewer services must provide written documentation that these public utilities will accept any sewage generated as part of their project to gain permit approval from EHS.

In the more remote areas of the County, it may be necessary to develop onsite sewage disposal systems. In this case, it is necessary for an applicant to demonstrate that sufficient space and soil absorptive capacity is available to properly dispose of all sewage effluent generated from the project. This is required prior to zoning clearance for the project. In addition, a separate, onsite sewage disposal system permit, from EHS must be submitted and approved prior to the issuance of a building permit by the Building and Safety Division of the Planning and Development Department.

All businesses that generate sewage must submit a detailed, scaled plot plan that clearly shows the location of all water wells, rivers, streams or other water courses, as well as areas on the property which hold or circulate water. This plot plan should also include information relating to water sources on adjacent parcels. All information regarding existing septic system components must be included on the site plan as well as relevant topographical information. Any residences or other structures must be accurately depicted to ensure proper setbacks, according to the 2007 Uniform Plumbing Code and Regional Water Quality Control District Basin Plan.

Special Problem Areas

Los Alamos is designated by resolution of the Santa Barbara County Board of Supervisors as a "Special Problem Area" due to past issues with wastewater disposal and flooding. When the community was serviced with wastewater treatment and disposal, wastewater disposal became less of a concern in Los Alamos. Areas outside the Community Service District boundary in the Plan Area boundary are served by on-site sewage disposal systems and subject to EHS review and approval. All proposed projects in the Plan Area are reviewed by the Special Problems Committee (SPC). The SPC is made up of members from Public Works Flood Control and Transportation Divisions, Planning and Development/Grading, Environmental Health, and the Fire Department. Project plans are

submitted to the SPC for a land use and/or grading permit(s) within a Special Problem Area. The SPC may impose any and all reasonable conditions to prevent or mitigate present or anticipated problems that may result from the project. The SPC can also prohibit construction if the committee unanimously agrees that there is no other feasible way to prevent a serious risk of substantial damage to property, public or private, or of injury to persons. After project review, the SPC delivers its findings by written response to the planner assigned to the project (County of Santa Barbara 2008b).

4.3.2 Impact Analysis

Methodology

Impacts to the LACSD sewer system are considered significant if sewage generated from future development under the proposed 2010 Plan Update would exceed the existing or planned capacity of the sewage collection and/or treatment system, or require extension of trunk lines with capacity to serve new development. Wastewater service generation rates were estimated based upon LACSD water use factors.

Significance Criteria

The following significance criteria are based on CEQA Guidelines *Appendix G* Environmental Checklist Form. The project would have a significant impact on wastewater treatment if it would:

- *Require construction of new wastewater treatment facilities or expansion of existing facilities.*

2010 Plan Update Policies and Development Standards

The 2010 Plan Update includes new and revised policies and development standards from the 1994 Existing Plan related to wastewater including *Dev Std WAT-LA-1.2.1* in *Section 4.4 Water Resources/Flooding* that requires new development to use low flow toilets and showers. The 2010 Plan Update's specific policies <u>incorporate changes identified during final Plan Update and environmental review in underline and strike-through. The changes serve to clarify policy requirements and do not result in new or changed environmental impacts, nor do they change the conclusions in the EIR analysis. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.</u>

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.

DevStd SD-LA-1.1.3~~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.~~

Policy SD-LA-1.4~~2~~: If expansion of the wastewater infrastructure ~~system based on capacity~~ becomes necessary due to new development, the burden of expansion ~~upgrading the wastewater system~~ 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.

Action SD-LA-1.4.1: The County shall support the efforts of the Los Alamos Community Services District to establish District eligibility for grants and loans to be used for wastewater system expansion and/or improvements.

Updated Flow Projections

As stated previously, the LACSD 2006 Planning Study (Dennis Bethel & Associates, Inc. 2006) projected future residential wastewater flows on a unit flow factor of 200 gpd/EDU, taking into account the maximum average monthly wet weather flows in March. However, current planning data and 2008 actual total wastewater flows result in an average residential wastewater flow rate of 178.00 gpd/EDU. As noted above, this flow rate is below the overly conservative 200 gpd/EDU flow rate used in the 2006 Planning Study, and is below the industry planning standard for flow rates of 200 gpd/EDU or greater typically used in projecting future wastewater demand. Furthermore, based on Table 8a in the County of Santa Barbara Environmental Thresholds and Guidelines Manual, which provides water demand estimations for indoor uses factoring in low-flow, water conserving reductions, the average residential wastewater flow rate of 178.00 gpd/EDU (61 gpd/person) is near the maximum reduction achievable through installation of higher efficiency plumbing fixtures. Based on Table 8a, the maximum reduction achievable using low flow toilets and showers, results in an average 51 gpd/person, which equates to 149 gpd/EDU based on 2.91 persons per household for the Los Alamos area.

Although the 2010 Plan Update includes new development standards that reinforce the County's Building and Plumbing Code that require all new development to conserve water, and it is likely that flows from 2010 Plan Update residential buildout may actually be less than current averages, it was determined that the existing average residential unit flow rate of 178.00 gpd/EDU is an appropriate rate to use in projecting future flows, given that it is supported by actual data (e.g., 2008 planning data and 2008 total wastewater flows), is already well below average residential unit flows used by industry planning standards, and is near the maximum reduction assumed achievable in Table 8a of the County's Environmental Thresholds and Guidelines Manual.

As a result, Table 4.3-2 provides flow projections for buildout conditions based on the 2010 Plan Update, which reflects an assumption in use of low-flow plumbing conservation measures for residential uses and the onsite wastewater treatment and disposal facility proposed as part of the 78,684 square foot Lucas & Lewellen (L&L) Winery. The L&L Winery wastewater facility would process wastewater from the production of wine, with domestic wastewater to be serviced by LACSD, resulting in an assumed 70-percent reduction in wastewater flows going to LACSD. The projections also assume an increase in student enrollment at the elementary school based on the percentage increase in residential units related to 2010 Plan Update buildout.

Table 4.3-2 Projected Wastewater Flows

Land Use	Quantity	Sewer EDUs/DU	Total EDUs	Average Unit Wastewater Flows	Total Flow (gpd)
Residential					
Single-Family Units	658 units[1]	1.0	658	178.00 gpd/EDU	117,123
Multi-Family Units	608 units	0.9	547		97,401
Second Units	38 units	0.75	29		5,073
Total Residential:	1,304 units		1,234 EDUs		219,597
Non-Residential					
Commercial	421,413 sf	-	-	21.67 gpd/1000 sf[3]	9,131
CM-LA	188,750 sf	-	-		4,090
Industrial[2]	98,035 sf	-	-		1,194
Public/Institutional	41,467 sf	-	-		898
Elementary School (48,365 sf)	608 students	-	-	10 gpd/student[4]	6,080
Total Non-Residential:					21,393
Total Existing Average Wastewater Flows =					**240,990 gpd**
Projected Ultimate Maximum Month Flow (Average x 1.10) =					**265,089 gpd**

(1) Number of ultimate residential units reduced to account for 13 units assumed to convert to commercial use.
(2) Adjusted to include 70% reduction in total flow for the Lucas & Lewellen Winery (78,684 s.f.) onsite wastewater facility.
(3) Based on a commercial/industrial conversion rate of total sf/30gpd * 0.65, per LACSD 2006 Wastewater Planning Study.
(4) From *Wastewater Engineering Treatment and Reuse*, fourth edition, Metcalf & Eddy.

At buildout, average wastewater flows to the treatment plant are projected to be approximately 240,990 gpd. ~~LACSD estimates that 240,000 gpd is the maximum capacity of the wastewater treatment plant as it currently exists.~~ The Regional Water Quality Control Board (RWQCB) requires that the discharge of daily flow averaged over each month shall not exceed the plant's permitted capacity. Therefore, the treatment plant must have excess capacity to treat maximum monthly flows. The 2006 Planning Study considered monthly flows from existing users in the district between 2001 and 2005. Based on these flows, the maximum month peaking factor ranged from 1.02 to 1.10 (maximum month average/yearly average flow). Based on the highest historical monthly peaking factor of 1.10 that reflect worst case wet weather flows, the projected maximum monthly wastewater flow to the treatment plant at buildout is approximately 265,089 gpd, as shown in Table 4.3-2.

Project Impacts and Mitigation Measures

Potential impacts on wastewater are discussed below.

Impact WW-1: The *2010 Plan Update buildout would potentially exceed LACSD's wastewater plant capacity.*

Buildout under the 2010 Plan Update within the LACSD service area (slightly smaller than the Plan Area) would allow up to an additional 678 residential units and 549,515 square feet of non-residential space, representing buildout of 1,304 residential units and 798,030 square feet of non-residential space (see Table 4.3-3 on page 4.3-12). No expansion of the current LACSD service boundary would be necessary to accommodate this buildout, since those parcels presently outside LACSD's boundary would continue to utilize onsite septic systems and would not be annexed into the District as part of future buildout proposed under the 2010 Plan Update.

The projected average wastewater volume generated at buildout within the LACSD Boundary would be approximately 240,990 gpd, of which approximately 126,304 gpd is attributed to new development under the 2010 Plan Update. The total amount of 240,990 gpd would exceed the currently RWQCB permitted operating capacity of the LACSD wastewater treatment plant of 225,000 gpd, by 15,990 gpd.

~~According to LACSD, the maximum capacity of the wastewater treatment plant as it~~

~~currently exists is 240,000 gpd.~~ Any increase in plant capacity above the current permitted capacity of 225,000 gpd would require RWQCB review and approval. According to LACSD (personal communication with Kevin Barnard, July 2009), the District does not currently have adequate disposal facilities to accommodate flows greater than ~~240~~225,000 gpd without substantial plant upgrades (e.g., increased retention basin storage). The maximum potential disposal capacity of the plant, subject to significant plant upgrades would be 283,000 gpd. This is based on the April 2006 *Wastewater Collection and Treatment Facilities Planning Study* prepared by Bethel Engineering. ~~the District's maximum disposal capacity that could be accommodated with plant upgrades is 283,000 gpd.~~

Table 4.3-3 Projected Wastewater Flows – Future Development Only

Land Use	Quantity	Sewer EDUs/DU	Total EDUs	Average Unit Wastewater Flows	Total Flow (gpd)
Residential					
Single-Family Units	224 units(1)	1.0	224	178.00 gpd/EDU	39,872
Multi-Family Units	416 units	0.9	374		66,643
Second Units	38 units	0.75	29		5,073
Total Residential:	678 units		627 EDUs		111,587
Non-Residential					
Commercial	247,143 sf	-	-	21.67 gpd/1000 sf(3)	5,355
CM-LA	188,750 sf	-	-		4,090
Industrial(2)	98,035 sf	-	-		1,194
Public/Institutional	15,587 sf	-	-		338
Elementary School (48,365 sf)	374 students	-	-	10 gpd/student(4)	3,740
Total Non-Residential:					14,717
Total Projected Average Wastewater Flows =					**126,304 gpd**
Projected Ultimate Maximum Month Flow (Average x 1.10) =					**138,934 gpd**

(1) Excludes 7 planned SF units that are located outside of LACSD service area.
(2) Adjusted to include a 70% reduction in total flow for the Lucas & Lewellen Winery (78,684 s.f.) onsite wastewater facility.
(3) Based on a commercial/industrial conversion rate of total sf/30gpd * 0.65, per LACSD 2006 Wastewater Planning Study.
(4) From *Wastewater Engineering Treatment and Reuse*, fourth edition, Metcalf & Eddy.

The projected average monthly flow at buildout of the 2010 Plan Update would exceed the plant's current permitted capacity of 225,000 gpd ~~maximum design capacity of 240,000 gpd~~ for disposal of effluent. As a result, LACSD would require "significant" plant upgrades that include expansion of existing retention basin storage capacity to accommodate both the projected 2010 Plan Update buildout ultimate average flow of 240,990 gpd and the ultimate maximum month flow of 265,089 gpd. These volumes would be within LACSD's overall maximum potential plant design disposal capacity of 283,000 gpd according to the April 2006 *Wastewater Collection and Treatment Facilities Planning Stud y* prepared by Bethel

Engineering ~~which would be within LACSD's overall maximum potential plant design disposal capacity of 283,000 gpd~~.

The 2010 Plan Update includes *Dev Std WAT-LA-1.3.2* ~~.2.1~~ requiring new development to incorporate water conservation measures in project design ~~use low flow toilets and showers to reduce water use~~ that could subsequently reduce wastewater flows:

> ~~•~~ *Dev Std WAT-LA-1.3.2~~2.1~~*: All new residential, commercial, and 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. ~~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.~~
>
> *As stated previously,* calculations of projected 2010 Plan Update buildout flows are based on residential wastewater treatment duty factors that factor required low-flow conservation plumbing devices. The projected maximum monthly wastewater flows at buildout of the 2010 Plan Update would exceed LACSD's current ~~maximum~~ permitted plant capacity of ~~240~~ 225,000 gpd by approximately ~~25~~ 40,089 gpd.

The 2010 Plan Update also contains the following policy that would address wastewater capacity to accommodate new development:

> ~~•~~ *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.

The above policy would place a cap on the amount of development based on projected capacity of the wastewater treatment system.

Buildout under the 2010 Plan Update would exceed ~~both~~ LACSD's current permitted (225,000 gpd) ~~and current design capacity (240,000 gpd)~~ capacity for treating wastewater effluent. However, the LACSD plant could accommodate 2010 Plan Update buildout, including the maximum month wastewater flow projected to be 265,089 gpd at buildout of the 2010 Plan Update, subject to "significant" plant upgrades to increase disposal capacity beyond the permitted 225,000 gpd as discussed above. The timing of plant upgrades and lack of an identified funding mechanism to fund any upgrades, however, would result in a potentially *significant impact on wastewater services.*

Mitigation Measures

Implementation of the 2010 Plan Update *Policy SD-LA-1.1, DevStd SD-LA-1.1.3~~2~~, Policy SD-LA-1.4~~2~~, and DevStd WAT-LA-1.3.2* would reduce the extent of potential significant impacts on wastewater treatment services from buildout of the 2010 Plan Update. ~~The~~Based on comments received during the Draft EIR public comment period, MM WW-1 has been changed to include new Action SD-LA-1.1.1 and Dev Std SD-LA-1.1.2 as shown below. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity. The new action and development standard will be included in the 2010 Plan Update ~~*Policy SD-LA-1.1* shall be augmented as follows (underlined text)~~ to further minimize the potential impact on wastewater service from buildout envisioned under the 2010 Plan Update, which would exceed LACSD existing wastewater treatment plant capacity. The changes to MM WW-1 clarify actions to mitigate Impact WW-1 and would not result in any new or changed environmental impacts. The revisions would not appreciably change the impact analysis conclusions.

MM WW-1 ~~*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.~~

Action SD-LA-1.1.1: ~~a.~~ The County shall ~~annually~~ monitor development activity in Los Alamos and provide data to the ~~prepare a bi-annual report (every two years) that provides a status of~~ Los Alamos Community Services District (LACSD) for use in their wastewater ~~treatment capacity.~~ 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 solutions to be considered.

Dev Std SD-LA-1.1.2: Upon reaching 90% of LACSD permitted capacity, the County shall suspend permitting of additional sewer system connections except for emergency or public benefit

purposes, until additional capacity is constructed.

Plan Requirements and Timing: This revision would be included as a new action and development standard in the Final 2010 Plan Update.

MONITORING: Planning and Development shall monitor development activity and coordinate data exchange with LACSD. ~~Upon Board of Supervisors approval of this action, Planning and Development shall incorporate the action into the Final 2010 Plan Update~~.

Residual Impacts

Implementation of the 2010 Plan Update's wastewater and water policies, development standards, and measure MM WW-1 would ensure that the wastewater demand associated with incremental potential buildout would not exceed existing LACSD permitted capacity of ~~240~~ 225,000 gpd. Due to the absence of a feasible funding mechanism that could be required to provide for increased LACSD retention basin storage to accommodate 2010 Plan Update buildout exceeding LACSD existing permitted capacity by up to ~~25~~ 40,089 gpd, impacts to wastewater services would remain *significant and unavoidable* (Class I).

Impact WW-2: ***Buildout under the 2010 Plan Update would likely require additional trunk and feeder lines to serve new development.***

Buildout under the 2010 Plan Update would allow up to an additional 678 residential units and 549,515 square feet of non-residential space for a total buildout of 1,304 residential units and 798,030 square feet of non-residential space within the LACSD service area. New development would potentially occur in some areas of the Plan Area where no trunk or feeder lines currently exist. According to LACSD, however, the sewer trunk line system is developed such that only feeder lines from new development would be required to connect to existing trunk lines (personal communication, Kevin Barnard 2009). Additionally, new development would be required to pay for and install appropriate feeder line connections to serve their property. As a result, potential impacts from 2010 Plan Update buildout on wastewater treatment related to the need for additional trunk and feeder lines would be *adverse, but less than significant.*

Mitigation Measures

As impacts on wastewater treatment would be adverse, but less than significant, no mitigation measures are necessary.

Residual Impacts

The residual impact would be *adverse, but less than significant* (Class III).

4.3.3 Cumulative Impacts

Area of Influence: The Los Alamos Community Services District provides wastewater treatment service ~~strictly~~ to the Plan Area, except for 16 parcels (10 existing residential units) located outside LACSD service area. Surrounding properties adjacent to the Plan Area, including properties within the Plan Area, but located outside LACSD service boundary, are all on individual septic systems. Therefore, the Area of Influence for assessing cumulative impacts on wastewater is limited to the LACSD service area. In this case, this Area of Influence is congruent with the Plan Area, except for the 16 parcels not currently within the LACSD service area.

Potential cumulative development within the LACSD service area at 2010 Plan Update buildout consists of 678 additional residential units and 549,515 square feet of non-residential space. This would exceed the Los Alamos Wastewater Treatment Plant's permitted capacity (225,000 gpd) by approximately 40,089 gpd. Should the Plant's existing treatment capacity be exceeded, upgrades and expansion of the plant would be necessary and RWQCB approval needed to accommodate buildout of the Plan Area. As a result, cumulative impacts resulting from buildout of the 2010 Plan Update would be considered *cumulatively considerable*.

Mitigation Measures

Incorporation of the 2010 Plan Update policies and development standards including measure MM WW-1 would ensure that the cumulative wastewater demand associated with incremental potential buildout would not exceed existing LACSD permitted capacity of ~~240~~ 225,000 gpd. However, no feasible mitigation measures exist to ensure adequate funding is available to fund plant improvements to provide for increased LACSD retention basin storage to accommodate 2010 Plan Update buildout exceeding LACSD existing permitted capacity of 225,000 gpd by up to ~~25~~ 40,089 gpd.

Residual Impacts

Implementation of the 2010 Plan Update's wastewater and water policies, development standards, and measure MM WW-1 would ensure that the wastewater demand associated with incremental cumulative potential buildout would not exceed existing LACSD permitted capacity of ~~240~~ 225,000 gpd. Due to the absence of a feasible funding mechanism that could be required to provide for increased LACSD retention basin storage to accommodate 2010 Plan Update buildout exceeding ~~240,000 gpd~~ LACSD existing permitted capacity of 225,000 gpd ~~capacity~~ by up to ~~25~~ 40,089 gpd, the 2010 Plan Update's contributions to impacts on wastewater treatment would remain *cumulatively considerable* (Class I).

4.3.4 Residual Impacts

With incorporation of measure MM WW-1, the 2010 Plan Update's project specific impact on wastewater treatment capacity and its contribution to impacts on cumulative wastewater treatment capacity would be minimized. However, the absence of a feasible funding mechanism to fund future improvements that could be required to accommodate buildout wastewater treatment demand would result in a *significant and unavoidable* (Class I) residual project specific impact, and a *cumulatively considerable* (Class I) contribution to cumulative impacts.

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4.4 FLOODING AND WATER RESOURCES

This EIR Section evaluates water-related issues that could be affected by buildout within the Plan Area, including surface drainage, flooding, water supply, and storm water quality.

4.4.1 Setting

Surface Drainage & Flooding

The Town of Los Alamos is located in a narrow valley located between the Solomon Hills to the north across Highway 101 and the Purisima Hills to the south. The terrain varies from flat or gently rolling hills in the center of Town, to steep rolling hills to the north and to the south and southwest of town. This valley containing the Plan Area is traversed by the San Antonio Creek watershed. The Calaveras Canyon (Cañada de Calaveras) and the Cañada de Santa Ynez watersheds are tributaries that flow into San Antonio Creek as it traverses the planning area from the south and southeast, respectively.

The terrain across much of the town is fairly flat (average slope of 3% to the northwest), which makes it very difficult to achieve a successful surface drainage system, and hence shallow sheet-flow type surface drainage conditions are common. In addition, the low soil permeability and steep slopes (45-50 percent) of the surrounding hills combine to promote very rapid flash-flood type flooding conditions within the canyons and at the mouths of canyons where they discharge into the Los Alamos Valley. However, rainfall amounts sufficient to produce surface runoff into the creeks do not occur on a regular basis; perennial stream flow in the San Antonio Creek does not occur during years with below average precipitation.

The Federal Emergency Management Agency (FEMA) is responsible for the identification of areas prone to flooding, and regulation of land uses within these flood-prone areas. FEMA administers a mapping program (Flood Insurance Rate Maps, or FIRMs) for each urbanized area of the United States. The FIRMs depict the boundaries of both the floodplain[1] and floodway[2] for each drainage in the community. According to the FEMA flood map edition produced in the 1970's for the Los Alamos Community, the 100-year storm event was identified to produce overbank conditions for San Antonia Creek, leading to flooding outside the channel (the so-called "floodplain" area); the majority of the 100-year floodplain was depicted along the south overbank of San Antonio Creek (encompassing about 56

[1] Floodplain refers to the area of level land that may be submerged by floodwaters during a 100-year storm event.

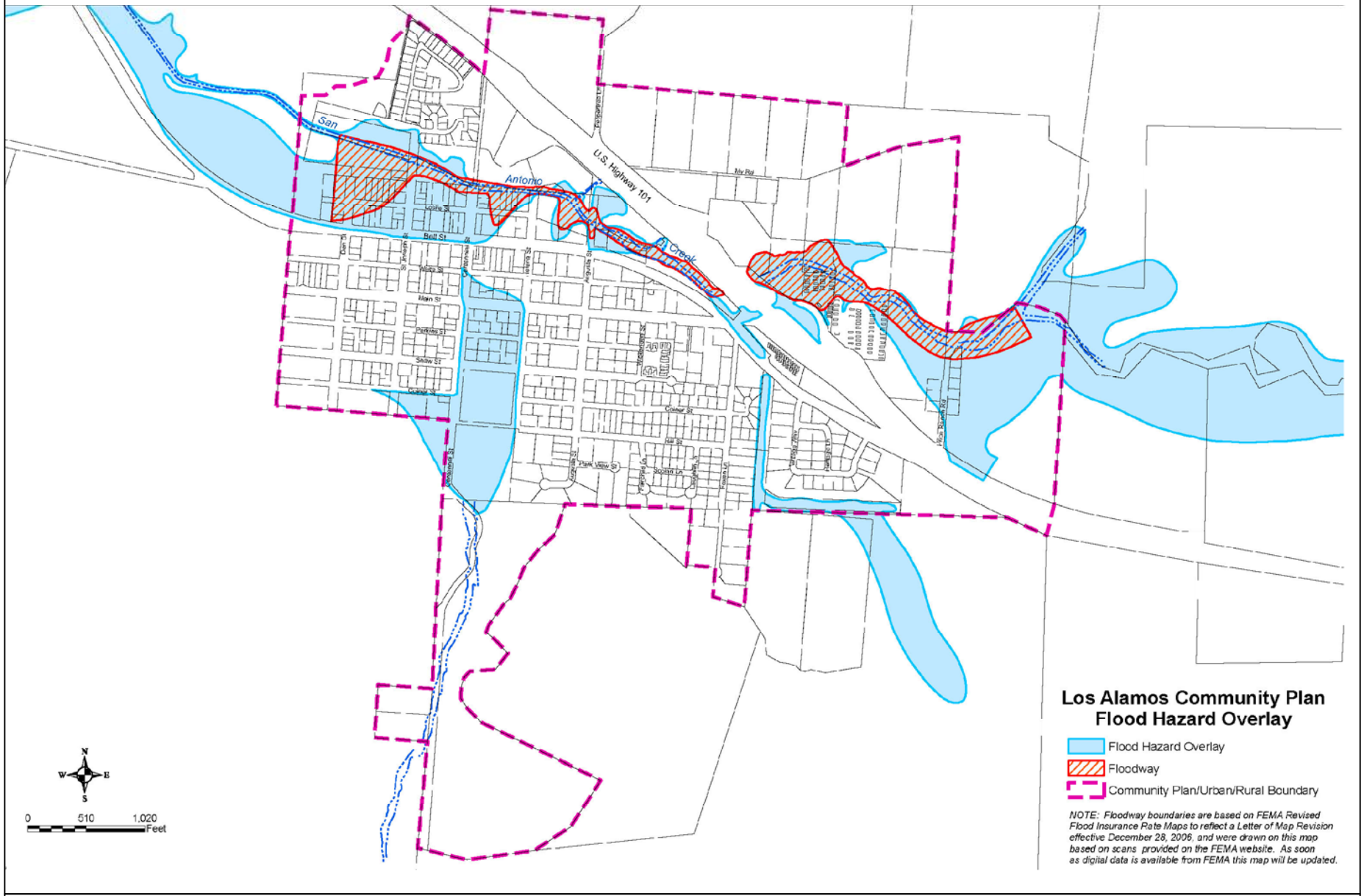
[2] Floodway refers to the area of a channel or river which must be reserved in an unobstructed condition in order to convey a 100-year flood without increasing flood elevations more than one foot.

acres within the Plan Area).

In 1990, the Santa Barbara County Flood Control District prepared a drainage study for the town of Los Alamos (May 1990). The District identified and quantified the flooding potentials for San Antonio Creek, Canada de Santa Ynez, Canada de las Calaveras, and drainage facilities within the town of Los Alamos. Flooding from San Antonio Creek continued to be identified as the most serious flood threat to Los Alamos in the 1990 drainage study.

In response to a request by the County Flood Control District FEMA reassessed San Antonio Creek within Los Alamos to redefine the floodplain and floodway. FEMA adopted map amendments in 1992 reducing the area within the floodway to 15 acres, and removing all parcels south of Bell Street from the floodplain. However, in December 2006, FEMA again revised the map to include areas along San Antonio Creek extending from approximately 800 feet downstream of St. Joseph Street to approximately 1,250 feet upstream of St. Joseph Street. The revised (2006) FIRM for Los Alamos is included as Figure 4.4-1 (see page 4.4-3). As can be seen from the 2006 FIRM, urban development has encroached on the creek in many areas; notable structures identified as being within the floodplain include the Los Alamos Community Services District building, the County Fire Station, and some residential structures.

Federal law requires property owners within a designated floodplain to purchase flood insurance if they are seeking to obtain a federally backed loan. Additionally, within a designated floodplain, FEMA also requires new building finished floor elevations to be at or above the 100-year flood elevation. In contrast, Santa Barbara County floodplain ordinance is more stringent, and requires the lowest finished floor elevation to be a minimum of two feet above the 100-year flood elevation. Within an identified floodway, both FEMA and the Santa Barbara County floodplain ordinance prohibit development, unless engineering specifications for the development reveal that the project will not raise upstream water surface levels. This policy is particularly relevant in Los Alamos since much of the undeveloped land north of Bell Street is currently located within the floodway.



SOURCE: County of Santa Barbara Planning & Development 2009

FIGURE 4.4-1

Flood Hazard Overlay

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Groundwater Supply / Water System Infrastructure

San Antonio Groundwater Basin

Ground and surface waters move from the bordering Solomon Hills and Purisima Hills toward the center of the Los Alamos Valley, and then continue westerly down the valley. The Paso Robles formation, which underlies the shallow surface deposits (the valley alluvium), is the major water-bearing geologic formation (or aquifer) in the Los Alamos area. Mixtures of gravel, sand, silt, and clay characterize this formation. High water yields can be obtained from wells that penetrate many of the coarse-grained (gravel and sand) layers of this formation. Groundwater also occurs as "perched groundwater" (i.e., water trapped by clay or other impermeable materials that prevent water from migrating deeper into the ground) in the younger alluvial materials in the valley. The alluvium is permeable locally and yields minor quantities of water to shallow wells. This combination of the deeper water-bearing Paso Robles Formation and perched groundwater in the shallow alluvium comprise the San Antonio Groundwater Basin (see Figure 4.4-2 on page 4.4-7) for the boundaries of the San Antonio Groundwater Basin). Average annual rainfall within the basin is 15.52 inches, which is less than the County annual average of 18.2 inches. Precipitation falls during a 6-month winter period between October and April. The potential evapo-transpiration from surface waters, and the natural vegetation covering surrounding watersheds is roughly 15 inches per year. Thus, in average precipitation years only minimal rainfall percolates down to recharge the underlying groundwater basin.

San Antonio Groundwater Basin is the only water source for the Plan Area; in fact, groundwater is the sole source of water supply within the basin boundaries. According to the Santa Barbara County Water Agency, the storage capacity of the groundwater basin is estimated to be 800,000-acre feet, with a gross safe yield of 8,667-acre feet per year (AFY). The safe yield is the quantity of water that can be drawn from a groundwater basin over a long period of time without depleting the overall volume of water stored in the basin (water extractions in excess of the natural recharge rate create a situation known as "overdraft"). In 2005, the San Antonio Groundwater Basin was identified as being over-drafted at a rate of 9,500 AFY (this takes into account "return flows" to the ground water basin from exterior water uses such as irrigation and wastewater that is spread in ponds and percolates downward). Based upon a study prepared by the Los Alamos Community Services District (LACSD, 2006), the community of Los Alamos in 2006 had a demand of 362 AFY (or 118 million gallons per year, which accounts for only about one percent of the total water demand in the basin). Agriculture accounts for the majority of the water use in the San Antonio Groundwater Basin, with agriculture using approximately 20,000 AFY. Although historically Vandenberg Air Force Base (VAFB) used approximately 3,400 AFY, with the recent shift to State Water as its principal supply, VAFB's use had dropped to

approximately 300 AFY.

Los Alamos Community Services District Facilities / Water Storage

The Los Alamos Community Services District (LACSD) provides water service to all development within the Plan Area except for 21units located in the northern portion of the urban boundary (these 21 units use private wells for water) (LACSD, Kevin Barnard, Manager, 2009). The District's water supply is provided from LACSD-owned groundwater wells in the San Antonio Groundwater Basin. The District's water distribution system includes three wells, one 200,000 gallon tank reservoir, one 500,000 gallon tank reservoir, and one 1,000,000 gallon tank reservoir. Wells #3, #4 and #5 are the District's only functioning production wells. Wells #1 and #2 were abandoned in the 1970's due to problems with siltation. Well #3 was drilled in August 1978 and is currently producing approximately 300 gallons per minute (gpm). Well #4 was drilled in July 1988 and currently pumps approximately 420 gpm. In 2006, the LACSD constructed Well #5. It is currently producing an average of 700-725 gpm. The LACSD currently serves 534 connections in the Plan Area.

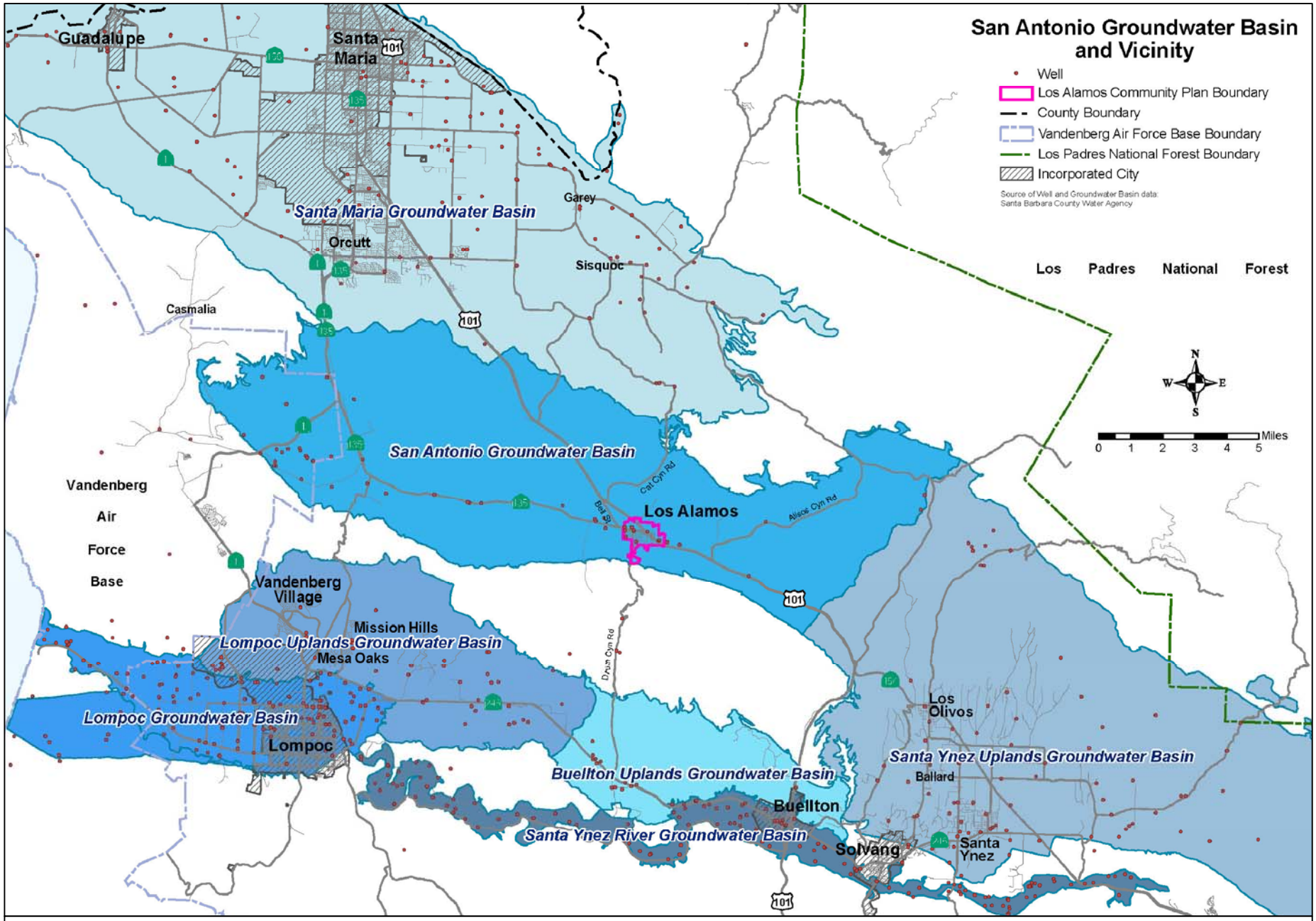
In 2004, LACSD ~~recently~~ increased their water storage capacity with the addition of a 1-million gallon tank (LACSD 2006). However, the existing storage capacity based on water demand and fire needs remains less than ~~demand~~ required. The LACSD has an existing storage deficiency of 13,364 gallons (LACSD, 2006), as illustrated in Table 4.4-1. There are three types of storage requirements for the system: operational storage, fire storage, and emergency storage. Because the demand for water has peaking characteristics, and rarely matches water production patterns, operational storage is necessary to support two routine scenarios:

1. To store water when the production is greater than the demand; and,
2. To supply water when the demand is greater than the production.

Table 4.4-1 Existing Water Supply Storage Requirements & Capacity

1. Operational Storage: 25% of Maximum Day Demand	198,500 gals
2. Required Fire Storage	300,000 gals
3. Emergency Storage: 3 Times Average Day Demand	961,644 gals
Total:	**1,460,144 gals**
Less Available Storage	1,446,780 gals
Deficiency	***13,364 gals***

Source: LACSD 2006



SOURCE: County of Santa Barbara Planning & Development 2009

FIGURE 4.4-2

San Antonio Groundwater Basin and Vicinity

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Based on the experience of other California communities, required operational storage varies between 25 and 30 percent of the maximum daily demand. Fire storage is required when the capacity of the production facilities is insufficient to meet the necessary maximum daily demand plus fire demand considering the required fire flows, residual pressure, and duration of the fire-related demand event.

Storm Water Quality

In 1972, Congress amended the Clean Water Act (CWA) to prohibit the discharge of any pollutant to waters of the U.S. from a point source unless the discharge is authorized under a National Pollution Discharge Elimination System (NPDES) permit. This system was expanded in 1987 to address non-point sources collected by a municipal separate storm sewer systems when it became evident that run-off from urban areas was a significant contributor to poor water quality in surface water bodies. The Clean Water Act requires states to conduct an assessment of the quality of all their waters [Section 305(b)] and develop a list of those waters that are "impaired or threatened" [Section 303(d)]. The California Regional Water Quality Control Board, Central Coast Region, most recently prepared a report that integrates the two assessment efforts into one: Draft 2008 California Central Coast Region 303(d)/305(b) Integrated Report. According to the Draft 2008 303(d)/305(b) Integrated Report, San Antonio Creek north of State Route 135 is currently failing to meet water quality standards for boron, ammonia, chloride, chlorpyrifos, e. coli, fecal coliform, low dissolved oxygen, sodium, and nitrogen/nitrite.

Another form of water quality degradation involves sediment, which can be caused by soil disturbance within the watershed that is transported via storm run-off to natural drainages, or scouring of natural channels due to increases in water volumes transported away from urban areas during storm events (resulting from the introduction of impervious surfaces in urban areas, otherwise known as "hydro-modification"). San Antonio Creek has moderate to severe hydro modification impacts directly upstream of US 101 caused by development encroachment into the floodway and a concentration of impervious surfaces in the downtown area of Los Alamos. Given the San Antonio Creek channel has natural banks within the project area, it is susceptible to scour, bank collapse, or deeper incising of portions of the channel.

A two phase program was instituted for municipal stormwater runoff. Phase I addresses municipalities with storm water systems serving populations of 100,000 or greater, construction sites disturbing greater than 5 acres of land, and any storm water discharges that violate water quality standards or significantly contribute pollutants to waters of the U.S. Phase II regulations became effective in March 2003. Phase II requires NPDES permits for storm water discharges from regulated small municipal separate stormwater systems

(i.e., population less than 100,000) and for construction sites disturbing more than 1 acre of land. The California State Water Resources Control Board implements the NPDES permit through a statewide General Permit (Waste Discharge Requirements for Storm Water Discharges From Small Municipal Separate Storm Sewer Systems). The General Permit and specifically, Attachment 4 of the General Permit, require regulated municipalities and counties such as the County of Santa Barbara to develop, implement, and enforce a program to reduce pollutants in construction and post-construction runoff from new development and redevelopment projects. These programs are outlined in a Stormwater Management Program (SWMP). The County's SWMP has been approved by the Regional Water Quality Control Board (RWQCB).

In compliance with the approved SWMP, all new and redevelopment is subject to key Comprehensive Plan policies and implementing regulations to prevent potential impacts on water quality from any runoff leaving a project site. The County requires that Best Management Practices (BMPs) be applied as to minimize potential project impacts on water quality. BMPs include measures that apply to construction activities and those that apply to post construction, project operation. Construction BMPs are required to address a variety of temporary, construction-related water pollution sources including erosion caused by construction including disturbed sediments, suspended solid sanitary wastes, chemicals, and debris (e.g., concrete truck washout, fertilizers, and pesticides in landscaping). Post-construction BMPs focus on implementing Low Impact Development (LID) techniques that minimize sources of operational, long-term stormwater pollution, and must include: site planning to avoid, protect, and restore wetland and riparian corridors, reducing the extent of new impervious surfaces; minimizing directly connected impervious area; using natural features, such as swales, to allow onsite infiltration of water; providing onsite treatment of stormwater runoff to reduce the transport of pollutants (petrochemicals, pesticides and fertilizers); and the increased storm-water flows (intensity, duration, and volume) that may exacerbate downstream flooding, bank scouring, and erosion.

Regulatory Setting

Special Problems Committee

Los Alamos has been designated by resolution of the Santa Barbara County Board of Supervisors as a "Special Problem Area" due to the continuing potential for flooding conditions in the Plan Area. The County also applies a Flood Hazard Overlay to the Los Alamos area. The Flood Hazard Overlay alerts planners and decision-makers to potential flood-related issues when reviewing applications for new development in the Plan Area. With the installation of the sewer system upgrades, wastewater disposal and contamination of groundwater drinking supplies became less of a concern in Los Alamos. Currently, all

proposed projects in the Plan Area are reviewed by the Special Problems Committee (SPC). The SPC is made up of staff from Santa Barbara County Public Works Flood Control and Transportation Divisions, Planning and Development, Environmental Health, and the Fire Department. The SPC has been granted authority by the Board of Supervisors to impose conditions on individual projects to prevent or mitigate problems related to land development. The SPC can also prohibit construction if the committee unanimously agrees that there is no other feasible way to prevent a health or safety risk.

A number of drainage improvements were set forth in the Capital Improvement Program (CIP) prepared for the 1994 Community Plan. These unfunded projects are now being transferred into the County's overall CIP. The identified projects included:

- Construction of improvements which would confine the San Antonio floodway to the creek channel, and decrease the extent of the floodplain and the intensity and frequency of floodwaters;
- Construction of improvements that would enable San Antonio Creek to carry the 100-year flood event. Implementation of these improvements would result in no parcels being in the floodway or floodplain of San Antonio Creek;
- Construction of a large concrete storm drain that would capture runoff from Calaveras Canyon and convey it north down Centennial Street to San Antonio Creek; and
- Construction of storm drains and improvements to local ditches to provide a combined local ditch and storm drain system. The local ditches, with only minor alterations, would be used to collect and convey stormwater to storm drains running north-south along Centennial, Augusta, and Wickenden Streets.

None of the projects identified in the 1994 CIP have been completed. Unfortunately, the Los Alamos Flood Zone District does not currently generate enough revenue to fund projects of this magnitude. Therefore, a funding source would need to be identified before these projects could be implemented. Despite these obstacles, there has been some progress as individual development projects are required to install storm drainage improvements. One recently approved development project will be installing a main drainage line from the southwest corner of the urban boundary to San Antonio Creek in the northwest corner. Although this pipe will directly benefit the project, it is also expected to alleviate some localized flooding along Den Street.

Although none of the CIP projects have been completed, the Flood Control District does have a regular maintenance program which includes San Antonio Creek. Work in San Antonio creek is primarily limited to trimming the trees and vegetation that grow on the sides and removing trees that have fallen into the creek to maintain flows. Occasionally the

work has included some grading to minimize sediment buildup. The County conducted this type of maintenance work in San Antonio Creek annually between 1994 -1996, 1998, and annually between 2002 and 2006. Maintenance work has also included the constructed channel on the east side of town every year, but that work is limited to mowing the weeds and grasses that line the channel. The Flood Control Division has also intended to restore sections of incised banks within San Antonio Creek east of US 101; however, funding has not been available to pursue this effort.

4.4.2 Impact Analysis

Methodology and Thresholds of Significance

Drainage & Flooding

The Santa Barbara County Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2008) does not provide significance criteria to assess drainage and flooding impacts. The following thresholds derived from the CEQA Guidelines, Appendix G, Environmental Checklist provide the basis for determining the significance of drainage/flooding impacts resulting from future individual project development which could be associated with implementation of the 2010 Plan Update.

Implementation of the 2010 Plan Update would have a significant impact on drainage/flooding if it would result in the following:

- Placement of housing within a 100-year flood hazard area, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map, or other flood hazard delineation map; and/or

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

Groundwater Supply /Water System Infrastructure

The following significance criteria are based on CEQA Guidelines, Appendix G, Environmental Checklist Form and County of Santa Barbara Significance Thresholds (County of Santa Barbara P&D 2008). The project would have a significant impact on groundwater supply / water system infrastructure if it would:

- Create a new demand for water extractions from the San Antonio Groundwater

Basin which would exceed 23 AFY; and/or

- Require or result in the construction of a new or expanded water infrastructure or water treatment facility.

Storm Water Quality

The Santa Barbara County Environmental Thresholds and Guidelines Manual (County of Santa Barbara P&D 2008) for Surface and Storm Water Quality states: A significant water quality impact is presumed to occur if the project:

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25 percent or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works;; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial usessof a receiving waterbody; or
- Results in a discharge of pollutants into an "impaired" waterbody that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act).
- Results in a discharge of pollutants of concern to a receiving water body, as identified in by the RWQCB.

2010 Plan Update Policies and Development Standards

The following Policies and Development Standards address flooding, drainage, and water resource issues and incorporate changes identified during final Plan Update and environmental review. The changes serve to clarify policy requirements and do not result in new or changed environmental impacts, nor do they change the conclusions in the EIR analysis. The revisions

are shown in underline and strike-through.

Flooding/Drainage

Policy FLD-LA-1.1: *Drainage systems shall be designed to accommodate full buildout of the urban area as defined by the Community Plan.*

Policy FLD-LA-1.2: *All development, including construction, excavation, and grading, shall occur in accordance with the County Floodplain Management Ordinance.*

DevStd 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, retention basins, and install porous ground cover such as gravel, turf, block, etc.).*

DevStd 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.*

Policy FLD-LA-1.3: *Development shall incorporate drainage measures to ~~Provide adequate drainage to San Antonio Creek within the Los Alamos Community Planning Area to~~ relieve flooding and drainage problems.*

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.

Water

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.).*

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.

Action WAT-1.2.1: *The County shall support the efforts of the Los Alamos Community Services District to establish District eligibility for grants and loans to be used for water delivery and storage capacity infrastructure.*

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.*

Policy WAT-LA-1.3~~2~~: *All new development shall minimize exterior water usage for landscaping purposes.*

DevStd WAT-LA-1.3.2~~2.1~~:All new residential, commercial, and 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. ~~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.~~

DevStd WAT-LA-1.3.3~~1~~: All new development shall maximize the use of drought tolerant native or Mediterranean species and low flow irrigation for landscaping purposes.

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-1.5~~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 Services District.*

~~*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.*~~

Project Impacts and Mitigation Measures

Impact WR-1: *The 2010 Plan Update buildout would not potentially subject persons and property to possible flooding impacts.*

Approximately 31 parcels of the Plan Area are partially or wholly encompassed within the San Antonio Creek floodway. In addition, as illustrated in Figure 4.4-1, flooding within the 100-year floodplains of San Antonio Creek and Cañada de Calaveras could subject substantial areas along San Antonio Creek to shallow flooding with floodwaters ranging anywhere from three feet in depth, down to very shallow (several inches) of sheet-flow.

Impacts associated with 100-year flooding within the floodplain could include inundation of structures not constructed above the 100-year flood elevation, heavy siltation throughout yards, destruction of landscaping, restriction of access, and other water damage associated with low-velocity flooding. For properties located directly within the 100-year floodway, more substantial impacts could occur. Such impacts could include structural damage, erosion, loss of possessions, and potential for personal injury due to high-velocity flooding. Although existing flood control policies require that finished floor elevations be established two feet above the 100-year flood elevation and construction within the floodway is subject to strict criteria in the County's Floodplain Management Ordinance, 2010 Plan Update buildout, especially within the new CM-LA zone, would have the potential to result in impacts such as structural damage due to ponded water, loss of landscaping, damage to property not located above the floodplain, and personal injury. While the 2010 Plan Update includes several policies, actions, and development standards aimed at reducing the extent of flooding within the Los Alamos Community, funding is not assured to move forward with those programs. As such, 100-year flooding could continue to have the extent indicated in Figure 4.4-1. Therefore, construction of 2010 Plan Update buildout structures within the 100-year floodplain and within the floodway is considered a potentially *significant impact on flooding*. However, the 2010 Plan Update DevStd FLD-LA-1.2.2 in effect establishes a standard where each proposed development within the 100-year floodplain or floodway will be evaluated on a case-by-case basis by County Flood Control Division in order to identify project-specific design standards and restrictions to avoid impacts from flooding. Projects are mandated to comply with Flood Control Division requirements, thereby avoiding significant impacts associated with introduction of new development within a flood prone area.

The importation / employment of earthen fill to achieve finish floor elevations above the 100-year flood elevation would alter the flooding pattern on neighboring properties, potentially resulting in deeper flooding on those properties. The 2010 Plan Update DevStd FLD-LA-1.2.2 requires compliance with requirements of the County Flood Control District,

which would potentially allow the use of fill material to achieve proper finish floor elevations as an option, if determined feasible. This would address the adverse impacts of individual property flood protection upon neighboring parcels to *adverse, but less than significant levels*.

Mitigation Measures

As impacts on flooding would be adverse, but less than significant, no additional mitigation measures are required.

Residual Impact

Compliance with County flood control policies and regulations and implementation of the 2010 Plan Update Flooding/Drainage and Water Policies and Development Standards would ensure that potential flooding impacts remain *adverse, but less than significant* (Class III).

Impact WR-2: ***Implementation of the 2010 Plan Update would not substantially impact local urban drainage due to increased surface runoff.***

2010 Plan Update build-out would increase surface runoff as a result of the construction of impervious surfaces including concrete and asphalt. Project build-out and the resulting increased surface runoff would further exacerbate the localized urban drainage problem. In addition, 2010 Plan Update build-out development, including new structures and impervious surfaces, could result in localized drainage problems such as ponding of water, restriction of access, damage to vegetation, and other impacts associated with standing water. Construction of impervious surfaces associated with anticipated development would be controlled, however, on a case-by-case basis by applying conditions of approval which encourage the use of pervious construction materials where appropriate and ensuring adequate drainage plans are submitted which would not exacerbate the local urban drainage problem.

The 2010 Plan Update contains one development standard which addresses surface drainage for individual new development:

- *DevStd 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, devices, and install porous ground cover such as gravel, turf, block, etc.).

In addition, due to RWQCB requirements on the existing Santa Barbara County NPDES

permit, the County will within the next 12 months be developing hydro-modification / low impact development (LID) countywide design standards to reduce volume and duration of storm water runoff from all new development subject to County jurisdiction. Through conditions of approval, all development in the County (including Los Alamos) shall be made to comply with County policy and practices for hydromodification and low impact development which are in effect (have been adopted) at the time of project review.

Implementation of DevStd FLD-LA-1.2.1 and impending adoption of design standard to RWQCB requirements on the existing Santa Barbara County NPDES permit would reduce the impact on flooding to *adverse, but less than significant*.

Mitigation Measures

As impacts on flooding would be adverse, but less than significant, no additional mitigation measures are required.

Residual Impact

With adherence to policy and development standards of the 2010 Plan Update, and compliance with impending RWQCB design standard requirements, surface drainage impacts associated with future development allowed under the 2010 Plan Update would remain *adverse, but less than significant* (Class III).

Impact WR-3: ***Increases in groundwater extractions as a result of water demands associated with build-out of the Plan Area would exacerbate the currently over-drafted San Antonio Groundwater Basin.***

The Los Alamos Community Services District (2006) identified a Year-2006 water demand of 362 AFY for the Los Alamos Community. This demand was based upon the total water "produced" by the LACSD for delivery to customers in the 2005-2006 water year. The demand also tracked very well with the consumption projections used by the LACSD for facility planning purposes. The LACSD uses a water consumption model for Los Alamos that is based upon the community residential population. Each residence is assumed to be populated with 2.8 persons, and each person is assumed to have a consumption rate of 210 gallons per day. This demand estimation approach contrasts with the County of Santa Barbara Planning Department methodology (as presented in the *Guidelines and Thresholds Manual*), where a water duty factor is applied to each land use category including varying density residential, commercial, and industrial. Table 4.4-2 provides water demand statistics for the existing situation (2009) and for build-out under the 2010 Plan Update and 1994 Existing Plan. The results are presented for both of the prediction methods described in

this paragraph (see Appendix E for a worksheet containing the analysis supporting these results).

Table 4.4-2 2010 Plan Update Buildout Water Demand Projections In Acre-Feet Per Year (AFY)

	Existing (2009)	***2010 Plan Update Build-out***	***1994 Existing Plan Build-out***
LACSD Methodology	426	891	599
SB County Methodology	423	870	786

As illustrated in Table 4.4-2, the demands predicted by the LACSD method versus the County method are essentially equivalent for the scenarios including 2009 and build-out under the 2010 Plan Update. For the 1994 Existing Plan, the LACSD discounted the theoretical residential build-out from 1001 to 910 AFY, believing the 910 AFY value to be more realistic. For the purpose of comparing the potential future water demand associated with build-out of the 1994 Existing Plan compared to the 2010 Plan Update, it would be most appropriate from a planning perspective to use the County methodology-derived numbers. Therefore, it is projected that build-out of the 2010 Plan Update would increase water demand by approximately 870 AFY. This would exceed the significance threshold for project-related water consumption for the San Antonio Groundwater Basin of 23 AFY.

The 2010 Plan Update contains one proposed new development standard aimed at minimizing future water demands from build-out of the Plan Area:

> *Dev Std WAT-LA-1.3.2~~2.1~~:* All new residential, commercial, and 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. ~~demonstrate significant methods for conserving water that will include, but not be limited to, waterless urinals in commercial projects, low flow toilets in commercial and residential projects and low flow showers in residential projects.~~

Mitigation Measures

Incorporation of the following mitigation measure as changed based on comments received during the Public Comment period on the Draft EIR would be necessary to ensure that potential impacts on water demand from buildout envisioned under the 2010 Plan Update is minimized to the maximum extent feasible. The revision to MM WR-1 shown in underline and strike-through below serve to clarify policy requirements and would not result in any new or changed environmental impacts, nor would it change the conclusions in the Impact

WR-3 analysis. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

The 2010 Plan Update ~~*Dev Std WAT-LA-1.2*~~ shall be revised to include new Action WAT-LA-1.3.4 as follows ~~(underlined text)~~ to reduce potentially significant impacts on water resources:

MM WR-1 ~~*Dev Std WAT-LA-1.2.1:* All new development within the Los Alamos Community Plan shall demonstrate significant methods for conserving water that will include, but not be limited to, waterless urinals in commercial projects, low flow toilets in commercial and residential projects and low flow showers in residential projects.~~

Action WAT-LA-1.3.4: ~~a.~~ The County should ~~shall~~ coordinate with the Los Alamos Community Services District to identify funding for establishment of ~~develop~~ a toilet retrofit ~~incentive~~ program to ~~that shall~~ encourage existing homeowners and businesses to exchange fixtures for high efficiency models. ~~modern 1.5 per gallon flush models. LACSD shall provide annual statistics on the number of toilets retrofitted. Planning & Development Department Permit Compliance personnel shall verify statistics to ensure compliance.~~

Plan Requirements and Timing: Board of Supervisors adoption of this action shall be included in the Final 2010 Plan Update.

MONITORING: Planning and Development shall coordinate with LACSD as funding opportunities become available.

Residual Impact

Implementation of measure MM WR-1 would offset 2010 Plan Update buildout impacts on water resources by encouraging the incremental replacement of older 5.5 and 3.5 gallon/flush toilets with models with at least 1.6 gallon/flush efficiency. The retrofitted savings per household would be up to approximately 0.05 AFY (see County of Santa Barbara P&D 2008, Groundwater Thresholds Manual, Table 8a). In order to completely offset the 870 AFY 2010 Plan Update water demand, over 17,400 homes would need to be retrofitted. As there are only 649 existing homes within the Plan Area (and many of these have been constructed with low-flow plumbing fixtures), the 2010 Plan Update impact on groundwater resources would remain well over 23 AFY, even with a 100 percent toilet

retrofitting success rate. The impact on water resources due to the relatively small threshold of significance of 23 AFY would remain *significant and unavoidable* (Class I).

Impact WR-4: ***Average daily water consumption increases associated with 2010 Plan Update build-out would create a demand for water storage exceeding the LACSD capacity.***

Based on data in the LACSD water supply study (LACSD 2006), the District had a Year 2006 water storage deficiency of 13,364 gallons. The 2010 Plan Update's buildout would increase demands for water storage, exacerbating the existing deficiency. In their 2006 study, LACSD projected water storage capacity demands for Year 2011 and for full build-out of the adopted 1994 Existing Plan. Applying the same demand factors, Dudek calculated the existing (2009) and 2010 Plan Update buildout demand, using the number of residences in the community. Table 4.4-3 provides the water storage demands from the LACSD report and Dudek calculations (See Appendix E for a spreadsheet with calculations).

Table 4.4-3 Future Water Storage Requirements

YEAR	*AVE. DAY DEMAND (gallons)*	*MAX. DAY DEMAND (gallons)*	*OPERATION STORAGE (gallons)*	*EMERGENCY STORAGE (gallons)*	*FIRE STORAGE (gallons)*	*TOTAL REQUIRED STORAGE (gallons)*
2006	320,548	794,000	198,500	961,644	300,000	1,460,144
2009	380,436	943,481	235,870	1,141,308	300,000	1,677,178
2011	402,600	998,448	249,612	1,207,800	300,000	1,757,412
1994 LACP Buildout [a]	509,800	1,264,304	316,076	1,529,400	300,000	2,145,476
2010 Update Buildout	795,637	1,973,181	493,295	2,386,912	300,000	3,180,207

Source: Los Alamos Community Services District Water Facilities Planning Study, April 2006

Notes: Although the LACSD April 2006 Water Facilities Planning Study recognized a buildout of over 1,000 units was possible under the 1994 Existing Plan, the Study was based on a buildout of 910 units, believing it to be more realistic.

The existing LACSD water storage capacity is 1,446,780 gallons (or 1.45 million gallons). The LACSD 2006 study determined that an additional approximately 1 million gallons of storage would have been necessary to accommodate complete build-out of the 1994 Existing Plan. According to the information displayed in Table 4.4-3, build-out of the 2010

Plan Update would generate a demand for approximately twice the water storage capacity that current exists (3.18 vs. 1.45 million gallons). The 2006 study suggested an additional tank with 1.0 million gallon capacity; this should be increased to a 1.75 million gallon capacity tank (which could be achieved with a larger diameter) in order to accommodate full build-out of the 2010 Plan Update.

The 2006 Study provides some steps to incrementally increase storage capacity in the interim period before a new, large, reservoir tank can be added to the system. If new development were to occur faster than new storage capacity could be developed, deficiencies in water storage would result. This would potential affect fire fighting water supply, water pressure, etc. Impacts on water resources would be *potentially significant*.

The 2010 Plan Update contains one new policy aimed at avoiding water storage capacity deficiencies from build-out of the Plan Area:

> *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.* ~~*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.*~~

The above policy establishes an obligation for new development to fund system upgrades commensurate with project demands; however, it does not fully address a systematic approach to the issue of community-wide water storage capacity needs and financing future improvements.

Mitigation Measures

Although implementation of 2010 Plan Update *Policy WAT-LA-1.24, DevStd WAT-LA-1.3.2*~~*2.1*~~ and measure MM WR-1 would minimize potentially significant water storage impacts associated with future 2010 Plan Update buildout, no feasible mitigation exists to ensure adequate water storage is achieved from incremental impacts of individual smaller development projects.

Residual Impact

Implementation of 2010 Plan Update *DevStd WAT-LA-1.3.2~~2.1~~* and measure MM WR-1would reduce the level of impact on LACSD water storage; however, 2010 Plan Update buildout water storage impacts would remain *significant and unavoidable* (Class I).

Impact WR-5: ***Site preparation and construction activities for individual 2010 Plan Update buildout development projects would result in potential short-term erosion of soils affecting surface or groundwater water quality***.

Site preparation and construction activities associated with individual 2010 Plan Update buildout developments would result in the potential for increased erosion of soils that could affect surface and ground water quality. Grading and site construction phases of future development projects would involve earth movement and the use of heavy machinery, which routinely also includes the handling of hazardous substances such as petroleum products. Construction materials, such as concrete and surface coatings, could also be released to the environment during construction, resulting in adverse water quality impacts. A comprehensive Storm Water Pollution Prevention Plan (SWPPP) would be required to be prepared and submitted to Planning & Development and to Project Clean Water prior to the issuance of grading or construction permits where disturbance is greater than 1.0 acre. Otherwise, projects subject to Grading Code but less than 1.0 acre in disturbance would submit an Erosion and Sediment Control Plan (ESCP) (County Code Chapter 14-29) to Building and Safety Division of Planning and Development Department prior to issuance of grading or construction permits.

Best management practices (BMPs) appropriate for the construction activities would be defined in the SWPPP or ESCP. Monitoring and enforcement by the County during construction would be necessary to ensure compliance with the SWPPP and avoidance of short-term construction-related water quality impacts. As the specificity, completeness, and feasibility of the SWPPP or Erosion and Sediment Control Plan is not standardized, it is possible that project-specific impacts on water resources associated with incremental 2010 Plan Update buildout would be *potentially significant*.

Mitigation Measures

The following mitigation measure would be required to minimize potential impacts on water resources from future development project construction-related erosion.

MM WR-2 Project applicants in the Plan Area shall submit an Erosion and Sediment Control Plan or, if greater than 1.0 acre, a comprehensive Storm Water Pollution Prevention Plan (SWPPP) may be submitted

in lieu of an Erosion and Sediment Control Plan according to County Code 14-29 to the County of Santa Barbara Flood Control Division.

Plan Requirements and Timing: ~~The~~ Drainage plans including proposed SWPPP or Erosion & Sediment Control Plan shall be reviewed by Planning & Development Building and Safety Division and the Public Works Flood Control Division prior to the issuance of grading or construction permits for any future development project.

MONITORING: County Permit Compliance and Grading Inspector shall provide periodic monitoring during construction to ensure compliance with ~~the~~ approved drainage plans.~~submitted SWPPP or ESCP~~.

Residual Impact

Implementation of measure MM WR-2 would reduce incremental short-term impacts during construction on water quality to *significant but feasibly mitigated* (Class II).

Impact WR-6: *2010 Plan Update buildout would potentially increase runoff of non-point pollutant sources, capable of degrading San Antonio Creek water quality.*

Future 2010 Plan Update buildout development proposals would result in increased impervious surfaces, including streets, walkways, and buildings. As with all streets and parking areas intended for automobile use, additional residential, commercial, industrial, and institutional uses would include the potential to introduce typical urban "non-point" contaminants, such as motor oil, gasoline, and rubber particles (from tire wear). In addition, landscape maintenance typically involves the use of some pesticides and fertilizers, and such would be anticipated in the proposed future developments. Household chemicals, and animal waste, could also be introduced to site run-off from future developments. Such surface run-off could be conveyed by existing or future drainage system components into San Antonio Creek. Any such unfiltered runoff would further degrade the "impaired" water quality of San Antonio Creek. BMPs to reduce water quality impacts and instream channel impacts due to increased flows rates and durations, consistent with County policy (Hillside and Watershed Protection Policy #7) would be required of each new development. Existing BMPs do not necessarily specifically address San Antonio Creek water quality or channel stability. The potential for contaminant transport to San Antonio Creek, associated with future 2010 Plan Update buildout development would therefore be *potentially significant*.

Mitigation Measures

The following mitigation measures changed based on comments received during the Draft EIR comment period would add policies and development standards to minimize potential water quality impacts associated with storm water runoff. The minor changes to MM WR-3 and MM WR-4 shown in underline and strike-through below clarifies project specific requirements for compliance with existing County of Santa Barbara flood control regulations and would not result in any new or changed environmental impacts, nor would it change the conclusions in the Impact WR-6 analysis. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

MM WR-3 *Policy FLD-LA-2.1*: Pollution of surface and groundwater shall be avoided.

DevStd FLD-LA-2.1.1: Development shall incorporate best management practices (BMPs) to reduce pollutants in water runoff, and retain flood water as appropriate to the Los Alamos Community Plan goals for the Bell Street corridor. ~~2010 Plan Update buildout project applicants shall submit a Storm Water Quality Management Plan (SWQMP) with BMPs demonstrating minimization of storm water impacts to San Antonio Creek. The SWQMP shall include the following elements: identification of potential pollution sources that may affect the quality of storm water discharges; the proposed design and placement of structural and nonstructural BMPs to address identified pollutants; a proposed inspection and maintenance program; and a method for ensuring maintenance of all BMPs over the life of the project.~~

Plan Requirements and Timing: All drainage plans shall be reviewed by Planning & Development and Public Works Flood Control Division prior to the issuance of grading or construction permits for any future development project. ~~The SWQMP shall be reviewed by Planning & Development prior to the issuance of grading or construction permits for any future development project.~~

MONITORING: County Permit Compliance shall inspect in the field prior to issuance of certificate of occupancy to ensure compliance with the approved drainage plans. ~~the submitted SWQMP.~~

MM WR-4 *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. ~~All projects must incorporate Low Impact Development measures designed to match the site's pre-development hydrology (i.e. volume, rate, and duration of runoff) through distributed control measures located close to the source of runoff to the maximum extent practicable given soil conditions, underlying groundwater, and spatial constraints consistent with the Santa Barbara County Project Clean Water Ordinance.~~

Plan Requirements and Timing: All BMP ~~Low Impact Development measures~~ shall be noted on 2010 Plan Update buildout projects' drainage plans, as appropriate. Planning & Development Department and the Public Works Department shall review and approve plans prior to approval of Land Use Permits..

MONITORING: County Permit Compliance shall inspect in the field prior to issuance of certificate of occupancy to ensure compliance with BMP. ~~Low Impact Development measures~~

Residual Impacts

Implementation of measures MM WR-3 and MM WR-4 would reduce incremental operational on storm water quality to *significant but feasibly mitigated* (Class II).

4.4.3 Cumulative Impacts

Area of Influence: The Plan Area is part of the larger Los Alamos Valley that receives its water from the San Antonio Groundwater Basin. Cumulative water resource effects in combination with proposed 2010 Plan Update actions would occur within the valley. The Area of Influence would extend throughout the San Antonio Groundwater Basin within the greater Los Alamos Valley, which covers approximately 110 square miles situated between

the Solomon-Casmalia Hills to the north, Purisima Hills to the south, Burton Mesa to the west, and the San Rafael Mountains to the east. Groundwater is the sole source of water supply within the basin boundaries. There are no surface diversions and there are no deliveries of state water to the basin. Vandenberg Air Force Base (VAFB) boundary stretches into the westernmost portion of the Basin and sometimes uses groundwater from the basin for base operations, as a backup to State Water Project supplies.

Extensive areas surrounding the town of Los Alamos and throughout the Los Alamos Valley have been converted to agriculture over the past century, impacting the groundwater basin. Past development in the Los Alamos Valley, along with these projects, has resulted in increased surface drainage, flooding, and overdraft of the San Antonio Groundwater Basin. These past actions have resulted in significant cumulative impacts on flooding and water resources.

Development within the Los Alamos Valley and outside of the Plan Area is anticipated to grow at an approximate 3 percent annual rate. Examples of this type of development, including agricultural-dependent manufacturing (i.e., wineries, greenhouses, etc.) and residential land divisions are identified in Appendix D and Figure D-1 (Projects 4, 5, and 9). Increased intensification of agricultural lands, namely conversion of grazing lands to vineyards or other cash crop, also is a reasonably foreseeable land use trend in the Los Alamos Valley. Although development outside of the Plan Area is anticipated to be relatively low intensity, it would have the potential for contributing to the historical impacts on surface drainage, flooding, and overdraft of the San Antonio Groundwater Basin. *Cumulative impacts on flooding and water resources would be potentially significant.*

Projected Plan Area buildout would allow for an additional 685 residential units and 549,515 square feet of non-residential space in the community, of which a significant number of residential, commercial, and agricultural uses would be located within the floodplain of San Antonio Creek. This contribution to cumulative impacts on flooding associated with increased surface drainage and development located within the San Antonio Creek floodplain would be *cumulatively considerable*.

Using the Santa Barbara County *Guidelines and Thresholds Manual* (SB County P&D 2008), the future water demands for Plan Area buildout were calculated (See also Table 4.4.3 and Appendix E). According to the Santa Barbara County *Guidelines and Thresholds Manual* (SB County P&D 2008), a project's gross water demand (derived from application of a land use specific water duty factor) is adjusted by a consumptive use factor which accounts for recharge of a portion of the extracted water back to the basin. For San Antonio groundwater basin, the consumptive use factor is 0.75 (75%). Table 4.4-4 illustrates the existing and future water demands within the Plan Area.

Table 4.4-4 Water Demand Projections 2010 Plan Update Buildout In Acre-Feet Per Year (AFY)

	Existing (2009)		Build-out Under 2010 Plan Update	
	Gross Demand	***Consumptive Use Demand***	***Gross Demand***	***Consumptive Use Demand***
SB County Methodology	423	318	891	668

As can be seen from Table 4.4-4, consumptive use water demand is anticipated to increase from an existing value of 318 AFY to a future Update Plan build-out value of 668 AFY (340 AFY increase, or slightly more than double). The San Antonio Basin in 2005 was determined to be in a state of overdraft, at the rate of 9,500 AFY. This represents a *cumulatively significant* impact on water resources. Agriculture accounts for the majority of the water use in the San Antonio groundwater basin, with agriculture using approximately 20,000 AFY. Vandenberg Air Force Base (VAFB) recently reduced their demand from 3,400 AFY to approximately 300 AFY by participating in the State Water project. In theory, the rate of overdraft could have decreased to approximately 6,400 AFY, if agricultural users have not recently increased their overall extractions. The water demand resulting from buildout of the 2010 Plan Update would represent between 6% and 9% of the overdraft, using total overdraft of 9,500 AFY and 6,400 AFY, respectively. The increase in water demand for build-out, above and beyond the existing water demand, would represent only 3% of the most recent formal overdraft figure published by the County (2005). Nonetheless, an increase of 294 acre feet of consumptive use water demand in an over-drafted basin would represent a *cumulatively considerable contribution to impacts on water resources.*

Mitigation Measures

The following mitigation measure~~s~~ changed based on comments received during the Public Comment period on the Draft EIR would address the 2010 Plan Update's cumulative contribution to impacts on water resources. The revision to MM WR-5, shown in underline and strike-through below clarifies project specific requirements and would not result in any new or changed environmental impacts, nor would it change the conclusions in the Cumulative Water Impact analysis.

MM WR-5 *DevStd WAT-LA-1.3.1:* All new development in the Los Alamos Community Plan area should integrate designs and landscaping that facilitate ~~On-site~~infiltration of rainwater. ~~of natural precipitation and water~~ The use of cisterns and tanks for onsite water storage for

landscape irrigation and reserve shall be encouraged in all new developments to ~~in order~~ enhance groundwater basin recharge and lower effective consumptive use water demands.

Plan Requirements and Timing: All drainage plans shall be reviewed by Planning & Development and Public Works Flood Control Division prior to the issuance of grading or construction permits for any future development project.

MONITORING: County Permit Compliance shall inspect in the field prior to issuance of certificate of occupancy to ensure compliance with the approved drainage plans.

Residual Impacts

Compliance with County Flood Control District requirements and Standard Conditions of Approval would reduce the 2010 Plan Update's contribution to cumulative impacts on flooding to *less than cumulatively considerable* (Class III).

Implementation of measure MM WR-1 would potentially reduce the definition of and effects on cumulative water resources impacts. The 2010 Plan Update's contribution to cumulative impacts on water resources would remain *cumulatively considerable* (Class I).

4.4.4 Residual Impacts

With implementation of measure MM WR-1, the 2010 Plan Update's project-specific impact on water demand would be reduced, but would remain *significant and unavoidable* (Class I). The 2010 Plan Update's contribution to the cumulative water resources impact would be reduced by implementation of MM WR-1, but would remain c*umulatively considerable* (Class I).

Adherence to County Flood Control District requirements, County Standard Conditions of Approval, and 2010 Plan Update policies and development standards, and measure MM WW- 2 through WW-5, the 2010 Plan Update 's project-specific impact on flooding would be reduced to *significant but feasibly mitigated* (Class II), and its contribution to cumulative flooding impacts would be reduced to *less than cumulatively considerable* (Class II).

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4.5 AESTHETICS/VISUAL RESOURCES

This section describes the potential aesthetics and visual resources impacts that could result from buildout of the 2010 Plan Update. A description of the Plan Area's visual character, including the visual resources experienced from key public viewpoints, and the changes in these views that would result from buildout under the 2010 Plan Update. This section also identifies the 2010 Plan Update's policies and development standards that would serve to reduce potential aesthetic and visual resource impacts.

4.5.1 Setting

The County Visual Aesthetic Impact Guidelines (*Santa Barbara County Thresholds Manual,* revised October 2008) provide guidance in determining the importance of visual resources. Key factors in characterizing project site visual resources and their importance include the following:

- *Physical attributes* such as undulating topography; character and type of vegetation (native or non-native); proximity to or presence of water bodies such as ponds, lakes, creeks, or streams; and extent of open space. The presence of these attributes enhances the visual importance of the project site.

- *Relative visibility:* the more conspicuous the project site and physical attributes are as viewed from public viewpoints, the greater the importance of the visual resource.

- *Relative uniqueness*: the rarity of a particular type of view due to its natural character or the loss of similar types of visual resources from previous development increases the potential importance of the visual resource.

The Visual Aesthetic Impact Guidelines state that in terms of visibility, four types of geographic areas are especially important: coastal areas, mountainous areas, the urban fringe, and travel corridors.

This EIR identifies and characterizes the change to only those visual resources experienced from public views or view corridors, as County Comprehensive Plan and Visual Resource policies in the 2010 Plan Update do not address the importance of visual impacts experienced from private property such as backyards, front yards, interior living spaces, or private roadways.

The Santa Barbara Comprehensive Plan Open Space Element identifies the following visual resources as providing significant aesthetic value:

- Scenic roadway corridors;
- Park and recreational areas;
- Views of coastal bluffs, streams, lakes, estuaries, rivers, watersheds, mountains, and cultural resources sites; and
- Scenic areas.

Regional Setting

The existing visual character of the region is largely defined by the natural, agricultural, and built environment, consisting of the developed areas of the Town of Los Alamos, active agricultural operations, and the natural scenic characteristics of the narrow Los Alamos Valley situated between the oak-studded Purisima Hills to the south and the grassy sloped Solomon Hills to the north. Visible from all north-south trending streets and State Route 135 east and west of the Los Alamos urban core, the Purisima Hills are a 12-mile long series of small hills and ridges that extends from the City of Buellton to the south to Vandenberg Air Force Base to the north. The Purisima Hills are adjacent to the southern most portion of the Plan boundary, and include a number of parallel ridges that gradually narrow as the range extends westward. The Solomon Hills are a group of low, rolling hills extending between the Santa Maria and Los Alamos valleys that occur along northern most portion of the Plan boundary. The San Antonio Creek riparian corridor roughly bisects the Plan Area as it extends through the Los Alamos Valley separating the two ranges. The extensive riparian habitat and cottonwoods within the San Antonio Creek drainage provides a significant visual resource as the creek winds its way through the community.

The agricultural land surrounding the town consists of relatively large parcels (100 acres or greater) and the agricultural uses include open range on the hills, with oat hay, vineyards, and row crops in the valley.

The County's Scenic Highways Element identifies the segment of U.S. Highway 101 east of the town between Los Alamos and Buellton as a Scenic Level One travel corridor, with a Segment Category 1 rating as "most scenic, major capacity, primary designation route;" this segment of U.S. Highway 101 is also designated a State Scenic Highway by the California Department of Transportation. Although the portion of U.S. Highway 101 that bisects Los

Alamos has not been designated as a State Scenic Highway, it has been proposed for scenic highway status.

Plan Area Visual Character

The visual character of an area consists of an area's unique or important public view corridors, vistas, or natural or built features. The Los Alamos Community Plan Area is generally characterized as primarily level, open area surrounded by oak-studded and grass covered hills and valleys. San Antonio creek flows through the center of Los Alamos and supports dense riparian vegetation.

The Plan Area is typified by the commercial center along Bell Street. The town's commercial core, Bell Street, currently consists of commercial buildings reflecting the community's western-style architecture. Although SR 135 is not classified as a "scenic highway," it provides "gateway" views of the Los Alamos urban area.

Most of the Plan Area consists of residential development that is owner-occupied single family homes, with a majority of the units being wooden frame and stucco construction. Many of the existing residential lots are antiquated lots, some of which are long, narrow through lots (50x200 feet) with very little building coverage (e.g., 1,000 sq. ft. structure occupying 10,000 sq. ft. lot). The residential areas within Los Alamos are generally without sidewalks, street lights, or other similar improvements.

Key Viewpoints

The following key viewpoints were chosen as representative views of the Plan Area for the identified viewers from a variety of public vantage positions. Key locations with views of the Plan Area include planning sub-areas, and public viewing areas along area roadways, including U.S. Highway 101, which is considered a sensitive viewshed because it is "eligible" for designation as a scenic highway. The locations of these sites are illustrated in Figure 4-5.1 (see page 4.5-5). The following provides a brief discussion of these viewing locations.

Existing Development

As discussed below, the generalized location of various types of visual resources within and surrounding the town is clearly distinguished in relation to the 2010 Plan Update's Sub-areas (see Figure 4.1-1). As all of these sub-areas with the exception of Sub-area 1 are located on the valley floor, views of the surrounding hills and ridgelines are experienced from various points within these areas. Figure 4.5-1 provides a key to the nineteen images on Figures 4.5-2 through 4.5-11 illustrating the public viewshed for these areas.

U.S. Highway 101

The County's Scenic Highways Element identifies the segment of U.S. Highway 101 (also known as US U.S. Highway 101) east of the town between Los Alamos and Buellton as a Scenic Level One travel corridor, with a Segment Category 1 rating as "most scenic, major capacity, primary designation route;" this segment of U.S. Highway 101 is also designated a State Scenic Highway by the California Department of Transportation. Although the portion of Highway101 that bisects Los Alamos has not been designated as a State Scenic Highway, it has been proposed for Scenic Highway status. Views of the Plan Area are experienced from various segments of U.S. Highway 101 extending south and north of the Plan Area, with the most prominent views being experienced while traveling northbound. Views of the Plan Area from U.S. Highway 101, however, are limited to the urban fringe that consists of agricultural lands and single-family residential development near the urban boundary. Most of these views are experienced by travelers for very short durations at speeds of 65+ miles per hour, and the intervening views are primarily obstructed by undulating topography, existing urban development at the urban edge, substantial San Antonio Creek riparian vegetation, and landscaping along U.S. Highway 101 (see Figures 4-5.5 and 4-5.6).

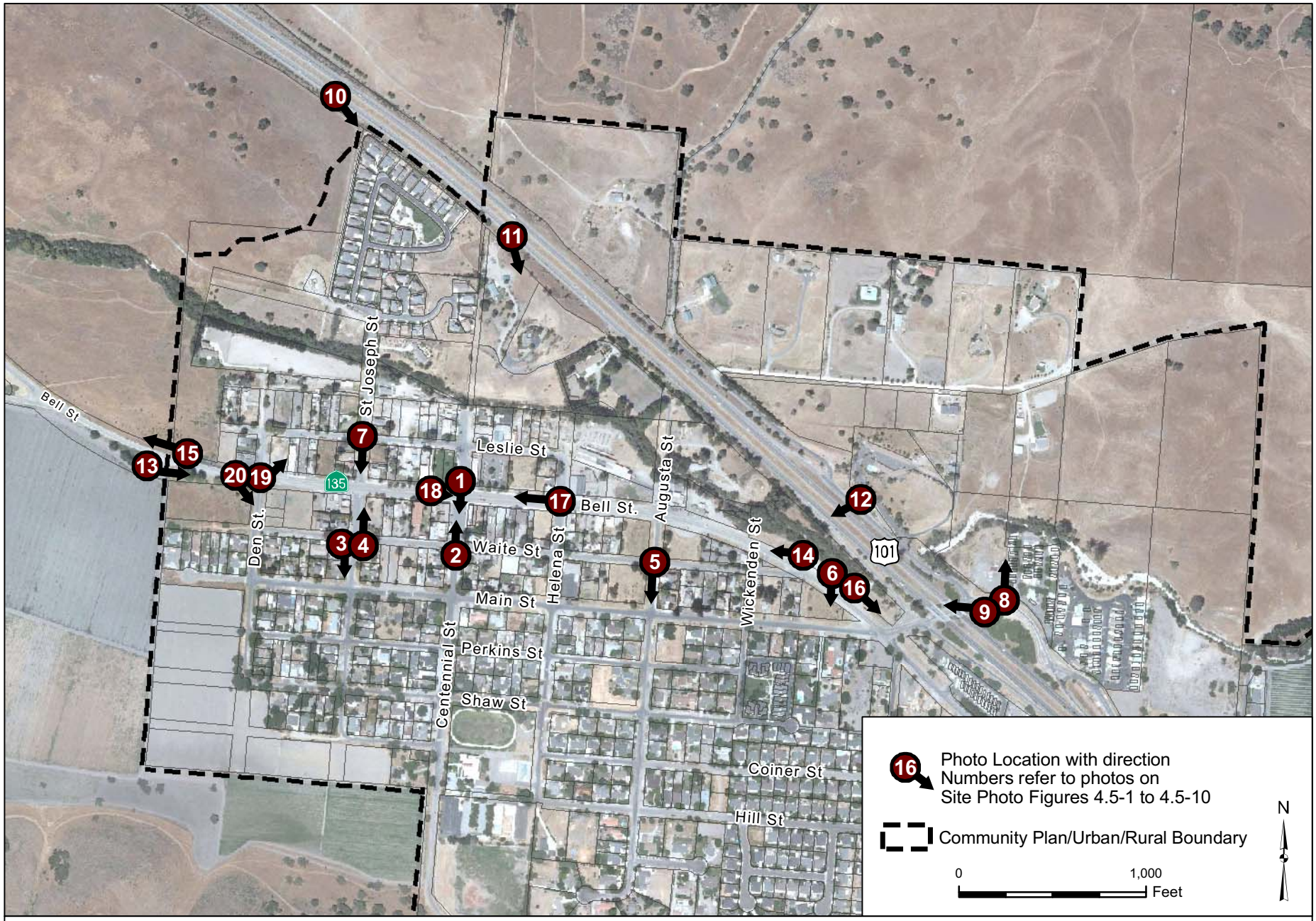
Area Roadways

The 2010 Plan Update identifies State Route 135 (Bell Street) as a roadway containing striking views of natural vegetation, geology, or other unique natural features, including the Purisima and Solomon Hills (see Figures 4-5.8 through 4-5.11, Photos 13-18 and 20).

2010 Plan Update Sub-Areas Visual Resources

The physical and built-environment visual features within each sub-area (see Figure 4.1-1) are described below. Views of the surrounding hills and ridgelines are experienced from various points within these sub-areas.

Sub-area 1 - East of U.S. Highway 101 Area. Located northeast of U.S. Highway 101, Sub-area 1 is bisected by San Antonio Creek. Creek vegetation is minimal in this area, characterized by sparse stands of willow riparian forest. Steep rolling terrain northeast of the creek forms a visual background looking northward from public roadways (see Figure 4.5-5, Photo 8). Grape vineyards and limited grazing lands on these hillsides provide a visual sense of open space and agricultural character. Built structures are few, but include the visually prominent single-story Skyview Motel, located on the top of the ridgeline overlooking the Plan Area (see Figure 4.5-5, Photo 8). Sub-area 1 is experienced by travelers on northbound and southbound U.S. Highway 101.



SOURCE: County of Santa Barbara Planning & Development 2009, DigitalGlobe 2008

FIGURE 4.5-1

Site Photo Index Map

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2010 Los Alamos Community Plan Update EIR

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Photo 1: Looking south down Centenniel St. from
north side of Bell St. toward Purisma Hills

Photo 2: Looking up Centenniel St. from intersection of Waite and
Centennial Streets toward Bell St. and the Solomon Hills

FIGURE 4.5-2
Site Photos

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Photo 3: Looking south from the St. Joseph St. and
Waite St. intersection toward the Purisima Hills

Photo 4: Looking north on St. Joseph St. from Waite St.
toward Bell St. and the Solomon Hills

FIGURE 4.5-3
Site Photos

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Photo 5: Looking south down Augusta St. from Waite St. toward the Purisma Hills

Photo 6: Looking south from State Route 135 (Bell St.) toward the Purisma Hills

FIGURE 4.5-4
Site Photos

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Photo 7: Looking southward from the intersection of St. Joseph and Leslie Streets toward Bell St. and Purisma Hills

Phto 8: Looking north from Price Ranch Rd. toward Subarea 1

FIGURE 4.5-5
Site Photos

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Photo 9: Looking west from the northbound 101/State Route 135 overpass toward Town of Los Alamos and southbound 101

Photo 10: Looking southwest toward residential development at the northern end of Plan Area from southbound U.S. Highway 101.

FIGURE 4.5-6
Site Photos

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Photo 11: Looking southwest toward Town of Los Alamos
from southbound U.S. Highway 101 with signs visible

Photo 12: Looking southwest across Highway 101 from elevated area
in Plan Subarea 1 toward Town of Los Alamos and Purisma Hills

FIGURE 4.5-7
Site Photos

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Photo 13: Eastbound approach to downtown Los Alamos on State Route 135 (Bell St.)

Photo 14: Westbound approach to downtown Los Alamos from State Route 135 (Bell St.)

FIGURE 4.5-8
Site Photos

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Photo 15: Westbound State Route 135 (Bell St.) leaving town of Los Alamos

Photo 16: Eastbound State Route 135 (Bell St.) approaching Hwy 101

FIGURE 4.5-9
Site Photos

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Photo 17: Looking west down State Route 135 (Bell St.)
toward Purisma Hills just east of Helena St.

Photo 18: Looking east down State Route 135 (Bell St.) toward
Purisma Hills at Bell/Centennial intersection

FIGURE 4.5-10
Site Photos

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Photo 19: Looking northeast from State Route 135 (Bell St.)
at Den St. intersection toward Solomon Hills

Photo 20: Looking southeast from State Route 135 (Bell St.)
at Den St. toward Purisma Hills

FIGURE 4.5-11
Site Photos

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Sub-area 2 - Southwest of U.S. Highway 101; north of San Antonio Creek. Located between U.S. Highway 101 and San Antonio Creek, Sub-area 2 is characterized by gently rolling terrain. It is somewhat obstructed from public view corridors along north-south roadways by the natural topography and San Antonio Creek vegetation, including a pine tree windrow (see Figure 4.5-7, Photo 11). Views from public roadways in Plan Sub-area 2 such as St. Joseph Street looking northward include the hillside on the west (see Figure 4.5-2, Photo 2), while the eastern slopes are obstructed by residential development including the Lomita de Oro (formerly Harmony Homes) and Oakridge tract, at 35 lots and 18 lots, respectively (see Figure 4.5-6, Photo 10).

Sub-area 3 - Leslie Street Area. The Leslie Street area is located between Leslie Street and San Antonio Creek. A majority of this area lies within the floodplain of San Antonio Creek. San Antonio Creek defines the northern boundary of this subarea and exhibits dense, riparian vegetation, including a pine tree windrow toward the western end, establishing the visual border of the subarea and the town core. Views from public roadways in the Plan Sub-area 3 looking northward toward the Solomon Hills are partially obstructed by the riparian vegetation and pine tree windrow west of St. Joseph Street, while views looking southward toward the Purisima Hills are partially obstructed by existing residential and commercial development.

Sub-area 4 - Bell Street. This sub-area is the east/west gateway into Los Alamos. The Bell Street corridor can be characterized by a scattering of predominantly one-story buildings interrupted by considerable expanses of vacant land (see Figure 4.5-4, Photo 6; Figure 4.5-10 Photos 17 and 18; and 4.5-11). A number of the existing buildings are considered historic and have retained their architectural integrity and contribute substantially to the town's historic western, rural character and scenic quality (see section 4.5-2, Historic Resources, for a detailed discussion of these structures). Stands of native and non-native trees provide vertical visual elements generally consistent with the scale of the buildings within the downtown area. The Solomon and the Purisima Hills form the visual background north and south, respectively from the Plan Sub-area 4 (see Figure 4.5-2, Photos 1 and 2; Figure 4.5-3, Photos 3 and 4; and Figure 4.5-11, Photos 19 and 20). Sub-area 4 is experienced by travelers on State Route 135 (Bell Street) as the gateway to Los Alamos (see Figure 4.5-8, Photos 13 and 14).

Sub-area 5 - Existing Higher Density Residential. This area is located along the east side of town and represents the eastern extent of the Town's grid-street pattern. This subarea provides a transition between the commercial activities on Bell Street and the main residential areas within the community. Sub-area 5 includes an apartment complex, some single-family dwellings, and a small mobile home park adjacent to U.S. Highway 101. Views from public roadways in the sub-area looking northward toward the Solomon Hills are

obstructed by existing development, riparian vegetation and a pine tree windrow adjacent to U.S. Highway 101, while views looking southward toward the Purisima Hills are mostly unobstructed.

Sub-area 6 - Existing Single-Family and Multi-Family Neighborhood. This sub-area consists of primarily single-family residential located along a grid-street pattern. This sub-area can be characterized as primarily developed with residential development and undeveloped lots scattered between the residences. Views of the Solomon and Purisima Hills are afforded from various points along the public roadways in this sub-area (see Figure 4.5-4, Photos 5 and 6; Figure 4.5-5, Photo 7).

Sub-area 7 - Existing Single-Family Neighborhood and Antiquated Lots. This area contains the older residential neighborhoods in Los Alamos, consisting primarily of Craftsman/Victorian style single-family owned residential dwellings on 7,000 to 10,000 sq. ft. lots. The local elementary school is located in this subarea. Mature stands of native and non-native trees and vegetation provide vertical visual elements generally consistent with the scale of the buildings within this predominantly single-family neighborhood. Views from public roadways traveling north or south within this sub-area offer views of the Purisima and Solomon Hills, while views traveling east or west on public roadways in this sub-area are primarily obstructed by existing single-story residential development.

Sub-area 8 - New Development and Perimeter Areas. This area is located in the southwest corner of Los Alamos and is primarily characterized by newer residential neighborhoods of varying lot sizes of mid to low densities. This area abuts active agricultural lands and the Purisima Hills to the south. The predominant view in this sub-area is the visual background of the Purisima Hills. Views of the Solomon Hills looking northward are partially obstructed by existing development (see Figure 4.5-11, Photo 20).

Sub-area 9 -Los Alamos Park and Cemetery. This sub-area contains Los Alamos County Park and the historic Los Alamos Cemetery. The area is characterized by rugged terrain, oak woodlands, and the Calaveras Canyon drainage. Views from Drum Canyon Road and Los Alamos County Park in this sub-area offer distant views of the Solomon Hills to the north, with the Purisima Hills as the visually backdrop to this sub-area.

Night Lighting and Glare

The night time visual character of the Plan Area as experienced by traveling public, residents, and visitors is affected by lighting within the community. Sources of light and glare typically include interior and exterior residential and commercial building lighting, security lighting, and streetlights. However, the rural developed character of the Plan Area and

adjacent agricultural lands bordering the community result in a relatively low degree of nighttime lighting and glare in the Plan Area. Most of the streets are not illuminated by street lights, minimizing the overall amount of nighttime glare. Though two relatively large and highly visible signs, the Chevron and Sky View Motel signs, located adjacent to US U.S. Highway 101are illuminated at night and are visible from the highway and most areas within the community. Overall, night lighting and glare within the community is minimal.

Regulatory Setting

State Scenic Highway Program

California's Scenic Highway Program was created in 1963 by the California State Legislature. Its purpose is to preserve and protect scenic highway corridors from change that would diminish the aesthetic value of lands adjacent to highways. A highway may be designated as scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes on the traveler's enjoyment of the view. The state Scenic Highway Program includes a list of highways that are either eligible to officially be designated when a local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation (Caltrans) for scenic highway approval, and receives notification from Caltrans that the highway has been officially designated a Scenic Highway.

County of Santa Barbara Comprehensive Plan

The County of Santa Barbara Comprehensive Plan Land Use, Open Space, and Scenic Highways Elements contain discussion, policies, and goals that both recognize the area's scenic quality and provide guidance for its protection. The 2010 Plan Update's consistency with the goals and policies of these elements is discussed in Section 5.0 *Consistency with Plans and Policies.*

The previous Los Alamos Community Plan (LACP) EIR (92-EIR-7) identified the following resources as important visual features within the Plan Area (Santa Barbara County RMD 1992a) that are visible from public roadways within the Plan Area:

- The Purisima and Solomon Hills and associated canyons that frame the community;
- Mature native and non-native vegetation in isolated areas of the lower Solomon Hills, on northern slopes and canyons of the Purisima Hills, and along the San Antonio Creek riparian corridor; and

- Lands currently or historically in agricultural use at the urban edge and in the surrounding valley and hill ranges that help to define the town's historic character and the visual edge of its urbanized area.

County of Santa Barbara Land Use and Development Code

The *County of Santa Barbara Land Use and Development Code*, Chapter 35 Zoning of the Santa Barbara County Code, includes development standards protecting the visual resources of the area. Section 35.30.120 of the County's Land Use and Development Code (LUDC) provides restrictions on outdoor lighting to protect spillover onto adjacent properties and to minimize interference with vehicular traffic on private/public streets from lighting.

4.5.2 Impact Analysis

Methodology

The County of Santa Barbara has established Visual Resources Guidelines to provide a framework for assessing potential project impacts on aesthetics. Assessment of visual resources is based on evaluation of the physical attributes of the site, its relative visibility, and its relative uniqueness. The potential impact for a project to affect on-site and surrounding visual character and qualities is based on the assessment of the visual character of project features compared to the project setting. Determining compliance with local and state policies regarding visual resources is also an important part of visual impact assessment.

Significance Criteria

The assessment of aesthetic impacts involves qualitative analysis that is inherently subjective in nature. Different viewers may have varying opinions and reactions to changes in a viewshed or the appearance of new buildings and structures. This evaluation compares the existing visual characteristics of the Plan Area against the potential changes in visual characteristics that could result from implementation of the 2010 Plan Update.

Based on criteria identified in the Santa Barbara County Thresholds Manual, the proposed project would result in a significant visual impact if it would result in one or more of the following conditions:

- Obstruct an important visual resource or view;

- Result in a project-specific condition or view, or cumulatively contribute to an existing condition or view that could be considered to be objectionable or inconsistent with the character of the project site or region;

- Result in development incompatible in appearance with surrounding uses, structures, or the intensity of existing development; or

- Create new glare sources that would substantially degrade existing visual conditions, or create light sources that would substantially alter nighttime lighting characteristics of the project area.

2010 Plan Update Program and Policies

The 2010 Plan Update includes two implementing documents: the *Bell Street Form Based Code* and the *Bell Street Design Guidelines*, which are intended to minimize potential impacts on the environment, including protection of viewsheds. The 2010 Plan Update also includes expansion of the existing Bell Street Design Control Overlay and Scenic Buffer Land Use Overlay.

Bell Street Form-Based Code

The 2010 Plan Update incorporates use of Form-Based Code principles that address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. This is in contrast to the town's historic development patterns (conventional zoning) that segregate the commercial, residential and agricultural areas within and outside the planning area, including permissible property uses, and the control of development intensity through simple numerical parameters (e.g., FAR, dwellings per acre, height limits, setbacks, parking ratios). The overall purpose of the Bell Street form-based development code is to create a sense of place that provides connectivity between the development and surrounding environment. The Form-Based Code includes a 35-foot height limit to minimize intrusions into the public viewsheds from Bell Street and adjacent residential areas. The Code also requires that all residential parking be located behind the buildings and visually screened from views on the street. Appendix C-1 contains the proposed amendments to the LUDC that would implement the Form-Based Code development standards.

Bell Street Design Guidelines and Design Control Overlay

The 2010 Plan Update includes revisions to the Los Alamos Bell Street Design Guidelines. A Design Control overlay zone has been applied to the Bell Street area where, because of

visual resources and/or unique neighborhood characteristics, plans for new or altered structures require Design Review by the County's Central Board of Architectural Review (CBAR). The intent of Design Review is to ensure well-designed development, and to protect scenic qualities, property values, and neighborhood character of Los Alamos. The Design Guidelines will guide projects subject to Design Review by a) identifying the components that define the character of Bell Street commercial corridor, and b) designing new or remodeled buildings to be compatible with the Town's western theme. Based on the Bell Street Design Guidelines, specific guidelines were recommended and have been incorporated by the 2010 Plan Update as specific development standards. The Bell Street Design Guidelines can be found in Volume II of this document as Appendix C-2.

Scenic Buffer Overlay

The *Scenic Buffer Land Use Overlay* has been expanded from its previous boundaries as part of the 1994 Existing Plan to include additional properties along San Antonio Creek and parcels adjacent to US 101 (see Figure 2-4). The overlay is designed to guide 2010 Plan Update buildout in such a way as to protect existing public views of the Purisima Hills and Solomon Hills, and to reduce glare in order to preserve the quality of the night time sky by requiring energy efficient, fully shielded and properly directed lighting as part of new development. A revised 1994 development standard has been incorporated into the 2010 Plan Update to protect views of the Purísima Hills and Solomon Hills and preserve the nighttime sky with new development on properties within the overlay.

2010 Plan Update Policies and Development Standards

The 2010 Plan Update includes many of the same policies and development standards from the 1994 Existing Plan, including some new and expanded policies and development standards. The 2010 Plan Update includes the following specific policies and development standards to ensure preservation and protection of the aesthetic and visual resources within the Plan Area <u>and incorporate revisions identified during final Plan Update and environmental review. The changes serve to clarify policy requirements and do not result in new or changed environmental impacts, nor do they change the conclusions in the EIR analysis. Revisions are shown in underline and strike-through</u>.

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 U.S. Highway 101 corridor (defined as that area visible from U.S. Highway 101 within the town's urban boundaries).*

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~~Strive to create "gateways" into town and make the entrances into town more visually appealing.~~*

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 U.S. Highway 101, shall be subject to the following measures:*

(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 setbacks 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.

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.*

(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.

(c) Grading for structural improvements on slopes in excess of 20% shall be prohibited except for community infrastructure projects, (e.g. water tanks).

(d) Outdoor lighting shall be energy efficient, fully shielded and directed toward the ground.

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.*

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.*

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. ~~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".~~*

Dev Std VIS-LA-1.3.1: *New development in the Bell Street corridor shall comply with the Bell Street Design Guidelines.*

~~*Policy VIS-LA-1.4:* *New commercial development along Bell Street should create a vertical visual presence to attract visitors and encourage tourism.*~~

Policy VIS-LA-1.4~~5~~: *New housing developments should be designed to be compatible with existing adjacent neighborhoods with regard to character and design.*

Dev Std VIS-LA-1.4~~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.*

Project Impacts and Mitigation Measures

Potential impacts on visual resources are discussed below.

Impact AES-1: *2010 Plan Update implementation would substantially obstruct views of important visual resources including the Purisima and Solomon Hills and agricultural lands as experienced from the Plan Area.*

2010 Plan Update buildout includes rezoning land that would lead to increased building density, heights, and increased use intensity along the Bell Street corridor and at the urban perimeter. Buildout under the 2010 Plan Update would allow up to an additional 685 new residential units and 549,515 square feet of non-residential uses. This development would potentially obstruct important public views of the Purisima and Solomon Hills, and lands

currently or historically in agricultural use adjacent to the Los Alamos urban perimeter as experienced from streets within Planning Subareas 1 through 7, travel corridors along State Route 135 (Bell Street), and from U.S. Highway 101.

The 2010 Plan Update includes implementation of a Bell Street Form Based Code and the Bell Street Design Guidelines and the Scenic Buffer Overlay in revised Dev Std VIS-LA-1.2.1 that would regulate the form of structures, public streetscapes, and the architectural and visual character of all new property development within the downtown Bell Street corridor to minimize the potential obstruction of important public views along the Bell Street corridor.

Despite adherence to the 2010 Plan Update policies and development standards and relative consistency in architectural design and building form, particularly along the Bell Street corridor, 2010 Plan Update buildout along the downtown Bell Street corridor and at the western urban fringe would result in potential obstruction of existing public views of foreground agricultural fields and the background Purisima and Solomon Hills from along the urban perimeter, the Plan Area, and from SR 135. This would represent a *significant and unavoidable impact* on visual resources.

Mitigation Measures

No feasible mitigation measures exist_beyond 2010 Plan Update Dev Std VIS-LA-1.2.1 setbacks to mitigate the obstruction of views of important visual resources from areas within and adjacent to the Bell Street corridor. Future development would need to be substantially reduced in height (i.e., less than 20-feet high) and bulk (i.e., reducing density to provide for view corridors) to maintain public views of agricultural lands in the foreground and the Purisima and Solomon Hills in the background.

Residual Impacts

The residual impact AES-1as experienced from public streets within the Plan subareas would remain *significant and unavoidable* (Class I).

Impact AES-2: ***2010 Plan Update buildout would potentially change the visual character of the gateways to Los Alamos and the existing visual resources characterizing the Bell Street corridor.***

Buildout of the Plan Area would potentially transform the existing visual character of the Plan sub-areas and travel corridors, including the background views of the Purisima and Solomon Hills and foreground views of a semi-rural/rural agricultural landscape on the Los

Alamos urban fringe, to a view of increased mixed-use commercial/residential development and low density residential development. New buildings would replace existing pedestrian and public view areas along the urban perimeter and from within the corridor of open space areas with new mixed commercial/residential uses and low-density residential development.

The 2010 Plan Update includes implementation of a Bell Street Form Based Code and the Bell Street Design Guidelines and Overlay that would regulate the form of structures, public streetscapes, and the architectural and visual character of all new property development within the downtown Bell Street corridor and future development potential on the Burtness property. These regulating documents require that all future development be consistent with the community's existing and preferred rural western architectural style and would strive to ensure that the desired types of development are preserved and enhanced. 2010 Plan Update buildout development would also be subject to the Central Board of Architectural Review (CBAR) and plan review for compliance with the development standards in the Plan Area. The new standards would ensure that buildout would be designed to be visually compatible with existing architecture, provide walkable and inviting public open spaces, incorporate street plantings and furniture, and promote the western Town of Los Alamos architectural theme.

As discussed above, the 2010 Plan Update includes specific visual resource policies and development standards (Policies VIS-LA-1.1, VIS-LA-1.2, VIS-LA-1.3, and VIS-LA-1.4, ~~and VIS-LA-1.5~~ and Development Standards Dev Std VIS-LA-1.2.1, Dev Std VIS-LA-1.3.1, and Dev Std VIS-LA-1.4~~5~~.1) that require new development to be sited and designed consistent with the existing community character and to protect public view areas and travel corridors. These policies and development standards also require compliance with the Scenic Buffer Overlay that includes site-specific development standards to minimize potential visual impacts associated with the development of land uses described in the implementation of the 2010 Plan Update for those properties located adjacent to U.S. Highway 101. Intervening development, topography, and vegetation primarily obscure public views of the downtown area of Los Alamos from U.S. Highway 101 where the greatest degree of 2010 Plan Update buildout development intensity would occur.

Furthermore, existing County Comprehensive General Plan Land Use Element policies are designed to enhance and protect the visual resources within the County. New development envisioned under the 2010 Plan Update is required during permit reviews to be consistent with these policies to ensure that the visual resources of the Plan Area are protected.

Adherence to the County's Land Use policies and inclusion of the 2010 Plan Update policies and development standards, and objectives to achieve consistent designs and

building form, particularly within the Bell Street corridor, would reduce the potential impacts on public views from SR 135 from the permanent change in the visual character of the town to a *less than significant* level. As a result, impacts on public views of the Town of Los Alamos and surrounding areas from U.S. Highway 101 would be *adverse, but less than significant*.

Mitigation Measures

As impacts on visual resources would be adverse, but less than significant with implementation of the 2010 Plan Update policies, no mitigation measures are required.

Residual Impacts

With implementation of the 2010 Plan Update's visual resource policies, Form-Based Code, and Bell Street Design Guidelines, impacts on aesthetic and visual resources of the Town's gateways would be *adverse, but less than significant* (Class III).

Impact AES-3: ***2010 Plan Update policies and development standards designed to achieve consistent designs and building form, particularly within the Bell Street corridor, would minimize the potential for development incompatible in appearance with surrounding uses, structures, or the intensity of existing development in the Town of Los Alamos.***

2010 Plan Update buildout would allow up to an additional 685 new residential units and 549,515 square feet of non-residential uses, of which 288 new residential units and 188,750 square feet of new commercial space would be accommodated within the Bell Street corridor. The intensification of uses in the corridor related to buildout of the Plan Area has the potential to promote incompatible size, bulk and scale relative to adjacent to existing structures. However, the Bell Street Design Guidelines and new Bell Street Form Based Code development codes define the compatible mass, scale, theme, and style of new buildings along the Bell Street corridor. Furthermore, no land use changes to existing residentially zoned areas are proposed, with the exception of the rezone of the Thompson parcel from residential to commercial due to its configuration and close proximity to U.S. Highway 101.

The policies and development standards in the 2010 Plan Update, including the Bell Street Design Guidelines and Form Based Code require that the architectural features of future development on the streets south of Bell Street be designed for compatibility with existing residential uses. Furthermore, the 2010 Plan Update includes *Policy LUI-LA-1.1* that addresses future development on the industrially zoned property, requiring new

development to be compatible with neighboring parcels. Lastly, each proposed project in the CM-LA rezone area would be required to undergo design review prior to issuance of a permit. With the increased design standards and review requirements, the visual impact of building designs and neighborhood compatibility, particularly within the Bell Street corridor adjacent to existing residences and development on the industrially zoned site would be *adverse, but less than significant.*

Mitigation Measures

As impacts on visual resources would be adverse, but less than significant with implementation of new design standards, no additional mitigation measures are required.

Residual Impacts

Impacts on aesthetic and visual resources would be *adverse, but less than significant* (Class III).

Impact AES-4: ***The Bell Street Design Guidelines and Form-Based Code would minimize the potential for buildout development including interior/exterior lighting fixtures, reducing the introduction of new glare sources and the potential to degrade existing visual conditions.***

The Bell Street Design Guidelines and new Form Based Code require new construction to use low reflective glass and building materials with colors and finishes that reduce daytime glare. The Design Guidelines emphasize the need to minimize exterior lighting illumination to avoid glare or spillover onto neighboring properties. Lighting fixtures would be designed so as to be unobtrusive, be of low voltage wherever possible, and be arranged to direct illumination downward through use of hooded or recessed light fixtures. Security lighting, where necessary, would be designed and located to illuminate only the intended areas.

The 2010 Plan Update includes *Dev Std VIS-LA-1.2.1* that specifically requires that outdoor lighting be energy efficient, fully shielded, and directed down toward the ground. Furthermore, projects would be required to comply with the building materials and lighting standards in the Bell Street Design Guidelines.

Implementation of the 2010 Plan Update would introduce a substantial amount of new night light and glare, representing a potential change in the level of night light illumination when compared to what is presently generated over the Plan Area. However, the proposed lighting provisions included in the *Bell Street Design Guidelines* and *Dev Std VIS-LA-1.2.1* address the need to minimize new glare and offsite diffusion of night lighting. Therefore, the

increased light and glare resulting from 2010 Plan Update buildout would create an *adverse, but less than significant* impact on visual resources.

Mitigation Measures

As impacts on visual resources would be adverse, but less than significant, no additional mitigation measures are required.

Residual Impacts

Impacts on aesthetic and visual resources would be *adverse, but less than significant* (Class III).

4.5.3 Cumulative Impacts

Area of Influence: The Plan Area is part of the larger Los Alamos Valley that consists of the developed areas of the Town of Los Alamos, active agricultural operations, and the natural scenic characteristics of the narrow Los Alamos Valley situated between the oak-studded Purisima Hills to the south and the grassy sloped Solomon Hills to the north. The agricultural land surrounding the town consists of relatively large parcels (100 acres or greater) and the agricultural uses include open range on the hills, with oat hay, vineyards, and row crops in the valley. Therefore, the Area of Influence for assessing cumulative impacts on aesthetics/visual resources is the entire Los Alamos Valley.

Development within the Los Alamos Valley and outside of the Plan Area is anticipated to grow at an approximate 3 percent annual rate (SBCAG 2007). This suggests that additional potential for increased conversion of undeveloped urban land and rural open space to residential and agricultural-related development. Examples of this type of development, including agricultural-dependent manufacturing (i.e., wineries, greenhouses, etc.) and residential land divisions are identified in Appendix D and Figure D-1 (Projects 4, 5, and 9). Increased intensification of agricultural lands, namely conversion of grazing lands to vineyards or other cash crop, also is a reasonably foreseeable land use trend in the Los Alamos Valley. Although development outside of the Plan Area is anticipated to be relatively low intensity, it would have the potential for changing the region's visual character. *Cumulative impacts on visual and aesthetic resources would be potentially significant.*

The 2010 Plan Update allows for buildout of up to 685 new residential units and 549,515 sq. ft. of new non-residential space under buildout of the 2010 Plan Update. Many of the infill projects, including development along the Bell Street downtown commercial corridor, would not likely substantially contribute to changing the region's visual character. They

would be surrounded by existing residential or commercial structures and landscaping such that they would not establish precedents for height, massing, landscaping, color, etc. Also, they would be within smaller parcels that are not within public views characterized by important topographic, vegetation, or other unique visual qualities.

However, many of the related projects within the Plan Area (see Appendix D) represent larger expanses of open space on the periphery of the Los Alamos urban boundary. These sites also include views of important visual qualities experienced from surrounding public views that would be compromised when developed. The 2010 Plan Update buildout's conversion of rural open space to residential and agricultural-related industrial development under reasonably probable buildout would result in a several potential impacts on visual and aesthetic resources, including: obstruction of important public views; establishing views that could be considered to be objectionable or inconsistent with the rural character of Los Alamos; creation of new glare sources that would substantially degrade existing visual conditions; and development incompatible in appearance with surrounding uses, structures, or the intensity of existing development. The overall cumulative effect of development outside the Plan Area along with 2010 Plan Update buildout including transformation of agricultural and undeveloped open space from a semi-rural or rural to urban character, and loss of scenic natural resources including views of open agricultural lands and the Purisima and Solomon Hills, would remain *potentially cumulatively significant.* Implementation of the policies and development standards in the 2010 Plan Update, including the Bell Street Design Guidelines, would reduce the 2010 Plan Update's contribution to this cumulative impact to l*ess than cumulatively considerable*.

Mitigation Measures

As the 2010 Plan Update's contribution to cumulative impacts on visual and aesthetic resources would be less than cumulatively considerable, no additional mitigations are required.

Residual Impacts

The project's residual contribution to cumulative impacts on visual and aesthetic resources would be less than *cumulatively considerable* (Class III).

4.5.4 Residual Impacts

Implementation of new policies, development standards, and design guidelines during project review would reduce visual impacts associated with 2010 Plan Update buildout within the Bell Street corridor on existing single-family residential uses located adjacent to

the Bell Street corridor. In addition, compliance with the requirements of the Scenic Buffer Overlay would reduce visual impacts along the U.S. Highway 101 corridor and properties located in the vicinity of the Scenic Buffer Overlay area. The inclusion of these design components would minimize the effects on visual-aesthetic impacts resulting from 2010 Plan Update buildout of 685 new residential units and 549,515 square feet of new non-residential uses to *adverse, but less than significant* (Class III). The 2010 Plan Update's contribution to this cumulative impact on visual and aesthetic resources would be *less than cumulatively considerable* (Class III).

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4.6 AGRICULTURAL RESOURCES

This section evaluates the potential impacts on agricultural resources and activities resulting from 2010 Plan Update buildout. The analysis includes a description of existing agricultural resources and production, including a discussion of applicable State, regional, and local policies regarding agricultural resources, and the conversion of farmland to non-agricultural uses. This section incorporates data provided in the Farmland Mapping and Monitoring Program (FMMP), the California Land Conservation (Williamson) Act, the County of Santa Barbara Comprehensive Plan, and the 2010 Plan Update.

4.6.1 Setting

County of Santa Barbara

Agriculture is the single largest production industry in the County; the County's revenues rank in the top 1 percent of all U.S. agricultural counties. In 2008, the value of Santa Barbara County's agricultural commodities topped $1.1 billion, with production increasing each year. Based on the 2008 Santa Barbara County Agricultural Production Report (Santa Barbara County Agricultural Commissioners Office 2008), Santa Barbara County has seen an increase in crop value production in eleven (11) of the last thirteen (13) years (Table 4.6-1).

Table 4.6-1 Santa Barbara County Comparative Crop Value, 1996 - 2008

Year	Comparative Crop Values
2008	$1,137,350,118
2007	$1,103,322,033
2006	$1,016,735,144
2005	$997,600,578
2004	$905,387,495
2003	$858,016,583
2002	$771,662,986
2001	$709,117,112
2000	$735,003,901
1999	$656,969,259
1998	$611,859,484
1997	$625,974,591
1996	$581,637,098

Source: Santa Barbara County Agricultural Production Report, 2008

Table 4.6-2 lists the 2008 agricultural productivity in Santa Barbara County by crop type, harvested acreage, and total gross value. The highest producing crop types in Santa Barbara County include vegetables and fruit and nuts, representing eighty-percent (80%) of the total crop value generated in the County. Strawberries topped broccoli as the largest single crop by sales with a gross production value of $309.3 million. Broccoli followed with $159.8 million, with wine grapes third at $86.1 million. Other leading crops included head lettuce, celery, avocados, cauliflower, leaf lettuce and lilies.

Table 4.6-2
2008 Agricultural Productivity – Santa Barbara County

Crop Type	Harvested Acres	Total Gross Value	% of Value
Vegetables	70,362	$451,513,643	40%
Field Crops	602,304	$12,677,926	1%
Fruit and Nut Crops	39,696	$451,599,763	40%
Nursery Products	1,795	$176,512,770	16%
Seed Crops	2,301	$10,390,359	1%
Livestock and Poultry	n/a	$26,388,307	1%
Livestock, Poultry and Apiary Products	n/a	$8,267,350	1%
TOTAL	**716,458**	**1,137,350,118**	

Source: County of Santa Barbara Agricultural Production Report, 2008
Note: Wine grapes are included in the fruit and nuts category, representing 21,643 acres of this total.

Agriculture provides many benefits to the County beyond just the economic value. The environmental values of agriculture include the benefit of large expanses of open space, support of biodiversity and important habitat for endangered and other species, contributions to soil and water quality, and the ability to sequester carbon, which can offset global warming (American Farmland Trust, 2007).

However, the rising cost in land values over the last 10 – 20 years has contributed to an increase in the conversion of agricultural land to non-agricultural land uses, as well as the conversion from grazing, dry-farmed or open land uses to more intensive agricultural uses, such as orchards, irrigated crops and vineyards. The primary conversion has occurred between grazing operations to vineyard operations, which are able to generate higher production values per acre. The intensification into high value crops and an associated decline in livestock production are common signs of urban influence on agriculture (American Farmland Trust, 2007). This trend in agricultural intensification is occurring within the Los Alamos Valley where wine grape acreage increased while range land and dry land farming decreased.

Los Alamos Valley

The Town of Los Alamos is located within the Los Alamos Valley, a 15-square mile area covering approximately 79,000 acres, of which about 9,100 acres are prime soils suitable for the successful production of a variety of crops. The alluvial plain of the San Antonio Creek watershed supports vineyards to the east and row crops to the west, with the surrounding foothills to the north supporting vineyards and limited livestock grazing. Vineyard expansion and row crops continue to replace grazing operations in the Los Alamos Valley (American Farmland Trust, 2007). Table 4.6-3 presents the estimated contribution to the County gross agricultural production from the Los Alamos Valley in 2008. The table outlines the general categories of agricultural production in the Los Alamos area and the percentage contribution to overall County production from each category. As shown in the table, Fruit and Nut crop production in the Los Alamos Valley generated almost one-quarter of the County's total Fruit and Nut crop production for 2008, of which wine grapes (8,412.55 acres) represented almost 40% of the 21,643 acres of wine grapes produced countywide in 2008 (Santa Barbara County Agricultural Commissioners Office 2008). Within the Town of Los Alamos, only the 30.8 acre Lucas & Lewellen Winery is in active agricultural production (wine grapes and pending wine support facilities).

Water Availability

The resource of water for agricultural purposes is limited to creeks, springs, and wells. The main water supply is the San Antonio Groundwater Basin which is the primary water source for the Plan Area and Valley; in fact, groundwater is the sole source of water supply within the basin boundaries. Agriculture accounts for the majority of the water use in the San Antonio groundwater basin, with agriculture using approximately 20,000 AFY or nearly 80% of the water extracted from the basin. In 2005, the San Antonio Groundwater Basin was identified as being over-drafted at a rate of 9,500 AFY.

Table 4.6-3 Agricultural Production in the Los Alamos Valley

Crop Type	Harvested Acres	% of County
Vegetables	3,513.71	5%
Field Crops	2,160.08	0.4%
Fruit and Nut Crops*	8,897.38	22.4%
Nursery Products	263.13	15%
Livestock / Rangeland	3,247.03	n/a
Other	638.97	n/a

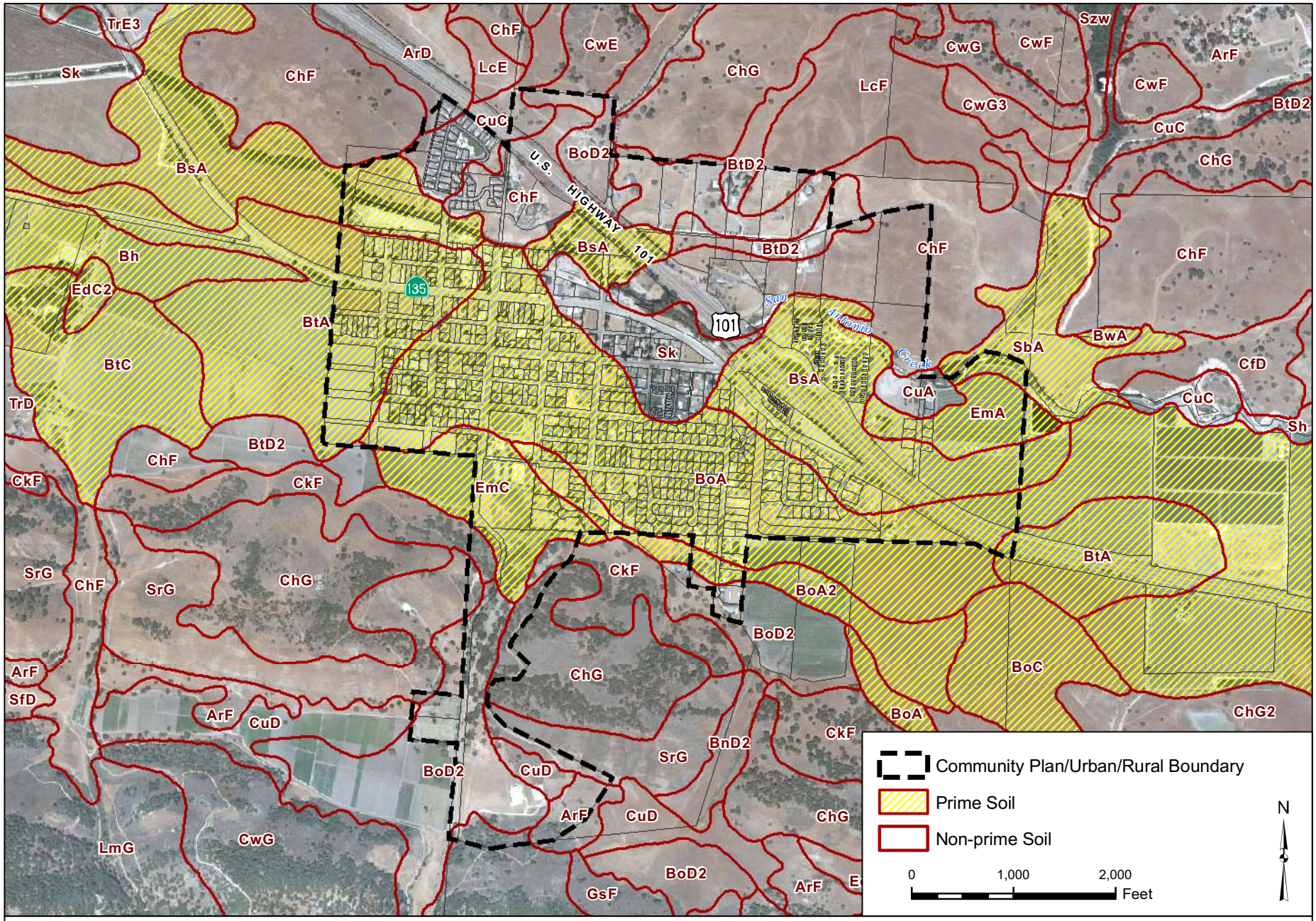
* Includes wine grapes (8,412.55 acres)
Source: SB County Agricultural Production Report, 2008.

Soils

Table 4.6-4 provides a list of the soils found within and immediately adjacent to the planning area. Figure 4.6-1 provides a map showing the location of these soils. As indicated in Figure 4.6-1, the soils on the south, west and east may be classified as "prime," consisting mainly of the Botella series. Some specific soil types, such as Botella Loam, 0-2 percent slope (BoA) and Botella clay loam, 0-2 percent slope (BtA) are considered "prime" soils. These soils lend themselves to irrigated row crop operations as is currently found west and east of the planning area. Agriculture production south and north of the planning area is dry land grains, such as oats and barley, which is consistent with the lesser quality soil types found within steeper slopes (County of Santa Barbara 1992).

Table 4.6-4 Soil Types

Symbol	Soil Type	Symbol	Soil Type
ArD	Arnold sand, 5 to 15 percent slopes	ArF	Arnold sand, 15 to 45 percent slopes
Bh	Bayshore silty clay loam, drained	BnD2	Betteravia loamy sand, dark variant, 5 to 15 percent slopes, eroded
BoA	Botella Loam, 0 to 2 percent slopes	BoA2	Botella loam, 0 to 2 percent slopes, eroded
BoC	Botella loam, 2 to 9 percent slopes	BoD2	Botella loam, 2 to 15 percent slopes, eroded
BsA	Botella loam, slightly wet, 0 to 2 percent slopes	BtA	Botella clay loam, 0 to 2 percent slopes
BtD2	Botella clay loam, 2 to 15 percent slopes, eroded	ChF	Chamise shaly loam, 15 to 45 percent slopes
ChG	Chamise shaly loam, 45 to 75 percent slopes	CkF	Chamise clay loam, 30 to 45 percent slopes
CuA	Corralitos loamy sand, 0 to 2 percent slopes	CuC	Corralitos loamy sand, 2 to 9 percent slopes
CuD	Corralitos loamy sand, 9 to 15 percent slopes	CwE	Crow Hill loam, 15 to 30 percent slopes
CwG	Crow Hill loam, 45 to 75 percent slopes	CwG3	Crow Hill loam, 15 to 75 percent slopes, severely eroded
EdD2	Elder sandy loam, 9 to 15 percent slopes, eroded	EmA	Elder loam, 0 to 2 percent slopes
EmC	Elder loam, 2 to 9 percent slopes	LcE	Linne clay loam, 15 to 30 percent slopes
LcF	Linne clay loam, 30 to 45 percent slopes	SbA	Salinas loam, overflow, 0 to 2 percent slopes
Sk	Sandy alluvial land, wet	SrG	Shedd silty clay loam, 45 to 75 percent slopes



SOURCE: USDA NRCS SSURGO Soils, DigitalGlobe 2008

FIGURE 4.6-1
Soils

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Important Farmlands

The California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP) combines technical soil ratings and current land use information to create an inventory of Important Farmlands. Information on soils is primarily taken from the U.S. Department of Agriculture soil surveys. As shown in Table 4.6-5, FMMP Farmland Classifications, the CDC divides land into seven general categories, with Important Farmland comprising four categories: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance. The land is rated according to soil quality and irrigation status. The best quality land is called Prime Farmland.

According to the California Department of Conservation Important Farmlands Map compiled by the Farmland Mapping and Monitoring Program for Santa Barbara County, there are three areas identified within the Plan Area that contain important farmlands (see Figure 4.6-2, page 4.6-9). The Lucas & Lewellen property is an existing 30.8-acre vineyard containing Prime Farmland. The site has been approved for a winery (03DVP-001) (see Appendix D). The 16.67-acre Legacy Estates project site in the southwestern corner of Sub-area 7 has historically been used for dry farming (e.g., oat, hay, grains), and has been approved for a 58-unit residential subdivision (02TRM-007, 04APL-018, 07MPC-00000-00013) (see Appendix D). Lastly, a 5.01-acre DR-1.8 zoned residential property adjacent to Highway 101 in the southeastern corner of Plan Sub-area 8 is developed with a single family residence. Figure 4.6-2 also shows surrounding lands and their farmland classification. As illustrated in the figure, most lands to the west and east of the Plan Area are designated as Prime Farmland, with areas north and south of the Plan Area primarily designated grazing land.

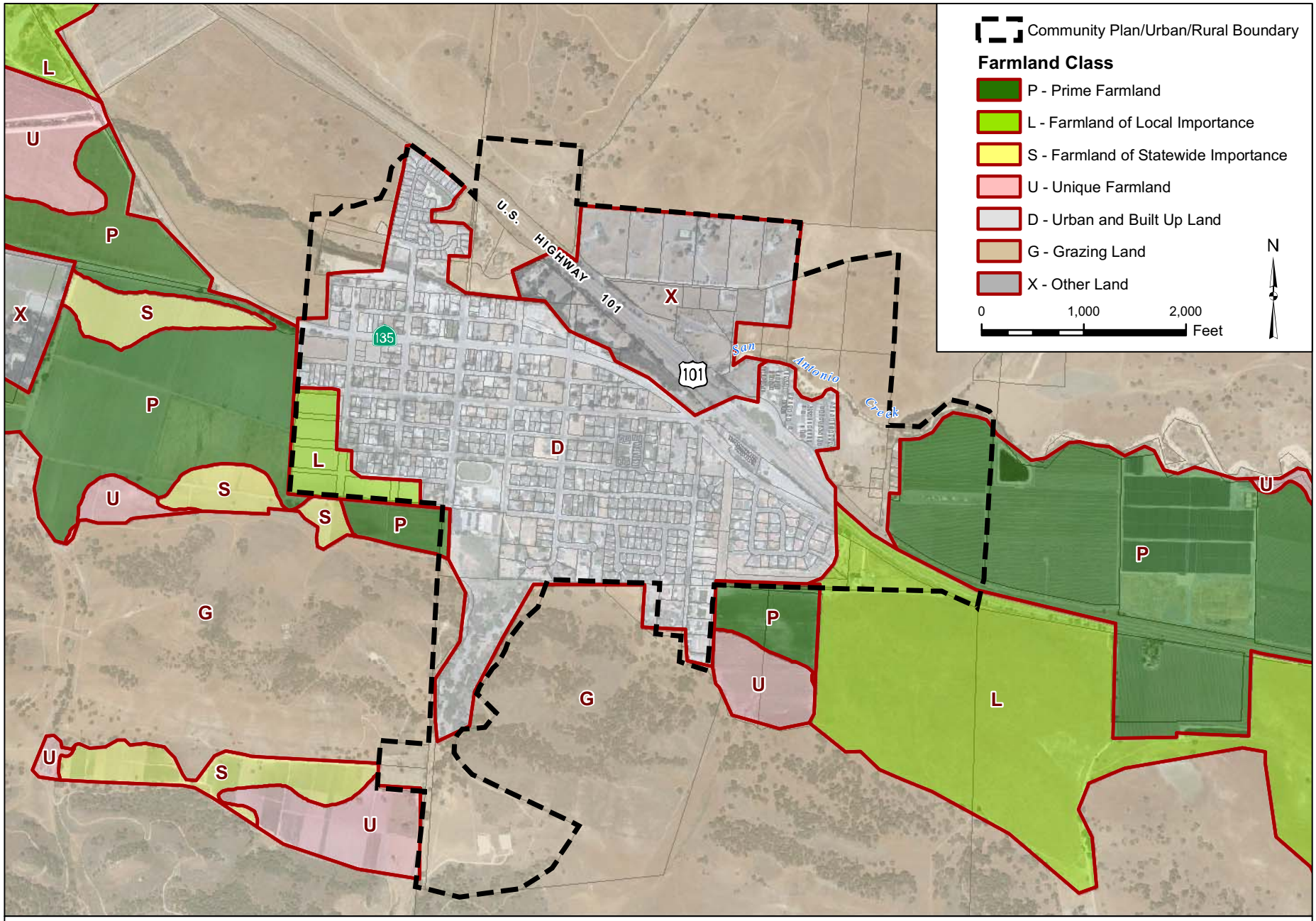
Agricultural Land Uses

There are no lands designated for agricultural use within the Plan Area. However, the Plan Area is surrounded by agriculturally designated (AG-II-100) lands. These agricultural land uses are currently in agricultural preserves and are depicted in Figure 4.6-3 (see page 4.6-11). No agricultural preserves exist within the Plan Area. Parcels immediately surrounding the Plan Area are primarily large agricultural parcels in excess of 100 acres that support grazing or cultivated agricultural uses. Grazing lands are located to the north, northwest, northeast, and south. Vineyards and other fruit and vegetable farms are located to the immediate west, south, and east of the Plan Area. Specifically, row crops to the south and west consist primarily of beans, peas, and rotated crops including lettuce, eggplant, celery, tomatoes, and squash. As stated previously, the Lucas & Lewellen Winery site is currently cultivated in wine grapes, and the Legacy Estates property has historically been used for dry farming (e.g., oats, hay, grains).

Table 4.6-5 FMMP Farmland Classifications

Class	Definition
Prime Farmland	Prime Farmland is land which has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply (e.g., irrigated) needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. Prime Farmland does not include publicly owned lands for which there is an adopted policy preventing agricultural use.
Farmland of Statewide Importance	Farmland of Statewide Importance is land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops; however, it is with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use.
Unique Farmland	Unique Farmland is land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance, which has lesser quality soils used for the production of the state's leading agricultural crops (e.g., oranges, olives, avocados, rice, grapes, and cut flowers). This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. It must have been cropped at some time during the four years prior to the mapping date and it does not include publicly owned lands for which there is an adopted policy preventing agricultural use.
Farmland of Local Importance	Farmland of Local Importance is either currently producing crops, has the capability of production or is used for the production of confined livestock. Farmland of Local Importance is land other than Prime Farmland, Farmland of Statewide Importance or Unique Farmland. This land may be important to the local economy due to its productivity or value as determined by each county's board of supervisors and a local advisory committee. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use.
Grazing Land	Grazing Land is land on which the existing vegetation, whether grown naturally or through management, is suitable for grazing or browsing of livestock. The minimum mapping unit for Grazing Land is 40 acres.
Urban and Built-up Land	Urban and Built-up land is used for residential, industrial, commercial, construction, institutional, public administrative purposes, railroad yards, cemeteries, airports, golf course, sanitary landfills, sewage treatment plants, water control structures, and other development purposes. Units of land smaller than 10 acres would be mapped. The building density for residential use must be at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Vacant and nonagricultural land which is surrounded on all sides by urban development and is less than 40 acres in size would be mapped as Urban and Built-up Land.
Other Land	Other Land is that which is not included in any of the other mapping categories. The types of land that are generally categorized as Other Land include rural development (less than 1.0 unit per 1.5 acres), brush, timber, and wetlands not suitable for livestock grazing, government lands not available for agricultural use, and vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

Source: http://www.conservation.ca.gov/dlrp/fmmp/Documents/soil_criteria.pdf



SOURCE: CA Department of Conservation FMMP 2006, DigitalGlobe 2008

FIGURE 4.6-2
Important Farmland

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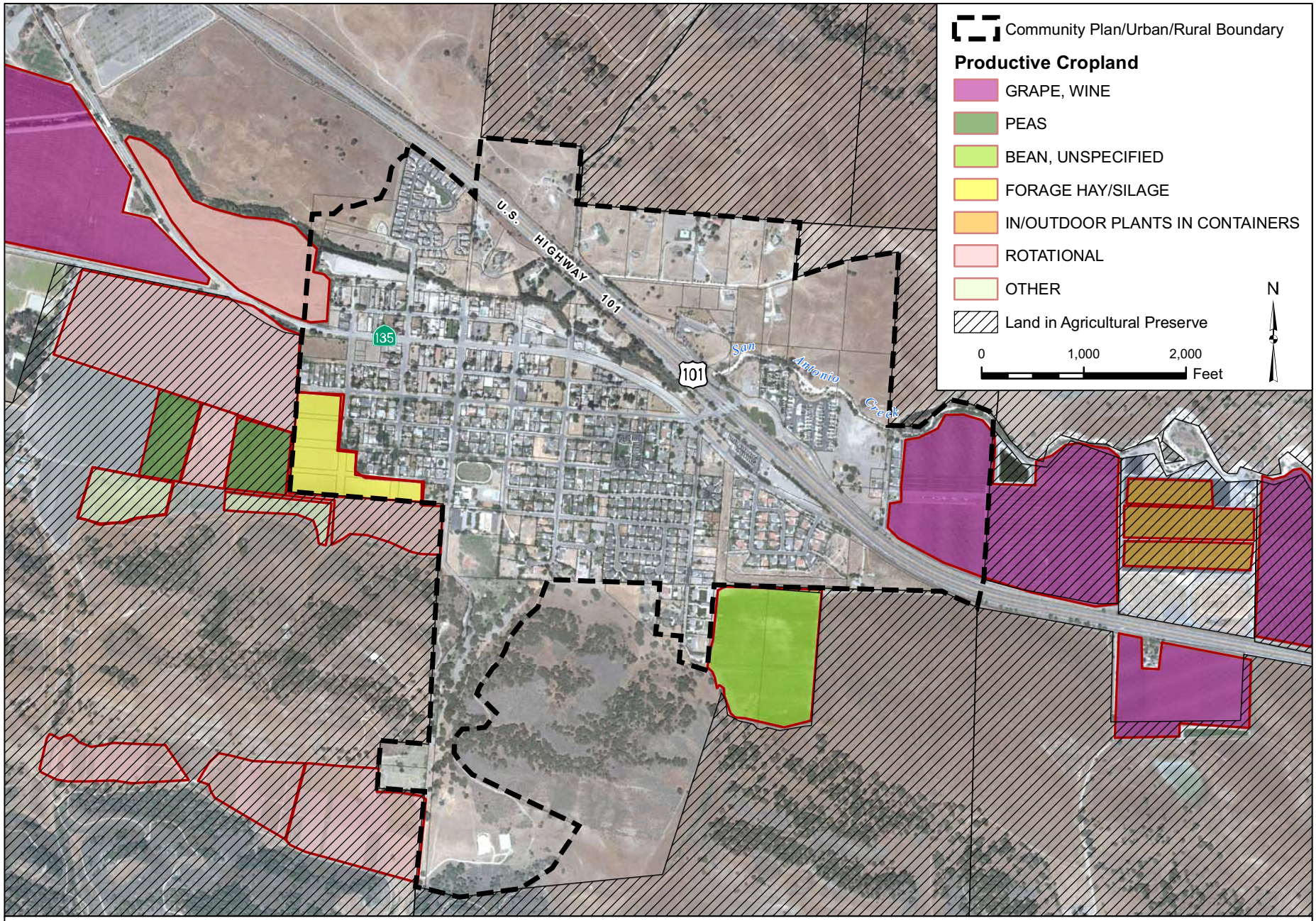

SOURCE: County of Santa Barbara Ag Commissioner's Office 2009,
CA Dept. of Conservation Williamson Act Lands 2006,
DigitalGlobe 2008

FIGURE 4.6-3

Productive Cropland and Agricultural Preserves

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As shown in Figure 4.6-3, the LACP Urban/Rural boundary line coincides with the Plan Area boundary; no buffers (e.g., setbacks, landscaping, or greenbelt) or transition areas to non-urban uses presently exist between the town of Los Alamos and agricultural uses that surround the community. As a result, there is no separation of these uses that are known to potentially result in land use conflicts with agricultural operations such dust, odor, and/or noise.

The prevailing wind pattern in Los Alamos and within the Los Alamos Valley is northwest to southeast. According to the Santa Barbara County Agricultural Commissioner's Office, there are very few complaints from Los Alamos residents related to agricultural uses in the area (personal communication, Susan Bryant 2009). Those complaints recorded have been related to: 1) wind carrying odors, typically from compost, application of manure, composting of dead crop material, and pesticides/herbicides; and 2) dust from agricultural equipment and the application of gypsum to heavy soils.

Pesticide Use in the Vicinity of the Community Plan Area

As described above, active agricultural production occurs along the western, eastern, and southern boundaries of the Plan Area. Crops cultivated to the west of the Plan Area consist of lettuce, eggplant, celery, tomatoes, squash and strawberries, all of which utilize pesticides in their production cycle. Vineyards are the predominant crop cultivated east of the Plan Area. The County Agricultural Commissioner's Office is responsible for enforcing extensive regulations of State and Federally Restricted pesticides. Farmers are required by law to notify the Commissioner's Office prior to application of the restricted pesticides. However, there are many non-restricted pesticides that make up the majority of types applied in the County. Nonetheless, the Commissioner's Office enforces a "zero-drift" policy regarding the drift of applied pesticides off the application site. Techniques such as timing of applications, not spraying the edge of the field, and use of additives called "drift retardants" can be used during pesticide applications to minimize drift. As the local enforcement agency, the Commissioner's Office keeps a record of the timing and location of hazardous pesticide applications throughout the County. They also conduct daily random patrols to ensure compliance with their regulations and monitor known pesticide application sites. These measures are successful in minimizing potential conflicts between non-agricultural uses adjacent to agricultural lands.

Regulatory Setting

County of Santa Barbara

Comprehensive Plan, Agricultural Element

The Comprehensive Plan's Agricultural Element contains goals and policies that are designed to protect and enhance agricultural resources. For instance, Policy II.B. states that Santa Barbara County shall recognize, and give high priority to, the need for protection from trespass, thievery, vandalism, roaming dogs, etc., on all agricultural lands; Policy III.A states that expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available; and Policy III.B states that it is a County priority to retain blocks of productive agriculture within urban areas where reasonable, to continue to explore programs to support that use, and to recognize the importance of the objectives of the County's Right to Farm Ordinance (see below). A complete list of the Agricultural Element goals and policies can be found in *Section 5.0 Consistency with Plans and Policies*.

Right to Farm Ordinance

Santa Barbara County has acknowledged that conflicts exist between urban uses and agricultural uses, and that agriculture is a viable activity within the County. To address the need for minimizing land use conflicts while protecting agricultural operations, the County adopted the Right to Farm Ordinance (County Code Section 3-23, Agricultural Nuisances, and consumer information) in order to support and encourage agricultural operations in the county. The Ordinance serves to inform prospective and current property owners who are adjacent to or near active agricultural parcels of the sounds, odors, dust, and chemicals that may accompany active agricultural operations. Moreover, the Right to Farm Ordinance promotes a good neighbor policy between agriculturalists and residents. Residents and potential residents become fully aware of the effects of living next to or in the vicinity of an agriculture operation.

4.6.2 Impact Analysis

Methodology and Significance Thresholds

The County of Santa Barbara has adopted Agricultural Resource Guidelines as part of its CEQA thresholds manual. The guidelines contain two thresholds pertaining to impacts on agricultural resources. The first is as follows:

- *Will the proposal result in the conversion of prime agricultural land to nonagricultural use, impairment of agricultural land productivity (whether prime or non-prime), or conflict with agricultural preserve programs?*

The Agricultural Resource Guidelines listed in Santa Barbara County's Thresholds and Guidelines Manual (2008) provides a matrix for quantifying the importance of a given project site's agricultural viability, and to determine if the loss of such a resource should be considered within the context of an EIR. There are nine areas weighted according to their estimated resource value: parcel size; adjacent land uses; water availability; Comprehensive Plan designation; Agricultural Preserve potential; existing land use; soil classification; agricultural suitability; potential for combined farming operations.

The following types of projects would have the potential to impact parcels considered to be agriculturally viable:

- A division of land (including Parcel or Tract Maps, etc.) that is currently considered viable, but would result in parcels which would not be considered viable using the weighting system;

- A Development Plan, Conditional Use Permit, or other discretionary act that would result in the conversion from agricultural use of a parcel qualifying as viable using the weighting system; or

- A discretionary project that may result in substantial disruption of surrounding agricultural operations.

If a potentially significant impact is identified using these criteria, more detailed site-specific evaluation of agricultural impacts is completed in an EIR. This EIR analysis considers relevant factors such as the history of agricultural use on the site, land use trends, etc to determine the potential for a project to have a significant impact on agricultural land and/or productivity.

Impacts on agricultural land resources are considered potentially significant if:

- the proposal will result in any potentially significant adverse effect upon any Unique or other farmland of State or Local Importance.

The State Farmland Mapping and Monitoring Program is used in answering this question. A site's designation on the map is also considered in applying points under the "Agricultural Suitability" category.

2010 Plan Update Policies and Development Standards

The 2010 Plan Update recognizes the economic and environmental contribution agriculture provides to the County and the Los Alamos Valley and the vulnerability of conversion to other non-agricultural uses. The 2010 Plan Update includes the following policies which are consistent with the policies in the 1994 Existing Plan with the exception of minor revisions to Policy LU-LA-1.1 that are designed to further ensure the protection of both prime and nonprime agricultural lands, including protection from urban expansion and urban influences.

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:*

1. *The extension is proposed as part of an update to this Community Plan;*

2. *For extensions pursuant to 1, the update of the Community Plan or other comprehensive review has first considered the inventory of all available vacant or underdeveloped land within the entire urban boundary and has considered the feasibility of changing land use designations and/or zoning on land within the urban boundary and west of Highway 101 to accommodate the desired additional growth;*

3. *The extension does not include parcels which are under Williamson Act contracts (including parcels that have filed for a non-renewal of a Williamson Act contract); and*

4. *A finding can be made that the capacity of urban services (e.g. sewer, water) is sufficient to serve potential urban development in the extension area.*

Policy LU-LA-1.2: *All existing County-wide policies apply to the Los Alamos Planning Area in addition to those specific policies and action items identified in the Community Plan.*

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.*

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 a fence and/or buffer areas) into the project design.*

DevStd LUR-LA-2.2.1: *As a condition of approval for all discretionary projects that are immediately adjacent to agricultural lands, potential purchasers of lots shall be notified in the property title of the potential for agricultural activities on adjacent parcels.*

Project Impacts and Mitigation Measures

Potential impacts on agricultural resources are discussed below.

Impact AG-1: *2010 Plan Update buildout would potentially convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance to non-agricultural use.*

Of the three areas identified within the Plan Area containing important farmlands, only the 30.8-acre Lucas & Lewellen property zoned M-1 (Light Industrial) contains Prime Farmland. The other two areas, the 16.67-acre approved Legacy Estates residential subdivision property and the 5.01-acre DR-1.8 zoned property contain land designated as "Farmland of Local Importance."

The 1992 LACP EIR identified impacts on conversion of prime soils (on the Lucas & Lewellen property M-1 zoned property) as *significant and unavoidable* (Class I). The resulting 1994 LACP incorporated several policies to minimize this adverse effect. The 2010 Plan Update carries forward from the Existing Plan several policies and development standards designed to protect agricultural resources, such as *Policy LU-LA-1.1* that strives to preserve the existing urban boundary line and to ensure protection of agricultural lands adjacent to the 2010 Plan Update boundary. Impacts on agricultural resources resulting from the M-1 zoning designation on the 30.8-acre Lucas & Lewellen property may result in the conversion of "important" (prime) farmland to a non-agricultural use. However, this issue has been previously addressed in the 1992 LACP EIR and again in the certified Mitigated Negative Declaration (MND) for the 2008 Lucas and Lewellen winery, which determined that establishing a winery on prime agricultural soils, an allowed use under M-1 zoning, would not result in a significant impact on agricultural resources from the conversion of Prime Farmland. This conclusion was based on the conclusions that: 1) a winery is a permitted use under M-1 zoning and is an ancillary agricultural activity; and 2) there were several conditions placed upon the project to avoid or substantially mitigate

any significant impacts. As a result, potential impacts associated with the conversion of prime farmland to a non-agricultural use would be considered *adverse, but less than significant.*

The 2010 Plan Update proposes to retain the residential zoning on the 16.67 acre Legacy Estate site, which is currently zoned 7-R-1. The 7-R-1 zoned site has an approved 59-lot Legacy Estate residential subdivision on the property (APNs: 101-201-001, 101-202-001, 101-231-001, 101-232-001, 101-233-101, 101-234-001, and 101-242-001). The Final EIR for the Legacy Estates project (SB County P&D 2005) found that the conversion of the project site to residential uses was a less than significant impact on agricultural resources, as the parcel was determined not to be a viable agricultural operation. Therefore, impacts on agricultural resources result from 2010 Plan Update buildout on this parcel would be *adverse, but less than significant.*

The 2010 Plan Update proposes to retain the residential zoning on the 5.01 acre site in Sub-area 8 (APN: 101-270-024). The DR-1.8 zoned site is not currently in agricultural production and is partially developed with a single family residence. This site contains prime soils and is designated as Farmland of Local Importance under the Farmland Mapping and Monitoring Program (FMMP, 2006). As noted previously, the County of Santa Barbara uses a weighted point system to assign relative values to particular factors of a site's agricultural productivity in order to determine the potential for a project to have a significant impact on agricultural land and/or productivity. Based upon the County's agricultural suitability formula, this site would be below the County's 60-point significance threshold. The low score would be attributed to the small size of the site (5.01 acres), the adjacency of urban development, the existing and proposed non-agricultural zoning, and that the site is currently developed with urban uses. For these reasons, impacts related to conversion of Farmland of Local Importance lands to non-agricultural uses on the DR-1.8 zoned site would be considered *adverse, but less than significant.*

Mitigation Measures

Although permitted uses allowable under the M-1 zoning would result in the conversion of prime farmland to a non-agricultural use, the 30.1-acre property is proposed to retain its existing M-1 zoning designation whereby, the previous Existing Plan 1992 EIR and recent Lucas and Lewellen 2008 MND addressed this issue, making findings and conclusions that this impact would be less than significant, due to conditions placed upon the property to minimize/reduce any potential impacts, and that the use is a permitted use under M-1 zoning. Therefore, no mitigation is necessary. In addition, neither the DR-1.8 zoned property nor the 7-R-1 zoned Legacy Estates site would be considered to be agriculturally suitable, based on the County's suitability criteria. As a result, impacts from conversion of

land designated Farmland of Local Importance to urban uses would be considered *adverse, but less than significant*. This determination is due in part from the present urban land use designations applied to these properties since 1994. As a result, no mitigation is necessary.

Residual Impacts

The residual impact from the conversion of prime farmland or Farmlands of Local Importance to a non-agricultural use would be considered *adverse, but less than significant* (Class III).

Impact AG-2: 2010 *Plan Update buildout would potentially increase conflicts between new urban development and adjacent agricultural uses and lands outside the Plan Area and impact agricultural viability.*

The 1992 LACP EIR identified impacts on potential conflicts between residential development and adjacent agricultural operations along the planning area boundary as *significant but feasibly mitigated* (Class II). The potential conflicts identified included disturbance of livestock from trespass, and the creation of noise and dust nuisances to urban dwellers from agricultural equipment. The EIR identified mitigation including establishing a minimum 20,000 s.f. residential lot size immediately adjacent to agricultural areas to limit the number of residences exposed to farming activities, and to minimize the potential for indirect effects resulting from increased human encroachment (i.e., vandalism, theft, and domestic pet activity).

As stated previously, the Plan Area is surrounded by agriculturally zoned designated land, many of which are under Williamson Act contracts (see Figure 4.6-3); none of these properties have filed a notice for contract non-renewal. The majority of neighboring agricultural operations on the northeast side of Highway 101 consists of cattle grazing and dry land farming, which are fairly low intensity forms of agriculture and are generally compatible with the existing residential uses, due to the lack of pesticide use and reduced use of farm equipment generating noise and dust. Cultivation of vineyards and other fruit and vegetable farms located to the immediate west, south and east of the Community Plan boundary, however, are more intensified uses potentially requiring more farm equipment, fertilization, and pesticide applications. As previously assessed in the 1992 LACP EIR , these activities would potentially generate additional nuisances resulting from the more intensive farming practices required for this type of agriculture, including ripping the soil and harvesting crops. Potential conflicts from 2010 Plan Update residential and commercial buildout on existing adjacent agriculture related to dust (from agricultural equipment activity and the application of gypsum to heavy soils), odors (typically from composting of plant material, application of manure, pesticides/herbicides), traffic, and noise could be

exacerbated by the prevailing northwest to southeast winds in the area.

As stated previously, pesticides and herbicides used adjacent to the Plan Area are typically applied by ground methods that minimize the potential for pesticide drift. In addition, elevated topography north of US Highway 101 separates to some extent these agricultural uses from portions of the 2010 Plan Update to the south. There remains, however, a limited potential for the use of agricultural chemicals to inadvertently drift over the Plan Area. Increased residential sensitive receptors along the eastern, northern, southern, and western project boundaries would potentially increase the number of complaints relative to existing agricultural uses outside the Plan Area. Even though the County has adopted the "Right to Farm" ordinance, the potential for conflicts between buildout under the proposed LACP and adjacent agricultural operations from public exposure to inadvertent pesticide spray application drift would be a *potentially significant impact on agricultural resources.*

The 2010 Plan Update buildout, particularly resulting from increased density of mixed urban uses within the Bell Street corridor CM-LA zone district, could result in land use incompatibilities with adjacent existing agricultural activity to the west in Sub-areas 2, 3 and 4, and south in Sub-areas 7 and 8. As previously assessed in the 1992 LACP EIR, potential impacts on agricultural resources resulting from increased intensity of occupation could include crop vandalism and theft, trespassing on fields, and domestic animal disturbances (i.e., wandering dogs). The 2010 Plan Update includes several policies and development standards, including the Bell Street Design Guidelines and Design Control Overlay, to minimize potential land use incompatibilities between urban and agricultural uses. Such measures include retaining low density residential designations near the community's periphery (*LACP Policy LUR-LA-2.1) a*nd integration of project design elements, including fences and/or buffers to reduce potential conflicts between agricultural operations and urban uses (*LACP Policy LUR-LA-2.2*). –Fences and/or buffers would reduce or block the effect of pesticide dispersal on future residents adjacent to the agricultural operation, while also reducing the potential for on adjacent agricultural lands from vandalism, theft, trespassing, and roaming domestic animals. However, increased intensity of residential development, particularly on second stories adjacent to crop lands, would potentially result in increased complaints from dust and pesticide drift (see Impact AG-2 above). These indirect effects resulting from increased human density, particularly in the CMLA overlay adjacent to agricultural lands outside the Plan Area, would result in *potentially significant impacts on agricultural resources*.

Mitigation Measures

The <u>following mitigation measures to reduce the potential indirect impacts on agricultural resources from 2010 Plan Update buildout, changed based on comments received during</u>

the Draft EIR public comment period, as shown below as underlined and strike-through text. MM AG-1, and MM AG-2, and MM AG-3 were further changed to eliminate repetitive regulations and clarify development requirements in the ~~2010~~ Plan Area. Where these changes are made to Draft EIR underlined text, the revisions are shown as double underline for clarity. ~~Update *Policy LUR-LA-2.1* shall be revised as follows (underlined text will be added, strike-out text will be removed) to reduce the potential indirect impacts on agricultural resources from 2010 Plan Update buildout.~~ These minor changes would not result in any new or changed environmental impacts, nor would they change the conclusions in the Impact AG-2 analysis.

MM AG-1 ~~*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.~~

Dev Std LUR-LA-2.2.1: ~~a.~~ Residential development located on the far western end of Bell Street, within the CM-LA zone, shall be set back at least 100 feet from parcels zoned for agriculture. If the residential development is part of a multi-parcel development concept, the agricultural buffer setback shall be established by Planning and Development during project design.

Plan Requirements: The applicant shall submit building plans depicting required setback for Planning & Development review and approval prior to issuance of a building permit.

MONITORING: Planning & Development permit compliance shall ensure compliance with setbacks prior to issuance of a building permit.

MM AG-2 *Policy LUR-LA-2.2:* ~~In order to reduce conflicts between residences and agricultural operations,~~ P~~p~~roposed residential development which borders on agriculturally-designated land shall integrate mechanisms into project design (such as, fences and/ or buffer areas) to reduce conflicts between residences and agricultural operations. This policy does not apply to RR-5 zoned parcels in the Plan Area. ~~integrate mechanisms (such as a fence and/or buffer areas) into the project design.~~

Dev Std LUR-LA-2.2.2: ~~install~~ ~~F~~fencing or an earthen berm shall be installed along property lines ~~or across ends of street stubs~~ 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 ~~by the property owner~~ and to protect residences from agricultural dust or herbicides/pesticides. T~~t~~he fencing, ~~Unless alternative acceptable fencing is approved by Planning & Development and adjacent property owner(s), 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.

Plan Requirements: The applicant shall submit ~~three (3)~~ building and/or landscape plans depicting the fence to Planning & Development for review and approval or shall submit a waiver from the adjacent property owner(s). **Timing:** Plans or waivers shall be submitted prior to final map recordation; fence shall be installed prior to rough grading approval.

MONITORING: Planning & Development grading inspectors or planners shall site inspect and photo document installation prior to rough grading approval.

MM AG-3 *DevStd LUR-LA-2.2.3~~1~~:* As a condition of approval for all discretionary projects that are immediately adjacent to agricultural lands, potential purchasers of lots shall be notified in the property title of the potential for agricultural activities on adjacent parcels.

~~a. Owners acquiring or leasing/renting property adjacent to existing agricultural uses shall be provided the following citation from the Right to Farm Ordinance, Santa Barbara Code Section 3-23:~~

~~If the property you own, rent, or lease is located close to agricultural lands or operations, you may be subject to~~

~~inconvenience or discomfort from the following agricultural operations: cultivation and tilling of the soil; burning of agricultural chemicals including, but not limited to, the application of pesticides and fertilizers; and production, irrigation, pruning, growing, harvesting and processing of any agricultural commodity, including horticulture, timber, apiculture, the raising of livestock, fish, poultry and commercial practices performed as incident to or in conjunction with such agricultural operation, including preparation for market, delivery to storage or market, or to carriers or transportation to market. These operations may generate dust, smoke, noise and odor.~~

Plan Requirements: The applicant shall submit evidence of signed recognition of adjacent farming activities ~~Right to Farm Ordinance stipulations~~ to Planning & Development. **Timing:** Signed recognition shall be submitted prior to occupancy for new structures.

MONITORING: Planning & Development shall document ~~installation~~ property owner recognition of adjacent farming activities prior to occupancy.

Residual Impacts

Implementation of measure MM AG-1 establishing setbacks of second story development from active agricultural activity, MM AG-2 requiring fencing along proposed residential/commercial development adjacent to agricultural land uses, and MM AG-3 incorporating existing ~~County "Right to Farm"~~ buyer notification, together with the Bell Street Design Guidelines, and *Dev Std VIS-LA-1.2.1* would ensure that conflicts between urban and agricultural land uses would be reduced to *significant, but feasibly mitigated* (Class II).

4.6.3 Cumulative Impacts

Area of Influence: The Plan Area including the Town of Los Alamos is the only area with sufficient residential and commercial land use densities to be reasonably capable of generating urban conflicts with surrounding agricultural activity. The Plan Area is surrounded by agricultural lands consisting of relatively large parcels (100 acres or greater) used for cattle

grazing on hillsides, and oat hay, vineyards and row crops (e.g., tomatoes, broccoli, onions) in the valley. Other residential development within the Los Alamos Valley is relatively low density, such that sensitive receptor exterior living areas are likely to be distanced from active farming by substantial buffers of over 100 feet, or the residents are themselves involved with agricultural activities. The Area of Influence for assessing cumulative effects in combination with proposed 2010 Plan Update traffic would be limited to the Plan Area and the surrounding land uses in the vicinity where related projects would potentially contribute to potential impacts on agricultural resources.

Development within the Los Alamos Valley outside but adjacent to the Plan Area is anticipated to grow at an approximate 3 percent annual rate. Examples of this type of development consistent with existing County land use and zoning ordinance designations include agricultural-dependent manufacturing (i.e., wineries, greenhouses, etc.) and residential land divisions (examples are identified in Appendix D and Figure D-1: Projects 4, 5, and 9). This related development outside of the Plan Area is anticipated to be relatively low intensity or agriculturally dependent. Therefore, potential conversion of prime soils and use compatibilities with surrounding agriculture and the development within the Existing Plan Area would not be substantial. The *cumulative impact on agricultural resources would be adverse, but less than significant.*

The proposed 2010 Plan Update build-out includes 685 residential units and 549,515 square feet of non-residential development that would be mostly infill projects within the Los Alamos urban area. Most of the infill projects would not likely generate contributions to cumulative effects on agricultural resources, as they would be located on small parcels surrounded by existing residential structures, and would be screened from agricultural uses on parcels adjacent to but outside of the Plan Area. Buildout of the 2010 Plan Update would also be subject to incremental review for land use compatibility against existing County of Santa Barbara Comprehensive Plan Policies, as well as the 2010 Plan Update Bell Street Design Guidelines and Bell Street Design Control Overlay. As identified in Impacts AG-1 and AG-2, however, intensified urbanization along the Plan Area periphery, adjacent to active agricultural uses, could increase potential conflicts with these existing uses. Conversion of crops to vineyards would potentially exacerbate this cumulative effect. Increased human presence would potentially result in indirect adverse effects affecting agricultural viability. Cumulative impacts on agricultural resources resulting from related project development in the Area of Influence, together with the 2010 Plan Update buildout, would be *potentially significant*. As 2010 Plan Update buildout would represent the majority of intensity of urban development in the Area of Influence, the 2010 Plan Update's contribution to cumulative impacts on agricultural resources would be *cumulatively considerable.*

Mitigation Measures

Incremental Plan Area project review for land use compatibility and consistency with existing County of Santa Barbara Comprehensive Plan Policies, as well as the proposed Plan Bell Street Design Guidelines and Bell Street Design Control Overlay, and implementation of proposed measures MM AG-1, -AG-2, and AG-3 would reduce the 2010 Plan Update's *less than cumulatively considerable impact on agricultural resources.*

Residual Impact

The 2010 Plan Update's residual contribution to cumulative impacts on agricultural resource would be *less than cumulatively considerable* (Class II).

4.6.4 Residual Impacts

Implementation of measures MM AG-1, -AG-2, and -AG-3 along with the 2010 Plan Update's new policies, development standards, and design guidelines would minimize the 2010 Plan Update's project-specific potential agricultural impacts from intensified urban development to *significant but feasibly mitigated* (Class II), and the 2010 Plan Update's contribution to cumulative impacts on agricultural resources would be *less than cumulatively considerable* (Class II).

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4.7 BIOLOGICAL RESOURCES

This section addresses the potential effects on biological resources, including vegetation, wildlife habitats, non-regulated wildlife, and special-status plants and animals, found within and around the Los Alamos Community Plan Area from buildout and implementation of programs proposed as part of the 2010 Plan Update. The analysis is based on several site visits conducted between late January 2009 and mid-May 2009, a review of California Natural Diversity Data Base for the Foxen Canyon, Lompoc, Lompoc Hills, Los Alamos, Orcutt, Santa Rosa Hills, Sisquoc, Solvang, and Zaca Creek 7.5-minute USGS quadrangles (CNDDB, 2009), review of existing environmental documents prepared for previous projects in and around Los Alamos, University of California Museum of Systematics and Ecology collection records, Santa Barbara Museum of Natural History collection records and discussions with knowledgeable agency personnel and local biologists' Orthorectified aerial photograph base maps were used to ground-truth and map vegetation and land use.

Protocol-level surveys for particular special-status plant or wildlife species were not conducted as part of this report because the location of the project (town of Los Alamos) and previous surveys have not characterized special-status species occurrences within this area.

4.7.1 Existing Setting

The Plan Area is located in the Los Alamos Valley in a rural portion of west-central Santa Barbara County (see Figure 2-2). The Los Alamos Valley is one of several northwest-southeast trending landforms associated with the Santa Maria Basin. As a result of Quaternary tectonic activity along the Huasna Fault Zone, this elongate, subsiding landform is wedged between two uplifted geologic units, the Solomon Hills on the north and the Purisima Hills on the south (Hunt, 1993; Lettis et al. 1995). The dominant natural feature of the valley is San Antonio Creek, which originates at about 1,400-feet in the eastern Solomon Hills north of Zaca Summit, flows generally WNW, and contacts the Pacific Ocean on Vandenberg Air Force Base, approximately 32 miles away. The town of Los Alamos is situated in the east-central portion of the valley along San Antonio Creek. The Plan Area includes an approximately two-mile reach of San Antonio Creek and an approximately 1.5-mile reach of one of its major tributaries, Canada de Calaveras (see Figure 4.7-1, page 4.7-3).

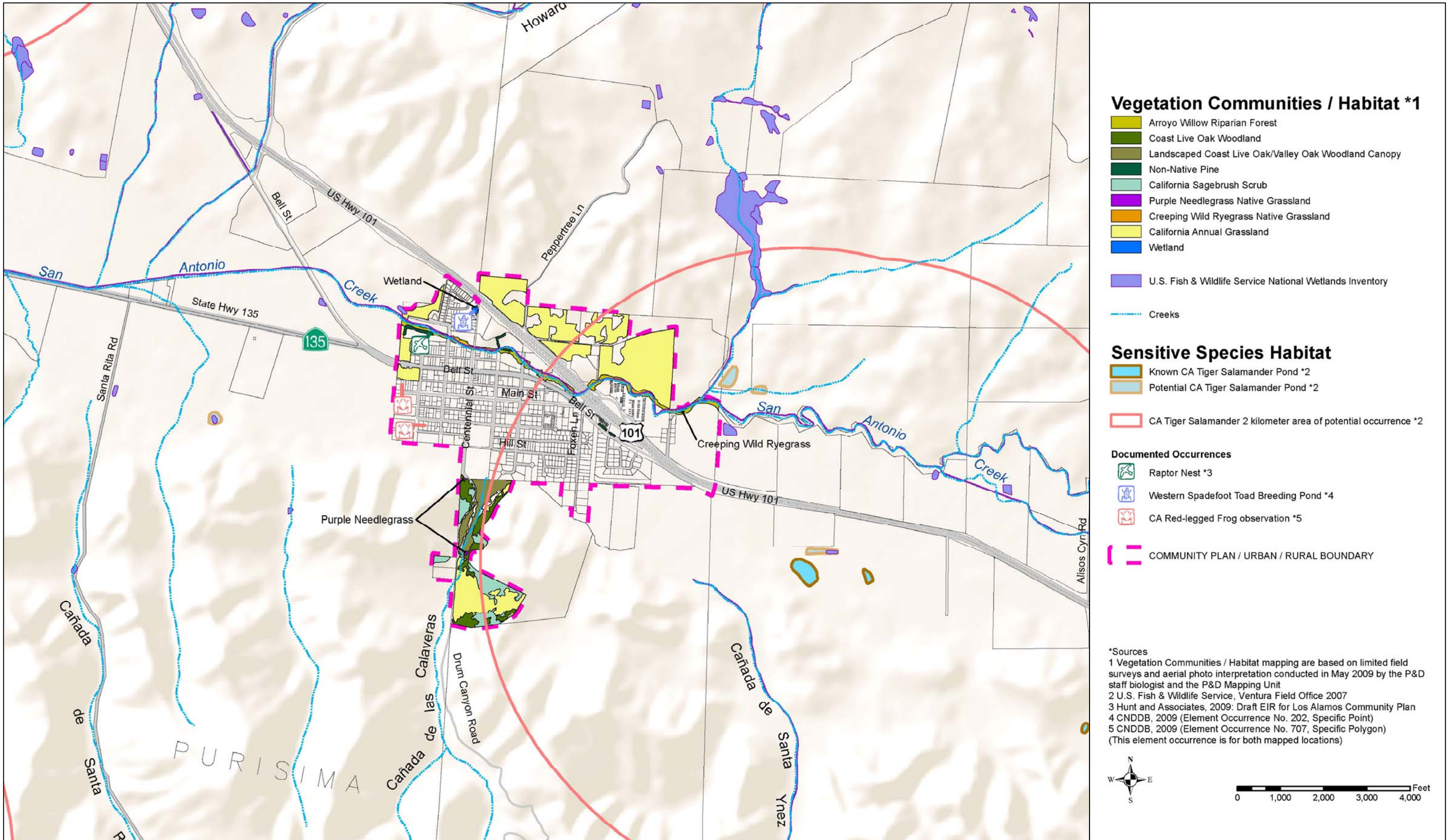
Biological resources within the Plan Area were first evaluated in the Environmental Impact Report (EIR) for the existing Los Alamos Community Plan in 1992 (County of Santa Barbara, 1992). Most of the native habitats within and around the town of Los

Alamos were converted to agricultural purposes decades ago. Consequently, the Plan Area contains only small remnants of native habitats that are concentrated around San Antonio Creek, the Canada de Calaveras tributary, and Los Alamos County Park. Residential and light commercial development within the town supports landscaping, including a broad diversity of ornamental and remnant native trees and shrubs that are attractive to resident and migratory birds.

In the text and data that follow, global and state rarity ranks are given for plant species and natural communities. These rankings are assigned by the California Natural Diversity Database (CNDDB). The ranking includes a Global rank (G rank), describing the rank for a given taxon over its entire distribution, and State rank (S rank), describing the rank for the taxon over its state distribution. G1 would be most rare, defined as a taxon with less than 6 viable element occurrences OR less than 1,000 individuals OR less than 2,000 acres. G5 would be demonstrably secure due to being commonly found in the world. The State rank is assigned much the same way as the global rank, except state ranks in California often include a threat designation. Additional information regarding the ranking system can be found in Appendix F.

The Plan Area reach of San Antonio Creek and its associated riparian corridor is approximately 1.5 miles long and, although highly degraded, presents the most important habitat for sensitive plants and wildlife within the Plan Area. Within the Plan Area, most of San Antonio Creek lies within a narrow strip of semi-rural land between the northern edge of the urbanized area and Highway 101. The entire reach of San Antonio Creek within and adjacent to the Plan Area has been channelized for flood control purposes and most reaches are periodically cleared of vegetation. The streambed lies 5-25 feet below top of bank, and the channel width varies from 10-30 feet, with a sand and gravel bed substrate. Pipe-and-wire revetment is present along reaches of the creek, especially between the Highway 101 crossing and the Bell Street bridge. Urban and agricultural development on both sides of the channel has encroached close to the top-of-bank along most reaches. The channel and banks are mostly natural substrate and consist predominantly of sand and silt, with little gravel or cobble. San Antonio Creek is seasonal, sustaining natural surface flows only during the rainy season (November-April). The riparian canopy, when present, extends 10-30 feet outward from top-of-bank and consists of remnant native trees and shrubs infested with invasive, non-native and ornamental trees, shrubs, and ground cover.

The Canada de Calaveras tributary of San Antonio Creek drains a small, north-facing watershed in the Purisima Hills and also contains important biological habitat. This drainage flows through the Los Alamos County Park located within the southern



SOURCE: County of Santa Barbara Planning & Development

FIGURE 4.7-1

Biological Habitats - Regional Setting

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2010 Los Alamos Community Plan Update Draft EIR

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portion of the Plan Area. The creek is narrow, averaging 10-30 feet wide, with steep banks. The surrounding slopes are steep and the County Park occupies much of the floodplain of this creek (see Figure 4.4-1).

Vegetation. Seven natural plant communities occur within the Plan Area Boundary. Figure 4.7-2 (see page 4.7-7) provides a map showing the occurrence of these plant communities within the Plan Area, and summarized in Table 4.7-1. Native grasslands, wildflower fields, coastal scrub, oak woodland, oak savannah, and riparian woodlands have been increasingly fragmented or eliminated by agricultural conversion in this area. Most of the remaining grasslands and woodlands in the Los Alamos Valley, Purisima Hills, and Solomon Hills are used as rangeland, but extensive portions of rangeland has been converted to vineyard production within the past 10-15 years.

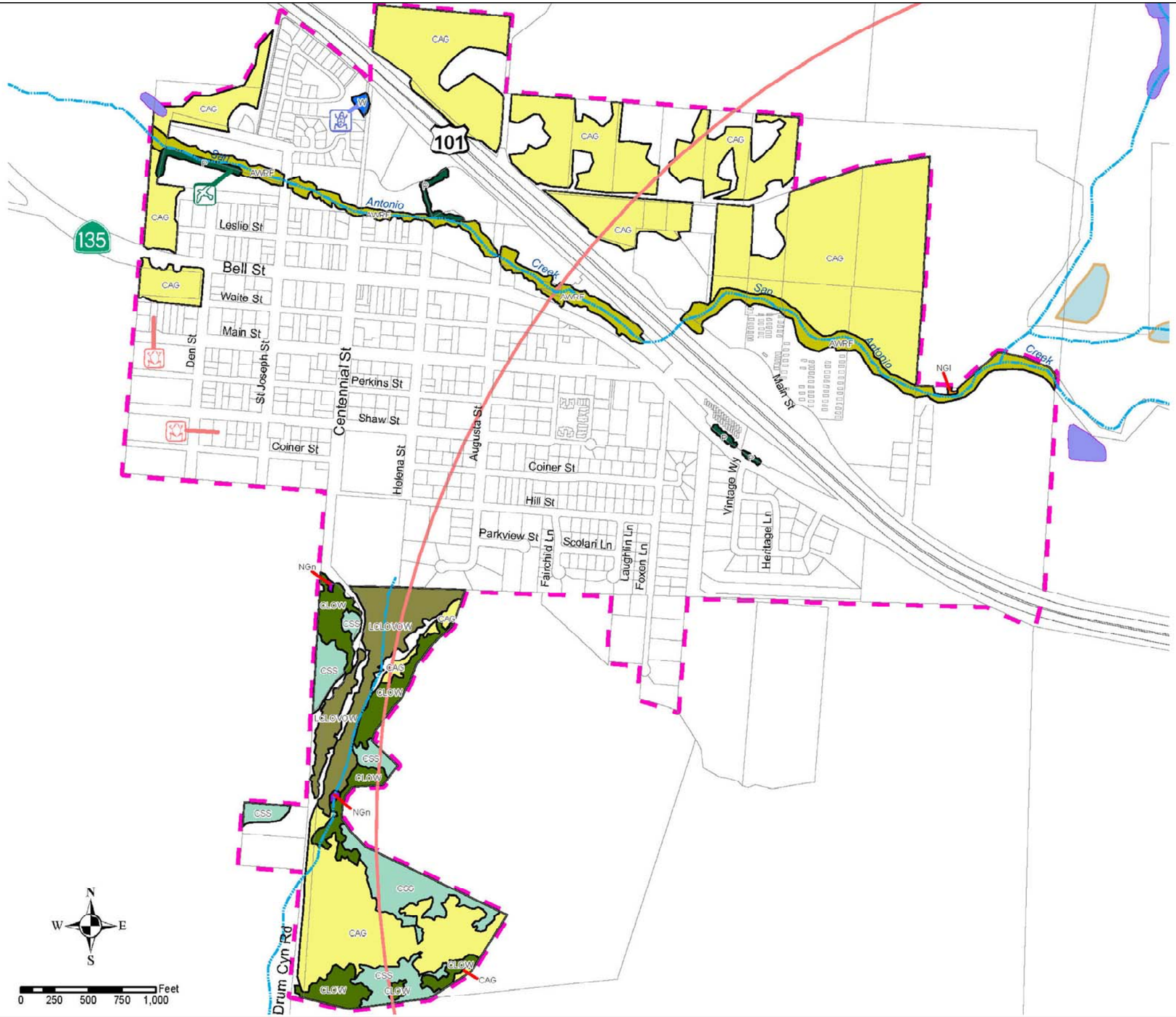
Table 4.7-1. Special-Status Plant Communities Found Within or Adjacent to the Plan Area.

Plant Community or Feature	Location
Southern Vernal Pool (Not Rated)	Seven vernal pools 3.5 to 6.5 miles northwest of town of Los Alamos, and five vernal pools located 1.75 to 5.75 miles southeast of Los Alamos (Olson, 1992; County of Santa Barbara CA Tiger Salamander Habitat Map, 2007; CNDDB, 2009) Vernal wetland (pool) straddles fenceline of two parcels N of N end of St. Joseph Street in Los Alamos; pool was 66 ft long x 80 ft wide x 18 inches deep on 27 Feb 2000 (Rindlaub, 1999; Collins, 2000a 2000b); pool not mapped by Olson (1992); at least 50% of pool filled in by adjacent landowner in 2000 (Collins, 2001).
Arroyo Willow Riparian Woodland G5; S5	Southern cottonwood-willow riparian woodland mapped along San Antonio Creek riparian corridor (Tierney and Storrer, 1992; Tierney, 2001) (This habitat is reclassified here as Arroyo Willow Riparian Woodland and Forest, as the species composition most closely resembles this type) Willow riparian forest along San Antonio Creek riparian corridor adjacent to Los Alamos Commons property (NW corner of Plan Area) (LFR Levine-Fricke, 2006) Cottonwood-willow riparian woodland mapped along San Antonio Creek riparian corridor at St Joseph Street crossing in Los Alamos (Watershed Environmental, 2005)
Coast Live Oak Woodland G5; S4	Coast live oak woodland mapped on slopes along Drum Canyon Road and in Los Alamos County Park (Tierney and Storrer, 1992) Individual coast live oak and valley oak trees present on Los Alamos Commons property (NW corner of Plan Area (LFR Levine-Fricke, 2006)
Valley Oak Savannah G3; S3	Valley oak savannah mapped in Los Alamos County Park and in NW corner of Plan Area (same site as next entry) (Tierney and Storrer, 1992). This habitat is reclassified here as "Landscaped with Mixed coast live oak and valley oak canopy." Individual valley oak trees present on Los Alamos Commons property (NW corner of Plan Area (LFR Levine-Fricke, 2006)
Native Bunchgrass Grassland G4; S3	Los Alamos Commons property (NW corner of Plan Area and areas further W) (LFR Levine-Fricke, 2006)

Arroyo Willow Riparian Forest. This plant community is closely associated with the riparian corridor along San Antonio Creek in Sub-area 1 through 4 (see Figure 4.7-2). The riparian corridor here supports a mixture of native, invasive non-native, and ornamental species, including the following native canopy trees, including Fremont cottonwood (*Populus fremontii*), black cottonwood (*Populus balsamifera* var. *trichocarpa*), western sycamore (*Platanus racemosa*), arroyo willow (*Salix lasiolepis*), red willow (*Salix laevigata*), Southern California black walnut (*Juglans californica* var. *hindsii*), box elder (*Acer negundo*), coast live oak (*Quercus agrifolia*), and invasive and ornamental species, such as pepper tree (*Schinus molle*), Chinese elm (*Ulmus parvifolia*), various species of pine trees (*Pinus* spp.), and Leyland cypress (*Cupressus* hybrid). The understory here is dominated by poison oak (*Toxicodendron diversilobum*), Mexican elderberry (*Sambucus mexicana*), giant stinging nettle (*Urtica holosericea*), California blackberry (*Rubus ursinus*), as well as several invasive, non-native species, such as poison hemlock (*Conium maculatum*), Queen Anne's lace (*Daucus carota*), Himalayan blackberry (*Rubus discolor*), and others (see description below of *Ruderal* vegetation).

Historically, sycamores, willows, and cottonwoods would have occupied stream terraces adjacent to the main channel of San Antonio Creek. Stream terraces form along the inside curve of the flow path of the active channel as a result of stream scour and sedimentation dynamics during storm events. These trees first establish themselves as hydrophytes then, if the active channel moves or they are not disturbed by subsequent storm flows, they access the water table as they mature and become long-term features of the riparian corridor. Riparian-associated woodlands historically intergraded with coast live oaks and valley oaks on older stream terraces and along the edges of the floodplain. Agricultural and urban encroachment on the floodplain throughout the Los Alamos Valley now confines the active channel to a narrow, relatively linear path that substantially constrains its ability to meander and form terraces. Historic stream terraces on the San Antonio Creek floodplain and Canada de Calaveras floodplain north of Los Alamos County Park within the Plan Area have all but been eliminated by urban development.

This community would be classified as Arroyo Willow Riparian Woodland in the CNDDB community classification system (Holland 1986). Areas where arroyo willow is dominant are best described by the Arroyo Willow series/alliance within the CNPS Manual of California Vegetation (Sawyer and Keeler-Wolf 1995). The Arroyo Willow Riparian Woodland Alliance has a global rank of G5 and a State rank of S5, according to CDFG's List of California Vegetation Alliances (CDFG 2007). Associations within this alliance may be considered rare (CDFG 2007).



Vegetation Communities / Habitat *1

- AWRF — Arroyo Willow Riparian Forest
- CLOW — Coast Live Oak Woodland
- LCLOVOW — Landscaped Coast Live Oak/Valley Oak Woodland Canopy
- P — Non-Native Pine
- CSS — California Sagebrush Scrub
- NGn — Purple Needlegrass Native Grassland
- NGI — Creeping Wild Ryegrass Native Grassland
- CAG — California Annual Grassland
- W — Wetland
- U.S. Fish & Wildlife Service Naional Wetlands Inventory (exclusive of creeks designated as wetlands)
- Creeks

Sensitive Species Habitat

- Potential CA Tiger Salamander Pond *2
- CA Tiger Salamander 2 kilometer area of potential occurrence *2

Documented Occurrences

- Raptor Nest *3
- Western Spadefoot Toad Breeding Pond *4
- CA Red-legged Frog observation *5
- COMMUNITY PLAN / URBAN / RURAL BOUNDARY

*Sources
1 Vegetation Communities / Habitat mapping are based on limited field surveys and aerial photo interpretation conducted in May 2009 by the P&D staff biologist and the P&D Mapping Unit
2 U.S. Fish & Wildlife Service, Ventura Field Office 2007
3 Hunt and Associates, 2009: Draft EIR for Los Alamos Community Plan
4 CNDDB, 2009 (Element Occurrence No. 202, Specific Point)
5 CNDDB, 2009 (Element Occurrence No. 707, Specific Polygon)
(This element occurrence is for both mapped locations.)

SOURCE: County of Santa Barbara Planning & Development

FIGURE 4.7-2
Biological Habitats

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Coast Live Oak Woodland. This vegetation type occupies within the southern portion of the Plan Area in Sub-area 9 and is restricted to east- and northwest-facing slopes within or adjacent to Los Alamos County Park (see Figure 4.7-2). This vegetation type also occurs as small groves of mature trees imbedded with coastal sage scrub and chaparral vegetation. Coast live oak woodlands here connect to more extensive live oak woodlands distributed across the north-facing slopes of the Purisima Hills. Coast live oak woodland in the Plan Area is dominated by coast live oak (*Quercus agrifolia*) and intergrades with valley oak (*Q. lobata*) on the lower slopes and Canada de Calaveras floodplain portions of the park. Both of these tree species also occur in residential lots and along streets within the town of Los Alamos, either planted intentionally or as remnants of the natural, pre-development plant communities found here. Associates within this community vary according to canopy closure and aspect. Shade-tolerant understory species, such as snowberry (*Symphoricarpus mollis*), canyon sunflower (*Venegasia carpesioides*), poison oak (*Toxicodendron diversilobum*), virgin's bower (*Clematis ligustifolium*), and California blackberry (*Rubus ursinus*) frequent areas where little direct sunlight penetrates the canopy. Openings within the woodland generally are vegetated with shrubs characteristic of the surrounding scrub or grassland communities, including non-native grasses such as rip-gut brome (*Bromus diandrus*), red brome (*Bromus madritensis* ssp. *rubens*), and slender wild oats (*Avena barbata*), as well as herbaceous plants such as Chinese houses (*Collinsia heterophylla*), hummingbird sage (*Salvia spathacea*), and lupine (*Lupinus* spp.).

Historically, coast live oak woodland covered much of the north-facing slopes of the Purisima Hills, much as it does today, but would have intergraded with valley oak savannah and native grasslands on the floor of the valley. Grazing, agricultural practices, and urban development have eliminated or fragmented much of the historic coast live oak/valley oak woodland on the valley floor to the extent that only individual trees remain.

This community would be classified as Coast Live Oak Forest and Woodland in the CNDDB community classification system (Holland 1986). Areas where coast live oak is dominant are best described by the coast live oak series/alliance within the CNPS Manual of California Vegetation (Sawyer and Keeler-Wolf 1995). Coast Live Oak Forest and Woodland has a global rank of G5 and a State rank of S4, according to CDFG's List of California Vegetation Alliances (CDFG 2007). Associations within this alliance may be considered rare (CDFG 2007).

Valley Oak Savannah. This plant community is restricted to two areas, one of which has been affected by a recent subdivision. Prior to the subdivision, there was a relatively small patch on a grassy, hillside between San Antonio Creek and Highway 101 in Sub-

area 2 in the northwestern corner of the Plan Area. A more extensive woodland occurs on the Canada de Calaveras floodplain and the lower portions of adjoining slopes in Los Alamos County Park and adjacent areas in Sub-area 9 (see Figure 4.7-2). Since this area is largely landscaped parklands, it is referred to on maps as Landscaped with Coast Live Oak and Valley Oak Canopy. This plant community was probably extensively distributed throughout the floor of Los Alamos Valley, including most of the Plan Area, prior to agricultural and urban development.

Valley oaks and coast live oaks occur in residential lots and along streets within the town of Los Alamos. These trees have either been intentionally planted or persist as remnants of the natural plant communities found here pre-development. The typical associates of valley oak savannah are grasses and other herbaceous plants, including wildflowers such as golden stars (*Bloomeria crocea*), lupine (*Lupinus* sp.) and California poppy. Originally, the grasses would have been native grasses such as purple needlegrass, blue wildrye, and coast Melic, but these have been more or less completely replaced with non-native annual grasses.

This community would be classified as Valley Oak Woodland in the CNDDB community classification system (Holland 1986). Areas where valley oak is dominant are best described by the valley oak series/alliance within the CNPS Manual of California Vegetation (Sawyer and Keeler-Wolf 1995). The Valley Oak alliance has a global rank of G3 and a State rank of S3, according to CDFG's List of California Vegetation Alliances (2007). This Alliance and all associations within it are considered rare (CDFG 2007).

Coastal Sage Scrub. This plant community occupies the southern portion of the Plan Area in Sub-area 9 and is found on more exposed slopes of the lower Purisima Hills within and adjacent to Los Alamos County Park (see Figure 4.7-2). Soft-leaved, drought-deciduous shrubs dominate this plant community, which is typically distributed as a mosaic patchwork of scrub and grassland. Typical species found in sage scrub in the Plan Area include: coyote bush (*Baccharis pilularis*), saw-toothed goldenbush (*Hazardia squarrosa*), California sagebrush (*Artemisia californica*), coffeeberry (*Rhamnus californica*), lemonade berry (*Rhus integrifolia*), Mexican elderberry (*Sambucus mexicana*), poison oak, deerweed (*Lotus scoparius*), morning-glory (*Calystegia macrostegia*), purple sage (*Salvia leucophylla*), black sage (*Salvia mellifera*), white sage (*Salvia apiana*), and other woody and herbaceous species. The species composition and diversity of coastal sage scrub may vary from patch to patch according to edaphic and microclimatic conditions. Non-native grasses, mostly brome grasses (*Bromus* sp.), overwhelmingly dominate grasslands in the coastal sage scrub/grassland mosaic in Los Alamos County Park. However, native needlegrass (*Nassella* sp.) predominates in the open, narrow contact zone between grassland and coastal scrub patches, possibly because allelopathic chemicals emitted by

certain scrub shrubs, such as California sagebrush and purple sage, prevent or inhibit the growth of non-native grasses.

This community would be classified as Central (Lucian) Coastal Scrub in the CNDDB community classification system (Holland 1986). Areas where California sagebrush is dominant are best described by the California sagebrush series/alliance within the CNPS Manual of California Vegetation (Sawyer and Keeler-Wolf 1995). Areas where purple sage is dominant are best described by the Purple sage series within the CNPS Manual of California Vegetation. The California sagebrush alliance has a global rank of G5 and a State rank of S4, according to CDFG's List of California Vegetation Alliances (CDFG 2007). The purple sagebrush alliance has a global rank of G4 and a state rank of S4.

Southern Mixed Chaparral. This plant community occupies a small area (less than one acre) within Los Alamos County Park in Sub-area 9. It is more extensively distributed on the south- and west-facing, upper slopes of the Purisima Hills. Evergreen woody shrubs characterize chaparral. Chaparral dominants in the Plan Area include Ceanothus (*Ceanothus* sp.), toyon (*Heteromeles arbutifolia*), laurel sumac (*Malosma laurina*), black sage, and chamise (*Adenostoma fasciculata*). This are has not been ground-truthed.

California Herbaceous Annual Grassland. This plant community occurs mostly in the northeastern (Sub-area 2), northwestern (Sub-area 1), and southern (Los Alamos County Park in Sub-area 9) portions of the Plan Area. Grasslands north of Highway 101 are the most extensive and connect to even more extensive grasslands north, west, and east of the Plan Area. These grasslands are dominated by invasive, non-native annual grasses, such as rip-gut brome (*Bromus diandrus*), red brome (*B. madritensis* subsp. *rubens*), wild oats (*Avena* sp.), veldt grass (*Ehrharta calycina*), Harding grass (*Phalaris aquatica*). These grasslands may contain a significant native forb cover, most typically wildflowers, such as clarkia (*Clarkia* sp.), California poppy (*Eschscholtzia californica*), golden stars (*Bloomeria crocea*), owl's clover (*Castilleja* sp.), brodiaea (*Dichelostemma pulchella*), California plantain (*Plantago erecta*), mariposa lilies (*Calochortus* sp.), blue-eyed grass (*Sisyrinchium bellum*), and lupines (*Lupinus* sp.), as well as non-native herbaceous species, such as telegraph weed, filaree (*Erodium* sp.), and mustard (*Brassica* sp. and *Hirschfeldia* sp.).

Herbaceous community classifications have been the focus of much recent work and are currently undergoing revision. Many new alliances for herbaceous vegetation are being proposed in the forthcoming revised edition of the CNPS Manual of California Vegetation. This community, however, would most likely be classified as Valley and foothill grasslands (Non-native grasslands) in the CNDDB community classification

system (Holland 1986). Areas where annual grasses are dominant are best described by the California annual grassland series/alliance within the CNPS Manual of California Vegetation (Sawyer and Keeler-Wolf 1995). Areas dominated by brome grasses are best described as the Bromus (*diandrus*, *hordeaceous*) Semi-natural Herbaceous Stands according to CDFG (2007). This community has no rarity rank.

Native Bunchgrass Grassland. Native annual and perennial grasses, formerly the defining element of grasslands in pre-European California, have been reduced to small monotypic patches or, more typically, as a minor component of non-native grassland. In the former, native bunchgrasses may find refugia from grazing and competition with non-native annual grasses and weeds as a consequence of allelopathy from native coastal sage and chaparral shrubs (e.g., interface between scrub and grassland patches in Los Alamos County Park). A small patch of native bunchgrass grassland was identified on a parcel (Commons Property) located beyond the northwestern Plan Area boundary (LFR Levine-Fricke, 2006). A few small patches have been mapped in Los Alamos Community Park.

Native grasslands are currently defined in the County as areas where "native grassland species" comprise 10 percent or more of the total relative cover. Indications are that the Second Edition to the CNPS Manual California Vegetation (CNPS, in press) will contain "keys" to herbaceous vegetation based on "diagnostic presence," and thus more clarification regarding the definitions of these plant communities may be forthcoming.

The patch of native grassland identified on the property northwest of the Plan Area is extensive enough to be mapped and probably meets the County criteria as grassland. Native grasses found here and expected to occur elsewhere in the Plan Area include purple needlegrass (*Nassella pulchra*), alkali rye (*Leymus triticoides*), California melic (*Melica californica*), and meadow barley (*Hordeum brachyantherum*). Stands or patches of these grasses may be found either as minor components of California herbaceous annual grassland, or as larger stands that warrant separate consideration as native grasslands.

As mentioned above, herbaceous community classification is undergoing revision. However, at the present time, these communities would be classified as Valley Needlegrass Grassland in the CNDDB community classification system (Holland 1986). Areas where is purple needlegrass is dominant are best described by the Purple needlegrass series/alliance within the CNPS Manual of California Vegetation (Sawyer and Keeler-Wolf 1995). Other alliances such as foothill needlegrass, creeping wildrye, and meadow barley alliances may be present in the area. The rarity ranks of these communities vary; foothill needlegrass and meadow barley alliances are G3S3 and G3S2, respectively. Purple needlegrass has a global rank of G4 and a State rank of S3, according

to CDFG's List of California Vegetation Alliances (2007). Associations within this alliance may be considered rare (CDFG 2007).

Ruderal. Although not recognized as a distinct plant community, ruderal species comprise an assemblage of opportunistic plants that occur in areas subject to chronic disturbance. Ruderal vegetation includes a mixture of some native, but mostly invasive, non-native plants that are found on vacant lots, roadsides, ditches, disused agricultural fields, etc., and ruderal vegetation also is a component of Herbaceous Annual Grassland in the Plan Area. Typical species found in ruderal and mixed annual grassland/ruderal environments here include bindweed (*Convolvulus arvensis*), common bur clover (*Medicago polymorpha*), wild radish (*Raphanus sativus*), yellow star thistle (*Centaurus solstitialis*), milk thistle (*Silybum marianum*), poison hemlock (*Conium maculatum*), Italian thistle (*Carduus pycnocephalus*), black mustard (*Brassica nigra*), bristly ox-tongue (*Picris echioides*), castor bean (*Ricinus communis*), sweet fennel (*Foeniculum vulgare*), veldt grass (*Ehrharta calycina*), Harding grass, smilo grass (*Piptatherum mileaceum*), rattail fescue (*Vulpia myuros*), sweet-clover (*Melilotus* sp.), rip-gut brome (*Bromus diandrus*), red brome (*Bromus madritensis* subsp. *rubens*), wild oats (*Avena* sp.), Bermuda grass (*Cynodon dactylon*), telegraph weed (*Heterotheca grandiflora*), and filaree (*Erodium* spp.). cocklebur (*Xanthium strumarium*), and black mustard (*Brassica nigra*). Ruderal areas are not mapped in Figure 4.7.1.

Wildlife Habitats. Functionally, wildlife habitats represent a consolidation of the plant communities described in the previous sections because animal species rarely restrict use to a single plant community. A limited number of wildlife habitats occur in the predominantly urban Plan Area and include herbaceous annual grassland and ruderal, cottonwood-willow riparian woodland, woodlands, and scrub habitats.

Ruderal/Landscaping/Fallow Agricultural Fields, including residential/commercial lots within the town of Los Alamos. Typically, ruderal habitats, which are devoid of vegetation or are vegetated with annual weedy plants or ornamental species, are of limited value to most wildlife species because of the chronic disturbance factor. Many wildlife species are unable to establish permanent, self-sustaining populations in these habitats because of regular disturbance, increased human presence, and absence of native floristic diversity. Animal species that can inhabit these areas are typically opportunistic generalists that are geographically widespread, short-lived, have a relatively high reproductive rate, and can tolerate human presence, such as Pacific tree frog (*Pseudacris regilla*), western fence lizard (*Sceloporus occidentalis*), side-blotched lizard (*Uta stansburiana*), gopher snake (*Pituophis catenifer*), house finch (*Carpodacus mexicanus*), white-crowned sparrow (*Zonotrichia leucophrys*), Virginia opossum (*Didelphis virginianus*), California ground squirrel (*Spermophilus beecheyi*), Botta's pocket gopher (*Thomomys*

bottae), house mouse (*Mus musculus*), Norway rat (*Rattus norvegicus*), raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), and coyote (*Canis latrans*). Exceptions are resident and migratory birds, including red-tailed hawks (*Buteo jamaicensis*), red-shouldered hawks (*Buteo striatus*), turkey vultures (*Cathares aura*), white-tailed kites (*Elanus leucurus*), great horned owls (*Bubo virginianus*), and other raptors, which may use ornamental shrubs and mature native and ornamental trees in the town of Los Alamos for roosting and/or nesting (see Appendix F, Table F-1).

Grassland. This is the most extensive wildlife habitat type found in the Plan Area. Grasslands in the Plan Area are concentrated in the northwestern and northeastern areas and in portions of Los Alamos County Park. Grasslands are also the dominant understory in open-canopy coast live oak woodland and valley oak savannah here. Grasslands north of Highway 101 are the most extensive and connect to even more extensive grasslands north, west, and east of the Plan Area. Grasslands, whether dominated by native or non-native grasses, support relatively high wildlife diversity because they are spatially extensive and typically form vegetative mosaics with scrub, oak savannah, and riparian habitats that, collectively, support high wildlife diversity.

A number of reptiles are expected to occur in native and non-native grassland in the Plan Area, including the side-blotched lizard, western skink (*Eumeces skiltonianus*), gopher snake (*Pituophis catenifer*), common king snake (*Lampropeltis getulus*), racer (*Coluber constrictor*), and western rattlesnake (*Crotalus viridis*). Because grasslands can support high prey densities (insects and small mammals), they provide foraging habitat for a number of raptor species, especially where roosting/nesting sites are in close proximity. Typical bird species known or expected to inhabit grasslands in the Plan Area include red-tailed hawk, red-shouldered hawk, northern harrier (*Circus cyaneus*), turkey vulture, American kestrel (*Falco sparverius*), white-tailed kite, mourning dove (*Zenaida macroura*), western kingbird (*Tyrannus verticallis*), horned lark (*Eremophila alpestris*), American crow (*Corvus brachyrhynchos*), northern mockingbird (*Mimus polyglottis*), Bullock's oriole (*Icterus bullockii*), western meadowlark (*Sturnella neglecta*), and house finch. Mammals expected to occur in grassland habitats in the Plan Area include Audubon's cottontail (*Sylvilagus audubonii*), California ground squirrel, deer mouse (*Peromyscus maniculatus*), California vole (*Microtus californicus*), western harvest mouse (*Reithrodontomys megalotis*), black-tailed jackrabbit (*Lepus californicus*), striped skunk, bobcat (*Lynx rufus*), coyote, and American badger (*Taxidea taxus*).

Woodlands. The 2010 Plan Update site supports three types of woodland wildlife habitat: riparian woodlands associated with San Antonio Creek and portions of Canada de Calaveras coast live oak woodlands on slopes away from drainages, and valley oak/live oak savannah on the Los Alamos Valley floor and floodplain of Canada de

Calaveras in Los Alamos County Park. Collectively, these woodlands and savannah habitats support a diverse resident fauna. The San Antonio Creek riparian corridor associated with San Antonio Creek, although severely degraded within and immediately upstream and downstream of the Plan Area, provides a physical habitat link to better-developed riparian woodlands several miles downstream (e.g. Barka Slough and San Antonio Creek on Vandenberg AFB). As such, the riparian habitat corridor may be important dispersal habitat for special-status wildlife, such as the California red-legged frog, two-striped garter snake, and resident and migratory birds, such as the yellow warbler, white-tailed kite, and least Bell's vireo.

Due to the relatively cool, mesic conditions found in woodlands, amphibians like black-bellied slender salamander (*Batrachoseps nigriventris*), ensatina (*Ensatina eschscholtzii*), arboreal salamander (*Aneides lugubris*), and Pacific tree frog are expected to inhabit oak woodlands, oak savannah, and riparian woodlands in the Plan Area. Some of the more common reptiles that are known to frequent woodlands in this area include southern alligator lizard (*Elgaria multicarinata*), western skink, western fence lizard, common king snake, ringneck snake (*Diadophis punctatus*), two-striped garter snake (*Thamnophis hammondii*), and gopher snake. Bird species expected to occur in this habitat type in the Plan Area include red-shouldered hawk, acorn woodpecker (*Melanerpes formicivorus*), Nuttall's woodpecker (*Picoides nuttallii*), yellow-billed magpie (*Pica nuttalli*), black phoebe (*Sayornis nigricans*), northern oriole, common yellowthroat (*Geothlypis trichas*), mourning dove, house wren (*Troglodytes aedon*), oak titmouse (*Baeolophus inornatus*), California towhee (*Pipilo crissalis*), and spotted towhee (*Pipilo maculatus*). Common mammals found in oak woodlands in the Plan Area include ornate shrew (*Sorex ornatus*), broad-footed mole (*Scapanus latimanus*), Botta's pocket gopher, Merriam's chipmunk (*Eutamias merriami*), western gray squirrel (*Sciurus griseus*), deer mouse, dusky-footed woodrat (*Neotoma macrotis*), California mouse (*Peromyscus californicus*), brush mouse (*P. boylii*), striped skunk, bobcat, mule deer (*Odocoileus hemionus*), and black bear (*Ursus americanus*).

Coastal Sage Scrub and Chaparral. Scrub habitats, including coastal sage scrub, chaparral, and riparian scrub, support a wide variety of wildlife species, because of the dense cover and structural diversity provided by the vegetation, and abundant food resources. While amphibians tend to be scarce in scrub habitats because of the lack of permanent water, reptile, bird, and mammalian faunas tend to be relatively diverse. Some of the more common species expected to frequent scrub habitats within and adjacent to the Plan Area include: western fence lizard, side-blotched lizard, western whiptail (*Aspidoscelis tigris*), striped racer (*Masticophis lateralis*), common king snake, western rattlesnake, red-tailed hawk, northern flicker (*Colaptes auratus*), California thrasher (*Toxostoma redivivum*), loggerhead shrike (*Lanius ludovicianus*), wrentit (*Chamaea*

fasciata), rufous-crowned sparrow (*Aimophila ruficeps*), California quail (*Callipepla californica*), Anna's hummingbird (*Calypte anna*), western kingbird, violet-green swallow (*Tachycineta thalassina*), Bewick's wren (*Thryomanes bewickii*), roadrunner (*Geococcyx californianus*), house finch, California ground squirrel, Merriam's chipmunk, Audubon's cottontail, brush rabbit (*Sylvilagus bachmani*), California pocket mouse (*Chaetodipus californicus*), agile kangaroo rat (*Dipodomys heermanni*), deer mouse, California mouse, desert woodrat (*Neotoma lepida*), coyote, gray fox (*Urocyon cinereoargenteus*), bobcat, striped skunk, mountain lion (*Felis concolor*), and mule deer.

Aquatic Habitats. This type of wildlife habitat is seasonally present in San Antonio Creek and Canada de Calaveras, and was formerly present in a vernal pool located at the north end of Centennial Street in Los Alamos that was partially destroyed in 2000/2001 (Collins, 2000a,b; 2001). Semi-perennial water sources occur at the Los Alamos Wastewater Treatment Plant, adjacent to San Antonio Creek, less than one mile west of the Plan Area. Other seasonal aquatic habitat includes drainage ditches located along the western sides of Den Street and other residential streets in Los Alamos. Although limited in areal extent, aquatic habitat provides important water sources for wildlife. The Plan Area reach of San Antonio Creek is hydrologically connected to downstream aquatic habitats that support critical habitat for special-status fishes, such as the arroyo chub (*Gila orcutti*), San Antonio Creek threespine stickleback (*Gasterosteus aculeatus* ssp., and tidewater goby (*Eucyclogobius newberryi*). Arroyo chub and stickleback historically (and possibly recently) inhabited seasonal and perennial reaches of San Antonio Creek immediately downstream of the Plan Area. Tidewater gobies occur in the lower reaches of San Antonio Creek, downstream of Barka Slough (see Appendix F, Table F-1).

A variety of other vertebrate species are expected to be associated with seasonal and permanent aquatic habitats within the Plan Area. Amphibian species expected to occur in aquatic and associated riparian habitats include arboreal salamander, ensatina, western toad (*Bufo boreas*), western spadefoot toad (*Spea hammondii*), Pacific tree frog, bullfrog (*Lithobates catesbeianus*), and California red-legged frog (*Rana draytonii*). The latter species is federally-listed and is known from both the SW portion of Los Alamos (apparently dispersing from known breeding sites located 0.5-1.5 miles further west, and from Barka Slough and San Antonio Creek, approximately 8 miles WNW of Los Alamos (Table 4). Reptiles of aquatic habitats in the Plan Area include western fence lizard, western skink, southern alligator lizard, ringneck snake, common king snake, two-striped garter snake, and western terrestrial garter snake (*Thamnophis elegans*). A variety of birds and mammals are expected to use wetland and aquatic habitats in and adjacent to the Plan Area including mallard (*Anas platyrhynchos*), black phoebe, cliff swallow

(*Petrochelidon pyrrhonota*), Bewick's wren, Brewer's blackbird (*Euphagus cyanocephalus*), and red-winged blackbird (*Agelaius phoenicius*).

Special-Status Plant Communities. Arroyo willow riparian woodland, coast live oak woodland, valley oak savannah, and various types of wetlands are considered sensitive plant communities by federal, state, and local resource agencies. They are considered "important" vegetation in the Los Alamos Community Plan. The distribution of these communities within the Plan Area and/or the region is summarized in Table 4.7-1.

Special-Status Plants and Wildlife. Table F-1 in Appendix F summarizes special-status plants and animals known or expected to occur in the Plan Area. The results of field surveys for certain high-profile species, such as the federally-listed California tiger salamander (*Ambystoma californiense*) and California red-legged frog (*Rana draytonii*), which are known from either the Plan Area or close to the Plan Area, even those that failed to find the target species, also are included in the table.

Regulatory Setting

Federal Laws, Regulations, and Executive Orders

Federal Clean Water Act of 1977 (33 U.S.C. 1252 et seq.)

The Clean Water Act (CWA) was enacted to restore and maintain the chemical, physical, and biological integrity of the Nation's waters through the elimination of discharges of pollutants. Among other things, the CWA provided that continuing (point-source) pollutant discharges could not occur unless specifically authorized by permit, and established permit programs for various forms of discharges, including the discharge of dredged materials.

CWA Section 401. Section 401 Certification is required to demonstrate that discharges of dredged or fill material into waters of the U.S. comply with state water quality standards for actions within state waters. Compliance with Section 401 is provided by approval of a Water Quality Certification or waiver from the State Water Resources Control Board or Regional Water Quality Control Board (SWRCB and RWQCB, respectively), and is a condition for issuance of a Section 404 permit discussed below.

CWA Section 402. Section 402 requires that permitted projects comply with National Pollutant Elimination Discharge System (NPDES) requirements. The state is required to establish waste discharge standards for all state waters, under Section 301 of the CWA.

Compliance with Section 402 is provided by approval of a NPDES permit from the SWRCB and RWQCB.

CWA Section 404. Section 404 addresses permits required for discharge of dredged or fill material. It establishes guidelines for the discharge of dredged or fill materials and for the prevention of such discharges, individually or in combination with other activities, from having unacceptable adverse impacts on the ecosystem.

The U.S. Army Corps of Engineers (USACE) has the legal authority to regulate, through the issuance of a Section 404 permit, the discharge of dredged or fill material in waters of the U.S.

Endangered Species Act (16 U.S.C. 1531 et seq.)

The Endangered Species Act (ESA) protects federally listed threatened and endangered species. Consultation with the USFWS is required under ESA Section 7 if a listed species would be adversely affected by a federal action. ESA Section 9 prohibits the taking of a listed species without authorization from the USFWS. ESA Section 10 provides an exception to the "take" prohibition for private parties, provided a USFWS incidental take permit is obtained. USFWS defines "take" to include the harassment, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting, or the attempt to engage in such conduct. Harm can include habitat modification or degradation that kills or injures wildlife (USFWS 2004).
The ESA Section 10 process provides protection and habitat conservation of listed species from non-Federal development and activities where a Federal permit is not required. It provides a mechanism for ensuring economic development does not "appreciably reduce the likelihood of the survival and recovery of species in the wild." The Section 10 process requires submittal of a Habitat Conservation Plan (HCP) that includes:

- Impacts likely to result from the proposed taking of species for which permit coverage is requested;
- Measures the applicant will undertake to monitor, minimize, and mitigate such impacts;
- Funding that will be made available to undertake such measures and for procedures to deal with unforeseen circumstances;
- Alternative actions which the applicant considered that would not result in take, and the reasons why such alternatives are not being utilized; and

- Additional measures USFWS may require as necessary or appropriate for purposes of the plan.

The purpose of an HCP is designed to offset any harmful effects a proposed activity might have on a federally listed species. The HCP process allows development to proceed while promoting listed species conservation. No HCP has been developed for a project within or adjacent to the Plan Area.

Migratory Bird Treaty Act (16 U.S.C. 703 et seq.) and Executive Order 13186

The Migratory Bird Treaty Act (MBTA) governs the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests. The take of all migratory birds is governed by the MBTA's regulation of taking migratory birds for educational, scientific, and recreational purposes and requiring harvest to be limited to levels that prevent overuse. The MBTA also prohibits the take, possession, import, export, transport, selling, purchase, barter, or offering for sale, purchase or barter, any migratory bird, their eggs, parts, and nests, except as authorized under a valid permit (50 CFR 21.11). Certain individuals, including Department of the Interior employees enforcing the MBTA, employees of federal agencies, state game department staff, municipal game farms or parks employees, public museum, public zoological park, accredited institutional members of the American Association of Zoological Parks and Aquariums (now called the American Zoo and Aquarium Association), and public scientific or educational institution staff are exempted from this statute.

Executive Order 13186 (effective January 10, 2001), outlines the responsibilities of federal agencies to protect migratory birds, in accordance with the MBTA, the Bald and Golden Eagle Protection Acts, the Fish and Wildlife Coordination Act, ESA, and NEPA. This order specifies the following:

- The USFWS as the lead for coordinating and implementing EO 13186;
- Requires federal agencies to incorporate migratory bird protection measures into their activities; and
- Requires federal agencies to obtain permits from USFWS before any "take" occurs, even when the agency intent is not to kill or injure migratory birds.

Fish and Wildlife Coordination Act (16 U.S.C. 661 et seq.)

This Act requires the federal lead agency to consult with and consider the recommendations of the USFWS and the California Department of Fish and Game

(CDFG) and, for projects affecting steelhead or managed fish species, the National Marine Fisheries Service.

Executive Order 11990 – Protection of Wetlands

This order directs federal agencies to avoid to the extent possible long and short-term adverse impacts associated with the destruction or modification of wetlands and to avoid direct or indirect support of new construction in wetlands wherever there is a practicable alternative. Specifically, federal agencies are directed to:

- Provide leadership and take action to minimize the destruction, loss or degradation of wetlands, and to preserve and enhance the natural and beneficial values of wetlands in carrying out the agency's responsibilities when acquiring, managing, and disposing of federal lands and facilities; and providing federally sponsored, financed, or assisted construction and improvements, or conducting federal activities and programs affecting land use.

This Order does not apply to the issuance of permits (by federal agencies), licenses, or allocations to private parties for activities involving wetlands on non-federal property.

Executive Order 11988 – Floodplain Management

This order directs federal agencies to avoid to the extent possible the long and short-term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct or indirect support of floodplain development wherever there is a practicable alternative. Specifically, federal agencies are directed to:

- Provide leadership and take action to reduce the risk of flood loss, to minimize the impact of floods on human safety, health and welfare, and to restore and preserve the natural and beneficial values served by floodplains in carrying out its responsibilities for acquiring, managing, and disposing of federal lands and facilities; and providing federally sponsored, financed, or assisted construction and improvements and conducting federal activities and programs affecting land use.

Executive Order 13112 – Invasive Species

The National Invasive Species Management Plan was developed in response to this order in 1997. This order established the National Invasive Species Council (Council) as the leaders in development of the plan, and directs the Council to provide leadership and oversight on invasive species issues to ensure that federal activities are coordinated and

effective. In addition, the Council has specific responsibilities including: promoting action at local, state, tribal, and ecosystem levels; identifying recommendations for international cooperation; facilitating a coordinated network to document, evaluate, and monitor invasive species' effects; developing a web-based information network on invasive species; and developing guidance on invasive species for federal agencies. The Council has developed nine plan priorities that provide direction for federal agencies. The plan priorities are as follows:

- Leadership and coordination of state and federal entities
- Prevention (a risk based approach)
- Early detection and rapid response
- Control and management
- Restoration
- International cooperation
- Research
- Information management
- Education and public awareness

Additional details are available at: http://www.invasivespecies.gov/council/.

State Laws, Regulations and Policies

California Environmental Quality Act (P.R.C. 21000-21177)

The California Environmental Quality Act (CEQA) contains requirements similar to NEPA and requires the preparation of an Environmental Impact Report (EIR) prior to implementation of applicable projects. CEQA requires significant impacts to be mitigated to a level of insignificance or to the maximum extent feasible, and that less damaging alternatives be considered. The state or local lead agency is responsible for CEQA compliance.

Porter-Cologne Water Quality Control Act (C.W.C. Section 13000 et seq.; C.C.R. Title 23, Chapter 3, Chapter 15)

This Act is the primary state regulation addressing water quality and waste discharges (including dredged material) on land; all permitted discharges must be in compliance with the regional Basin Plan. The Act's requirements are implemented by the Central Coast RWRCB.

California Endangered Species Act (Fish and Game Code Section 2050 et seq.)

This Act provides recognition and protection of rare, threatened, and endangered plants and animal species. The Act requires state agencies to coordinate with the CDFG to

ensure that state authorized/funded projects do not jeopardize a listed species. The Act prohibits the taking of a listed species without authorization from the CDFG.

California Lake and Stream Alteration (Fish and Game Code Section 1600 et seq.)

This program governs projects that involve lake and streambed alteration in California, and requires that such alterations are evaluated under CEQA and authorized via a Streambed Alteration Agreement by regional CDFG staff. Section 1601 governs activities undertaken by public agencies and Section 1603 governs activities undertaken by private parties.

Executive Order W-59-93 - California Wetlands Conservation Policy

In August 1993, the Governor announced the California Wetlands Conservation Policy. The goals of the policy are to establish a framework and strategy that:

- Ensures no overall net loss and achieves a long-term net gain in the quantity, quality, and permanence of wetlands acreage and values in California in a manner that fosters creativity, stewardship, and respect for private property.
- Reduces procedural complexity in the administration of state and federal wetlands conservation programs.
- Encourages partnerships to make landowner incentive programs and cooperative planning efforts the primary focus of wetlands conservation and restoration.

The Executive Order also directed the California Resources Agency to establish an Interagency Task Force to direct and coordinate administration and implementation of the policy.

The Resources Agency and departments within that agency generally do not authorize or approve projects that fill or harm any type of wetlands. Exceptions may be granted for projects meeting all the following conditions: the project is water dependent; there is no other feasible alternative; the public trust is not adversely affected; and the project adequate compensates the loss.

Local Laws, Regulations and Policies

The Santa Barbara County Comprehensive Plan (Comprehensive Plan) and the 1994 Existing Plan established policies relating to biological resources in the County and the Los Alamos Community Plan area, respectively. The Environmental Thresholds and

Guidelines Manual (SB County P&D 2008), establish significance criteria and thresholds that supplement those provided in the CEQA Guidelines for determination of significant environmental effects. For the purpose of this analysis, the 2010 Plan Update is subject to Comprehensive Plan and Los Alamos Community Plan policies.

Current County practices require that U.S. Fish and Wildlife Service protocol habitat evaluations and/or field surveys for California red-legged frogs and/or California tiger salamanders be conducted by qualified biologists on most rural parcels proposed for development that are located within the range or within 1.2 miles of known or potential breeding habitat for these species. This includes agricultural conversion of rangeland, if that requires a land use permit for grading. Projects, especially ministerial projects, which are proposed on parcels that are completely surrounded by development on all sides (e.g., urban parcels) are generally not subject to this survey requirement based on the assumption that these urban areas are not suitable habitat for CTS and/or CARLF. Because California red-legged frogs and California tiger salamanders are Federally-listed species, they are subject to applicable "take" permits required by the U.S. Fish and Wildlife Service.

4.7.2 Impact Analysis

Methodology and Thresholds of Significance

Methodology

The impact assessment methodology used in this section is as follows:

- Identify how project activities could affect biological resources;
- Quantify the effect of the activity to the extent feasible (e.g., amount of habitat affected);
- Apply the significance criteria (see below), and;
- Determine the significance of impacts in accordance with the significance criteria.

Impacts are classified depending on the size, type, and timing of the impact and the biological resources involved. Information from other resource areas, such as surface water and groundwater analyses is used to assess impacts to biological resources. Impact evaluation is done on a project-by-project basis. The significance of potential project-related impacts on biological resources is based on the following considerations

and impact thresholds. Because of the complexity of biological resource issues, substantial variation in impact evaluations can occur between different projects in the same area. An impact that results in long-term loss or degradation of a special-status plant community or habitat, or that adversely affects the population of special-status species generally is considered significant. Special-status plant communities, habitats, and species are demonstrably rare, threatened, or endangered, protected by statute or regulation, or have recognized commercial, recreational, or scientific importance.

Significance Criteria

The significance of project-related impacts to biological resources is guided by the County Environmental Thresholds and Guidance Manual (County of Santa Barbara, 2008). Thresholds and significance criteria in this document primarily stem from Appendix G of the State CEQA Guidelines, which states that a project would have a significant impact on the environment if it:

- Results in substantial long-term loss of sensitive/native habitat for fish, wildlife, or plants;
- Substantially affects protected wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, freshwater marsh, vernal pool, coastal wetlands, etc., through direct removal, filling, hydrological interruption, or other means;
- Substantially affects the population of a State- or Federally-listed, proposed, or candidate species, or is expected to affect the breeding or foraging habitat of such species, resulting in substantially increased mortality or reduced reproductive success;
- Conflicts with local, State, or Federal plans and policies protecting special-status species and habitat resources;
- Interferes substantially with the movement of any resident or migratory fish or wildlife species.

Santa Barbara County also has developed habitat-specific guidelines and policies to protect wetlands, vernal pools, riparian habitats, native grasslands, oak woodlands, and individual native trees (e.g., coast live oak, valley oak) (County of Santa Barbara, 1980; 1992; 1994; 1995; 2002a,b; 2003; 2008). Impact assessment must account for both short-term and long-term impacts (County of Santa Barbara, 2008). Disturbance of habitats and/or species is considered significant if it affects significant biological resources in the following ways:

- Substantially reduces or eliminates species diversity or abundance;
- Substantially reduces or eliminates quantity or quality of nesting areas;
- Substantially limits reproductive capacity through loss of individuals or habitat;
- Substantially fragments, eliminates, or otherwise disrupts foraging areas and/or access to food sources;
- Substantially limits or fragments the range and movement (geographic distribution of animals and/or seed dispersal routes;
- Substantially interferes with natural processes, such as fire or flooding, upon which the habitat depends.

Project-related impacts to biological resources may be considered less than significant if there is little or no importance to a given habitat or if disturbance would not create a significant impact to habitats or species.

Instances in which project impacts would be less than significant include:

a. Small acreages of non-native grassland if wildlife values are low;

b. Individuals or stands of non-native trees if not used by important animal species such as raptors or monarch butterflies;

c. Areas of historical disturbance such as intensive agriculture;

d. Small pockets of habitats already significantly fragmented or isolated, and degraded or disturbed; or

e. Areas of primarily ruderal species resulting from pre-existing man-made disturbance.

Additional County guidelines are provided for specific biological communities. These are used in conjunction with the general impact assessment guidelines described above.

<u>Wetlands</u>. Based on the County guidelines, the following types of project-created impacts may be considered significant:

a. Projects that result in a net loss of important wetland area or wetland habitat value, either through direct or indirect impacts to wetland vegetation, degradation of water quality, or would threaten the continuity of wetland-dependant animal or plant species are considered to have a potentially significant effect on the environment.

b. Wildlife access, use, and dispersal in wetland habitats are key components of their ecosystem value. Projects that substantially interrupt wildlife access, use and

dispersal in wetland areas, would typically be considered to have potentially significant impacts.

c. *The hydrology of wetlands systems must be maintained if their function and values are to be preserved. Therefore, maintenance of hydrological conditions, such as the quantity and quality of runoff, must be assessed in project review.*

Vernal Pools. Based on the County guidelines, the following types of project-related impacts may be considered significant:

a. *Direct removal of a vernal pool or vernal pool complex;*

b. *Direct or indirect adverse hydrologic changes such as altered freshwater input, changes in the watershed area or runoff quantity and/or quality, substantial increase in sedimentation, introduction of toxic elements or alteration of ambient water temperature;*

c. *Disruption of a larger plant community (e.g., grassland) within which a vernal pool(s) occur;*

Riparian Habitats. Based on the County guidelines, the following types of project related impacts may be considered significant:

a. *Direct removal of riparian vegetation;*

b. *Disruption of riparian wildlife habitat, particularly animal dispersal corridors and or understory vegetation;*

c. *Intrusion within the upland edge of the riparian canopy (generally within 50 feet in urban areas, within 100 feet in rural areas, and within 200 feet of major rivers), leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion;*

d. *Disruption of a substantial amount of adjacent upland vegetation where such vegetation plays a critical role in supporting riparian-dependent wildlife species (e.g., amphibians), or where such vegetation aids in stabilizing steep slopes adjacent to the riparian corridor, which reduces erosion and sedimentation potential; and*

e. *Construction activity that disrupts critical time periods (nesting, breeding) for fish and other wildlife species.*

Native Grasslands. Native grasslands are defined as an area where native grassland species comprise 10% or more of the total relative cover. Based on the County guidelines, the following types of project-related impacts may be considered significant:

a. *Removal or severe disturbance to a patch or patches of native grasses greater than one-quarter acre, which are not clearly isolated; or*

b. *Removal or severe disturbance to native grassland patches that are part of a larger significant native grassland.*

Oak Woodlands and Forests. Based on the County guidelines, project-created impacts on oak woodlands and forests may be considered significant due to changes in habitat value and species composition such as the following:

a. *Habitat fragmentation;*

b. *Removal of understory;*

c. *Alteration to drainage patterns;*

d. *Disruption of the canopy; or*

e. *Removal of a significant number of trees that would cause a break in the canopy or disruption in animal movement in and through the woodland.*

Individual Native Trees. Based on the County guidelines, the following types of project related impacts may be considered significant:

a. *Impacts to native specimen trees, regardless of size. Specimen trees are defined as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species;*

b. *Impacts to rare native trees, which are very low in number or isolated in distribution; or*

c. *The loss of 10% or more of the trees of biological value on a project site.*

Mitigation measures are identified to enable avoidance, reduction, or compensation for the impact to the extent feasible. The likely effectiveness of the mitigation measures in reducing impacts to a less than significant level is evaluated using the professional judgment of the investigators and the residual impact is identified.

2010 Plan Update Polices and Development Standards

The 2010 Plan Update includes many of the same policies and development standards from the 1994 Existing Plan, including some new and expanded policies and development standards. The 2010 Plan Update includes the following specific policies and development standards to ensure preservation and protection of the biological resources within the Plan Area and incorporate changes identified during final Plan Update

and environmental review. The changes serve to clarify policy requirements and do not result in new or changed environmental impacts, nor do they change the conclusions in the EIR analysis. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

Policy BIO-LA-1.1: *Riparian habitat on San Antonio Creek and local drainages shall be preserved and restored to the maximum extent feasible.*

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 in order to protect the biological productivity and water quality of the creek:*

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.

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.

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:*

a. Public trails or other passive public recreational uses;
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;
c. Development where the primary function is the improvement of fish and wildlife habitat; and
d. Culverts, fences, pipeline, and bridges (when support structures are located outside critical habitat) may be permitted, when no

alternative route/location is feasible.

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."

Policy BIO-LA-1.2: *Pollution of streams, sloughs, drainage channels, and underground water basins and areas adjacent to such waters shall be minimized.*

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.*

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.*

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.*

Dev Std BIO-LA-1.4.2~~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.*

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.*

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 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 that 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.

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.*

Policy BIO-LA-1.7: *Proposed plantings within the Los Alamos County Park shall favor native trees and shrubs.*

Project Impacts and Mitigation Measures

Potential impacts on biological resources are discussed below.

Impact BIO-1: *2010 Plan Update buildout development within Sub-area 1 would potentially result in the loss of grasslands habitat that could support special-status wildlife, and/or generate indirect effects of human encroachment that would fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources.*

Grasslands on parcels north of U.S. Highway 101 within Sub-area 1 (see Figure 4.1-4) contain and are contiguous with extensive annual grasslands to the north, northwest, and northeast (see Figure 4.7-1 and 4.7-2). 2010 Plan Update build-out of these parcels could eliminate habitat for a diversity of wildlife species, including several special-status species that are known or expected to occur in grassland habitats in the Los Alamos Valley, such as California tiger salamander, western spadefoot toad, California red-

legged frog, coast horned lizard, golden eagle, white-tailed kite, northern harrier, long-billed curlew, mountain plover, burrowing owl, California horned lark, blue grosbeak, Bell's sage sparrow, grasshopper sparrow, pallid bat, San Diego black-tailed jackrabbit, and American badger (see Appendix F, Table F-1). The California tiger salamander, California red-legged frog, golden eagle, white-tailed kite, and mountain plover are listed as Threatened, Endangered, or Fully Protected species (see Appendix F, Table F-1 for specific regulatory status). Build-out of these parcels could remove annual grassland habitat that is used for upland migration. Potential removal of the upland habitat would potentially affect the population of a State- or Federally-listed, proposed, or candidate species, resulting in substantially increased mortality or reduced reproductive success, and could substantially limit or fragment the range and movement and geographic distribution of these sensitive species.

In addition, increasing human presence, noise, lighting, and introducing domestic and feral cats and dogs that could prey directly on these species or could compete with them by preying on their insect and vertebrate prey base. These indirect effects of increased human presence could substantially fragment, eliminates, or otherwise disrupts foraging areas and/or access to food sources. Depending on the ultimate extent and geographic nature of Sub-area 1 buildout, these impacts would be considered *potentially significant*.

U.S. Fish and Wildlife Service protocol habitat evaluations and field surveys for California tiger salamanders and/or California red-legged frogs are commonly carried out by qualified biologists on any parcel proposed for any development (including agricultural conversion of rangeland ~~that only~~ if it requires a land use permit for grading) that is located within the range and/or 1.2 miles of known or potential breeding habitat for these species. Furthermore, the 2010 Plan Update includes *Policy VIS-LA-1.2.1* that requires all outdoor lighting to be energy efficient, fully shielded and directed toward the ground. These policies would minimize the potential direct and indirect impacts to special-status wildlife from loss of habitat.

Mitigation Measures

2010 Plan Update's Visual Resource *Policy VIS-LA-1.2.1*, existing County regulations would apply to reduce potentially significant biological resource impacts from lighting. In addition, the following mitigation measure~~s~~, as changed based on comments received during the Draft EIR public comment period would be required to further minimize potential impacts of 2010 Plan Update buildout on special-status species ~~wildlife~~ and habitats. The revisions to mitigation, as shown in underline and strike-through, clarify County of Santa Barbara development review requirements and would not result in any

new or changed environmental impacts, nor cause changes to the conclusions in the Impact BIO-1 and BIO-2 analyses. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

The 2010 Plan Update *Policy BIO-LA-1.8 and Dev Std BIO-LA-1.8.1*, shall be changed as follows.

MM BIO-1 *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 ~~maximum~~ extent feasible.

DevStd BIO-LA-1.8.1: Prior to issuance of a development 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.

~~a. Due to the presence of undeveloped grasslands in these areas, field assessment and/or protocol-level surveys for California tiger salamanders, California red-legged frogs, and other special-status plant or wildlife species shall be conducted by a county-qualified biologist as part of the permitting process for development of any parcel in Sub-Area 1 that is not surrounded on three sides by existing development. The surveys shall conform to U.S. Fish and Wildlife Service and California Department of Fish and Game protocols, as applicable (USFWS, 2001, 2005). The surveys shall be conducted early in the permitting process so as to allow for project re-design (in consultation with the U.S. Fish and Wildlife Service) should the target species be detected.~~

~~b. Development of the vacant lots in the northern portion of Sub-area 1 shall be subject to consultation with the U.S. Fish and Wildlife Service regarding "take" of Federally-listed species.~~

~~c. If the presence of special-status wildlife species is identified during field assessment and/or protocol-level surveys, an open space buffer of at least 100 feet shall be established from the any parcel boundary located adjacent to the Plan Area. This buffer shall be maintained as open space and fenced to prevent domestic pets from entering the open space on adjacent parcels outside of the Plan Area.~~

Plan Requirements and Timing: Survey reports shall be reviewed and approved by Planning & Development prior to approval of Land Use Permits.

MONITORING: Planning & Development Permit Compliance shall ensure compliance with approved plans in the field.

Residual Impacts

Incorporation of measure MM BIO-1, implementation of the 2010 Plan Update's Visual Resource Policy VIS-LA-1.2.1, and compliance with existing County regulations, would reduce potential impacts on special-status wildlife from loss of grassland habitat to *significant but feasibly mitigated* (Class II).

Impact BIO-2: ***2010 Plan Update buildout, particularly in the vicinity of San Antonio Creek and on the western, southern, and southeastern Plan Area periphery, would potentially eliminate or indirectly affect dispersal areas for California red-legged frogs and California tiger salamanders and lead to increased mortality of these listed species.***

Although suitable breeding habitats do not appear to exist within the Plan Area, two water sources located less than 0.75 miles west of the Plan Area and south of SR 135 (see Figure 4.7-1) are considered by biologists to be the source of red-legged frogs found in Los Alamos and may also provide suitable breeding habitat for California tiger salamanders, which could disperse into the Plan Area. Furthermore, according to the Legacy Estates EIR (SB County P&D 2005), two known and one potential California tiger salamander breeding ponds are located within 3,000 feet of the southeastern corner of the Plan Area. Based on existing distribution of these listed species in and within the immediate vicinity of the Plan Area (see Figure 4.7-1 and 4.7-2), it is reasonable to

expect that the individuals could use areas along the San Antonio Creek corridor and the open agricultural fields on the periphery of the Plan Area for dispersal from suitable breeding water sources. The 2010 Plan Update buildout within these potential dispersal areas is capable of impacting the distribution of the listed species.

There are several potential activities associated with 2010 Plan Update buildout that are known to adversely impact individual California red-legged frogs or California tiger salamanders as they migrate from their source breeding ponds and disperse over the southern portion of the Plan Area. Direct and indirect impacts during construction and commercial and/or residential occupation that would potentially increase the potential for listed species would include:

- Vegetation removal and grading during construction activities leading to direct impacts and potential listed species mortality;
- Increased traffic driving on roadways within the periphery of undeveloped open space areas leading to direct impacts and potential listed species mortality;
- Additional domesticated animals allowed outside of fenced yards, and indirect impact increasing the potential threat for individual red-legged frogs and tiger salamanders to be injured or killed in surrounding suitable habitat for these species;
- Construction activity on properties that drains to San Antonio Creek resulting in potentially increased runoff of construction sediments into areas inhabited by the species and/or individual frogs/tadpoles causing indirect impacts including potential burial, injury, or mortality;
- Increased potential for runoff of contaminants and pollutants used in urban development adjacent to drainage swales and San Antonio Creek, both of which may be used by these listed species as travel corridors, increasing the threat of indirect impacts including injury or mortality to individual frogs and tiger salamanders; and
- Increase in trash and other food items such as pet food in urban areas that would likely attract additional predators (I.e., coyotes and raccoon) that are known to prey on these listed species migrating through the area into the area, increasing the potential indirect impacts including injury or mortality to individual frogs and tiger salamanders.

These potential direct and indirect impacts occurring within the San Antonio Creek corridor and on the periphery of the Plan Area within areas known to support California tiger salamanders and California red legged frog dispersal from suitable

breeding habitat outside the Plan Area could result in reducing or eliminating species diversity or abundance. Potential impacts on individual California red-legged frogs and California tiger salamanders could result in the "take" of an endangered species (that would ultimately be determined by the USFWS).

This activity would potentially substantially affect the population of a State- or Federally-listed, proposed, or candidate species, resulting in substantially increased mortality or reduced reproductive success. As these are listed threatened and endangered species, the inadvertent death of even one individual from 2010 Plan Update buildout is considered a *potentially significant impact on biological resources*.

Mitigation Measures

~~The following measure~~ Adherence to mitigation measure MM-BIO-1 above would be required to minimize the potential impacts of 2010 Plan Update buildout on areas known to provide dispersal area for California red-legged frogs and California tiger salamanders.

~~**MM BIO-2** Potential dispersal corridors for federally listed wildlife species including the California red-legged frog and California tiger salamander shall be protected to the maximum extent feasible.~~
~~Field assessment and/or protocol-level surveys for California tiger salamanders, California red-legged frogs, and other special-status plant or wildlife species shall be conducted by a county-qualified biologist as part of the permitting process for development of any parcels within 100 feet of San Antonio Creek top of bank or the Plan Area boundary adjacent to undeveloped lands, including agriculture. The surveys shall conform to U.S. Fish and Wildlife Service and California Department of Fish and Game protocols, as applicable (USFWS, 2001, 2005). The surveys shall be conducted early in the permitting process so as to allow for project re-design (in consultation with the U.S. Fish and Wildlife Service) should the target species be detected. Relocation of listed species found within the 2010 Plan Update buildout area shall only be conducted by a qualified biologist with the proper permits issued by the U.S. Fish and Wildlife Service.~~

~~**Plan Requirements and Timing:** Evidence of agency consultation, including all required permits and relocation plans, shall be reviewed and approved by Planning & Development prior to approval of Land Use Permits.~~

~~**MONITORING:** Planning & Development Permit Compliance shall ensure compliance with approved plans in the field.~~

Residual Impacts

Incorporation of measure~~s~~ MM BIO-1 ~~2~~ would minimize potential impacts on California red-legged frogs and California tiger salamanders to the greatest extent feasible. However, residual potential impacts on individual frogs and tiger salamanders would be *significant and unavoidable (Class I).*

Impact BIO-3: *2010 Plan Update buildout in Plan Sub-areas 1 and 2 would potentially result in the loss of native grasslands.*

All parcels in Sub-area 1 and Sub-area 2 (see Figure 4.1-4) have not been systematically surveyed for existence of native grasslands. These Sub-areas are dominated by California annual grasslands (see Figure 4.7-2) that are known to include stands of native grasslands, including purple needlegrass (*Nassella pulchra*), alkali rye (*Leymus triticoides*), California melic (*Melica californica*), and meadow barley (*Hordeum brachyantherum*) that potentially meet County standards. As stated previously, stands or patches of these grasses are potentially located as minor components of California herbaceous annual grassland, or as larger stands that warrant separate consideration as native grasslands. The existence of a native grassland patch on the property northwest of the Plan Area also suggests that the extensive annual grasslands in Sub-area 1 and Sub-area 2 could include similar patches of resources. Therefore, it is reasonable to assume that unknown patches of native grasslands could exist within the Sub-area 1 and Sub-area 2 annual grass habitats shown on Figures 4.7-1 and 4.7-2.

Therefore, it is also reasonable to assume that isolated patches of native grasslands exceeding the County's minimum criteria of 0.25 acres and containing greater than 10% relative ground cover of native grasslands species may occur on parcels within Sub-area 1 and Sub-area 2. Grading of these native grassland areas would potentially result in removal or severe disturbance to a patch or patches of native grasses greater than one-quarter acre that are not clearly isolated. This would be a *potentially significant impact on biological resources.*

Mitigation Measures

The following mitigation measure changed as shown below in underline and strike-through in response to comments received on the Draft EIR would be required to minimize the potential impacts on native grasslands from 2010 Plan Update buildout. The revisions would not result in any new or changed environmental impacts, nor cause changes to the Impact BIO-3 analysis conclusions. In circumstances where additional

revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

These mitigation measures will change the 2010 Plan Update to include *Dev Std BIO-LA-1.8.2*, as detailed below.

MM BIO-3 *DevStd BIO-LA-1.8.2:* Native grasslands, as defined by County Policy, shall ~~Patches of native grasses exceeding 0.25 acres and containing greater than 10% relative ground cover of native grasslands species within Sub-area 1 and Sub-area 2 shall be confirmed by a County-qualified biologist and~~ be protected to the maximum extent feasible, through the use of fencing or other means deemed appropriate by a qualified ~~the~~ biologist and Planning & Development. Proposed development within Sub-areas 1 and 2 ~~exceeding 0.25 acres in area~~ 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:

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. ~~1.5:1.~~

Plan Requirements and Timing: Survey reports, planting and restoration plans shall be reviewed and approved by Planning & Development prior to approval of Land Use Permits.

MONITORING: Planning & Development Permit Compliance shall ensure compliance with approved plans in the field.

Residual Impacts

Incorporation of measures MM BIO-3 and compliance with existing County regulations would minimize potential impacts on native grasslands within Sub-area 1 and Sub-area 2 to *significant but feasibly mitigated* (Class II).

Impact BIO-4: ***2010 Plan Update buildout would potentially contribute to the indirect degradation of water quality impacting the habitats of special-status wildlife species in San Antonio Creek and Canada de Calaveras due to increased runoff (e.g., sediments, pollutants) from residential and commercial expansion.***

The 2010 Plan Update includes *Policy BIO-LA-1.1, Policy BIO-LA-1.2, Policy FLD-LA-2.1, Dev Std BIO-LA-1.1.1, Dev Std BIO-LA-1.1.2, Dev Std BIO-LA-1.1.3, Dev Std FLD-LA-1.2.1, Dev Std FLD-LA-2.1.1* and *Dev Std VIS-LA-2.1.2~~1.2.1~~* that require new development to protect, preserve, and maintain the quality of San Antonio Creek within the town's urban boundaries. These policies and development standards require a buffer along San Antonio Creek to protect the biological productivity and water quality of the creek, including the requirement that 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 impact upon the creek to the greatest extent. However, a specific definition of the buffer in terms of width and from where it is measured is absent. Therefore, the effectiveness of proposed development standards to minimize potential biological impacts is potentially compromised. Also, no equivalent protections address the riparian habitat values along Canada de Calaveras.

In addition, 2010 Plan Update build-out could result in incremental increases in surface runoff, sediment, and pollutants from residential and commercial development, potentially degrading water quality and special-status wildlife in San Antonio Creek and Canada de Calaveras within the Plan Area as well as in sensitive downstream receptors, such as Barka Slough and lower San Antonio Creek. Species so affected would potentially include arroyo chub, San Antonio Creek threespine stickleback, California red-legged frog, southwestern pond turtle, and two-striped garter snake. These impacts could potentially substantially affect the population of a State- or Federally-listed, proposed, or candidate species, resulting in substantially increased mortality or reduced reproductive success, and would potentially substantially reduce or eliminate species diversity or abundance. Therefore, 2010 Plan Update buildout adjacent to the San Antonio Creek drainage would have a *potentially significant impact on biological resources.*

Mitigation Measures

The 2010 Plan Update *Dev Std BIO-LA-1.1.1, Dev Std BIO-LA-1.1.2* and *Dev Std BIO-LA-1.1.3~~2~~* shall be changed ~~revised~~ as ~~follows (underlined text)~~shown below in underline and strike-through to reduce the potential indirect impacts on water quality in San Antonio Creek from 2010 Plan Update buildout. The revisions clarify current development review requirements and would not result in any new or changed

environmental impacts, nor cause changes to the conclusions of the Impact BIO-4 analysis. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

MM BIO-4 *Dev Std BIO-LA-1.1.1*: A ~~minimum~~ 50-foot buffer measured outward from the edge of the riparian ~~corridor~~ 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 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:

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.

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. ~~but shall not be less than 50-feet measured outward from the edge of the riparian vegetation corridor on both sides of the creek, and~~ 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.

Dev Std BIO-LA-1.1.2: Certain ~~D~~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. ~~and (including dredging, filling and grading) within the San Antonio Creek and Canada de Calaveras corridors, as measured extending outward from the edge of the riparian corridor on both sides of the creek,~~ Allowed development shall be limited to the following:

a. Public trails or other passive public recreational uses;

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;

c. Development where the primary function is the improvement of fish and wildlife habitat; and

d. Culverts, fences, pipeline, and bridges (when support structures are located outside critical habitat) may be permitted, when no alternative route/location is feasible.

Dev Std BIO-LA-1.1.3:~~.~~ All proposed development encroaching within the San Antonio Creek and Canada de Calaveras ~~vegetation~~ riparian corridors, including the 50 ft. buffer, ~~as measured extending outward from the edge of the riparian corridor on both sides of creek,~~ shall incorporate ~~best feasible practices including~~ protection, enhancement and/or restoration~~)~~ to minimize potential impacts to the greatest extent. This shall include:

~~1~~a. Removing and controlling invasive, non-native vegetation at a 2:1 ratio (restored/disturbed); or

~~2~~b. 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~~c. Providing~~e~~ for wildlife movement to avoid ecological "islands."

Proposed revegetation and restoration measures outlined above shall be contained in a Mitigation Plan ~~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.

Plan Requirements and Timing: Buffers shall be identified on grading and construction plans. Restoration specifications and appropriate plantings shall be provided on landscape plans. All

plans shall be reviewed and approved by Planning & Development prior to approval of Land Use Permits.

MONITORING: Planning & Development Permit Compliance shall ensure compliance with approved plans in the field.

Residual Impacts

Incorporation of measures MM BIO-4 and implementation of the 2010 Plan Update's policies and development standards would be reduce indirect impacts on biological resources from potential impaired water quality in San Antonio Creek and Canada de Calaveras to *significant but feasibly mitigated* (Class II).

Impact BIO-5: ***2010 Plan Update buildout would potentially result in the loss of protected trees and raptor and other wildlife roosts and nests on residential, commercial, and institutional lots and along San Antonio Creek in the Plan Area***.

A portion of the Plan Area (Sub-area 9) along the west side of Drum Canyon Road near the southern end of Centennial Street is proposed for "Institutional" development. This area is currently vegetated with coast live oak woodland and valley oak savannah, including many specimen trees (see Table 4.7-1 and Figure 4.7-2). Additional development of this area could result in the loss of protected trees, special-status plant communities, and the wildlife they support. This would contribute to historical removal of riparian-associated woodlands historically intergraded with coast live oaks and valley oaks on older stream terraces and along the edges of the San Antonio Creek floodplain, and Canada de Calaveras floodplain north of Los Alamos County Park. These trees also have the potential for providing important wildlife habitat to raptor birds and bats (see Appendix F, Table F-1).

The 2010 Plan Update includes Policy BIO-LA-1.3, Policy BIO-LA-1.4, Policy BIO-LA-1.5, Policy BIO-LA-1.6, Policy BIO-LA-1.7, Dev Std BIO-LA-1.3.1, Dev Std BIO-LA-1.4.1, and Dev Std BIO-LA-1.5.1 that require the protection of native and non-native specimen trees to the maximum extent feasible and that species native to the area be incorporated into landscape plans where appropriate, with the preparation of a Tree Protection Plan should it be determined that oak trees would be impacted by new development. *Policy BIO-LA-1.3* does not specifically define what is a "native protected trees and non-native specimen tree," such that enforcement of preservation efforts would be potentially compromised. Therefore, it is reasonable to assume that 2010 Plan Update buildout could result in impacts to native specimen trees that are healthy and structurally sound and have grown into the natural stature particular to the species.

The potential loss of specimen trees could substantially reduce the quantity or quality of nesting areas, and substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources for raptors and bats. Therefore, implementation of the 2010 Plan Update would have a *potentially significant impact on biological resources*.

Mitigation Measures

The 2010 Plan Update *Policy BIO-LA-1.3* modifications described in MM BIO 5, shall be changed ~~revised~~ as shown below in ~~follows~~ underlined and strike through text to reduce the potential direct impacts on important specimen trees resulting from 2010 Plan Update buildout. The revisions clarify current development review requirements and would not result in any new or changed environmental impact, nor cause changes to the conclusions of the Impact BIO-5 analysis. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

MM BIO-5 *Policy BIO-LA-1.3*: Native or non-native trees ~~protected trees and non-native specimen trees~~ with a 6-inch or greater diameter measured at breast height ~~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 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.

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.

Non-Native trees that are healthy and structurally sound shall be preserved when active nests or roosts are present.

Plan Requirements and Timing: Survey reports shall be reviewed and approved by Planning & Development prior to approval of Land Use Permits.

MONITORING: Planning & Development Permit Compliance shall ensure compliance with approved plans in the field.

The 2010 Plan Update *Dev Std ~~Policy~~ BIO-LA-1.4.1* shall be changed ~~revised~~ as shown below in underline and strike-through text below to reduce the potential direct impacts on important nesting/roosting site trees resulting from 2010 Plan Update buildout. These revisions clarify current development review requirements and would not result in any new or changed environmental impacts, nor cause changes to the conclusions of the Impact BIO-5 analysis. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

MM BIO-6 ~~*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.~~

~~a.~~ *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. ~~A County-approved arborist shall inspect and prepare a brief letter report for any existing native or non-specimen tree with a 6-inch or greater diameter measured at breast height located within 300 feet of former stream terraces as defined on modern topographic maps, 150 feet from the edges of the San Antonio Creek, and Canada de Calaveras, and within the Los Alamos County Park prior to removal to ensure that raptors or bats are not using the tree(s) as a nesting/roosting site(s).~~ Buffers shall be established for active nests as determined by the biologist on a case-by-case basis.

Plan Requirements and Timing: Survey reports shall be reviewed and approved by Planning & Development prior to approval of Land Use Permits.

MONITORING: Planning & Development Permit Compliance shall ensure compliance with approved plans in the field.

The 2010 Plan Update *Dev Std BIO-LA-1.5.1* shall be changed as shown in MM BIO-7 as underlined and strike-through text ~~shall be augmented by the following(new underlined text, removed strike-out text)~~ to reduce the potential direct impacts on oak trees resulting from 2010 Plan Update buildout. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

MM BIO-7 *Dev Std BIO-LA-1.5.1:* New development shall be designed to minimize encroachment within the canopy dripline 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 ~~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 building plans. (Existing landscape plans submitted to the County Board of Architectural Review (BAR) may be sufficient) and include the following components.

a. 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.

Plan Requirements and Timing: Oak trees shall be identified on grading and landscaping plans. Landscaping plans shall include the replacement types and ratio as specified. All plans shall be reviewed and approved by Planning & Development prior to approval of Land Use Permits.

MONITORING: Planning & Development Permit Compliance shall ensure compliance with approved plans in the field.

The 2010 Plan Update *Policy BIO-LA-1.6* shall be ~~revised~~ changed as shown in underline and strike-through text below ~~follows (new underlined text, removed strike-out text)~~ to reduce the potential direct impacts on important native trees resulting from 2010 Plan Update buildout. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

MM BIO-8 *Policy BIO-LA-1.6:* At least 50 percent of the species p~~o~~roposed for planning in landscape plans shall be ~~following Species native~~ 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) 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.

Plan Requirements and Timing: All trees shall be identified on grading and landscaping plans. Landscaping plans shall include the replacement types and ratio as specified. All plans shall be reviewed and approved by Planning & Development prior to approval of Land Use Permits.

MONITORING: Planning & Development Permit Compliance shall ensure compliance with approved plans in the field.

The 2010 Plan Update *Policy BIO-LA-1.7* ~~shall be revised~~ and Development Standard *DevStd BIO-LA-1.7* shall be changed as follows in underline and strike through text ~~(new underlined text, removed strike-out text)~~ to reduce the potential direct impacts on important native trees in Los Alamos County Park resulting from 2010 Plan Update buildout. These revisions clarify current requirements and would not result in any new

or changed environmental impacts, nor cause changes to the conclusions of the Impact BIO-5 analysis. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

MM BIO-9 *Policy BIO-LA-1.7:* ~~Proposed plantings within the Los Alamos County Park shall favor native trees and shrubs.~~ Existing native ~~specimen~~ trees with a 6-inch or 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 ~~replacement of dead~~ trees planted in the Park shall be derived from local growers from source trees in one of the following ~~source trees in the~~areas: the Los Alamos Valley ~~or~~, the adjacent Purisima Hills or the Solomon Hills, and should be valley oak, coast live oak, Fremont cottonwood, western sycamore, and box elder.

~~a.~~ *DevStd BIO-LA-1.7.1*: County Parks is encouraged to coordinate with P&D regarding development within Los Alamos County Park~~LACP from initial concept phase to final construction plans.~~ If necessary, a biological site visit shall be conducted by P&D staff and/or a biological report shall be prepared by a County-approved consultant. The goal of the report would be to ~~that indicates~~ specify measures to be taken to protect affected trees and/or wildlife resources. ~~where standard measures are determined to be inadequate.~~ If necessary, an appropriate replacement/replanting program may be developed. ~~required.~~

Plan Requirements and Timing: ~~Oak~~ All trees shall be identified on grading and landscaping plans. Landscaping plans shall include the replacement types and ratio as specified. All plans shall be reviewed and approved by Planning & Development prior to approval of Land Use Permits.

MONITORING: Planning & Development Permit Compliance shall ensure compliance with approved plans in the field.

Residual Impacts

Incorporation of measures MM BIO-5 through BIO-9 and implementation of the 2010 Plan Update's policies and development standards would be reduce the impact related to potential loss of specimen trees within the Plan Area from buildout of the 2010 Plan Update to *significant but feasibly mitigated* (Class II).

Impact BIO-6: *2010 Plan Update buildout would not substantially contribute to the potential indirect loss of aquatic habitat in San Antonio Creek.*

The San Antonio groundwater basin is currently overdrafted by 9,500 acre-feet/year (AFY), which, at the current rate of pumping, will completely exhaust the basin in less than 85 years at this rate (County of Santa Barbara 2008). Overdraft of the groundwater basin has substantially lowered the water table throughout the valley and is responsible for San Antonio Creek in and around the Plan Area being dry for most of the year. Loss of aquatic habitat along this reach of San Antonio Creek has eliminated habitat for and populations of special-status fish and amphibians along these reaches, including the San Antonio Creek threespine stickleback, arroyo chub, California red-legged frog, and two-striped garter snake. These species inhabit perennial reaches of San Antonio Creek several miles downstream of the Plan Area (see Appendix F, Table F-1). The loss of aquatic habitat from overdraft of the basin has been substantial.

The 2010 Plan Update includes Policy WAT-LA-1.1 and Policy WAT-LA-1.2 that encourage the use of reclaimed water and that all new development shall minimize exterior water usage. The 2010 Plan Update also includes Dev Std WAT-LA-1.2.1 and Dev Std WAT-LA-1.3.3~~1~~ that require new development to incorporate water conservation measures in project design, ~~use waterless urinals and low-flow toilets and showers~~use, including the use of high efficiency fixtures and appliances and drought-tolerant landscaping. Municipal use of groundwater by the community of Los Alamos accounts for only one percent (1%) of the existing demand on the basin, and that the other 99% of the demand and most of the groundwater overdrafting comes from irrigated agriculture that is located beyond the 2010 Plan Update boundaries. This minor contribution to degradation of San Antonio Creek aquatic habitat from increased water demand, together with 2010 Plan Update policies that would minimize this effect, would reduce the potential for the 2010 Plan Update buildout to result in: substantial long-term loss of sensitive/native habitat for fish, wildlife, or plants; to substantially affect protected wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, freshwater marsh, vernal pool, coastal wetlands, etc., through, hydrological interruption; or substantially affect the population of a State- or Federally-listed, proposed, or candidate species, or is expected to affect the breeding or foraging habitat

of such species, resulting in substantially increased mortality or reduced reproductive success. Therefore, potential impacts on biological resources would be *adverse, but less than significant*.

Mitigation Measures

As impacts on aquatic habitats from implementation of the 2010 Plan Update would be adverse, but less than significant, no additional mitigation measures are required.

Residual Impacts

Implementation of the 2010 Plan Update's policies and development standards would reduce impacts on aquatic habitats in San Antonio Creek to *adverse, but less than significant* (Class III).

4.7.3 Cumulative Impacts

Area of Influence: The Plan Area is part of the larger Los Alamos Valley that provides a variety of biological habitats along intermittent drainages flowing into San Antonio Creek. Cumulative biological resource effects in combination with proposed 2010 Plan Update actions would occur within the valley that is bounded by the Solomon Hills on the north and the Purisima Hills on the south. The Area of Influence would extend throughout the San Antonio Creek drainage, originating at about 1,400-feet in the eastern Solomon Hills north of Zaca Summit, and following to the Pacific Ocean on Vandenberg Air Force Base, approximately 32 miles away.

Extensive areas surrounding the town of Los Alamos and throughout the Los Alamos Valley have been converted to agriculture over the past century, impacting sensitive biological habitat and species. Past development in the Los Alamos Valley, along with these projects, has resulted in substantial removal of San Antonio Creek riparian habitat, loss of aquatic habitat for populations of special-status fish and amphibians, introduction of invasive, non-native trees and shrubs, and increased bank erosion. These past actions have resulted in significant cumulative impacts on biological resources.

Development within the Los Alamos Valley outside of the Plan Area is anticipated to grow at an approximate 3 percent annual rate. This suggests that additional potential for removal of riparian and or upland vegetation habitats supporting listed and sensitive species exists resulting in direct impacts on biological resources. Increased human encroachment into wildlife corridors, foraging, and dispersal areas could result in increased indirect impacts on biological resources. Examples of this type of

development, including agricultural-dependent manufacturing (i.e., wineries, greenhouses, etc.) and residential land divisions are identified in Appendix D and Figure D-1 (Projects 4, 5, and 9). Development outside of the Plan Area is anticipated to be relatively low intensity, but would have the potential for contributing to the historical impacts on the San Antonio Creek watershed. County and Federal (on Vandenberg Air Force Base) permit review processes would be applied to minimize the potential effects on important biological resources. Due to the presence of listed species in the area of influence, including the California tiger salamander and California red legged frog, the potential for even limited instances of mortality resulting from future development is considered a *potentially significant cumulative impact on biological resources.*

The 2010 Plan Update build-out includes 685 residential units and 549,515 sq. ft. of non-residential development that would be mostly infill projects within the Los Alamos urban area. Most of the infill projects would not likely generate substantial contributions to cumulative impacts on land use, because they would be located on small parcels surrounded with existing residential structures and landscaping; not disturb a component of a larger natural habitat; and not disturb a habitat that supports most native biological species. Development within the CMLA corridor, within the vicinity of San Antonio Creek, and within undeveloped sites in the and northwestern Sub-area 1 and northeastern Sub-area 2 periphery of the project area, particularly those north of Highway 101 contiguous with more extensive open space, would have the potential to result in direct impacts from removal of habitat and indirect effects from increased human encroachment. These potential actions affecting riparian and upland habitats would possibly impact a diversity of plant and wildlife species, including special-status species. Therefore, the 2010 Plan Update would potentially result in *cumulatively considerable contributions on biological resources*.

Mitigation Measures

2010 Plan Update policies and development standards, as revised and augmented by measures MM BIO-1 through MM BIO-9, would apply to the 2010 Plan Update's contributions to cumulative impacts on biological resources.

Residual Impacts

Implementation of 2010 Plan Update policies and development standards, as revised and augmented by measures MM BIO-1 through MM BIO-9, would reduce the 2010 Plan Update's contribution to cumulative impacts on biological resources to *less than cumulatively considerable* (Class II).

4.7.4 Residual Impacts

Implementation of the 2010 Plan Update's policies, development standards, and measure MM BIO-1~~2~~ would reduce the 2010 Plan Update's project-specific impact on mortality of California red legged frogs and California tiger salamanders, but they would remain *significant and unavoidable* (Class I). All other project-specific impacts on biological resources would be reduced to *significant* but feasibly mitigated (Class II). Implementation of the 2010 Plan Update's policies, development standards, as revised and augmented by measures MM BIO-1 through MM BIO-9, would reduce the 2010 Plan Update's contribution to cumulative impacts to *less than cumulatively considerable* (Class II).

4.9 TRAFFIC AND CIRCULATION

The following section presents the traffic and circulation analysis for the 2010 Plan Update. The analysis focuses on potential impacts to the key roadways and intersections within the Town of Los Alamos under Existing and Buildout conditions. An evaluation of existing and future parking conditions is also provided within this section. The technical analysis, prepared by Associated Transportation Engineers (ATE), is included in Appendix G.

4.9.1 Existing Conditions

Street Network

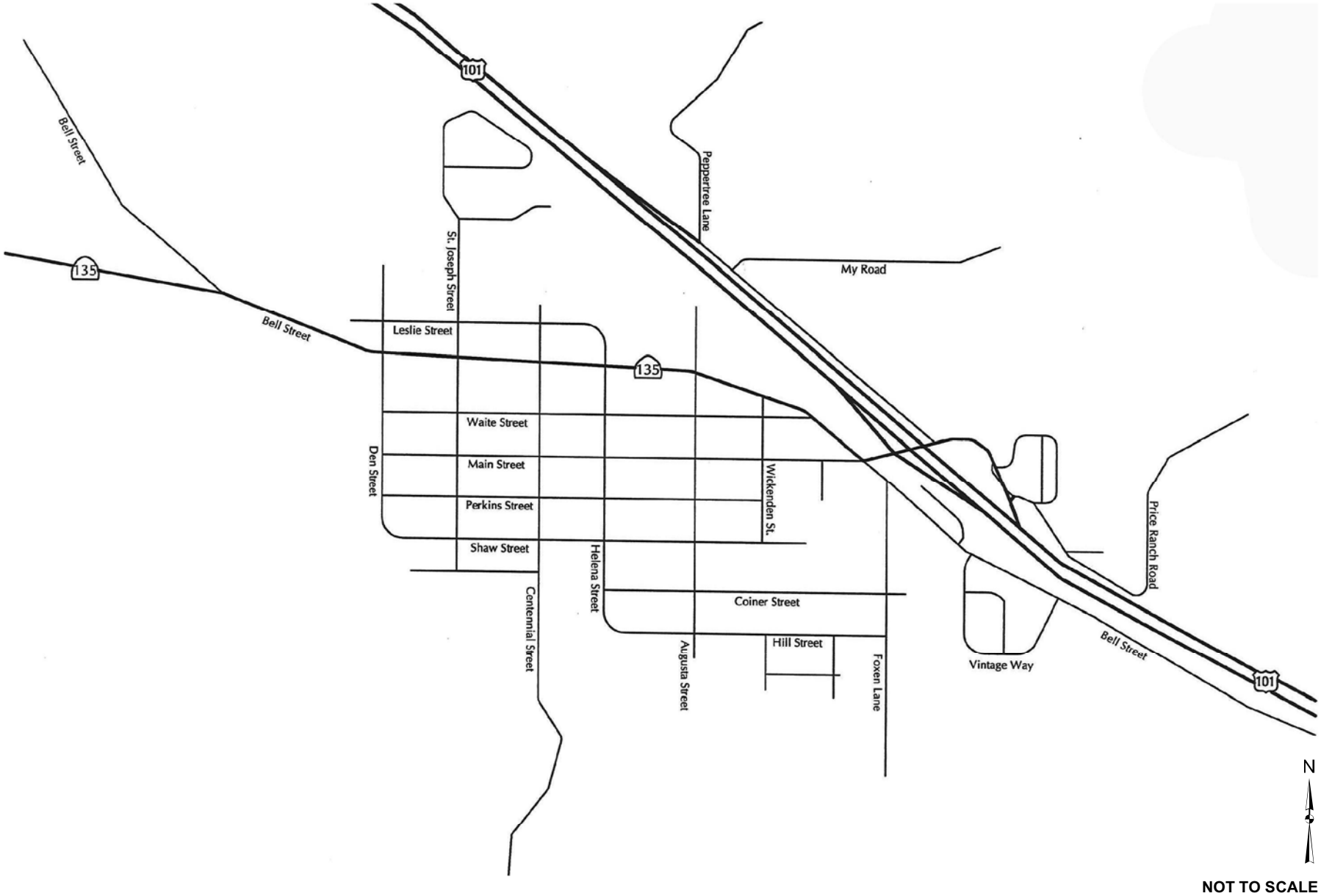
Regional access for the Los Alamos community is provided by U.S. Highway 101 and State Route 135. The local roadway system within Los Alamos is arranged in a grid-like pattern. A brief description of the key roadways in the area follows, and is illustrated in Figure 4.9-1.

U.S. Highway 101 is a four-lane highway that serves as the major north-south link through Santa Barbara County, and is the principal inter-city route along the Pacific Coast. The highway provides the principal connection between Los Alamos and Orcutt-Santa Maria to the north; and Buellton, the Santa Ynez Valley, Goleta, and Santa Barbara to the south.

Bell Street (State Route 135), classified as a Primary 2 roadway within Los Alamos, is the primary east-west roadway. Bell Street is a two-lane facility that extends from U.S. Highway 101 north of town, traverses the downtown area of Los Alamos as an east-west roadway, and then extends as a two-lane frontage road along the west side of U.S. Highway 101 south of Main Street. The roadway is designated as State Route 135 between State Route 1 west of Los Alamos and U.S. Highway 101 in Los Alamos.

Main Street, classified as a Secondary 2 roadway, is a two-lane road that extends from Bell Street on the east to its terminus at Den Street on the west. The Main Street/Bell Street intersection is controlled by a three-way stop, where the southbound approach of Bell Street is free flow. The Main Street/Augusta Street and Main Street/Centennial Street intersections are controlled by all-way stop signs.

Centennial Street, classified as a Secondary 2 roadway, is a two-lane road that extends south from Leslie Street through Los Alamos. The roadway extends past Los Alamos Park as Drum Canyon Road until its terminus at SR 246. Centennial Street is stop-controlled at the Bell Street and Main Street intersections.



NOT TO SCALE

SOURCE: Associated Transportation Engineers (ATE) 2009

FIGURE 4.9-1

Exlisting Street Network

DUDEK

2010 Los Alamos Community Plan Update EIR

Level of Service Standards

The County of Santa Barbara utilizes a "Level of Service" (LOS) grading system to rate traffic operations for roadways and intersections. Service levels range from LOS A indicating free flow operations to LOS F indicating congested operations. More complete level of service definitions are contained in the Technical Appendix (see Appendix G). The County of Santa Barbara has adopted LOS C as the minimum operating standard for the roadways and intersections in Los Alamos.

Roadway Operations

Existing conditions were assessed for the Plan Area roadway system using traffic counts conducted for this study in February 2009, from data contained in recent traffic studies completed for proposed projects in the Plan Area, and data on file with Caltrans, the County of Santa Barbara, and ATE. Existing ADT volumes for the key roadways in the Plan Area are shown on Figure 4.9-2.

Roadway levels of service are determined based on the roadway classifications and corresponding design capacities established by the County for the Plan Area. The roadway classification system is divided into two main designations, Primary and Secondary roadways. Each of these designations is further subdivided into three subclasses, dependent upon roadway size, function, and surrounding uses. Figure 4.9-3 shows the Plan Area roadway classifications.

Primary roadways serve mainly as principal access routes to major shopping areas, employment and community centers, and often carry a large percentage of through traffic. Secondary roadways are two-lane roads designed to provide principal access to residential areas or to connect streets of higher classifications to permit adequate traffic circulation. Such roadways may be fronted by a mix of uses and generally carry a lower percentage of through traffic than primary roadways. The roadway classifications and corresponding design capacities established by the County for the Plan Area are listed in Table 4.9-1.

Average Daily Traffic Volume

NOT TO SCALE

SOURCE: Associated Transportation Engineers (ATE) 2009

FIGURE 4.9-2

Exlisting Average Daily Traffic Volumes

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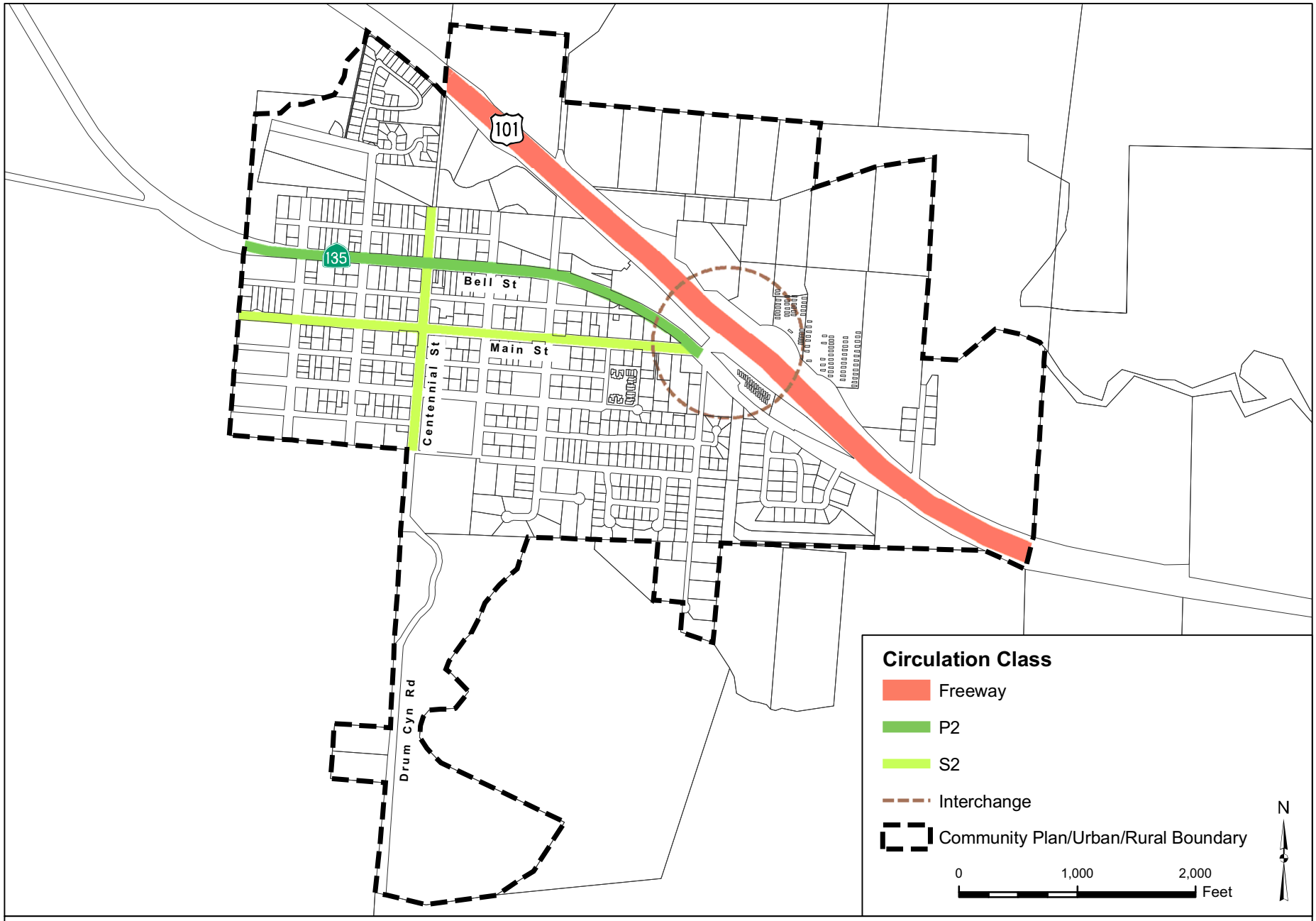
2010 Los Alamos Community Plan Update EIR



SOURCE: County of Santa Barbara Planning & Development 2009

FIGURE 4.9-3

Circulation Element Roadway Classifications

Table 4.9-1 Plan Area Roadway Classifications

Classification	Purpose and Design Factors	Design Capacity		LOS C Threshold [a]	
		2-Lane	4-Lane	2-Lane	4-Lane
Primary 1	Roadways designed to serve primarily non-residential development. Roadways would have a minimum of 12-foot wide lanes with shoulders and few curb cuts. Signals would be spaces at 1 mile or more intervals.	19,990	47,760	15,900	38,200
Primary 2	Roadways which serve a high proportion of non-residential development with some residential lots and few or no driveway curb cuts. Lane widths are a minimum of 12 feet with well spaces curb cuts. Signals intervals at a minimum of ½ miles.	17,900	42,480	14,300	34,000
Primary 3	Roadways designed to serve non-residential development and residential development. More frequent driveways are acceptable. Potential signal intervals of ½ to ¼ miles.	15,700	37,680	12,500	30,100
Secondary 1	Roadways designed to primarily serve non-residential development and large lot residential development with well spaces driveways. Roadways would be 2 lanes with infrequent driveways. Signals would generally occur at intersections with primary roads.	11,600	NA	9.300	NA
Secondary 2	Roadways designed to serve residential and non-residential land uses. Roadways would be 2 lanes with close to moderately spaces driveways.	9,100	NA	7,300	NA
Secondary 3	Roadways designed to primarily serve residential with small to medium lots. Roadways are 2 lanes with more frequent driveways.	7,900	NA	6,300	NA

[a] Defined as 80% of Design Capacity.

Source: County of Santa Barbara Public Works, Transportation Division.

Intersection Operations

Traffic flow on a roadway network is most constrained at intersections. The intersection analysis focuses on the P.M. peak hour, as traffic volumes during this period are higher than the A.M. peak hour and represent a worst-case. Traffic volumes for the Plan Area intersections were obtained from counts conducted for this study in February 2009, data contained in recent traffic studies for development projects located in Los Alamos, and data on file with the County of Santa Barbara and ATE. Intersection turning movement counts were collected from 4:00 to 6:00 P.M.; the one-hour period containing the highest volume of traffic is considered the peak hour. The Existing P.M. peak hour traffic volumes at the key intersections are shown on Figure 4.9-4 (see page 4.9-9).

All of the key intersections within Los Alamos are unsignalized. Pursuant to County policies, levels of service were calculated using the operations methodology outlined in the Highway Capacity Manual (Transportation Research Board 2000). The existing levels of service are presented in Table 4.9-2.

Table 4.9-2 Existing Intersection Operations

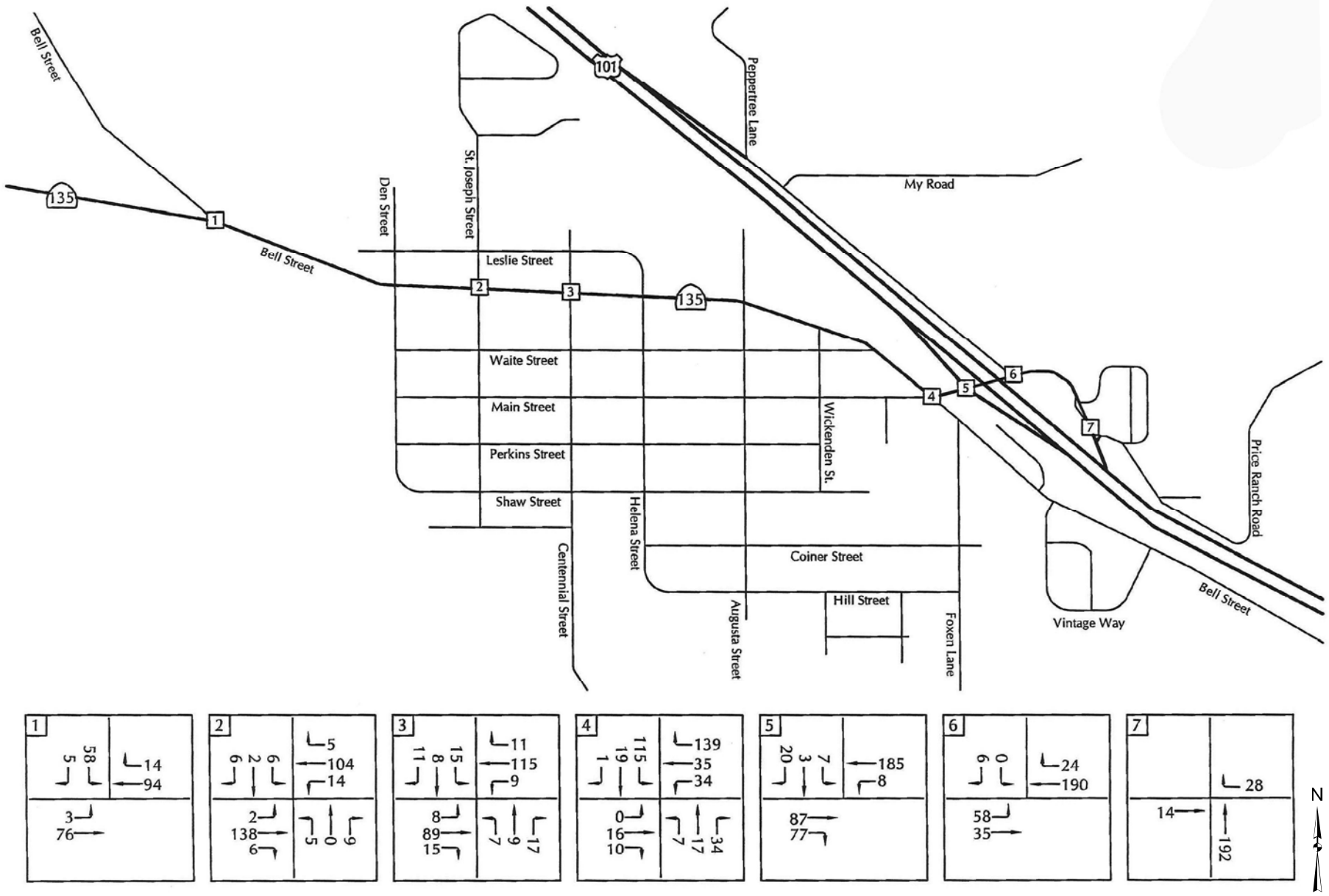
Intersection	Control	P.M. Peak Hour	
		Delay (a)	LOS
SR 135/Bell Street	Stop-Sign	9.7 Sec.	LOS A
Bell Street/Saint Joseph Street	Stop-Sign	8.9 Sec.	LOS A
Bell Street/Centennial Street	Stop-Sign	9.5 Sec.	LOS A
Bell Street/Main Street	Stop-Sign	8.2 Sec.	LOS A
U.S. 101 SB Ramps/SR 135	Stop-Sign	9.3 Sec.	LOS A
U.S. 101 NB On-Ramp/SR 135	Stop-Sign	8.0 Sec.	LOS A
U.S. 101 NB Off-Ramp/SR 135	Stop-Sign	9.7 Sec.	LOS A

(a) LOS based on average seconds of delay per vehicle pursuant to HCM 2000.

The data presented in Table 4.9-2 show that the key intersections currently operate at LOS A. The remaining intersections within the Plan Area carry lower traffic volumes and also operate at LOS A.

Alternative Transportation

Bus Service. The Los Alamos Shuttle, inaugurated in April 2004, provides service between Los Alamos and Santa Maria on Tuesdays and Saturdays. Although the Shuttle has not maintained its required farebox recovery ratio of 10%, it did achieve a 10% farebox during several months in the second half of 2008. The Santa Barbara County Association of Government (SBCAG) monitors Unmet Transit Needs on a routine basis (ATE 2009). The Clean Air Express, a weekday



SOURCE: Associated Transportation Engineers (ATE) 2009

FIGURE 4.9-4

Existing P.M. Peak Hour Traffic Volumes

commuter bus service offering transportation from Santa Maria, Lompoc, and Buellton to Goleta and Santa Barbara, does not presently service Los Alamos (SBCAG 2009).

Carpooling/Ridesharing. Commute information gathered as part of the 2000 Census found that the percentage of Los Alamos commuters that use carpools was 13.6% higher than the Santa Barbara County average and the average commute time is about 10 minute longer than the Santa Barbara County average, reflecting the remote location of Los Alamos (US Census Bureau 2009). There currently is no park-and-ride lot within Los Alamos.

Bicycle & Pedestrian Facilities. The level terrain and compact nature of Los Alamos encourages the use of bicycles and walking. Due to relatively low traffic volumes on the community streets, the Plan Area currently does not provide bike paths for bicyclists or sidewalks for pedestrians in most areas.

Parking

As part of the CM-LA zone, a parking study was completed along Bell Street and the streets within one block of Bell Street to quantify the existing and potential off-street parking in the Bell Street corridor, and assess the potential impact related to off-site parking for mixed uses planned in the CM-LA zone district in the Bell Street corridor. The analysis found that current off-street parking configurations provide 479 unstriped spaces (See Appendix A, Attachment 3).

Regulatory Setting

Santa Barbara County Comprehensive Plan

The Comprehensive Plan contains goals and polices that address transportation and circulation improvements.

Land Use Element: Policy #4

> *Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.*

Circulation Element

The policy capacities provided in the Circulation Element shall be used as guidelines for evaluating consistency with this section of this Element.

Air Quality Supplement to the Land Use Element: Policy C

Increase the attractiveness of bicycling, walking, transit, and ridesharing. "Encourage enrollment of employees in carpool/vanpool programs by major employers."

Transportation Demand Management Program

The County in cooperation with other jurisdictions participates in the Transportation Demand Management Program in the Santa Barbara County Code Chapter 23.

1994 LACP Circulation Policies and Actions

Thirteen policies and actions within the existing 1994 LACP would remain intact and would continue to apply to 2010 Plan Update buildout. These are identified in Section 4.9.2, 2010 Plan Update Policies and Development Standards, below.

4.9.2 Impact Analysis

Methodology and Thresholds of Significance

Buildout Traffic Forecasts

Traffic forecasts were developed for the 2010 Plan Update Buildout scenario by first determining background growth on the regional facilities that traverse Los Alamos, including U.S. Highway 101 and State Route 135 (Bell Street within Los Alamos). The analysis then modeled the traffic growth that would result for buildout of the land uses envisioned under the LACP.

Growth factors for U.S. Highway 101 and State Route 135 were determined using Caltrans historical traffic volume data to determine the growth that has occurred between 1995 and 2007. The data shows that volumes on U.S. Highway 101 adjacent to Los Alamos have grown by about 1% per year and volumes on State Route 135 have grown by about 2% per year. Consistent with Caltrans forecasting methods, the growth factors were applied to forecast volumes at Year 2030, representing 20 years of growth beyond the anticipated 2010 Plan Update approval date of 2010.

The land uses envisioned by the 2010 Plan Update contain a mix of residential, commercial,

industrial, and institutional uses. The traffic that would be generated by these new land uses was estimated using trip generation rates contained in the Institute of Transportation Engineers (ITE) Trip Generation report (ITE 2008). A worksheet showing the buildout land uses for the 2010 Plan Update and the resulting trip generation estimates is contained in EIR Appendix G.

A substantial amount of community mixed-use (CM-LA) development is proposed within the Bell Street corridor. The land uses allowed under the CM-LA designation include auto repair, apparel stores, banks, bars, car washes, convenience grocery markets, plant nurseries, restaurants, hotels, gas stations, personal services, and professional offices. An average trip generation rate for commercial uses was applied to those uses. There is also the potential for 288 residential units within the CM-LA zone. An average rate for high-density housing was applied to those residential units. Given the mix of commercial and housing units, some of the trips would be non-vehicular trips. The trip generation analysis accounts for the mix of trips that would be generated within the CM-LA zone.

The potential new trips associated with the 2010 Plan Update buildout land uses were distributed and assigned to the area street network based on existing traffic flows as well consideration of the types of trips generated (commercial or residential). Worksheets showing the 2010 Plan Update buildout trip distribution modeling are contained in EIR Appendix G.

Significance Criteria

CEQA Guidelines, Appendix G, states that a project will ordinarily have a significant effect on the environment if it will "cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system." The following threshold criteria assume that an increase in traffic that creates a need for road improvements is "substantial in relation to the existing traffic load and capacity of the street system."

The County of Santa Barbara Environmental Thresholds and Guidelines Manual (SB County 2008) a significant traffic impact occurs when:

a. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below or sends at least 5, 10 or 15 trips to at LOS F, E or D.

Level Of Service (including project)	Increase In V/C Greater Than
A	0.20
B	0.15
C	0.10
Or The Addition Of:	
D	15 trips
E	10 trips
F	5 trips

b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation or a new traffic signal or major revisions to an existing traffic signal.

c. Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g., rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceedance of the roadways designated Circulation Element Capacity may indicate the potential for the occurrence of the above impacts.

d. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower. If the above thresholds are exceeded, construction of improvements or project modifications to reduce the levels of significance to insignificance are required.

Congestion Management Plan

The Santa Barbara County Association of Governments (SBCAG) administers the Congestion Management Program (CMP). The CMP criteria apply to development projects, not long range plans such as the LACP (ATE 2009). Future developments within Los Alamos would be required to address potential impacts to the CMP roadway network.

2010 Plan Update Policies and Development Standards

The 2010 Plan Update ~~incorporates most of the Existing Plan~~ policies and development standards described below incorporate changes identified during final Plan Update and environmental review. The changes serve to clarify policy requirements and do not result in new or changed environmental impacts, nor do they change the conclusions in the EIR analysis. Revisions are shown below in underline and strike-through. ~~including new Policy CIRC-LA-1.7 and new DevStd CIRC-LA-1.7.1 and DevStd CIRC-LA-1.6.1 related to transportation and circulation.~~ The 2010 Plan Update's specific policies are guided by Community Plan goals CIRC-LA-1 and CIRC-LA-2 as described below. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

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.*

Policy CIRC-LA-1.1: *Roadway and intersection improvements shall be designed to respect the rural small town character of Los Alamos.~~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~~.*

~~*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 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.*~~

Policy CIRC-LA-1.2~~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:

- *redesignating roadways and/or intersections to a different classification;*
- *reconsidering proposed land uses to alter traffic generation rates, circulation patterns, etc.; and*
- *changes to the County's Capital Improvement Program including reevaluation of alternative modes of transportation.*

Action CIRC-LA-1.2~~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).*

Action CIRC-LA-1.2~~3~~.2: *The County shall consider amending the Circulation Element to include intersection standards for unsignalized intersections.*

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.*

Policy CIRC-LA-1.3~~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.*

Policy CIRC-LA-1.4~~5~~: *The minimally acceptable Level of Service (LOS) on roadway segments and intersections in the Los Alamos Planning Area is "C".*

Policy CIRC-LA-1.5~~6~~: *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. ~~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.~~

DevStd CIRC-LA-1.5~~6~~.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 mandates for accessibility, and reinforces the community's informal, rural character. ~~On all public roads in the Bell Street commercial core, Public Works shall require new development to construct walkways.~~*

Policy CIRC-LA-1.6~~7~~: *Angled parking shall be encouraged within the Bell Street Commercial Corridor.*

DevStd CIRC-LA-1.6~~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.*

Policy CIRC-LA-1.7~~8~~: *The County Public Works Department shall monitor traffic volumes at selected intersections in the community at least 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.*

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.*

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 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.*

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.*

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.*

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 ~~Community~~ Advisory Committee, the school district, and any other appropriate community organizations, to establish appropriate locations for future bikeways and~~/or equestrian~~ trails.*

Project Impacts and Mitigation Measures

Potential impacts on traffic and circulation are discussed below.

Impact TC-1: *Maximum theoretical 2010 Plan Update buildout would result in an increased parking demand that would impact the capacity of the street system.*

2010 Plan Update buildout development would generate the new for additional parking consistent with the Land Use and Development Code (LUDC) requirements. The proposed community mixed-use (CM-LA) zoning includes a modification to the County's parking requirements that would require one off-street space per each residential unit (off-street parking spaces would not be required on lots with two or fewer units) within the CM-LA zone. On-site parking would not be required for commercial uses; however available off-site parking would have to be demonstrated.

As stated previously, 479 existing on-street parking spaces exist throughout the Bell Street corridor study area. The County's parking study found that this on-street parking supply could be increased to 690 spaces by installing angled parking on the street segments within one block of Bell Street. ~~New~~ 2010 Plan Update Policy CIRC-LA-1.6~~7~~ and DevStd CIRC-LA-1.6~~7~~.1 provide for angled parking along County maintained roads within the CM-LA zone district ~~the Bell Street corridor, along cross streets one block in each direction of the roadway~~, in order to achieve this expanded 690-space capacity as detailed in the parking survey in Appendix A, Attachment 3.

The CM-LA zoning would allow for up to 288 residential condominiums and 188,750 SF of commercial development. Based on the proposed modifications, 277 spaces would be required for the residential units (11 parcels contain two or less units) and 378 to 629 off-site spaces would be required for the commercial uses (depending on type of use), for a total of between 655 and 906 parking spaces. The difference in parking demands are related to the established intensities of parking required to support varying commercial uses allowed in the CM-LA zone district.

If the CM-LA were developed only with less intensive parking demand intensities, the lower range of between 655 and 690 spaces could be accommodated by existing parallel parking ~~proposed angled parking~~ along ~~the~~ Bell Street and new angled parking~~corridor, including~~ along cross streets one block in each direction of the roadway as detailed in the parking survey in Appendix A, Attachment 3. There is the likelihood, however, for the future mix of CM-LA commercial development to include higher intensity uses that have greater parking demands, such that the expanded 690-space capacity within the corridor would not accommodate resulting 2010 Plan Update buildout. Caltrans' Manual of Uniform Traffic Control Devices (MUTCD) Section 3B.18, does not allow for angled parking on state highways. The County would need to acquire the portion of Bell Street through the commercial district of Los Alamos from Caltrans in order to develop additional angled parking on this roadway if commercial development in the CM-LA zone district results in higher parking demand intensities. If CM-LA commercial development were to exceed the 690-space projected capacity, the impact on the capacity of the street system and parking would be *potentially significant*.

Mitigation Measures

Based on comments received during the Draft EIR public review period, mitigation measure MM TC-1 revisions to 2010 Plan Update development standard has been revised as shown in underline and strike-through below. MM TC-1 revises the 2010 Plan Update to include Policy CIRC-LA-1.6, DevStd CIRC-LA-1.6.1, and Action CIRC-LA-1.6.2~~.~~ which clarify actions to mitigate potential parking supply impacts within the CM-LA corridor identified in Impact TC-1 above. ~~In order to address potential impacts on parking supply within the CMLA corridor, 2010 Plan Update DevStd CIRC-LA-1.7.1 shall be revisedas follows (underlined text)~~

The revisions to MM TC-1 clarify parking mitigation requirements and would not result in any new or changed environmental impacts, nor cause appreciable changes to the conclusions in the Impact TC-1 analysis. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

MM TC-1 *Policy CIRC-LA-1.6~~7~~:* Angled parking shall be encouraged within the ~~Bell Street Commercial Corridor~~ CM-LA Zone District on County maintained roads.

Dev Std CIRC-LA-1.6~~7~~.1: The County shall pursue funding and installation of 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 CM-LA zone district ~~Bell Street Commercial Corridor~~ reaches 50% building capacity in order to meet future ~~commercial and~~ parking demands.

Action CIRC-LA-1.6~~7~~.2: ~~In the event that angled parking is implemented within the Bell Street Commercial Corridor, t~~The County shall pursue ~~identifying~~ development of additional capacity such as parking lots when development reaches 90% of the expanded parking capacity.

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.

Plan Requirements and Timing. Public Works and Planning and Development shall prepare a Bell Street Commercial Corridor parking demand survey bi-annually when development within the Bell Street Commercial Corridor reaches 50% building capacity.

MONITORING: Planning & Development shall provide acknowledgement of the completed surveys.

MM TC-2 **Policy LUC-LA-2.4~~3~~:** Priority use of excess public road right-of-way, within two blocks north and south of Bell Street, shall be for enhancing public parking capacity; pedestrian access and circulation; storm water quality and drainage improvements; or other public benefits consistent with the LACP. Public Works and Planning & Development shall review all right-of-way abandonment requests and make said findings that no public benefit is available prior to approval of said abandonment.

Plan Requirements and Timing. Planning & Development and the Public Works Department shall review all right-of-way abandonment requests and make the required findings. .

MONITORING: Not applicable

Residual Impacts

Mitigation measure MM TC-1 would feasibly provide additional parking capacity in the event that 2010 Plan Update commercial development buildout would occur at higher intensities and associated parking demands. Impacts on traffic and circulation associated with this potential would be reduced to *significant but feasibly mitigated* (Class II).

Impact TC-2: *Buildout would generate additional vehicle trips, but would not exceed circulation element capacities for roadways.*

The proposed land use changes described in the 2010 Plan Update would increase the theoretical buildout potential associated with the new land use and zoning by 685residential units and 549,515 sq. ft. of non-residential uses.

The ATE traffic study was based on 2010 Plan Update buildout potential of 649 residential units and 549,515 sq. ft. of non-residential uses. Subsequent to completion of the analysis, a minor change in projected residential buildout resulted in a net change of 36 additional multi-family residential units and 13 less single family residential units. The change in residential buildout would result in a net increase of 85 average daily trips (ADT) and 6 P.M. peak hour trip (PHT) when compared to the trip generation estimates used for the traffic study. As discussed below, the traffic study found that the key roadways and intersections in the Plan Area are forecast to operate at LOS C or better under buildout conditions. The additional 85 ADT and 6 P.M. PHT are insubstantial when compared to previously projected 2010 Plan Update traffic volumes and would not affect the findings of the previously completed traffic study. Therefore, the previous traffic study findings apply to the minor increase in 2010 Plan Update volumes identified above.

The potential impacts associated with new daily and peak hour vehicle trips associated with the potential new uses enabled by proposed land use changes would generate additional traffic in the Plan Area. Existing plus 2010 Plan Update buildout ADT volumes are shown in Figure 4.9-5 (see page 4.9-20), and P.M. PHT are shown in Figure 4.9-6 (see page 4.9-21). Levels of service were calculated for the project area roadways assuming the Existing plus 2010 Plan Update buildout average daily traffic (ADT) volumes shown in Figure 4.9-5 At 2030 buildout, Bell Street, west of Den Street, would experience an increase of approximately 1,500 ADT, increasing the total volume to approximately 3,100 ADT. Bell Street, east of Augusta Street, currently operates at 5,700 ADT, but with implementation of the proposed LACP would operate at approximately 9,600 ADT. Main Street would experience an increase of approximately 1,400 ADT, increasing the total volume to approximately 1,900 ADT. Centennial Street would operate at approximately 2,100 ADT, an increase of approximately 1,000 ADT. The 2010 Plan Update buildout roadway level of service forecasts are presented in Table 4.9-3.

Table 4.9-3 Estimated Buildout Roadway Operations

Roadway	Classification	ADT	LOS C Threshold
Bell Street (SR 135) w/o Den Street	Primary 2	3,100 ADT	14,300 ADT
Bell Street (SR 135) e/o Augusta Street	Primary 2	9,600 ADT	14,300 ADT
Main Street w/o Augusta Street	Secondary 2	1,900 ADT	7,300 ADT
Centennial Street s/o Bell Street	Secondary 2	2,100 ADT	7,300 ADT

Source ATE 2009

The key roadways within the Plan Area would carry volumes within the LOS C threshold with 2010 Plan Update buildout. Therefore, 2010 Plan Update buildout impacts on key roadways, based on County roadway capacities, would be *adverse, but less than significant*.

The 2010 Plan Update buildout traffic analysis found that the Los Alamos roadway and intersection system has the capacity to accommodate the land uses envisioned. Development of individual projects may, however, trigger the need for site-specific improvements. Detailed analyses of the access connections, on-site circulation, and parking would be required at the time of development. Frontage improvements (e.g., roadway widening, curb, gutter, sidewalk, etc.) would be potentially required in areas that are currently unimproved.

As discussed above, future projects facilitated by the 2010 Plan Update have the potential to require roadway improvements. Since future conditions are unknown, the County has developed Policy CIRC-LA-1.3 to ensure that roadways maintain acceptable operating capacities. New development within the Plan Area would be required to comply with County Code Section 23C-1 and Land Use Element Policy #4, which state that new development and subdivisions within Santa Barbara County are required to mitigate their transportation and transit facility impacts by constructing, or financing the construction of, the transportation and transit facilities needed to serve the new development and subdivisions. Therefore, 2010 Plan Update buildout impacts on need for new roads or maintenance of existing roads to serve new projects would be *less than significant*.

Mitigation Measures

As impacts of 2010 Plan Update buildout on roadway capacities would be adverse, but not significant, no additional mitigation measures are required.

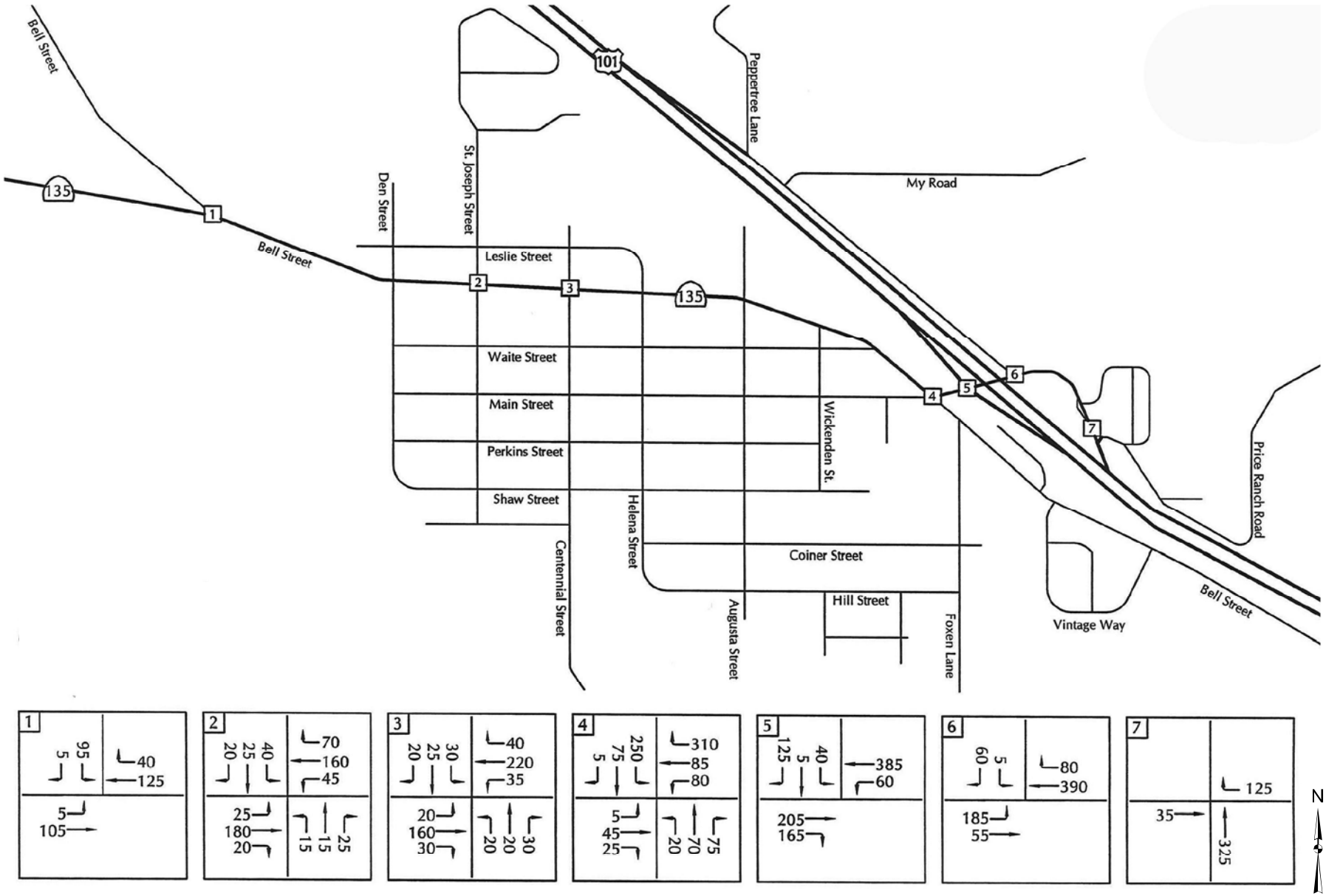
Residual Impact

Impacts on traffic and circulation would be *adverse, but less than significant* (Class III).

SOURCE: Associated Transportation Engineers (ATE) 2009

FIGURE 4.9-5

Plan Buildout Average Daily Traffic Volumes



SOURCE: Associated Transportation Engineers (ATE) 2009

FIGURE 4.9-6

Plan Buildout P.M. Peak Hour Traffic Volumes

Impact TC-3: *2010 Plan Update buildout would generate additional vehicle trips that would increase volume to capacity ratios at intersections within the Plan Area.*

Levels of service were calculated for the Plan Area intersections assuming the Existing + Project P.M. peak hour traffic volumes shown in Figure 4.9-6. Buildout of the 2010 Plan Update would generate vehicular traffic that would increase delay at the seven study intersections within the Plan Area. As identified in Table 4.9-2, all of the study intersections currently operate at a LOS A; with the addition of 2010 Plan Update buildout traffic, operation of six of the seven intersections would degrade to LOS B. Delay at the intersection of Bell Street and Main Street would increase from 8.2 seconds to 16.2 seconds, operating at LOS C at 20-year buildout of the 2010 Plan Update. Table 4.9-4 (on page 4.9-22) presents the estimated Buildout levels of service for the key Plan Area intersections.

The data presented in Table 4.9-4 show that the key intersections are forecast to operate at LOS C or better under 2010 Plan Update buildout conditions, and would not degrade any intersection LOS below C. Accordingly, 2010 Plan Update buildout impacts on area intersections would be *adverse, but less than significant.*

Table 4.9-4 Estimated Buildout Intersection Operations

Intersection	P.M. Peak Hour	
	Delay[a]	LOS
SR 135/Bell Street	10.5 Sec.	LOS B
Bell Street/Saint Joseph Street	11.6 Sec.	LOS B
Bell Street/Centennial Street	11.9 Sec.	LOS B
Bell Street/Main Street	16.2 Sec.	LOS C
U.S. 101 SB Ramps/SR 135	11.9 Sec.	LOS B
U.S. 101 NB On-Ramp/SR 135	12.1 Sec.	LOS B
U.S. 101 NB Off-Ramp/SR 135	11.1 Sec.	LOS B

[a] LOS based on average seconds of delay per vehicle pursuant to HCM 2000.

Source: ATE 2009

Mitigation Measures

As impacts of 2010 Plan Update buildout on intersection level of service would be adverse, but less than significant, no additional mitigation measures are required.

Residual Impact

Impacts on traffic and circulation would be *adverse, but not significant* (Class III).

4.9.3 Cumulative Impacts

Area of Influence: The Plan Area is geographically distinct from other urbanized areas generating substantial vehicular activity such as Orcutt, Santa Ynez, and the City of Santa Maria. The Area of Influence of cumulative effects in combination with proposed 2010 Plan Update traffic would be limited to the Plan Area and the immediate vicinity where related projects would noticeably impact the operations of U.S. Highway 101, State Route 135, and surface streets' on- and off-ramps with the freeway.

Cumulative impacts on the parking supply within the Bell Street Corridor resulting from related development in the vicinity of U.S. Highway 101 and State Route 135 outside the 2010 Plan Area would not be substantial. Though growth in the Area of Influence over the next 20 years of up to 3% per year would result in some increases in visitation to the Town of Los Alamos, a substantial increase in parking demand would not be anticipated without changes in the current land uses along the Bell Street Corridor (such as those proposed with the 2010 Plan Update CM-LA zone district). Therefore, *cumulative impacts on parking supply along the Bell Street Corridor would be adverse, but less than significant.*

As discussed in Impact TC-1, introduction of mixed use development within the CM-LA zone district along the Bell Street Corridor would potentially increase demand exceeding the 479 existing on-street parking spaces. The 2010 Plan Update's contribution to impacts on parking demand along the Bell Street Corridor would be *cumulatively considerable.*

As shown in Table 4.9-2, intersections in the area of influence are currently operating at LOS A. As discussed in section 4.9.2, U.S. Highway 101 and State Highway 135 volumes adjacent to Los Alamos have increased by about 1% and about 2% annually, respectively. As discussed in Impact TC-3, the projected Year 2030 intersections in the cumulative Area of Influence including along U.S. Highway 101 and State Route 135, would operate at an acceptable LOS B. Therefore, cumulative impacts on transportation and circulation would be *less than significant*. The most impacted intersection within the Plan Area would be at Bell Street and Main Street, with an acceptable LOS C. Therefore, the 2010 Plan Update contribution to cumulative impacts on transportation and circulation would be *less than cumulatively considerable*.

The cumulative impact on roadway capacities and local intersections would be *less than significant*. As discussed in Impact TC-1 and TC-2, 2010 Plan Update buildout would generate additional vehicle trips that would have a less than cumulatively considerable impact on roadway and intersection levels of service within the project vicinity. Therefore, the 2010 Plan Update's contribution to cumulative roadway and intersection capacity would be *less than cumulatively considerable.*

Mitigation Measures

Implementation of measure MM TC-1, revising Policy CIRC-LA-1.6, DevStd CIRC-LA-1.6.1, and adding Action CIRC-LA-1.6.2 and Action CIRC-LA-1.6.3 would address the 2010 Plan Update's potential contribution to cumulative impacts on transportation and circulation.

Residual Impact

Implementation of MM TC-1 would reduce the 2010 Plan Update potential contribution to cumulative impacts on parking demand to *less than cumulatively considerable*.
(Class II).

4.9.4 Residual Impacts

With incorporation of the 2010 Plan Update policies, and development standards including measure MM-TC-1, the 2010 Plan Update impacts on traffic and circulation parking demand would be *significant but feasibly mitigated* (Class II), and its contribution to cumulative parking impacts would be reduced to *less than cumulatively considerable* (Class II). All other 2010 Plan Update specific impacts on transportation and circulation would be *adverse, but less than significant* (Class III), and contributions to cumulative impacts would be *less than cumulatively considerable* (Class III).

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4.8 PUBLIC SERVICES

This section addresses the potential for significant or potentially significant impacts to schools and solid waste services that could occur due to implementation of the 2010 Plan Update.

4.8.1 Schools

4.8.1.1 Existing Conditions

The Los Alamos School District (LASD) and the Santa Maria Joint Union High School District (SMJUHSD) provide primary and secondary public education to students in the Los Alamos area. Olga Reed Elementary School, located at 480 Centennial Street in Los Alamos, currently provides both elementary and junior high school level education (K-8) to students within Los Alamos. The 300 student capacity at Olga Reed Elementary School includes the four existing portable classrooms. Students from Los Alamos would attend Ernest Righetti High School in Orcutt. Student capacity and enrollment at these educational facilities are summarized in Table 4.8.1-1.

Table 4.8.1-1 Existing School Capacity and Enrollment

School	*Grade Level*	*Capacity*	*Enrollment*
Olga Reed Elementary	K-8	300	234
Ernest Righetti High School	9-12	1,600	2,286

Source: Ron Barba, LASD April 2009; Gary Wuitschick, SMJUHSD April 2009

The 2,286 student at Ernest Righetti High School currently exceeds the facility's 1,600 student design capacity. Thirty-nine on-site temporary, portable classrooms provide the additional capacity required to meet the demands of Ernest Righetti High School students. The school is currently in the planning stages of constructing 10 - 12 additional classrooms that would be available in the future. The additional classrooms would accommodate 324 students, increasing the facility's design capacity to 1,924 students (Gary R. Wuitschick, 2009).

Regulatory Setting

The State of California has traditionally been responsible for the funding of local public schools. The State has passed the following legislative bills to assist in providing facilities to serve students generated by new development projects.

California State Assembly Bill 2926 (AB 2926) – School Facilities Act of 1986

In September 1986, the State Legislature passed and the Governor signed Assembly Bill 2926. This bill grants school districts in California the power to levy Statutory Fees on residential, commercial and industrial development for the purpose of financing school facilities construction. AB 2926, entitled the "School Facilities Act of 1986", was expanded and revised in 1987 through the passage of AB 1600, which created Section 66000 et seq. of the Government Code. Under this statute, payment of such Statutory Fees by developers would serve as total mitigation in accordance with CEQA to satisfy the impact of development on school facilities. AB 2926 applies to all development within the Los Alamos School District and Santa Maria Joint Union High School District boundaries.

California State Assembly Bill 1600 (AB 1600)

AB 1600, which created Section 66000 et seq. of the Government Code, was enacted by the state of California in 1987. Section 66000 of the Government Code requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval for a development project:

- Identify the purpose of the Fee;
- Identify the use to which the Fee will be put;
- Determine that there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is to be imposed;
- Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the Fee is to be imposed.

California Government Code Section 65995 – School Facilities Legislation

The School Facilities Legislation was enacted in 1990 to generate revenue for school districts for capital acquisitions and improvements. Government Code 65995 provided authority for developer fees to be levied by school districts. This legislation allowed a maximum one-time fee of $1.93 per square foot of residential development and $0.31 per square foot of commercial/industrial development. This fee is divided between the primary and secondary schools and is termed a "Level One" fee. The Level One fees are adjusted every two years by the State Allocation Board, with the latest adjustment for inflation occurring in January 2008. The Level 1 fees are currently $2.97 per square foot for residential and $0.47 per square foot for commercial and industrial development (Santa Maria Joint Union High School District, 2008).

California Senate Bill 50 (SB 50)

The passage of Senate Bill 50 and Proposition 1A, both of which passed in 1998, established a comprehensive program for funding school facilities based on 50 percent funding from the State and 50 percent funding from local districts, while limiting the obligation of developers to mitigate the impact of projects on school facilities. While SB 50 authorized a $9.2 billion school facilities bond issue, school construction cost containment provisions, and an 8-year suspension of the Mira, Hart, and Murrieta court cases, it prohibited local agencies from denying either legislative or adjudicative land use approvals on the basis that school facilities are inadequate and reinstated the school facility fee cap for legislative actions as was previously allowed under the Mira, Hart, and Murrieta court cases. According to Government Code Section 65996, the development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation". These provisions were to remain in effect until 2006 and then remain in place as long as subsequent state bonds are approved and available.

Under the provisions of SB 50, school districts may collect what they termed "Level 2" and "Level 3" fees to offset the cost associated with increasing school capacity in response to student enrollment increases associated with residential developments. Level 2 fees require the developer to provide one-half of the costs of accommodating students in new schools, with the State providing the other half. Level 3 fees require the developer to pay the full cost of accommodating the students in new schools and would be implemented at the time funds were available and expended from Proposition 1A. In order to qualify for this source of funding, school districts must demonstrate to the State their long-term facilities' needs and costs based on long-term population growth. The ability of a school district to impose fees is limited to the statutory and potential additional charges authorized under the Act and SB 50. However, school districts may impose fees in excess of the Level 1 limits described above, as long as the district satisfies the requirement for a school fee justification needs analysis that would permit fees greater than the statutory fee for residential, commercial, and industrial construction. The SMJUHSD presently collects Level 2 fees (SMJUHSD 2009), while the Los Alamos School District does not (personal communication, Ron Barba, 2009).

4.8.1.2 Impact Analysis

Methodology

The primary and secondary schools impact assessment is based upon information provided by LASD and SMJUHSD. Existing and projected future school capacities have been evaluated to determine whether these facilities could accommodate future students

generated by the project and cumulative development. Statutory maximum LASD and SMJUHSD classroom capacities are 29 students per classroom for elementary/middle schools, and 28 students per classroom for high school students.

In order to assess the need for additional LASD and SMJUHSD personnel and/or school facilities to accommodate 2010 Plan Update buildout and cumulative project development, the following LASD and SMJUHSD student generation factors were applied (personal communication, Gary Wuitschick, 2009):

- 0.546 elementary/middle school students per dwelling unit; and
- 0.187 high school students per dwelling unit.
  (Different student generation rates do not exist for multi- vs. single-family residences.)

Available LASD and SMJUHSD classroom capacity has been based on 2008-2009 academic enrollments. Since the 2010 Plan Update would be developed over several years, it is difficult to estimate the duration of 2010 Plan Update buildout. Therefore, the 2008-2009 available capacity figures may not be directly applicable. However, since projected enrollment figures are not available, the 2008-2009 capacity and enrollment figures presently provide the most reasonable estimate of classroom capacity for school facilities that would be affected by 2010 Plan Update buildout.

The 2010 Plan Update would generate up to 502 new students. Table 4.8.1-2 summarizes the projected school demand from implementation of the 2010 Plan Update.

Table 4.8.1-2 Projected School Demand

School	Demand Generation Factor (student/unit)	Number of Maximum Potential Additional Students
Olga Reed School	0.546	374
Ernest Righetti High School	0.187	128
	Total	**502**

Source: County of Santa Barbara, P&D, Office of Long Range Planning. 2008d; Gary Wuitschick, SMJUHSD April 2009

Significance Criteria

The following significance criterion is listed in the CEQA Guidelines *Appendix G* Environmental Checklist Form. The project would have a significant impact on educational facilities if it would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

2010 Plan Update Policies

The 2010 Plan Update incorporates the policies from the 1994 Existing Plan related to schools. The specific policies are listed below and implement the 2010 Plan Update goal to coordinate with school districts to provide adequate classroom space while planning for future growth.

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.*

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.*

Policy SCH-LA-1.3 *The County shall request that the school district 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.

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 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.*

Project Impacts and Mitigation Measures

Potential impacts on schools are discussed below.

Impact PF-1: *2010 Plan Update buildout would potentially exceed existing student enrollment within the Los Alamos School District capacity and contribute to existing over-enrollment in the Santa Maria Joint Union High School District.*

The projected 20-year buildout horizon under the 2010 Plan Update would allow up to 685 new residential units. Using the student generation rates provided by LASD and SMJUHSD, the 2010 Plan Update could generate up to 502 new students to the area (see Table 4.8.1-2). The 374 K-8 students would exceed the 2008-2009 capacity of Olga Reed School and would represent an approximately ninety-nine percent (99%) increase above enrollment capacity. The addition of 128 new high school students would exacerbate the existing 2008-2009 projected Ernest Righetti High School enrollment capacity. Students generated from implementation of the 2010 Plan Update would represent an additional eight percent (8%) of the high school enrollment overcapacity. Since the elementary enrollment would exceed capacity and high school enrollment would exacerbate the existing overcapacity condition, impacts on school facilities would be *potentially significant*.

As discussed above, the 2010 Plan Update includes several specific school policies (*Policies SCH-LA-1.1, SCH-LA-1.2, SCH-LA-1.3, SCH-LA-1.4, and SCH-LA-1.5*) that encourage the County to coordinate with the school districts to assist in planning for and identifying options to

provide additional facilities to meet future facility needs, including securing alternative funding sources to provide additional school facilities. These policies also require new development requesting a rezone to enter into an agreement with each affected school district to provide adequate mitigation, consistent with state law.

Mitigation Measures

Based on comments received during the Draft EIR public comment period, mitigation measure MM PF-1 shall be revised as shown below in underline and strikethrough to reflect changes to ~~The~~ 2010 Plan Update *Policy SCH-LA-1.3* and deletion of *Policy SCH-LA-1.4 and Policy SCH-LA-1.5*. These changes ~~shall be revised as follows (underlined text will be added, strike-out text will be removed) to reduce the potential indirect impacts on public services from 2010 Plan Update buildout. This~~ will ensure compliance with ~~proposed new policies and with~~ Education Code section 17620 that allows school districts to assess fees on new residential and commercial construction within their respective boundaries and Government Code section 65995 that provides for an inflationary increase in the fees every two years. The revisions remove redundant policy requirements and do not result in any new or changed environmental impacts, nor cause changes to the conclusions in the Impact PF-1 analysis.

MM PF-1 *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. ~~*Policy SCH-LA-1.4* The County shall require that a project applicant requesting a rezone for residential development enter into a mitigation agreement with the Los Alamos School District to provide adequate mitigation, consistent with State law, for the project's significant impacts on school facilities convey the appropriate statutory fees and payments to the District for the mitigation of the facility impacts of the student increase attributable to the legislative action. Fee payment shall be commensurate with levels in effect at the time of issuance of building permits.~~

~~*Policy SCH-LA-1.5* The County shall require that a project applicant requesting a rezone for residential development enter into a mitigation agreement with the Santa Maria Union High School District or other school district that may serve Los Alamos to provide adequate mitigation, consistent with State law, for the project's significant impacts on school facilities convey the~~

~~appropriate statutory fees and payments to the District for the mitigation of the facility impacts of the student increase attributable to the legislative action. Fee payment shall be commensurate with levels in effect at the time of issuance of building permits.~~

Plan Requirements and Timing: The applicant shall submit to P&D final square footage calculations and a copy of the fee payment to the school district(s) prior to issuance of building permits. The applicant shall submit proof that an agreement has been executed prior to approval of Land Use Permits.

Monitoring: Building and Safety shall ensure payment made prior to issuance of Building Permit.

Residual Impacts

Implementation of 2010 Plan Update policies and MM PF-1 would ensure adequate mitigation is provided consistent with state law associated with rezones and payment of statutory fees consistent with Government Code section 65995 et. seq. The measures would ensure that the 2010 Plan Update's impact resulting from the contribution to the existing over-enrollment at Olga Reed Elementary School and Ernest Righetti High School would be *significant but feasibly mitigated (*Class II) consistent with state law.

4.8.1.3 Cumulative Impacts

Area of Influence: The 2010 Plan Update is served by the Los Alamos School District (LASD) and the Santa Maria Joint Union High School District (SMJUHSD). LASD provides primary public education to students in the Los Alamos area. SMJUHSD provides secondary public education to students from the Los Alamos area and the greater Santa Maria Valley. Therefore, these school district boundaries reflect the Area of Influence for assessing cumulative impacts on schools.

Development within the Los Alamos Valley outside but adjacent to the Plan Area is anticipated to grow at an approximate 3 percent annual rate. The growth rate within the Santa Maria Valley is considered to be approximately 1.54 percent over this period (SBCAG 2007). This growth is anticipated to result in continued stress on the presently over-enrolled SMJUHSD facilities. Even with the proposed expansion of Righetti High School, the additional capacity to 1,924 students would still be over-enrolled by 300 students given the existing demand. Cumulative impacts on schools would be *significant.* The 2010 Plan Update's generation of 374 students to LASD and 128 students to SMJUHSD facilities

would be a *cumulatively considerable* contribution.

Mitigation Measures

Implementation of 2010 Plan Update policies and MM PF-1 would minimize the 2010 Plan Update's contribution to cumulative impacts on schools.

Residual Impact

By maximizing the potential for applicant mitigation through development of mitigation agreements with affected schools, the residual impact associated with the 2010 Plan Update's contribution to cumulative impacts on schools would be *less than cumulatively considerable* (Class II)

4.8.1.4 Residual Impacts

Although the collection of state-mandated fees (pursuant to Section 65995 (3)(h) of the California Government Code) is considered full and complete mitigation for impacts to public schools, implementation of the 2010 Plan Update's proposed school policies and measure MM PF-1 would ensure compliance with Government Code section 65995 et. seq; and minimize the 2010 Plan Update's project specific impact to *significant but feasibly mitigated* (Class II). Its contribution to this cumulative impact would be reduced to *less than cumulatively considerable* (Class II).

4.8.2 Solid Waste

4.8.2.1 Existing Conditions

The Santa Barbara County Public Works Department Resource Recovery & Waste Management Division (Division) is responsible for planning and implementing waste collection and recycling programs throughout the County. The Division contracts with private waste haulers to provide waste collection services. Waste collection in Los Alamos is provided by contract with Health Sanitation Services (HSS), a solid waste collection and recycling company, which is a subsidiary to Waste Management, Inc. Solid waste collected within the Los Alamos area is transported to the City of Santa Maria Landfill located 20 miles to the northwest of Los Alamos. All collected recyclables are delivered to HSS' material recovery facility in Santa Maria where materials are processed and marketed. Yard waste is delivered to and ground at the HSS yard in Santa Maria, then transferred to Engle & Gray composting facility located in Santa Maria for composting.

The City of Santa Maria Landfill operates as a regional facility disposing of approximately 340-350 tons of solid waste a day (personal communication, Billy Brown 2009), receiving the largest volume of waste by a North County landfill. The landfill has a permitted disposal rate of 858 tons per day and a permitted capacity of 13,998,400 cubic yards (cy). As of 2000, 84 percent (11,827,679 cy), of the landfill's capacity is used. The remaining 15.5% (2,170,721 cy) capacity is expected to be exhausted by 2018, when the landfill will close (CIWMB 2009). The City of Santa Maria has purchased property to site a new landfill located at the Los Flores exit off 101 and in May 2009 released the Draft EIR for the proposed new Los Flores landfill.

Regulatory Setting

In September 1989, the California Integrated Solid Waste Management Act (also known as AB 939) was enacted into law. It required that each municipality in the state to divert at least 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting by 2000. This 50 percent requirement also includes the waste stream that comes exclusively through construction and demolition (C&D) of buildings and homes in the County, which accounts for 31 percent of all waste generated by residents of Santa Barbara County.

Long range waste management and recycling plans are prepared by the Division in accordance with State mandates. The California Integrated Waste Management Plan of 1989 requires Counties and Cities to produce a number of documents outlining current and future waste management and recycling programs. These documents describe the programs and policies that jurisdictions will employ to meet waste management and recycling goals. Table 4.8.2-1 contains information on the various documents the County produces to accomplish its waste management goals and fulfill its state mandated requirements.

Table 4.8.2-1 Components of the County Integrated Waste Management Plan

Document	Purpose
Countywide Integrated Waste Summary Plan	Aggregates all elements of the county wide solid waste management planning process
Source Reduction and Recycling Element	Outlines policies designed to divert solid waste from landfills and reduce the waste stream
Countywide Siting Element	Addresses expansions of existing waste management facilities and potential sites for future facilities
Multi-Jurisdictional Non-Disposal Element	Describes new non-disposal facilities and expansions of existing facilities.
Countywide Household Hazardous Waste Element	Establishes a plan for the management of household hazardous waste within the County

Source: County of Santa Barbara Planning and Development Department, Office of Long Range Planning 2007

4.8.2.2 Impact Analysis

Methodology and Thresholds of Significance

The assessment of impacts on solid waste services is based upon the estimated buildout of the 2010 Plan Update and significance thresholds established by the County of Santa Barbara to help extend the life of county landfills. Solid waste generated by this project was estimated using rates from the *County of Santa Barbara Environmental Thresholds and Guidelines Manual*, updated in October 2008.

Solid waste impacts can be divided into two categories: 1) short-term waste generated from construction and demolition projects; and 2) long-term waste generated during project occupancy/operation.

Short-term. Generation of construction and demolition waste per cubic foot varies widely depending on the type and location of the project. Table 4.8.2-2 illustrates general guidelines as provided in the *Santa Barbara County Environmental Thresholds and Guidelines Manual* (SB County P&D 2008).

Table 4.8.2-2 Waste Generation During Construction

Commercial Development	*Amounts in Pounds per Square foot*
Remodel	40
Demolition	100
New construction	25
Residential Development	***Amounts in Pounds per Square foot***
Remodel	100
Demolition	60
New construction	15

Source: County of Santa Barbara Environmental Guidelines and Thresholds Manual, 1995, revised 2008

Long term. Based on the County of Santa Barbara Waste Generation Study (February, 1991) and the Area Planning Council Forecast of 1989, the annual per capita waste generation rate for Santa Barbara County is currently 2.11 tons. The LACP area average household population is 2.91 residents/household (United States Census Bureau. 2000). The 2010 Plan Update buildout residential land use solid waste generation would equal:
(2.91 people/unit) x (# of units) x (0.95 tons/year) = residential tons/year/project.

The waste stream for specific commercial/industrial/institutional land uses under the 2010 Plan Update is based on estimated operational generation rates provided in Table 4.8.2-3.

Table 4.8.2-3 Estimated Operational Commercial, Industrial, and Institutional Project Generation Rates

Type/Description	*Annual Generation Rate (in tons)*
Neighborhood Center (30,000 to 100,000 sq. ft.	sq. ft. x 0.0009
Regional Shopping Center (100,000 to 300,000 sq. ft.)	sq. ft. x 0.0012 (anchor store) sq. ft. x 0.0048 (tenant)
General Retail and Miscellaneous Services	sq. ft. x 0.0057
Eating and Drinking Establishment	sq. ft. x 0.0115
Automobile Dealer and Service Station	sq. ft. x 0.0016
Hotel and Motel	# of rooms x 0.80
Warehouse	sq. ft. x 0.0016
Health Services	sq. ft. x 0.0013
Hospital	# of rooms x 1.90
Office	sq. ft. x 0.0013
Educational Institutions	sq. ft. x 0.0010
Transportation, Communications and Utilities	sq. ft. x 0.0026

Source: County of Santa Barbara 1995

Source reduction, recycling, and composting can reduce a project's waste stream by as much as 50%. Therefore, the following Residual Impact Calculation is used:

Waste Generation (tons per year) x 0.50 (% of waste reduction) = tons per year.

Significance Criteria

Construction and Demolition

Construction, demolition or remodeling project of a commercial, industrial or residential development would result in a significant impact on public services if it:

- Would create more than 350 tons of construction and demolition debris.

Based on the 350 tons threshold and the average generation rates discussed in the *Methodology* section above, the 2010 Plan Update would result in a significant impact if residential and/or commercial land use area would exceed the general guidelines provided in the County of Santa Barbara Environmental Guidelines and Thresholds Manual (1995, revised 2008) and presented in Table 4.8.2-4.

Table 4.8.2-4 Construction and Demolition General Guidelines Based on Square Footage Developed

Project	***Residential (SF)***	***Commercial/ Industrial (SF)***
Remodeling	7,000	17,500
Demolition	11,600	7,000
New Construction	47,000	28,000

Source: County of Santa Barbara Environmental Guidelines and Thresholds Manual, 1995, revised September 2008

Operations/Occupancy

<u>Project-specific</u>

Per the *Santa Barbara County Environmental Thresholds and Guidelines Manual* (SB County P&D 2008), a project is considered to result in a significant impact to landfill capacity if it would:

- Generate five percent or more of the expected annual increase in waste generation thereby using a significant portion of the remaining landfill capacity.

The numerical value associated with the five percent increase, as determined by Santa Barbara County, is 196 tons per year. As indicated above, source reduction, recycling, and composting can reduce a project's waste stream by as much as 50%. Therefore, if the 2010 Plan Update generates 196 or more tons per year after reduction and recycling efforts, impacts would be considered *significant and unavoidable* (Class I).

With respect to landfill capacity, according to Appendix G of CEQA guidelines, a significant impact would occur if a proposed project would generate such an additional amount of solid waste that it would require new or physically altered facilities, the construction of which could cause significant environmental impacts.

Cumulative

Projects or development that results in a significant impact on solid waste generation, as identified above (196 tons/year or more), would also be considered cumulatively considerable, as the project-specific threshold of significance is based on a cumulative growth scenario. However, as landfill space is already limited, any increase in solid waste of 1% or more of the estimated increase accounted for in the Source Reduction and Recycling Element (SRRE) would be considered an adverse contribution (Class III) to regional cumulative solid waste impacts. One percent of the SRRE projected increase in solid waste equates to 40.0 tons per year. Projects or developments that generate less than 40.0 tons per year of solid waste would not be considered to have an adverse effect due to the small amount of waste generated by these projects and the existing waste reduction provisions in the SRRE.

2010 Plan Update Policies and Actions

The 2010 Plan Update incorporates Policy RRC-LA-1.1 and Action RRC-LA-1.1.1 from the 1994 Existing Plan and provides new Action RRC-LA-1.1.2 related to solid waste and resource recovery. The policy and action from the 1994 Existing Plan have been revised and a new action added to further the 2010 Plan Update goal to maintain and enhance community-wide resource recovery opportunities in the Town of Los Alamos.

Policy RRC-LA-1.1: *The County shall maintain recycling programs in Los Alamos and enhance programs when feasible.*

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.*

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 along Bell Street.*

Project Impacts and Mitigation Measures

Potential impacts on solid waste disposal are discussed below.

Impact SW-1: *2010 Plan Update buildout construction debris would increase the volume of solid waste requiring disposal in the constrained Santa Maria Landfill.*

Construction activities associated with implementation of the 2010 Plan Update buildout would generate extensive construction and demolition (C&D) materials, particularly wood, metal, concrete, and asphalt that would contribute to the volume of solid waste that is processed at local landfills. Based on the general guidelines listed in Table 4.8.2-4 above, it is estimated that a 28,000 square foot commercial/industrial project would trigger the 350 tons threshold of construction and demolition debris (a threshold normally applied to a project-specific impact). As the 2010 Plan Update would result in the development of up to 533,928 square feet of new commercial and industrial space, approximately twenty-times more than the estimated project size, buildout would substantially exceed the 350 ton threshold for new commercial/industrial construction projects. The development of 685 residential units would also exceed the 47,000 square foot general guideline for new residential construction. The volume of construction waste associated with maximum construction scenario of 685 residential units and 549,515 square feet of commercial/industrial/instutional uses is considered a substantial source of the solid waste stream. Though construction impacts on solid waste demand would be short-term, they would be *significant*.

Mitigation Measures

Adherence to the County of Santa Barbara Public Works Department standard conditions and Solid Waste Management Program (SWMP) Guidelines that require development and implementation of a SWMP to reduce waste generated by construction and demolition activities by a minimum of 50%, including requiring recycling of construction/demolition materials, would minimize impacts on solid waste facilities during 2010 Plan Update buildout construction activities.

Residual Impacts

Although adherence to the Public Works Department standard conditions and the SWMP Guidelines would reduce the project's short-term construction impacts on solid waste generation by roughly 50 percent, impacts would remain approximately 10 times greater than the 350 ton threshold. Impacts on solid waste would remain *significant and unavoidable* (Class I).

Impact SW-2: ***Buildout of the 2010 Plan Update would substantially increase the volume of solid waste requiring disposal in a County landfill.***

Buildout of the 2010 Plan Update would result in an overall increase in the amount of solid waste generated. Assuming 2.91 residents per residential unit and 0.95 tons per person per year, the buildout of up to 685 additional residential units would generate approximately 1,893 tons of solid waste per year.

The 2010 Plan Update would also result in approximately 549,515 square feet of non-residential floor space under 2030 build-out conditions; 247,143 commercial, 188,750 CM-LA, 98,035 SF industrial, and 15,587 SF public/institutional. Nonresidential uses would generate a total of 565 tons/year.

Solid waste generation for the 2010 Plan Update is summarized in Table 4.8.2-5 below (see page 4.8-17). The Santa Maria landfill is anticipated to provide uninterrupted service to the Plan Area. However, the 2,458 tons/year 2010 Plan Update buildout demand would represent a *significant impact on solid waste.*

Mitigation Measures

Adherence to the County of Santa Barbara Public Works Department standard conditions and Solid Waste Management Program (SWMP) Guidelines would require development and implementation of a SWMP to reduce waste generated by operational activities by a minimum of 50%, including requiring recycling. The 2010 Plan Update Policy RRC-LA-1.1, Action RRC-LA-1.1-1, and Action RRC-LA-1.1-2 would also minimize the buildout development solid waste generation and impacts on the Santa Maria Landfill.

Table 4.8.2-5 Potential Solid Waste Generation at Year 2030 Full Buildout

Land Use	Solid Waste Generation Rate	Solid Waste Generated Per Land Use	*Total Solid Waste Generation at 2030 - Year Buildout*	*Solid Waste Generation With 50% Reduction*	*County Threshold Exceedance with Solid Waste Reduction?*
685 Residential Units	2.91 people/unit x # of units x 0.95 tons/year	1,893 ton/year	***2,458 tons/year***	***1,229 tons/year***	***Yes***
247,143 SF Commercial	sq. ft. x 0.0009	222 tons/year			
188,750 SF CM-LA	sq. ft. x 0.0009	170 tons/year			
98,035 SF Industrial	sq. ft. x 0.0016	157 tons/year			
15,587 SF Public/Institutional	sq. ft. x 0.0010	16 tons/year			

Based on comments received during the Draft EIR public comment period, mitigation measure MM SW-1, which changes ~~The~~ 2010 Plan Update Policy RRC-LA-1.1 ~~shall be revised as~~ as shown below in underline and strike-through ~~follows (underlined text will be added)~~ to reduce the potential indirect impacts on solid waste generation from 2010 Plan Update buildout. The revisions to MM SW-1 clarify development review requirements and would not result in any new or changed environmental impacts, nor cause appreciable changes to the conclusions in the Impact SW-2 analysis. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

MM SW-1 *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. ~~In addition to required state or local regulations, the management plan shall~~

~~include one or more of the following measures:~~

1. ~~Participation in the curbside recycling program that serves the Los Alamos area;~~
2. ~~Implementation of a monitoring program (quarterly, bi-annually) to ensure a 50% minimum participation in recycling efforts, requiring businesses to show written documentation in the form of receipts;~~
3. ~~Development of Source Reduction Measures, indicating method and amount of expected reduction;~~
4. ~~Implementation of a program to purchase recycled materials used for project construction and /or operation in association with the proposed project (lumber, plastic, paper, newsprint, office supplies, etc.). This could include requesting suppliers to show recycled material content;~~
5. ~~Implementation of a backyard composting yard waste reduction program.~~

Plan Requirements and Timing. A Solid Waste Management Plan or source reduction plan shall be submitted by the applicants of future projects to the Public Works Department Resource Recovery and Solid Waste Division and Planning and Development for review and approval prior to approval of land use permits. Plan components shall be implemented prior to occupancy clearance.

MONITORING. Prior to the approval and issuance of a Land Use Permit, Planning Department staff shall verify review and approval of the Solid Waste Management Plan by the Public Works Department. Public Works staff shall inspect the site during construction prior to occupancy.

Residual Impacts

Although the mitigation measure above could reduce solid waste by up to 50%, the amount of solid waste generated from the 2010 Plan Update would still exceed the County's 196 tons per year threshold by a factor of six. Impacts from 2010 Plan Update buildout on solid waste disposal would therefore remain *significant and unavoidable* (Class I).

4.8.2.3 Cumulative Impacts

***Area of Influence*:** The Plan Area is part of the larger Los Alamos and Santa Maria Valleys served by the Santa Maria landfill. Therefore, the Area of Influence for assessing cumulative impacts on solid waste generation considers related development that includes the Los Alamos and Santa Maria Valleys.

The growth rate within the Santa Maria Valley is considered to be approximately 1.54 percent over the period 2010 to 2030 (SBCAG 2007). The population of Santa Maria of over 92,000 would grow by approximately 30,000 residents over the 20-year time frame. The related cumulative development, as evidenced in the need for identifying a new facility for the Santa Maria Landfill, would be *significant*.

Cumulative development of 685 residences and 549,515 square feet of commercial/non-residential land uses would generate 1,229 tons/year, resulting in a *significant and unavoidable* (Class I) impact on landfill capacity. Although the County of Santa Barbara has solid waste reduction programs to reduce the generation of solid waste to the degree feasible, buildout of the 2010 Plan Update would still exceed the 40 tons per year threshold. The 2010 Plan Update's solid waste demand, related to less than 2,000 additional residents, would approximately 6 percent of the combined cumulative generation rate of the Los Alamos and Santa Maria Valleys. Together with the impact of development within the Santa Maria Valley, this solid waste generation would be *cumulatively significant*. Given the projected constraints of landfill capacity, the 2010 Plan Update's contribution to the impact of approximately 6 percent, though substantially less than that of the Santa Maria Valley, would still be *cumulatively considerable.*

Mitigation Measures

Mitigation Measure MM SW-1 would reduce cumulative solid waste impacts generated by buildout of the 2010 Plan Update.

Residual Impacts

The residual 2010 Plan Update buildout's contribution to cumulative impacts, though reduced by over 50 percent, would remain *cumulatively considerable* (Class I).

4.8.2.4 Residual Impacts

Implementation of measure MM SW-1 would substantially reduce 2010 Plan Update buildout impacts on solid waste generation. Residual impacts, however, would remain

significant and unavoidable (Class I). The 2010 Plan Update's residual contribution to the cumulative demand on solid waste disposal would be *cumulatively considerable* (Class I).

4.10 AIR QUALITY

This section discusses both temporary impacts on air quality relating to construction of individual projects and long-term impacts on air quality associated with development facilitated by the 2010 Plan Update. Technical information related to the analysis below is contained in *Appendix H* to this EIR.

4.10.1 Setting

Environmental Setting

Local Climate and Meteorology

The project site is located within the South Central Coast Air Basin (Basin), which includes all of San Luis Obispo, Santa Barbara, and Ventura Counties. The climate of the Basin is strongly influenced by its proximity to the Pacific Ocean and the location of a semi‑permanent high‑pressure cell in the northeastern Pacific. With a Mediterranean‑type climate, the project area is characterized by warm, dry summers and cool winters with occasional rainy periods.

Cool, humid marine air causes frequent fog and low clouds along the coast, generally during the night and morning hours in the late spring and early summer months. The project area is subject to a diurnal cycle in which daily onshore winds from the west and northwest are replaced by mild offshore breezes flowing from warm inland valleys during night and early morning hours. This alternating cycle can create a situation where suspended pollutants are swept offshore at night, and then carried back onshore the following day. Dispersion of locally created pollutants is further reduced when the wind velocity for both day and nighttime breezes is low.

The region is also subject to seasonal "Santa Ana" winds. These are typically hot, dry northerly winds blow offshore at 15 to 20 miles per hour (mph), but can reach speeds of over 60 mph. A condition similar to the "Santa Ana" known as a "sundowner" can also occur along the coastal area of Santa Barbara County below the Santa Ynez Mountains.

Temperature inversions, in which warm air overlies cooler air, can limit the dispersal of air pollutants within the regional airshed or Basin. In an inversion condition, a warm upper layer of air forms a cap over the marine layer and inhibits the air pollutants generated near the ground from dispersing upward. Two types of inversions typically occur in the region. A subsidence inversion is a regional effect created by the dominant Pacific high-pressure area. It occurs when air warms up as it is compressed when it

flows from high-pressure areas over the ocean to lower-pressure areas inland. This type of inversion is most common in summer, although it can occur throughout the year. Surface inversions are created when air near the ground cools more rapidly during the night, and are common in winter. They are often accompanied by stable air conditions with low wind speeds and uniform temperatures, which reduce the rate of pollutant dispersion.

Global Climate Change

The Earth's climate has undergone many changes during its history, ranging from ice ages to long periods of warmth. Natural factors such as volcanic eruptions, changes in the Earth's orbit, and the amount of energy from the Sun have affected global temperatures and thus the Earth's climate. Climate change refers to any significant change in measures of climate (such as temperature, precipitation or wind) lasting for an extended period (decades or longer) (EPA 2008a). The term climate change is often used interchangeably with the term global warming; however, the phrase "climate change" is preferred as it helps convey that there are other changes in addition to rising temperatures (NAS 2008).

Heat retention within the atmosphere is an essential process to sustain life on Earth. The natural process through which heat is retained in the troposphere[1] is called the "greenhouse effect." The greenhouse effect traps heat in the troposphere through a three-fold process as follows: short-wave radiation emitted by the Sun is absorbed by the Earth; the Earth emits a portion of this energy in the form of long-wave radiation; and greenhouse gases (GHGs) in the upper atmosphere absorb this long-wave radiation and emit this long-wave radiation into space and toward the Earth. This "trapping" of the long-wave (thermal) radiation emitted back toward the Earth is the underlying process of the greenhouse effect. This natural process contributes to regulating the earth's temperature without which the temperature of the Earth would be about zero degrees F (-18°C) instead of its present 57°F (14°C) (NCDC 2008).

Gases that trap heat in the atmosphere are often called greenhouse gases. Principal GHGs include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), ozone (O_3), and water vapor (H_2O). Some greenhouse gases, such as CO_2, CH_4, and N_2O, occur naturally and are emitted to the atmosphere through natural processes and human activities. Of these gases, CO_2 and CH_4 are emitted in the greatest quantities from human activities. Man-made GHGs, which have a much greater heat-absorption potential than CO_2, include fluorinated gases, such as hydrofluorocarbons (HFCs),

[1] The troposphere is the bottom layer of the atmosphere, which varies in height from the Earth's surface to 10 to 12 kilometers).

perfluorocarbons (PFC), and sulfur hexafluoride (SF_6), which are byproducts of certain industrial processes. The major greenhouse gases emitted by human activities remain in the atmosphere for periods ranging from decades to centuries; therefore, it is virtually certain that atmospheric concentrations of greenhouse gases will continue to rise over the next few decades (EPA 2007).

It is generally agreed that human activity has been increasing the concentration of greenhouse gases in the atmosphere (mostly carbon dioxide from combustion of coal, oil, and gas, and a few other trace gases) (NCDC 2008). The global atmospheric concentration of carbon dioxide has increased from a pre-industrial value of about 280 ppm to 379 ppm in 2005 (IPCC WGI 2007). Based on current rates of increase, carbon dioxide concentrations could reach between 490 to 1260 ppm by the end of the 21st century, 75 to 350 percent above the pre-industrial concentration (IPCC 2001).

A warming trend of approximately 1.0 to 1.7°F occurred during the 20th century; warming occurred in both the northern and southern hemispheres, and over the oceans (IPCC WGI 2007). Most of the warming in recent decades is very likely the result of human activities (IPCC WGI 2007). There is much uncertainty, however, concerning the magnitude and rate of the warming. Specifically, the EPA notes that "important scientific questions remain about how much warming will occur, how fast it will occur, and how the warming will affect the rest of the climate system, including precipitation patterns and storms" (EPA 2007).

The effect each GHG has on climate change is measured as a combination of the volume or mass of its emissions, and the potential of a gas or aerosol to trap heat in the atmosphere, known as its global warming potential (GWP), and is expressed as a function of how much warming would be caused by the same mass of CO_2. Thus, GHG gas emissions are typically measured in terms of pounds or tons of "carbon dioxide equivalents" (CO_2E).

Regulatory Setting

This section includes a discussion of the regulatory framework for addressing project-specific impact s on air quality. The corresponding background relative to the evaluation of greenhouse gas (GHG) impacts is provided later in this section.

Federal

The federal Clean Air Act (CAA), passed in 1970 and last amended in 1990, forms the basis for the national air pollution control effort. The EPA is responsible for implementing most aspects of the CAA, which include National Ambient Air Quality

Standards (NAAQS) for major air pollutants, hazardous air pollutant standards, approval of state attainment plans, motor vehicle emission standards, stationary source emission standards and permits, acid rain control measures, stratospheric ozone protection, and enforcement provisions. NAAQS are established for "criteria pollutants" under the CAA, which are O_3, CO, nitrogen dioxide (NO_2), sulfur dioxide (SO_2), PM_{10}, $PM_{2.5}$, and lead (Pb).

The NAAQS describe acceptable air quality conditions designed to protect the health and welfare of the citizens of the nation; these NAAQS may not be exceeded more than once a year, except annual standards, which may never be exceeded. The CAA requires the EPA to reassess the NAAQS at least every 5 years to determine whether adopted standards are adequate to protect public health based on current scientific evidence. States with areas that exceed the NAAQS must prepare a State Implementation Plan (SIP) that demonstrates how those areas will attain the standards within mandated time frames.

State

The CAA delegates the regulation of air pollution control and the enforcement of the NAAQS to the states. In California, the task of air quality management and regulation has been legislatively granted to the California Air Resources Board (CARB), with subsidiary responsibilities assigned to air quality management districts (AQMDs) and air pollution control districts (APCDs) at the regional and county levels. CARB, which became part of the California Environmental Protection Agency (Cal-EPA) in 1991, is responsible for ensuring implementation of the California Clean Air Act (CCAA) of 1988, responding to the federal CAA, and regulating emissions from motor vehicles and consumer products.

CARB has established California Ambient Air Quality Standards (CAAQS), which are more restrictive than the NAAQS, consistent with the CAA, which requires state regulations to be at least as restrictive as the federal requirements. The CAAQS describe adverse conditions; that is, pollution levels must be below these standards before a basin can attain the standard. Air quality is considered in "attainment" if pollutant levels are continuously below the standards and violate the standards no more than once each year. The NAAQS and CAAQS are presented in Table 4.10-1 (see page 4.10-5), California and National Ambient Air Quality Standards.

Table 4.10-1 California and National Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards [a,c]	National Standards [b]	
			Primary [c,d]	Secondary [c,e]
Ozone (O_3)	1-hour	0.09 ppm (180 μg/m^3)	—	Same as Primary
	8-hour	0.070 ppm (137 μg/m^3)	0.075 ppm (147 μg/m^3)	
Carbon monoxide (CO)	8-hour	9.0 ppm (10 mg/m^3)	9 ppm (10 mg/m^3)	None
	1-hour	20 ppm (23 mg/m^3)	35 ppm (40 mg/m^3)	
Nitrogen dioxide (NO_2)	Annual Arithmetic Mean	0.030 ppm (57 μg/m^3)	0.053 ppm (100 μg/m^3)	Same as Primary
	1-hour	0.18 ppm (339 μg/m^3)	—	
Sulfur dioxide (SO_2)	Annual Arithmetic Mean	—	0.030 ppm (80 μg/m^3)	—
	24-hour	0.04 ppm (105 μg/m^3)	0.14 ppm (365 μg/m^3)	—
	3-hour	—	—	0.5 ppm (1,300 μg/m^3)
	1-hour	0.25 ppm (655 μg/m^3)	—	—
Respirable Particulate Matter (PM_{10})	Annual Arithmetic Mean	20 μg/m^3	—	Same as Primary
	24-hour	50 μg/m^3	150 μg/m^3	
Fine Particulate Matter ($PM_{2.5}$)	Annual Arithmetic Mean	12 μg/m^3	15.0 μg/m^3	Same as Primary
	24-hour	No Separate State Standard	35 μg/m^3	
Lead	30-day	1.5 μg/m^3	---	---
	Quarterly	—	1.5 μg/m^3	Same as Primary
	Rolling 3-Month Average[f]	—	0.15 μg/m^3	
Hydrogen sulfide	1-hour	0.03 ppm (42 μg/m^3)	—	—
Sulfates	24-hour	25 μg/m^3	—	—
Visibility reducing particles	8-hour (10 AM to 6 PM PST)	In sufficient amount to produce an extinction coefficient of 0.23 per kilometer due to particles when the relative humidity is less than 70%.	—	—

Source: CARB 2008

Notes:

a. California standards for ozone, carbon monoxide, sulfur dioxide (1 and 24 hour), nitrogen dioxide, suspended particulate matter—PM10, PM2.5, and visibility reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded.

b. National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest eight hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM_{10}, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 μg/m^3 is equal to or less than one. For $PM_{2.5}$, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard.

c. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas

d. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

e. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

f. National lead standard, rolling 3-month average: final rule signed October 15, 2008.

Local

While CARB is responsible for the regulation of mobile emission sources within the State, local AQMDs and APCDs are responsible for enforcing standards and regulating stationary sources. The Santa Barbara County Air Pollution Control District (SBCAPCD) is the regional agency responsible for the regulation and enforcement of federal, state, and local air pollution control regulations in Santa Barbara County, where the Plan is located. The SBCAPCD operates monitoring stations in the County, develops rules and regulations for stationary sources and equipment, prepares emissions inventory and air quality management planning documents, and conducts source testing and inspections.

The *APCD Rules and Regulations* establish emission limitations and control requirements for various sources, based upon their source type and magnitude of emissions. The *Santa Barbara County APCD Rule 303 Nuisance* is a specific SBCAPCD rule that could apply to fugitive dust emitted during proposed construction activities. This rule states that a person shall not discharge air contaminants from any source that can cause injury, detriment, nuisance, or annoyance to any considerable number of persons or that can endanger the comfort, repose, health, or safety of any such persons or their business or property. Prior to 1999, the County exceeded the national 1-hour O_3 standard and in response to CAA requirements, the APCD prepared plans designed to bring the County into attainment of this standard. When the County adopted this standard in 1999, the APCD submitted a plan (maintenance plan) to the CARB in November 2001 that demonstrated how the County would maintain national 1-hour O_3 standard through the year 2015. This *2001 Clean Air Plan* (*2001 CAP*) was approved by both the USEPA and the CARB (SBCAPCD and Santa Barbara County Association of Governments [SBCAG] 2002). The *2001 CAP* also included a schedule to revise the Plan in three years, as required by the CCAA that would show how the County would work towards meeting the state one-hour O_3 standard.

The 2004 Clean Air Plan was prepared to address the California Clean Air Act mandates under Health and Safety Code sections 40924 and 40925 requiring that every three years areas update their clean air plans to attain the state 1-hour ozone standard. The 2004 Plan was a three year update to the 2001 CAP. Similarly, the 2007 Plan (SBCAPCD 2007) provides a three-year update to the APCD's 2004 Clean Air Plan. The 2007 CAP was prepared to address both federal and state requirements; specifically, the federal requirements that pertain to provisions of the Federal Clean Air Act which apply to Santa Barbara County's current designation as an attainment area for the federal 8-hour ozone standard. The 2007 CAP relies on the land use and population projections provided in the 2002 Santa Barbara County Association of Governments'

Regional Growth Forecast (RGF). The Regional Growth Forecast is generally consistent with the local plans; and therefore, the 2007 CAP is generally consistent with local general plans. However, the 2007 RGF included buildout information from the 2002 RGF, which projected 790 additional residential units and 638,000 square feet of commercial/industrial development for the entire unincorporated Santa Ynez subregion, which includes Santa Ynez, Los Olivos, Ballard, and Los Alamos. These buildout projections would be substantially less than what is proposed for this unincorporated region. The 2006 Santa Ynez Valley Community Plan for the unincorporated communities of Santa Ynez, Los Olivos, and Ballard areas provides for 936 additional residential units and 555,334 square feet of additional commercial and industrial development, and the 2010 Plan Update provides for an additional 685 residential units and 533,928 square feet of commercial and industrial development. Combined, the two buildout of the two Community Plans would result in 411 residential units and 451,262 square feet of commercial and industrial of additional development beyond that assessed in the 2007 CAP for the unincorporated Santa Ynez subregion.

Sensitive Receptors

Ambient air quality standards have been established to represent the levels of air quality considered sufficient, with an adequate margin of safety, to protect public health and welfare. They are designed to protect that segment of the public most susceptible to respiratory distress, such as children under 14; the elderly over 65; persons engaged in strenuous work or exercise; and people with cardiovascular and chronic respiratory diseases. Sensitive receptors include residences, schools, daycare centers, playgrounds or medical facilities.

Greenhouse Gas Regulatory Programs

<u>International and Federal Activities</u>

Kyoto Protocol. The United States is, and has been, a participant in the United Nations Framework Convention on Climate Change (UNFCCC) since it was signed on March 21, 1994. The Kyoto Protocol is a treaty made under the UNFCCC in 2005 and was the first international agreement to regulate GHG emissions. The goal of the protocol is to achieve overall emissions reduction targets for six GHGs by the period 2008 to 2012.

Massachusetts vs. EPA. In *Massachusetts v. EPA*, 549 U.S. 497, the Supreme Court found that greenhouse gases are air pollutants covered by the Clean Air Act. The Court held that the EPA Administrator must determine whether or not emissions of greenhouse gases from new motor vehicles cause or contribute to air pollution which may reasonably be anticipated to endanger public health or welfare, or whether the

science is too uncertain to make a reasoned decision. In making these decisions, the EPA Administrator is required to follow the language of section 202(a) of the Clean Air Act. On April 17, 2009, the Administrator authored two distinct findings regarding greenhouse gases under section 202(a) of the Clean Air Act:

- The Administrator is proposing to find that the current and projected concentrations of the mix of six key greenhouse gases- carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6)- in the atmosphere threaten the public health and welfare of current and future generations. This is referred to as the endangerment finding.

- The Administrator is further proposing to find that the combined emissions of CO_2, CH_4, N_2O, and HFCs from new motor vehicles and motor vehicle engines contribute to the atmospheric concentrations of these key greenhouse gases and hence to the threat of climate change. This is referred to as the cause or contribute finding.

The public comment period ended June 23 2009. However, as of the publication of this document, late comments were still being accepted and considered to the extent practicable.

Energy Independence and Security Act. Signed on December 19, 2007, the Act includes the following measures to aid in the reduction of national GHG emissions: 1) Increase the supply of alternative fuel sources by setting a mandatory Renewable Fuel Standard (RFS); 2) Set a target of 35.5 miles per gallon for the combined fleet of cars and light trucks by Model Year 2016, directs the National Highway Traffic Safety Administration to establish a fuel economy program for medium- and heavy-duty trucks; and 3) Prescribe or revise standards affecting regional efficiency, energy conservation, energy efficiency labeling for consumer electronic products, efficiencies for residential boiler, heating/cooling products/home appliances.

State of California

AB 1493. Assembly Bill 1493 (AB 1493, July 22, 2002,) required that CARB set GHG emission standards for passenger vehicles, light-duty trucks, and other noncommercial personal transportation in the state manufactured in 2009 and all subsequent model years.

Executive Order S-3-05. Executive Order S-3-05 (June 2005), established California's GHG emissions reduction targets, which include the following: GHG emissions should be reduced to 2000 levels by 2010; GHG emissions should be reduced to 1990 levels by 2020; and GHG emissions should be reduced to 80 percent below 1990 levels by 2050. Under this EO, the Secretary of CalEPA created the Climate Action Team (CAT), which is comprised of representatives from several state agencies. The 2006 CAT Report identified a recommended list of strategies that the State could pursue to reduce climate change greenhouse gas emissions. A second biennial report, released in April 2009, expands on the policy oriented in the 2006 assessment, provides new data regarding the development of new climate and sea-level projections, and provides revised recommended strategies for lead agencies to incorporate in land use decisions.

AB 32. The California Global Warming Solutions Act of 2006 (AB 32, September 27, 2006), establishes a GHG emissions limit equivalent to the 1990 levels to be achieved by 2020. Under AB 32, CARB must adopt regulations requiring the reporting and verification of statewide GHG emissions and rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. Finally, CARB is ultimately responsible for monitoring compliance and enforcing any rule, regulation, order, emission limitation, emission reduction measure, or market-based compliance mechanism adopted.

Subsequent to identifying early action greenhouse gas emission reduction measures and nine specific GHG control rules, CARB approved (December 6, 2007) the 1990 greenhouse gas emissions inventory, thereby establishing the emissions limit for 2020 at 427 MMT CO_2E. CARB has developed a Scoping Plan to achieve the goals of AB 32, which: 1) establishes an overall framework for adopting measures to reduce GHG emissions; 2) evaluates opportunities for sector-specific reductions; 3) integrates all CARB and CAT early actions and additional GHG reduction measures by both entities; 4) identifies additional measures to be pursued as regulations; and 5) outlines the role of a cap-and-trade program.

SB 97. SB 97 (August 2007) directs the Governor's Office of Planning and Research (OPR) to develop guidelines under CEQA for the mitigation of greenhouse gas emissions. On June 19, 2008, OPR issued a technical advisory as interim guidance regarding the analysis of GHG emissions in CEQA documents (OPR 2008). The advisory indicated that a project's GHG emissions, including those associated with vehicular traffic, energy consumption, water usage, and construction activities, should be identified and estimated. The advisory further recommended that the lead agency determine

significance of the impacts and impose all mitigation measures that are necessary to reduce GHG emissions to a less than significant level.

The California Natural Resources Agency (CNRA) is currently in the process of certifying and adopting the proposed amendments to the state CEQA Guidelines relating to greenhouse gas emissions that have been recommended by the CARB. The CNRA is directed to adopt guidelines by January 1, 2010.

SB 375. SB 375 (September 2008) addresses GHG emissions associated with transportation through regional transportation and sustainability plans. By September 30, 2010, CARB will assign regional GHG reduction targets for the automobile and light truck sector for 2020 and 2035. Regional metropolitan planning organizations (MPOs) will be responsible for preparing a Sustainable Communities Strategy (SCS) within the Regional Transportation Plan to establish a development plan for the region, which will achieve, if feasible, the GHG reduction targets. SB 375 provides incentives for streamlining CEQA requirements by substantially reducing the requirements for "transit priority projects."

Pollution Constituents and Attainment Status

The importance of a pollutant concentration is determined by comparing it to state and/or federal ambient air quality standards, which represent the maximum allowable atmospheric concentrations of various pollutants which may occur and still protect public health and welfare, with a reasonable margin of safety. The EPA and CARB designate areas of California as having air quality better than (attainment) or worse than (nonattainment) the NAAQS/CAAQS.

The criteria pollutants of primary concern that are considered in this air quality assessment include O_3, CO, NO_2, PM_{10}, and $PM_{2.5}$. Although there are no ambient standards for VOCs or NO_x, they are important as precursors to O_3.

The criteria for nonattainment designation vary by pollutant. A system of monitoring stations which measure ambient air quality has been established to assist in the enforcement of the above-referenced standards. The following section describes the six criteria air pollutants and their attainment status according to both State and Federal standards. Table 4.10-2, Santa Barbara County Attainment Classification, shows the County's attainment designation/classification under the NAAQS and CAAQS.

Ozone

Ozone (O_3) is a secondary pollutant formed in the atmosphere by photochemical reactions of previously emitted pollutants, or precursors. These precursors are mainly NO_x and VOCs (also referred to as reactive organic compounds or gases [ROC or ROG]). The maximum effects of precursor emissions on O_3 concentrations usually occur several hours after they are emitted and many miles from the source. Ozone concentrations are highest during the warmer months and coincide with the seasons of maximum solar radiation. Ozone is a pungent, colorless gas typical of Southern California smog. Elevated ozone concentrations result in reduced lung function, particularly during vigorous physical activity. This health problem is particularly acute in sensitive receptors such as the sick, the elderly and young children. Ozone levels peak during summer and early fall.

Carbon Monoxide

Carbon monoxide (CO) is formed by the incomplete combustion of fossil fuels, almost entirely from automobiles. It is a colorless, odorless gas that can cause dizziness, fatigue, and impairments to central nervous system functions.

Nitrogen Oxides

Nitrogen dioxide (NO_2), a reddish brown gas, and nitric oxide (NO), a colorless, odorless gas, are formed from fuel combustion under high temperature or pressure. These compounds are referred to as oxides of nitrogen, or NO_x. NO_x is a primary component of the photochemical smog reaction. It also contributes to other pollution problems, including a high concentration of fine particulate matter, poor visibility, and acid deposition. NO_2 decreases lung function and may reduce resistance to infection.

Sulfur Dioxide

Sulfur dioxide (SO_2) is a colorless irritating gas formed primarily from incomplete combustion of diesel and gasoline fuels containing sulfur. Industrial facilities also contribute to gaseous SO_2 levels. SO_2 irritates the respiratory tract, can injure lung tissue when combined with fine particulate matter, and reduces visibility and the level of sunlight.

Lead

Lead (Pb) is found in old paints and coatings, plumbing and a variety of other materials that may become airborne as part of restoration or renovation of older housing.

Exhaust from previously legal leaded fuels also was dispersed in soils adjacent to major freeways. Once in the blood stream, lead can cause damage to the brain, nervous system, and other body systems. Children are highly susceptible to the effects of lead.

Particulate Matter

Particulate matter is the term used for a mixture of solid particles and liquid droplets found in the air. Coarse or respirable particles (all particles less than or equal to 10 micrometers in diameter, or PM_{10}) come from a variety of sources, including windblown dust and grinding operations. Fine particles (less than 2.5 micrometers, or $PM_{2.5}$) often come from fuel combustion, power plants, and diesel buses and trucks. Fine particles can also be formed in the atmosphere through chemical reactions. PM_{10} can accumulate in the respiratory system and aggravate health problems such as asthma. EPA's scientific review concluded that fine particles ($PM_{2.5}$), which penetrate deeply into the lungs, are more likely than coarse particles to contribute to adverse health effects.

Ambient Air Quality

As stated above, the U.S. Environmental Protection Agency (EPA) designates all areas of the United States as having air quality better than (attainment) or worse than (nonattainment) the NAAQS. The criteria for nonattainment designation are included in the footnotes for Table 4.10-1.

Los Alamos is located in the Santa Barbara County Air Quality Region. Presently, Santa Barbara County is in attainment for all NAAQS (SBCAPCD Scope and Content). Currently, there is not enough data available to determine whether the County attains the national $PM_{2.5}$ standards.

Presently, Santa Barbara County is in attainment of the CAAQS for NO_2, SO_2, and CO. The County is also considered in attainment for the state 1-hour standard for ozone as of June, 2007; however, the County violates the new California 8-hour ozone standard, implemented in May 2006. Although the County meets the federal PM_{10} standard, it does meet the state standard for PM_{10}. There is not yet enough data to determine the County's attainment status for either the federal or the state $PM_{2.5}$ standard. The County is currently considered "Unclassifiable/Attainment" for the federal $PM_{2.5}$standard. Table 4.10-2 (page 4.10-13) summarizes Santa Barbara County federal and state attainment designations for criteria pollutants.

Table 4.10-2 Santa Barbara County Attainment Classification

NATIONAL[a]		
Pollutant	***Averaging Time***	***Designation/Classification***
Ozone (O_3)	8 hour	Attainment
Nitrogen dioxide (NO_2)	Annual arithmetic mean	Attainment
Carbon monoxide (CO)	1 hour, 8 hour	Attainment
Sulfur dioxide (SO_2)	24 hour, annual arithmetic mean	Attainment
Respirable particulate matter (PM_{10})	24 hour	Attainment
Fine particulate matter ($PM_{2.5}$)	24 hour, annual arithmetic mean	Unclassifiable/Attainment
Lead (Pb)	Calendar quarter	Attainment
STATE[b]		
Pollutant	***Averaging Time***	***Designation/Classification***
Ozone (O_3)	1 hour	Attainment
Ozone (O_3)	**8 hour**	**Nonattainment**
Nitrogen dioxide (NO_2)	1 hour, Annual	Attainment
Carbon monoxide (CO)	1 hour, 8 hour	Attainment
Sulfur dioxide (SO_2)	1 hour, 24 hour	Attainment
Respirable particulate matter (PM_{10})	**24 hour, annual arithmetic mean**	**Nonattainment**
Fine particulate matter ($PM_{2.5}$)	Annual arithmetic mean	Unclassified
Lead (Pb)[3]	30 day average	Attainment
Sulfates (SO_4)	24 hour	Attainment
Hydrogen sulfide (H_2S)	1 hour	Attainment
Vinyl chloride[3]	24 hour	Unclassified
Visibility-reducing particles	8 hour (10:00 a.m.–6:00 p.m.)	Attainment

Source: SBCAPCD 2009

[a] The state Nitrogen Dioxide ambient air quality standard was amended on February 22, 2007, to lower the 1-hour standard to 0.18 ppm and establish a new annual standard of 0.030 ppm.

[b] CARB has identified Pb, vinyl chloride, and TACs with no threshold level of exposure for adverse health effects determined.

Baseline County Emissions Inventory

Table 4.10-3 summarizes the daily stationary, area-wide, mobile, and natural source air emissions estimated for Santa Barbara County in the year 2008 (CARB 2009d). The County emissions inventory is periodically updated for planning purposes to: (1) forecast future emissions inventories; (2) analyze emission control measures; and (3) use as input data for regional air quality modeling. The 2008 inventory represents the most recent estimate of daily emissions for the County. The data in Table 4.10-3 show that the largest contributors to air pollutants are on-road vehicles and other mobile sources such as aircraft, trains, sea-vessels, off-road vehicles, and farm equipment. These two

categories account for approximately 18 percent of the reactive organic compounds (ROC), 73 percent of the carbon monoxide (CO), 89 percent of the nitrogen oxide (NOx), 87 percent of the sulfur dioxide (SO_2), and 20 percent of the particular matter under 10 microns (PM_{10}) emitted from non-natural sources in the County.

Table 4.10-3 Estimate of Average Daily Emissions By Major Source Category for Santa Barbara County – Year 2008 (Tons)

Source Category	ROC	CO	NOx	SO_2[a]	PM_{10}	$PM_{2.5}$
Stationary Sources						
Fuel Combustion	0.53	6.48	7.16	0.20	0.37	0.37
Waste Disposal	0.11	0.06	0.01	0.02	0.02	0.01
Cleaning and Surface Coatings	4.99	--	--	--	0.00	0.00
Petroleum Production & Marketing	4.16	0.30	0.07	0.28	0.02	0.02
Industrial Processes	0.26	0.08	0.03	3.70	0.54	0.11
Total Stationary Sources	*10.04*	*6.91*	*7.28*	*4.1+*	*0.95*	*0.52*
Area-wide Sources						
Solvent Evaporation	6.37	--	--	--	--	--
Miscellaneous Processes	4.22	31.97	2.11	0.02	20.72	7.24
Total Area-wide Sources	*10.59*	*31.97*	*2.11*	*0.02*	*20.72*	*7.24*
Mobile Sources						
On-Road Vehicles	9.15	93.88	15.75	0.06	0.63	0.43
Other Mobile Sources	8.47	42.70	64.85	29.32	4.97	4.79
Total Mobile Sources	*17.63*	*136.58*	*80.59*	*29.38*	*5.60*	*5.21*
Natural Sources						
Total Natural Sources	*61.55*	*12.07*	*0.37*	*0.11*	*1.22*	*1.04*
TOTAL	**99.81**	**187.53**	**90.35**	**33.71**	**28.50**	**14.02**

Source: CARB 2009d
[a] The largest fraction of sulfur oxides is sulfur dioxide and is therefore represented in the table in place of SOx.

Existing Local Air Quality

The SBCAPCD maintains ambient air quality monitoring stations throughout the County. The closest ambient air quality monitoring station to the project site is the Lompoc HS&P monitoring station, located approximately 11 miles west of the Plan Area, which measures O_3, NO_2, and SO_2. For CO, PM_{10}, and $PM_{2.5}$, values from the next closet monitoring station to the project site, Broadway Street, Santa Maria located 18 miles northwest, were used for CO, PM_{10}, and $PM_{2.5}$. The most recent background ambient air quality data from 2006 through 2008 are presented in Table 4.10-4 (see page 4.10-15).

Table 4.10-4 Ambient Air Quality Data

Pollutant	2006	2007	2008
O_3 [a]			
Maximum 1-hour concentration (ppm)	0.075	0.075	0.078
# of days of State exceedances (>0.08 ppm)	0	0	0
Maximum 8-hour average concentration (ppm)	0.064	0.069	0.071
# of days of State exceedances (>0.070 ppm)	0	0	**1**
# of days of Fed. exceedances (>0.08 ppm for 2006-07, >0.075 ppm for 2008)	0	0	**1**
CO [b]			
Max. Concentration 1 hour (ppm)[1]	1.5	1.6	1.5
# of days of State exceedances (>20 ppm)[1]	0	0	0
Max. Concentration 8 hours (ppm)	0.72	0.89	0.84
# of days of State exceedances (>9.0 ppm)	0	0	0
NO_2 [a]			
Max. Concentration 1-hour (ppm)	0.019	0.015	0.016
# of days of State exceedances (>0.25 ppm)	0	0	0
Annual arithmetic mean	0.001	0.001	0.001
PM_{10} [b]			
Max. concentration 24-hour (μg/m^3)	56.0	80.5	87.0
# of State exceedances (>50 μg/m^3)	**1**	**10**	**38**
Max. concentration 24-hour (μg/m^3)	54.0	58.0	60.8
# of Fed. exceedances (>150 μg/m^3)	0	0	0
Annual arithmetic mean (State standard = 20 μg/m^3)	21.8	23.9	26.3
$PM_{2.5}$ [b]			
Max. concentration (μg/m^3)	13.7	18.7	15.3
# of Fed. exceedances (>35 μg/m^3)	0	0	0
Annual arithmetic mean (15.0 μg/m^3)[1]	7.51	7.88	7.97
SO_2 [a]			
Maximum 1-hour concentration (ppm)[1]	0.012	0.003	0.004
# of days of State exceedances (>0.25 ppm)[1]	0	0	0
Maximum 24-hour average concentration (ppm)	0.002	0.001	0.002
# of days of State exceedances (>0.04 ppm)	0	0	0
# of days of Fed. exceedances (>0.14 ppm)	0	0	0
Annual arithmetic mean (0.30 ppm)	0.000	0.000	0.001

Source: CARB Air Quality Data Statistics (2009) http://www.arb.ca.gov/adam/welcome.html,
[1] Data were taken from EPA AirData (2009) http://www.epa.gov/air/data/index.html
[a] HS & P Facility, Lompoc CA 93436
[b] 906 S. Broadway, Santa Maria CA 93454

As the data in Table 4.10-4 demonstrate, air quality within the project region is in compliance with both CAAQS and NAAQS for 1-hour O_3, CO, NO_2, $PM_{2.5}$ and SO_2. Federal and State 8-hour O_3 standards were, however, exceeded during each of the last three years. The PM_{10} level monitored at the air monitoring stations exceeded the State standard every year of the past three years; the Federal standard was not exceeded once during this period.

Toxic Air Contaminants

A Toxic Air Contaminant (TAC) is an air pollutant, identified in regulation by the CARB, which may cause or contribute to an increase in deaths or in serious illness, or which may pose a present or potential hazard to human health (SBCO APCD 2007). TACs are considered under a different regulatory process (California Health and Safety Code Section 39650 et seq.) than pollutants subject to CAAQS. Health effects due to TACs may occur at extremely low levels, and it is typically difficult to identify levels of exposure that do not produce adverse health effects, such as cancer or reproductive harm.

Some classifications of projects are more likely than others to emit toxic pollutants. Such projects involve commercial or industrial activities such as oil and gas processing, gasoline dispensing, dry cleaning, electronic and parts manufacturing, medical equipment sterilization, freeways, rail yards, etc. The impacts on air quality from these pollutants are often localized near the source of emissions.

The *California Air Resources Board Air Quality and Land Use Handbook: A Community Health Perspective* (CARB 2005) addresses the importance of considering health risk issues when siting sensitive land uses including residential development within the vicinity of intensive air quality emission sources including: freeways on high traffic roads; distribution centers; ports; petroleum refineries; chrome plating operations; dry cleaners; and gasoline dispensing facilities. The Handbook draws upon studies evaluating the health effects of traffic traveling on major interstate highways in metropolitan California centers within Los Angeles (the I-405 and I-710), Sacramento (I-80), San Francisco Bay, and San Diego. Recommendations identified by CARB, including siting residential uses no closer than 500 feet from freeways, are consistent with those adopted by the State of California for location of new schools.

Importantly, the CARB Handbook Introduction identifies these guidelines as strictly advisory: "Land use decisions are a local government responsibility. The Air Resources Board is advisory and these recommendations do not establish regulatory standards of any kind." Also, CARB recognizes that there may be land use objectives that need to be

considered by a governmental jurisdiction relative to the general recommended setbacks: "These recommendations are advisory. Land use agencies have to balance other considerations, including housing and transportation needs, economic development priorities, and other quality of life issues (CARB 2005, page 4)."

The Handbook provides abundant evidence that truck traffic generating diesel particulates poses a health risk to sensitive receptors, particularly children. The numerous studies cited in the Handbook identify a health risk within 500 feet of a freeway. As stated above, these studies are based on emissions generated by traffic on major interstate commerce freeways. The study states: "On a typical urban freeway (truck traffic of 10,000-20,000 day), diesel particulate matter (PM) represents 70 percent of the potential cancer risk from the vehicle traffic (CARB 2005, page 9)."

In summary, the recommendations of the CARB Air Quality and Land Use Handbook: A Community Health Perspective, are characterized by the following:

1. They are not intended to be land use restrictions, but are completely advisory. Therefore, the guidelines do not reflect a CEQA threshold of significance under CEQA.
2. They are based on studies that identify health risks primarily related to trucks generating diesel particulates.
3. These studies have gathered data from traffic on extremely large interstate freeways in major metropolitan centers including San Diego, Los Angeles, San Francisco, and Sacramento.

Existing ADT on US Highway 101 of up to 32,000 (see Figure 4.9-2) are substantially below the CARB guideline established for rural roadways of 50,000 ADT. US 101 in the vicinity of Los Alamos currently carries approximately 4,160 trucks a day (Caltrans 2009). About 2,560 of these trucks are larger 4- and 5-axle sizes that are powered by diesel engines (Caltrans 2009), while the remaining are 2- and 3-axle vehicles that are mostly gasoline powered (personal communication Dan Dawson, 2009). The diesel-powered truck 2,500 ADT on US Highway 101 are substantially below the typical urban freeway truck traffic of 10,000-20,000 day considered by the CARB.

This comparison illustrates that the CARB land use advisories are based on data collected from larger freeways throughout metropolitan California centers with between four and eight times the truck traffic as that traveling on US 101 in the vicinity of Los Alamos.

Neighborhood commercial land use operations including dry cleaners and very large gas stations can potentially include stationary sources that emit one or more of the 244 substances that have either been recognized by the CARB as TACs in California or are known or suspected to be emitted in California and have potential adverse health effects, as identified by the CARB TAC Identification Program (CARB "List," 1999 [and continually updated]). If proposed in Los Alamos, commercial business(s) capable of generating TACs would be required to comply with standard health risk measures and procedures ensuring that they produce less than significant health impacts to the public.

Contributions to Greenhouse Gas Emissions

Global

Anthropogenic GHG emissions worldwide in 2005 totaled approximately 41,100 CO_2 equivalent million metric tons ($MMTCO_2E$) (CAIT 2009). Six countries—China, United States, Russian Federation, India, Japan, Brazil—and the European Community accounted for approximately 60 percent of the total global emissions, approximately 25,000 $MMTCO_2E$ (CAIT 2009).

United States

The United States was the second highest producer of greenhouse gas emissions in 2005. The primary greenhouse gas emitted by human activities in the United States was CO_2, representing approximately 84 percent of total greenhouse gas emissions. Carbon dioxide from fossil fuel combustion, the largest source of U.S. greenhouse gas emissions, accounted for approximately 80 percent of U.S. GHG emissions (EPA 2008b).

State of California

According to the 2004 GHG inventory data compiled by CARB for the California 1990 greenhouse gas emissions inventory, California emitted emissions of 484 $MMTCO_2E$, including emission resulting from out-of-state electrical generation (CARB 2007b). The primary contributors to GHG emissions in California are transportation, electric power production from both in-state and out-of-state sources, industry, agriculture and forestry, and other sources, which include commercial and residential activities. These primary contributors to California's GHG emissions and their relative contributions in 2004 are presented in Table 4.10-5, (see page 4.10-19).

Table 4.10-5 GHG Sources in California

Source Category	Annual GHG Emissions ($MMTCO_2E$)[a]	Percent of Total	Annual GHG Emissions ($MMTCO_2E$)[b]	Percent of Total
Agriculture	**27.9**	**5.8%**	**27.9**	**6.6%**
Commercial Uses	**12.8**	**2.6%**	**12.8**	**3.0%**
Electricity Generation	**119.8**	**24.7%**	**58.5**	**13.8%**
Forestry (excluding sinks)	**0.2**	**0.0%**	**0.2**	**0.0%**
Industrial Uses	**96.2**	**19.9%**	**96.2**	**22.7%**
Residential Uses	**29.1**	**6.0%**	**29.1**	**6.9%**
Transportation	**182.4**	**37.7%**	**182.4**	**43.1%**
Other[c]	**16.0**	**3.3%**	**16.0**	**3.8%**
Totals	**484.4**	**100.0%**	**423.1**	**100.0%**

Source: CARB 2007
[a] Includes emissions associated with imported electricity, which account for 61.3 $MMTCO_2E$ annually.
[b] Excludes emissions associated with imported electricity.
[c] Unspecified combustion and use of ozone-depleting substances.

Potential Effects of Human Activity on Climate Change

Globally, climate change has the potential to impact numerous environmental resources through potential, though uncertain, impacts related to future air temperatures and precipitation patterns. Scientific modeling predicts that continued emissions of GHGs at or above current rates would induce more extreme climate changes during the 21st century than were observed during the 20th century. A warming of about 0.2°C (0.36°F) per decade is projected, and there are identifiable signs that global warming could be taking place, including substantial ice loss in the Arctic (IPCC WGI 2007).

However, the scientific understanding of the effect of GHG emissions, particulate matter, and aerosols on global climate trends remains uncertain. In addition to uncertainties about the extent to which human activity rather than solar or volcanic activity is responsible for increasing warming, there is also evidence that some human activity has cooling rather than warming effects (IPCC 2001).

According to CARB, some of the potential impacts in California of global warming may include loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (CARB, 2006). Several recent studies have attempted to explore the possible negative consequences that

climate change, left unchecked, could have in California. These reports acknowledge that climate scientists' understanding of the complex global climate system, and the interplay of the various internal and external factors that affect climate change, remains too limited to yield scientifically valid conclusions on such a localized scale. Substantial work has been done at the international and national level to evaluate climatic impacts, but far less information is available on regional and local impacts.

4.10.2 Impact Analysis

Methodology and Thresholds of Significance

The analysis of air quality impacts follows the guidance provided in the SBCO APCD's Scope and Content of Air Quality Sections in Environmental Documents (June 2008) and the Santa Barbara County Environmental Thresholds and Guidelines Manual (1995, revised September 2008). Pollutant emissions associated with temporary construction activity, vehicle trips and area source emission estimates were quantified using the URBEMIS 2007 v.9.2.4 computer model developed by the California Air Resources Board. Construction emissions were calculated for the estimated worst-case day over the construction period. Summer daily emissions must be used to compare to the daily air quality thresholds because summer is the "ozone season." Trip generation rates used to estimate long-term emissions were from data in the traffic analysis performed by Associated Transportation Engineers (see Section 4.9, Transportation and Circulation). It is important to note that the Air Quality modeling and results contained in this Section and Appendix H are consistent with the Plan buildout estimations provided in the Traffic Report dated April 27, 2009. The ATE traffic study was based on Plan buildout potential of 649 addition residential units and 549,515 square feet of non-residential uses. Subsequent to completion of the analysis, a minor change in projected residential buildout resulted in a net change of 36 additional multi-family residential units and 13 less single family residential units at 2030 buildout based on an assumption that those 13 units would convert to commercial uses due to the proposed CM-LA zoning. No revisions to commercial, industrial, or public/institutional uses have occurred. The change in residential buildout would result in a net increase of 85 average daily trips (ADT) and 6 P.M. peak hour trip (PHT) when compared to the trip generation estimates used for the traffic study. The 27 ADT are a negligible increase to the 24,542 ADT upon which 2010 Plan Update buildout air quality emissions are based (see Appendix G, Table 6). This increase of 0.1 percent would not have any measurable effect on the significance determination of impacts analyzed below.

Construction

Although the SBCAPCD has not adopted quantitative thresholds of significance for temporary construction emissions, the SBCAPCD and the County's *Environmental Thresholds Manual* recommend quantification of construction-related NO_X, ROC, PM_{10}, and $PM_{2.5}$ emissions.

In addition, since the County is a nonattainment area for the State PM10 standard, dust mitigation measures are required for all projects involving earthmoving activities regardless of size or duration. According to the APCD, implementation of required measures reduces fugitive dust emissions to a less than significant level (SBCAPCD, June 2008).

Under APCD Rule 202 D.16, if the combined emissions from all construction equipment used to construct a stationary source that requires an Authority to Construct have the potential to exceed 25 tons of any pollutant, except carbon monoxide, in a 12-month period, the owner of the stationary source shall provide offsets under the provisions of Rule 804 and shall demonstrate that no ambient air quality standard would be violated.

Operation

Operational emissions are long-term regional emissions that are contributed by area sources and mobile sources. The area sources are emissions that result from use of electricity and natural gas as well as from aerosols, lawn maintenance equipment and other modern conveniences generally utilized by people. Mobile source emissions are those emanating from vehicles utilized by people. The emissions were quantified using URBEMIS for each project component where applicable.

Odor

The Santa Barbara County Environmental Thresholds and Guidelines Manual also requires an analysis, if applicable, of the potential for a proposed project to either cause or subject a considerable number of people to odors or other air quality nuisance problems. A public nuisance is defined by Santa Barbara County APCD Rule 303 as "…such quantities of air contaminants or other material in violation of Section 41700 of the Health and Safety Code which may cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or of any such persons or to the public, or which cause, or have a natural tendency to cause injury or damage to business or property."

Significance Criteria

According to the Santa Barbara County APCD *Scope and Content* (SBCO APCD 2008), a project would have a significant air quality effect on the environment if operation of the project would:

- *Emit (from all project sources, both stationary and mobile) more than the daily trigger for offsets or Air Quality Impact Analysis set in the APCD New Source Review Rule, for any pollutant*
- *Emit 25 pounds per day or more of NOX or ROC from motor vehicle trips only*
- *Cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone)*
- *Exceed the APCD health risk public notification thresholds adopted by the APCD Board for non-cancer risk*
- *Be inconsistent with the latest adopted federal and state air quality plans for Santa Barbara County.*
- *Expose new or existing receptors to objectionable odors.*

Although the SBCAPCD has not adopted quantitative thresholds of significance for odor impacts, the SBCAPCD recommends the development of an Odor Abatement Plan (OAP) for projects that may generate nuisance odors that may affect a substantial number of people.

In addition, the County of Santa Barbara *Environmental Thresholds and Guidelines Manual* (SBCO P&D 2008) states that a significant adverse air quality impact may occur when air pollutant emissions associated with a project, individually or cumulatively:

- *Interferes with progress toward the attainment of the ozone standard by releasing emissions which equal or exceed the established long-term quantitative thresholds for NO_X and ROC; or*
- *Equals or exceeds the state or federal ambient air quality standards for any criteria pollutant (as determined by modeling).*

The *Environmental Thresholds and Guidelines Manual* also states that for operational emissions, a proposed project will *not* have a significant air quality effect on the environment if operation of the project will:

- *Emit (from all project sources, mobile and stationary), less than the daily trigger for offsets set in the APCD New Source Review Rule, for any pollutant (presently 55 lbs. /day)*[2]*; and*
- *Emit less than 25 pounds per day of oxides of nitrogen (NO_X) or reactive organic compounds (ROC) from motor vehicle trips only; and*
- *Not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone); and*
- *Not exceed the APCD health risk public notification threshold adopted by the APCD Board; and*
- *Be consistent with the adopted federal and state Air Quality Plans.*

The quantified significance thresholds are normally applied to project-specific impacts rather than the programmatic level comprehensive plan proposal evaluated in this EIR. These thresholds, however, are assessed as part of this programmatic EIR.

Toxic Air Contaminants

The significance threshold for stationary long - term public health risk to address emissions from stationary sources of air pollution is set at 10 excess cancer cases in a million for cancer risk. Examples of stationary source emissions are commercial and industrial activities such as chemicals used in dry cleaners, smoke from restaurant ovens, etc., as opposed to emissions generated from vehicles of roadways. For non - cancer risk, the significance level is set at a Hazard Index of more than one (1.0). The Hazard Index of more than one means that predicted levels of a toxic pollutant are greater than the exposure level, which is generally considered acceptable. These significance thresholds are also the APCD health risk public notification thresholds adopted by the SBCAPCD Board to assess emissions from stationary sources of air pollution. If a formal health risk assessment shows that a significant impact result, mitigations to reduce the predicted levels of toxic air pollutants from the facility to a level of insignificance may be imposed by the lead agency.

Clean Air Plan Consistency

Consistency with land use and population forecasts in local and regional plans, including the most recent Clean Air Plan (growth comparisons with SBCAG's Regional Growth Forecast), is required under CEQA for all projects. By definition, consistency with the CAP for the projects subject to these guidelines means that direct and indirect

[2] Due to the relatively low background ambient CO levels in Santa Barbara County, localized CO impacts associated with congested intersections are not expected to exceed the CO health related air quality standards. Therefore, CO "Hotspot" analyses are not required.

emissions associated with the project are accounted for in the CAP's emissions growth assumptions and the project is consistent with policies adopted in the CAP. The CAP relies primarily on the land use and population projections provided by the Santa Barbara County Association of Governments and ARB on-road emissions forecast as a basis for vehicle emission forecasting.

The 2007 CAP goal is to reduce ozone precursor emissions from a wide variety of stationary and mobile sources. The 2007 CAP focuses on the state 1-hour ozone standard and the associated planning requirements mandated by the 1988 California Clean Air Act. Per Santa Barbara County thresholds, a project would have a significant impact if it were inconsistent with the adopted federal and state air quality plans of Santa Barbara County. The SBCAPCD further describes consistency with the CAP as meaning that a project's direct and indirect emissions are accounted for in the growth assumptions of the CAP and that a project is consistent with the policies in the CAP (Scope and Content of Air Quality Sections in Environmental Documents, 2007).

Consistency with the Air Quality Supplement of the County's Land Use Element must also be analyzed for projects in the unincorporated areas of the County. Projects in incorporated areas must be consistent with the air quality policies in applicable plans. The air quality policies, in general, encourage mixed-use development and alternative transportation modes. Specifically, project alternatives for proposed housing projects should consider land development design policies aimed at reducing air pollutant emissions.

Evaluation of a 2010 Plan Update's consistency with the local Clean Air Plan also considers cumulative air quality impacts. As discussed in the APCD CEQA Guidelines, the cumulative contribution of Plan emissions to regional levels should be compared with existing programs and plans, including the most recent CAP. Due to Santa Barbara County's nonattainment status for ozone and its regional nature, if a project's emissions from traffic sources of either of the ozone precursors, NOx or ROC, exceed the long-term thresholds then the project's cumulative impacts will be considered significant. For projects that do not have significant ozone precursor emissions or localized pollutant impacts, if emissions have been taken into account in the most recent CAP growth projections, regional cumulative impacts may be considered to be insignificant. When a project's emissions exceed the thresholds and are clearly not accounted for in the most recent CAP growth projections, then the project is considered to have significant cumulative impacts which must be mitigated to a level of insignificance.

Global Climate Change

There is agreement at state (i.e., OPR, the California Attorney General's Office), and local (SBCAPCD) agencies that global climate change must be addressed in CEQA documents. Global climate change is a cumulative impact; a project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of greenhouse gases. Therefore, SBAPCD recommends that this discussion be included under cumulative impacts. There are currently no established thresholds for measuring the significance of a project's cumulative contribution to global climate change such as the 2010 Plan Update. Santa Barbara County considers, however, that all reasonable efforts be made to minimize a project's contribution to global climate change.

2010 Plan Update Policies and Development Standards

The 2010 Plan Update incorporates the policies from the 1994 Existing Plan related to Air Quality. The specific policies and development standards listed below are developed to facilitate implementation of the Plan goal to "Maintain Healthful Air Quality in the Los Alamos Valley."

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.*
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.*
Dev Std AQ-LA-1.1.2	*Project construction shall minimize the generation of pollution and fugitive dust during construction.*
Policy AQ-LA-1.2	*The County shall strive for consistency of all land use planning with the Clean Air Plan.*
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.*

Policy AQ-LA-1.4 — *The County, when reviewing discretionary projects, shall require the use of techniques designed to conserve energy and minimize pollution.*

Dev Std AQ-LA-1.4.1 — *The County shall consider the following energy-conserving techniques to implement Policy AQ-LA-1.4:*

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 use of mass transportation.

Project Impacts and Mitigation Measures

Potential impacts on air quality are discussed below.

Impact AQ-1: *2010 Plan Update buildout would be inconsistent with the 2007 Clean Air Plan.*

The 2007 CAP is based on growth projections contained in the 2002 SBCAG Regional Growth Forecast, which utilized a number of assumptions regarding land development patterns to obtain future forecasts. These population projections are shown in Tables 4.10-6 and 4.10-7, (see page 4.10-27).

Table 4.10-6 CAP Countywide Population Projections

Year	Population
2010	462,000
2015	488,000
2020	505,000

Source: Clean Air Plan 2007; Based on SBCAG Regional Growth Forecast, 2002

Table 4.10-7 SBCAG Countywide Population Forecast

Year	Population
2005	417,500
2010	430,200
2015	444,900
2020	459,600
2025	473,400
2030	481,400
2035	487,000
2040	492,800

Source: SBCAG Regional Growth Forecast, 2007

As shown above, SBCAG's most recent Regional Growth Forecast (2007) forecasts a smaller population growth rate than the previous 2002 Forecast, upon which the 2007 Clean Air Plan was based. Observed population levels are more in line with the 2007 SBCAG forecast, identified in Table 4.10-7, rather than the 2002 CAP forecast. In addition, SBCAG population projections were used to assess the Plan's 20-year buildout impacts, because the 2007 CAP only projected future population through the year 2020, while the SBCAG forecasted population growth over the next 30 years.

The County currently has a population of approximately 431,312 (Department of Finance, January 2009). To determine whether the County is currently consistent with the CAP, the County's current 2009 population should be compared to the SBCAG's most recent population projections for that same year. However, no specific data from the 2009 Regional Growth Forecast was available for the year 2009; the most recent population figure in the SBCAG Regional Growth Forecast was from 2005, which totaled 417,500 persons. The difference of 12,500 persons between the forecasted amount for 2010 and 2005 (430,200 - 417,500 persons) was taken, and divided by the span of five years to get an average increase in persons per year (12,700/5). This average (2,540 persons per year) was multiplied by four years (2009-2005) and added to the

2005 population in order to estimate the projected population for 2009 (417,500+10,160). Using this method, population for the year 2009 would be approximately 427,660 persons. The current population of 431,312 exceeds the SBCAG's forecasted population for 2009; therefore, the actual population is expected to be more than the population anticipated in the most recent CAP.

As discussed above, the 2007 CAP calculations are based on the SBCAG 2002 Regional Growth Forecast. However, neither of these plans provides population statistics for growth within the Plan area specifically, as they are countywide documents.

As the CAP and SBCAG population forecasts are based on buildout assumptions under current land use and zoning designations found in the County's existing Comprehensive and Community Plan's, the 2010 Plan Update's consistency with CAP population projections can be assessed by whether or not the buildout anticipated under the 2010 Plan Update exceeds the buildout anticipated under the 2007 CAP.

As discussed previously, development under the 2007 CAP was based on the 2002 RGF, which projected 790 additional residential units and 638,000 square feet of commercial/industrial development for the entire unincorporated Santa Ynez subregion, which includes Santa Ynez, Los Olivos, Ballard, and Los Alamos. These buildout projections would be substantially less than what development is projected for the Santa Ynez subregion, in particular the Santa Ynez, Los Olivos, and Ballard areas. Under the 2006 Santa Ynez Valley Community Plan, 936 additional residential units and 555,334 square feet of additional commercial and industrial development would be developed at buildout of the Plan, and for the Los Alamos area, under the 2010 Plan Update, 685 additional residential units and 533,928 square feet of additional commercial and industrial development would be developed at buildout of the Plan. Combined, the two buildout of the two Community Plans would result in 411 residential units and 451,262 square feet of commercial and industrial of additional development beyond that assessed in the 2007 CAP for the unincorporated Santa Ynez subregion. 2010 Plan Update impacts on air quality related to consistency with the Clean Air Plan would be considered *significant and unavoidable.*

Vehicle use and emissions are directly related to population (more people means more vehicle use). Populations that remain within CAP and SBCAG forecasts are accounted for with regards to APCD emissions inventories. When population growth exceeds these forecasts, emission inventories could be surpassed, affecting attainment status. The 2010 Plan Update contains several trip-reduction strategies such as mixed-use development and focusing intensification of growth in the Bell Street corridor. These policies and development standards would be consistent with County and CAP goals

intending to reduce potential air quality impacts by reducing urban sprawl, including placing new housing in areas in close proximity to transit and alternative transportation modes. These reductions cannot be precisely defined, as the actual extent of Plan buildout cannot be predicted. Based on assumptions provided by the South Coast Air Quality Management District Rule 2301 (SCAQMD 2009), this reduction would be on the order of 5 to 10 percent. Therefore, potential impacts related to CAP consistency would be remain *significant.*

Mitigation Measures

Mitigation measures listed under Impact AQ-3~~2~~ below would address Impact AQ-1.

Residual Impacts

Impacts on air quality associated with the 2010 Plan Update's consistency with the Clean Air Plan would be *significant and unavoidable* (Class I) because the buildout anticipated under the 2010 Plan Update would exceed the buildout anticipated under the 2007 CAP.

Impact AQ-2: *Incremental short-term construction activity associated with buildout of the Plan Area would generate air pollutant emissions.*

Construction activities would generate emissions of ozone precursors ROC and NOx as well as fugitive dust, which contain both PM_{10} and $PM_{2.5}$. Emissions would be generated by a variety of specific activities, including site grading, use of heavy construction equipment, construction worker trips, application of architectural coatings, and paving of roads and other paved areas. Santa Barbara County has not established construction emissions thresholds. However, the County violates the State standard for PM_{10}; therefore, dust control measures are required for all projects involving grading. In addition, dust can adversely affect sensitive receptors (such as residences, hospitals, nursing homes or schools) in close proximity.

The 20-year buildout and rezoning actions under the 2010 Plan Update would result in establishing an additional development potential of 685 new residential units (including single- and multi-family residences, and mixed-use residences), and 38 new secondary units. Non-residential development (including commercial, industrial, and public/institutional development) under 20-year buildout conditions would result in approximately 549,515 sq. ft. of additional non-residential development.

Construction activity that would occur during the 20-year buildout, in accordance with the 2010 Plan Update would cause temporary, short-term emissions of various air

pollutants. Particulate matter, designated by CARB as a toxic air contaminant, is a component of diesel exhaust emitted by on-road and off-road diesel vehicles and equipment during construction. In addition, NO_X would be emitted by the operation of construction equipment, while fugitive dust (PM_{10} and $PM_{2.5}$) would be emitted by activities that disturb the soil, such as grading and excavation, road construction and building construction.

Information regarding specific development projects, soil types, and the locations of receptors would be needed in order to quantify the level of impact associated with construction activity. Taken individually, construction activities are not generally considered to have significant air quality impacts because of their short-term and temporary nature along with the application of standard dust control measures. However, given the amount of development that the 2010 Plan Update would accommodate within a 20-year buildout, it is reasonable to conclude that some major construction activity could be occurring at any given time throughout the community. Impacts could also be complicated by the fact that multiple construction projects could occur simultaneously in any specific portion of Los Alamos. Although the impact cannot be quantified, the dust and ozone precursors generated from construction activities is considered to be potentially significant, because Santa Barbara County violates the state standards for ozone and PM_{10} and these emissions would contribute to a violation of CAAQS. Therefore 2010 Plan Update buildout construction-related air quality impacts *would be significant.*

Mitigation Measures

Measures included in the Scope and Content of Air Quality Sections in Environmental Documents (June 2008) to reduce construction-related emissions would apply to construction activity associated with Plan buildout. These include measures to limit fugitive dust (PM_{10}) as identified below.

Dev Std AQ-LA-1.1.1 shall be revised as follows (underlined text) to further reduce construction equipment exhaust emissions.

MM AQ-1 *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. <u>To reduce NOx and diesel particulate emissions from construction equipment during project grading and construction, the following shall be adhered to:</u>

- 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 heavy-duty diesel engines shall be used. Equipment meeting Tier 2 or higher emission standards should be used to the maximum extent feasible.
- 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.

Plan Requirements and Timing: P&D shall review grading and building plans for all project components prior to grading and construction.

MONITORING: Permit Compliance inspectors shall perform periodic spot checks during construction to ensure compliance

with requirements. APCD inspectors shall respond to nuisance complaints.

The 2010 Plan Update Dev Std AQ-LA-1.1.2 shall be revised as follows (underlined text) to further reduce potential fugitive dust impacts during construction, and to ensure consistency with sections 2449, 2449.1, 2449.2, and 2449.3 in Title 13, Article 4.8, Chapter 9, of the California Code of Regulations (CCR) that aim to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Based on comments received during the Draft EIR public comment period, MM AQ-2 has been changed to remove redundant regulatory requirements implemented during project review, as shown below in underline and strike-through. The revisions to MM AQ-2 clarify actions necessary to mitigate Impact AQ-2 and would not result in any new or changed environmental impacts. The revisions would not change the impact analysis conclusions. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

MM AQ-2 *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. ~~Controls shall include, but not be limited to, the following measures:~~

~~•During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph.~~
~~•Reclaimed water should be used whenever possible.~~
~~•Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.~~
~~•Gravel pads must be installed at all access points to prevent tracking of mud on to public roads.~~
~~•If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.~~

~~•After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.~~

~~•The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading for the structure.~~

~~•Prior to land use clearance, the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.~~

Plan Requirements and Timing: P&D shall review grading and building plans for all project components prior to grading and construction.

MONITORING: Permit Compliance inspectors shall perform periodic spot checks during construction to ensure compliance with requirements. APCD inspectors shall respond to nuisance complaints.

Residual Impacts

Implementation of 2010 Plan Update Policy and revised by measures MM AQ-1 and AQ-2 would minimize incremental, periodic short-term and localized construction impacts during 20-year buildout to the maximum extent, and would ensure compliance with existing CCR statues. Residual construction-related emissions would therefore be reduced to *significant but feasibly mitigated* (Class II).

Impact AQ-3: ***Buildout of the Plan Area would generate operational air pollutant ROC and NO_X emissions from area and mobile sources.***

New land uses in the Plan Area would result in an increase in air pollutant emissions within the Santa Barbara County portion of the South Central Coast Air Basin. Long term/operational emissions associated with Plan buildout are those associated with motor vehicle trips and stationary sources that may require permits from the APCD. Examples of stationary emission sources include gas stations, auto body shops, dry cleaners, and water treatment facilities. Other stationary sources such as residential heating and cooling equipment, wood burning stoves and fireplaces, or other individual appliances are known as "area sources."

~~The APCD does not require quantified analysis of construction or operational air contaminant emissions impacts for program-level evaluations, such as for the 2010 Plan Update (SB County APCD and SBCAG 2007). As operational emissions are taken into account in the County's Clean Air Plan, the CAP consistency analysis in Impact AQ-1 above is the method for determining whether the program's impact to regional air quality would be significant. In addition, the end of this section discusses the Plan's contribution to cumulative greenhouse gas emissions.~~

~~Though not required, this analysis provides quantitative estimates of air pollutant emissions associated with the full Plan buildout.~~ The 2007 CAP modeling was based on a previous buildout estimate of 649 residential units and 549,515 square feet of non-residence land uses in the 1994 Plan. Although the estimated emissions do not account for an additional 36 multi-family residential units equal to the present 2010 Plan Update buildout of 685 residences, the difference in emissions is inconsequential (36 multi-family units = 85 Average Daily Trips and 6 Peak Hour Trip) when determining the overall significance of buildout emissions. Air quality emissions associated with long-term buildout and occupation of the 2010 Plan Update were analyzed based on land use and the associated square footage. The number of potential vehicular trips was based on the Traffic and Circulation Report (see section 4.9) and is estimated to generate a total of 24,542 trips daily. At 20-year buildout, residential uses would generate an estimated 4,510 average trips daily (ADT). Non-residential uses, including community mixed-use (CM-LA zone), would generate approximately 20,032 ADT.

In addition to the 24,542 daily trips generated by the project, increased electricity and natural gas would be consumed by additional development. As such, project operation would increase emissions of air pollutants that contribute to the degradation of regional air quality.

The URBEMIS 2007 Version 9.2.4 model was used to calculate emissions associated with the 2010 Plan Update based on land use and the number of trips generated by the new development. Estimates of project emissions are identified below in Table 4.10-8. The net increase in long-term emissions associated with the 2010 Plan Update includes those emissions associated with vehicle trips (mobile emissions) and the use of natural gas and landscaping maintenance equipment (area emissions) upon buildout of the project. Importantly, the emissions calculations take into account credits provided for mixed-use development, assuming that fewer trips will be made by future residents if commercial amenities are available on site.

Table 4.10-8 Estimated Operational Emissions Associated with Year 2030 Plan Buildout (lbs/day)

Emission Source	**ROC**	**NOx**	**CO**	**SO2**	**PM_{10}**	**$PM_{2.5}$**
Area Source	44.41	11.33	26.39	0.00	0.08	0.08
Vehicle Emissions	73.89	71.48	700.60	1.52	15.78	9.81
Total Emissions	**118.30**	**82.81**	**726.99**	**1.52**	**15.86**	**9.89**
Vehicular Significance Threshold	*25*	*25*	*n/a*	*n/a*	*n/a*	*n/a*
Threshold Exceeded?	**Yes**	**Yes**	*n/a*	*n/a*	*n/a*	*n/a*
Area + Vehicle Threshold	55	55	*n/a*	*n/a*	*80*	*n/a*
Threshold Exceeded?	**Yes**	**Yes**	*n/a*	*n/a*	No	*n/a*

Source: URBEMIS 2007 Version 9.2.4. See Appendix H for calculations

As indicated in Table 4.10-8, ROC and NOx emissions would exceed SBCAPCD thresholds of 25 lbs/day, even with implementation of credits for mixed use development (there is no significance threshold for CO emissions). (The additional 85 ADT associated with the 36 multi-family units would generate approximately 0.1 percent additional emissions, or an additional 0.11 lbs/day of ROC and 0.08 lbs/day of NOx). The combined project-generated area source and vehicle emissions would also exceed the combined area source and vehicle emissions thresholds of 55 lbs./day for ROC and $NO_{X,}$. The potential 2010 Plan Update buildout effect on long-term air quality would be *significant*.

Mitigation Measures

On a project - specific level, land use and design measures that promote the use of alternative modes of transportation should be considered. These mitigation measures focus on reducing vehicle miles traveled, vehicle trips and peak hour travel. The

implementation of these measures will control ozone forming oxides of nitrogen (NOx) and reactive organic compounds (ROC), the primary air pollution concern on a regional scale for most land use projects.

Policy AQ-LA-1.3 shall be revised as follows (underlined text) to reduce long-term source and vehicular-generated air pollutant emissions.

MM AQ-3 *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.

- Include design features to encourage alternate transportation modes.
    - 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 locker facilities.
    - 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).

Plan Requirements and Timing: Zoning permits or clearances related to Los Alamos Community Plan projects shall be subject to the existing permit compliance program .

MONITORING: Permit Compliance shall monitor and verify applicable conditions have been met prior to occupancy clearance.

Dev Std AQ-LA-1.4.1 shall be revised in underline and strike through text as follows ~~(underlined text)~~ to reduce vehicle trips, electrical and natural gas usage, and conserve water. Based on comments received during the Draft EIR public comment period, MM AQ-4 and MM AQ-5 have been changed to remove redundant regulations already implemented during project review. The changes are shown below in double underline and strike-through. The revisions to MM AQ-4 and MM AQ-5 clarify actions necessary to mitigate Impact AQ-3 and include MM AQ-5 in the Plan Update as new Dev Std AQ-LA-1.4.2. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

These changes would not result in any new or changed environmental impacts, nor cause appreciable changes to the conclusions in the Impact AQ-3 analysis.

MM AQ-4 *Dev Std AQ-LA-1.4.1* The County shall consider including the following energy-conserving techniques to implement Policy AQ-LA-1.4:

~~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.~~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;

~~c.The use of light colored water based paint and roofing materials that absorb less heat, reduce solar heat gain, and reduce use of mechanical cooling systems;~~

b. The~~ installation of solar panels for~~ use of passive solar energy, which minimizes the consumption of electricity.

~~d.~~c. If possible, offer additional energy conservation features as homebuyer options, including but not limited to:

1. Photovoltaic (PV) panels for electrical power, residential water heating systems, and other facilities. ~~facilities needs of home.~~
2. Photovoltaic landscape lighting, gate openers, water features.
3. Solar water heating system and/or the use of water heaters that heat water only on demand;

~~e.~~d. Green building technologies such as structural orientation and use of construction materials that maximize passive solar exposures;

~~f.~~e. The use of ~~passive solar cooling/heating~~ 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;

~~g.~~f. The use of natural lighting systems such as skylights and interior transom windows to reduce energy consumption in commercial, office and municipal structures;

~~h.~~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;

~~l.Installation of energy efficient lighting, including low volatile organic compounds (VOC)-emitting landscaping (i.e., trees) that generate less VOC emissions and 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.~~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;
~~use of landscaping to shade buildings and parking lots;~~

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 Use a drip irrigation system and/or zoned irrigation system with a rain sensor shutoff feature;~~

~~o. Install low volatile organic compounds (VOC)-emitting landscaping (i.e., trees) that generate less VOC emissions;~~

~~p. Consider Xeriscape landscape treatments instead of lawns. Where lawns or gardens are proposed, incorporate detention grading and/or construct as a swale to allow for maximum detention and control of stormwater flows;~~

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 alternative transportation methods;

p. Installation of covered bus stops to encourage use of mass transportation; ~~Installation of walkways~~

q. For neighborhood commercial uses, include childcare, food services, postal machines, and banking services.

r. A tiered fee reduction for projects that provide:
   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.

Plan Requirements and Timing: Zoning permits or clearances related to Los Alamos Community Plan projects shall be subject to the existing permit compliance program.

MONITORING: Permit Compliance shall monitor and verify applicable conditions have been met prior to occupancy clearance.

MM AQ-5 *DevStd 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 ~~established~~ employee trip reduction program consistent with the programs established by the Santa Barbara Air Pollution Control District. ~~that should consider the following elements:~~

~~•Install bicycle racks and/or bicycle lockers at a ratio of 1 bicycle parking space for every 10 car parking spaces for customers and employees, or at a ratio otherwise acceptable the SBCAPCD to be determined prior to occupancy clearance;~~

~~•Post carpool, vanpool and transit information in employee break/lunch areas;~~

~~•Employ or appoint an Employee Transportation Coordinator;~~

~~•Implement a Transportation Choices Program. Project applicants should work with the Transportation Choices~~

~~•Coalition partners for free consulting services on how to start and maintain a program. Contact Traffic Solutions;~~

~~•Provide for shuttle/mini bus service;~~

~~•Provide incentives to employees to carpool/vanpool, take public transportation, telecommute, walk, bike, etc.;~~

~~•Implement compressed work schedules;~~

~~•Implement telecommuting program;~~

~~•Implement a lunchtime shuttle to reduce single occupant vehicle trips;~~

~~•Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area;~~

~~•Provide on-site eating, refrigeration and food vending facilities to reduce employee lunchtime trips;~~

~~•Provide preferential carpool and vanpool parking spaces; and~~

~~•Provide shower and locker facilities to encourage employees to bike and/or walk to work (typically one shower and three lockers per every 25 employees).~~

~~•Provide off-site improvements to offset contaminant emissions, including: retrofitting existing homes and businesses with energy-efficient devices, replacing transit or school buses, contributing to~~

~~alternative fueling infrastructure, and/or improving park and ride lots.~~

The specific components of a trip reduction program required for a particular commercial development shall be at the discretion of the County Planning and Development Department, based on the recommendations of the APCD.

Plan Requirements and Timing: Future commercial developers under the 2010 Plan Update shall incorporate the listed provisions into development plans or shall submit proof of infeasibility prior to initiation of construction.

MONITORING: The Planning and Development Department shall site inspect to ensure development is in accordance with approved plans prior to occupancy clearance. Planning and Development staff shall verify installation in accordance with approved building plans.

Residual Impacts

Implementation of measures MM AQ-3 through AQ-5 would reduce air quality emissions associated with Plan buildout. These reductions cannot be precisely defined, as the actual extent of Plan buildout cannot be predicted. Based on assumptions provided by the South Coast Air Quality Management District Rule 2301 (SCAQMD 2009), this reduction would be on the order of 10 to 15 percent. The residual impact would remain *significant and unavoidable* (Class I).

Impact AQ-4: ***Non-residential (including commercial) uses allowed in the Plan Area would have the potential to generate odors, noxious fumes, toxic compounds, and/or toxic particulates that could impact adjacent sensitive receptors.***

Certain projects have the potential to cause substantial odors resulting from the nature of their operation and their location relative to wind dispersal patterns. Existing and future residential sensitive receptors located downwind of existing and/or future sources of odor have the potential to be impacted by land uses such fast food restaurants, bakeries, coffee roasting facilities, etc., auto body shop, service stations, and laundry/dry cleaning. All of these uses have the potential to generate odor nuisance effects to the public or to adjoining residents.

The majority of residences within the Plan Area would have sewer connections available; however, there are an estimated 22 properties located outside the Las Alamos sewer district boundary in Sub-area 1 that are and will continue to be on septic. The septic systems located on these properties are required to be installed per the Santa Barbara On-Site Sewage Ordinance. If not properly installed, these have the potential of creating nuisance odors on the site, or to existing residential development in the Plan area. The APCD would respond to odor complaints on a case-by-case basis, taking enforcement action as necessary. These nuisance odors are considered minor and do not warrant mitigation beyond standard complaint procedures. As a result, impacts from the above uses would be *less than significant.*

Odor nuisances generating from commercial use food or coffee production are known to potentially cause complaints from adjacent sensitive receptors. Impacts associated with new commercial development in the CMLA would be *potentially significant*. Odors generated from the approved Lucas & Lewellen Winery resulting primarily from the fermentation and aging processes and the resultant ethanol emissions also have been known to result in complaints from adjacent sensitive receptors. These industrially generated odors would be *potentially significant.*

Wood-burning fireplaces are the cause of many public nuisance complaints that the APCD receives during the winter months. Plan Policy AQ-LA-1.4 requires that discretionary projects use techniques designed to conserve energy and minimize pollution, but wood-burning fireplaces would be allowed. Odor nuisance impacts from wood-burning fireplaces would be *potentially significant.*

Mitigation Measure

In addition to the implementation of Dev Std AQ-LA-1.4.1 and revisions identified in MM AQ-4 that include a prohibition on the use of wood-burning stoves in new construction, the following measure would minimize potentially significant impacts associated with potential odor generation. Based on comments received during final Plan review and the Draft EIR public comment period, MM AQ-6 is incorporated in the 2010 Plan Update as Dev Std AQ-LA-1.4.3, shown below.

MM AQ-6—*Dev Std AQ-LA-1.4.3:* Applicants of non-residential projects with uses that have 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:

a. Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints.
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.
c. Description of potential odor sources at the facility.
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.
e. Contingency measures to curtail emissions in the event of a public nuisance complaint.

Plan Requirements and Timing: The project OAP shall be reviewed by the APCD and approved by Planning & Development prior to Land Use Clearance approval.

MONITORING: Planning & Development Permit Compliance shall field inspect for compliance with the approved OAP.

Residual Impacts

Implementation of measures MM AQ-4(b.) and AQ-6 would reduce impacts on air quality odors to *significant but feasibly mitigated* (Class II).

Impact AQ-5: *Plan Area Buildout would not result in exceeding health risk public notification thresholds adopted by the APCD Board for non-cancer risk.*

Neighborhood commercial land use operations including dry cleaners and very large gas stations can potentially include stationary sources that emit one or more of the 244 substances that have either been recognized by the CARB as TACs in California or are known or suspected to be emitted in California and have potential adverse health effects, as identified by the CARB TAC Identification Program (CARB "List," 1999 [and continually updated]). Future commercial businesses capable of generating TACs would be required to comply with standard health risk measures and procedures. These existing regulatory standards would ensure that potential health risks would be reduced to *less than significant*.

Toxic Air Contaminants and US Highway 101

As stated previously in section 4.10.1, Toxic Air Contaminants, the CARB (2005) has determined that truck traffic generating diesel particulates poses a health risk to sensitive receptors, particularly children. The numerous studies cited in the Handbook identify a health risk within 500 feet of a freeway. As stated above, these studies are based on emissions generated by traffic on major interstate highways in metropolitan California centers within Los Angeles (the I-405 and I-710), Sacramento (I-80), San Francisco Bay, and San Diego. ~~major interstate commerce freeways.~~ The CARB findings are advisory, and do not reflect a CEQA threshold of significance under CEQA. They are based on studies that identify health risks primarily related to trucks generating diesel particulates. These studies have gathered data from traffic on extremely large interstate freeways in major metropolitan centers ~~including San Diego, Los Angeles, San Francisco, and Sacramento,~~ very unlike the traffic flows on US Highway 101 near Los Alamos that are 32,000 ADT, substantially below the CARB guideline established for rural roadways of 50,000 ADT. The diesel-powered truck 2,500 ADT on US Highway 101 are substantially below the typical urban freeway truck traffic of 10,000-20,000 day considered to generate unhealthy emissions by the CARB.

An estimated 90 additional residential units would be potentially built within 500 feet of U.S. Highway 101. Plan buildout is anticipated to increase the total vehicular volumes on U.S. Highway 101 in the vicinity of Los Alamos up to 44,000 ADT (see Figure 4.9-5). Total truck trips that currently comprise 13 percent of all trips would increase to 5,720, and diesel-powered truck trips, which currently comprise approximately 8 percent of all freeway trips, would be estimated to increase to 3,520 ADT. These volumes would remain between 25 and 50 percent below truck freeway volumes of 10,000 and 20,000 the CARB considered when developing their recommendations for establishing a 500-foot buffer for residential development. Although there is no significance criteria related to diesel truck trip emissions on health risk, the potential volumes on US Highway 101 under Plan buildout would be substantially lower than those identified by CARB as having a potential for creating a substantial public health risk in the dense urban centers of Los Angeles, Sacramento, San Francisco Bay, and San Diego. Though the numbers of vehicles travelling on U.S. Highway 101 in the vicinity of Los Alamos generate emissions that are capable of contributing to adverse health effects, they are not substantial enough to result in a significant impact on the air quality of future adjacent receptors. ~~and t~~ Therefore, the potential impact on air quality of and health risks to additional sensitive receptors located in proximity to US Highway 101 would be considered a*n adverse, but less than significant impact.*

Mitigation Measures

Although no significant adverse impacts on air quality related to health risks resulting from buildout of the Plan are identified, the following measures are recommended to ensure consistency with Plan GOAL AQ-LA-1, Maintain Healthful Air Quality in the Los Alamos Valley. Based on comments received during final Plan review and the Draft EIR public comment period, MM AQ-7 and MM AQ-8 will be incorporated in the 2010 Plan Update as Dev Std AQ-LA-1.4.4 and Dev Std AQ-LA-1.4.5, as shown below. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

MM AQ-7 *Dev Std 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.

Plan Requirements and Timing: This ~~e aforementioned~~ requirement shall be shown on applicable plans submitted for Land Use Clearance approval.

MONITORING: County of Santa Barbara Permit Compliance staff shall ensure that the aforementioned requirements are included on plans submitted for approval of any Land Use and Building permits and shall verify compliance onsite prior to occupancy clearance. Staff shall also review the future Covenants, Conditions, and Restrictions (CC&Rs) for inclusion of guidelines pertaining to the proper maintenance/replacement of filters.

MM AQ-8 *Dev Std 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.

Plan Requirements and Timing: The future project applicant shall provide this disclosure statement as part of the project

CCRs to County Counsel and Planning & Development to verify the disclosure statement is fair and adequate. The disclosure shall be reviewed and approved prior to any Land Use and Building permits.

MONITORING: County of Santa Barbara Permit Compliance staff shall verify that the Air Quality Disclosure Statement has been incorporated into the CCRs prior to sale of homes. Planning & Development shall review and approve the statement for objectivity, balance, and completeness.

Residual Impacts

Implementation of measures MM AQ-7 and AQ-8 would further minimize *less than significant* impacts on air quality (Class III).

4.10.3 Cumulative Impacts

Area of Influence

The study area for analysis of the 2010 Plan Update's cumulative impacts on air quality is identical to the project-specific impact area. The CAP accounts for buildout of cities and unincorporated area general plans within Santa Barbara County. Therefore, the Area of Influence for assessing cumulative impacts on air quality is based on emission sources throughout the County of Santa Barbara (personal communication, Vijaya Jammalamadaka, 2008).

Development within Santa Barbara County and the Area of Influence is estimated to grow at an approximately 0.6 percent annual rate (total of 11.9 percent) between 2010 and 2030 (SBCAG 2007). Growth anticipated to contribute to cumulative impacts on air quality in the North County during this time associated with broader programmatic plans include buildout of the Santa Ynez Valley Community Plan, City of Buellton and City of Solvang General Plans, and the Chumash Reservation. Buildout of the Santa Ynez Valley Community Plan would result in an addition of up to 936 residential units (including secondary residential units) and 555,334 sq. ft of new commercial development (SYVCP EIR, Executive Summary, 2009). General Plan buildout in the City of Buellton would result in approximately 1,814 additional residential units and 1,197,730 sq. ft. of new commercial development. Buildout under Solvang's General Plan would result in approximately 532 additional residential units, and 115,436 sq. ft. of new commercial development. An additional 72 residential units are estimated to accommodate 2030 growth projections on the Chumash Reservation.

In addition to growth from buildout projections of the Plan and similar buildout projections from outside of the Los Alamos Community, regional programs and initiatives such as the Santa Barbara County Uniform Rules establish the potential for generating growth and air emissions related to agricultural uses on lands under Williamson Act Contracts within the Los Alamos Valley. The Winery Permit Process Ordinance that was adopted in 2004 may encourage the additional development of small, low intensity wineries in the Valley, leading to the generation of additional stationary and vehicular emissions.

Taken individually, construction activities are not considered to have significant air quality impacts because of their short-term and temporary nature. However, given the amount of development that would result from cumulative projects over the next 20 years, it is reasonable to conclude that some major construction activity could be occurring at any given time throughout the valley. Impacts could also be complicated by the fact that multiple construction projects could occur simultaneously in any specific portion of the valley. Given that Santa Barbara County violates the state standards for ozone and PM10, the minimal amount of dust and ozone precursors generated from construction activities is nevertheless considered to be potentially significant. Overall, cumulative construction emissions from related buildout outside the Plan Area would be *significant.*

Buildout of the Plan Area includes a maximum potential 685 residential units and 549,515 SF of non-residential development. As stated in Impact AQ-1, Plan buildout would exceed the buildout anticipated under the 2007 CAP and would be *potentially significant*. As stated in Impact AQ-2 and AQ-3, incremental construction emissions and long-term buildout emissions would be potentially *significant.* Therefore, the cumulative impact on air quality from combined related growth between 2010 and 2030 outside the Plan Area, together with Plan emissions, would be *cumulatively significant*. The 2010 Plan Update's contribution to this cumulative impact would be *cumulatively considerable*, as the effect on 2007 CAP buildout and long-term emissions would be *significant.*

Mitigation Measures

Implementation of measures MM AQ-1, MM AQ-2, and MM_AQ-3 would minimize the Plan's buildout contribution to cumulative impacts on air quality associated with short-term construction and operational activity emissions. All development projects within the Plan area would be required to implement standard APCD dust control, odor reduction, and construction emissions measures that are included in the County air attainment planning process. Each development project would be conditioned to comply with APCD standard measures to reduce vehicular emissions.

Residual Impacts

The 2010 Plan Update's short-term periodic construction emissions would be reduced by implementation of standard APCD measures *to less than cumulatively considerable* (Class II). The Plan's mitigated contribution to significant cumulative long-term ROC, NO_X, and PM_{10} emissions would be reduced on the order of 10 to 15 percent by reducing stationary source energy demands and vehicular trips. However, the residual emissions would still exceed thresholds set by the APCD. As a result, the project's residual contribution to cumulative air quality impacts would remain *cumulatively considerable and unavoidable* (Class I).

Greenhouse Gas Emissions/Global Climate Change

The impacts of the 2010 Plan Update, including the 20-year Plan buildout, would be combined with cumulative impacts resulting from development contemplated in the Santa Ynez Valley Community Plan, Buellton and Solvang General Plans as well as buildout of the Chumash Reservation. Cumulative development data and estimated associated greenhouse gas emissions as provided in the Santa Ynez Valley Community Plan (SYVCP) EIR (Santa Barbara County Long Range Planning 2007), are utilized for comparative assessment of cumulative GHG impacts associated with 2010 Plan Update buildout and the region. These data are used as the Plan Area is a subset of the unincorporated Santa Ynez Valley, for which cumulative GHG impact data were analyzed in the SYVCP EIR. The 20-year buildout and rezoning actions under the SYVCP would result in a total buildout of 936 residential additional units and approximately 555,334 square feet (sq. ft.) of additional development commercial development. General Plan buildout in the City of Buellton would result in approximately 1,814 additional residential units and 1,197,730 sq. ft. of new commercial development. Buildout under Solvang's General Plan will result in approximately 532 additional residential units, and 115,436 sq. ft of new commercial development. An additional 72 residential units is estimated to accommodate 2030 growth projections on the Chumash Reservation (Santa Barbara County Long Range Planning 2007).

In addition to growth from buildout projections of the 2010 Plan Update and similar buildout projections from other jurisdictions within the cumulative Area of Influence, a few projects, programs, or initiatives would have the potential for additional growth in the unincorporated Santa Ynez Valley in which where Los Alamos is located: the Santa Barbara County Uniform Rules Update, the Winery Permit Process Ordinance, the Bradley Lands Annexation project in Santa Maria, and the UCSB Long Range Development Plan. The Santa Barbara County Uniform Rules Update is estimated to result in the development of approximately 78 additional residential units throughout the agricultural areas of the Santa Ynez Valley Area. The Winery Permit Process

Ordinance that was adopted in 2004 may encourage the additional development of small, low intensity wineries in the Valley.

In the absence of adopted thresholds of significance for greenhouse gas emissions, the cumulative impact analysis includes an estimate of the 2010 Plan Update-specific CO_2 emissions and an estimate of the CO_2 emissions from the cumulative projects listed above and compares these to the statewide CO_2 emissions. The analysis focuses on CO_2 emissions because these are the major GHG component, and since the URBEMIS emissions model provides information on CO_2 emissions expected from various residential and non-residential uses.

The estimated annual CO_2 emitted as a result of the 20-year buildout under the 2010 Plan, as modeled with URBEMIS, is estimated at about 31,918.51 tons, which is equivalent to about 0.032 million metric tons. Total cumulative development, which includes the 2010 Plan Update as well as cumulative projects, would generate annual CO_2 emissions estimated at 223,237.4 tons, which is equivalent to about 0.223 million metric tons (see Table 4.10-9).

Table 4.10-9 Estimated CO_2 Emissions from Proposed 2010 Plan Update + Cumulative Projects

Long-Term Emission Source	***CO_2 Emissions Summer (lbs/day)***	***CO_2 Emissions Annual (tons/year)***
Proposed Project Area (operational)	13,800.30	2,518.17
Proposed Project Vehicle (mobile)	164,187.47	29,400.34
Total 2010 Plan Update Operational Emissions	***177,987.77***	***31,918.51***
Cumulative Projects Area (operational)	53,398.61	30,491.7
Cumulative Projects Vehicle (mobile)	723,099.80	160,827.2
Total Cumulative Operational Emissions	***776,498.41***	***191,318.9***
TOTAL CO_2 EMISSIONS	**954,486.18**	**223,237.41**

Source: (1) Santa Barbara County Long Range Planning 2007. (2) URBEMIS 2007 v.9.2.4. See Appendix H for results and assumptions.

Methodology and Quantification of GHG Emissions

Construction Emissions

Construction of future projects within the Plan Area would result in GHG emissions, primarily associated with use of off-road construction equipment and vehicles and on-road construction and worker vehicles. Construction scenarios of incremental projects associated with the 2010 Plan Update 20-year buildout cannot be quantified at this time.

Short-term air pollutant emissions, however, though not included in the GHG quantification, would have the potential to contribute substantial GHGs; therefore, standard construction mitigation measures that would reduce individual project emissions would be required.

Operational Emissions

Emissions from Motor Vehicles

Annual CO_2 emissions from motor vehicle trips for full project buildout in 2030 were quantified using the URBEMIS 2007 model. Based on land use at 20-year buildout, the model estimates that the 2010 Plan Update would generate 24,340 average daily trips and approximately 183,250 vehicle miles traveled (VMT) daily. The CH_4 and N_2O emissions were accounted for by multiplying the URBEMIS 2007 CO_2 emissions by a factor based on the assumption that CO_2 represents 95% of the CO_2E emissions associated with passenger vehicles (EPA 2005). The estimated GHG emissions from motor vehicles are shown in Table 4.10-10, Estimated Operational Emissions of Greenhouse Gases. Additional detailed regarding these calculations are found in Appendix H.

Emissions from Natural Gas Combustion and Landscape Maintenance

Annual CO_2 emissions from natural gas combustion for space and water heating and gas fireplaces (no new wood-burning devices would be developed under the 2010 Plan Update) were estimated using URBEMIS 2007. The CO_2 emissions were adjusted by a factor derived from the relative CO_2, CH_4, and N_2O for natural gas as reported in the CCAR's *General Reporting Protocol* (CCAR 2009) for stationary combustion fuels and their GWPs. The estimated GHG emissions from natural gas combustion are shown in Table 4.10-10. Additional detailed regarding these calculations are found in Appendix H.

URBEMIS 2007 estimates the CO_2 emissions associated with use of landscape maintenance equipment. The contribution from this source category is very small; thus, it was assumed that the CO_2 emissions account for all of the GHG emissions.

Emissions from Electricity Use

Annual electricity use emissions estimates are based upon the South Coast Air Quality Management District's estimated generation rates for land uses (SCAQMD 1993), identified within the Plan Area. The Plan Area buildout would consume approximately 10,173,250 kilowatt-hours per year (see Appendix H for calculations). The generation of

electricity through combustion of fossil fuels typically results in emissions of CO_2 and to a smaller extent CH_4 and N_2O. Annual emissions generated by use of electricity were estimated using the reported CO_2 emissions per kilowatt-hour for Southern California Edison, which provides electricity for the Plan Area (CCAR 2009b). The estimates for CH_4 and N_2O contributions from power plants in California were obtained from the CCAR's *General Reporting Protocol*, and were adjusted for their GWPs. Table 4.10-10 shows the estimated emissions of GHGs associated with electrical use by the 2010 Plan Update. Details regarding these calculations are found in Appendix H.

Emissions from Water Supply and Wastewater Treatment

Supplying water to the Plan area uses large amounts of electricity. Accordingly, conveying, treating, and distributing water would indirectly result in GHG emissions. The GHG emissions associated with providing water were estimated on the estimated water usage in the Plan Area (Dennis Bethel and Associates, Inc. 2006), the estimated electrical usage associated with supply, conveyance, treatment, and distribution of water (CEC 2006), and the same methodology as that for the project's electrical use. Table 4.10-10 shows the estimated GHG emissions associated with water provided to the project users.

Similarly, wastewater treatment requires electricity and would generate its own GHG emissions. According to the *Local Governmental Operations Protocol* (CARB et al. 2008), CH_4 emissions are associated with unburned digester gas (which contains CH_4) and N_2O is associated with some types of wastewater treatment and discharged to aquatic environments. The electrical usage associated with wastewater treatment was estimated using the same methodology as for water supply (Metcalf and & Eddy 2006). The population-based estimates from the *Local Governmental Operations Protocol* were used to estimate CH_4 and N_2O emissions from wastewater treatment processes.

Table 4.10-10 shows the estimated emissions of GHGs associated with water supply and wastewater treatment for 2010 Plan Update buildout. Additional detailed regarding these calculations are found in Appendix H.

Table 4.10-10 lists the operational emission sources of GHGs for the 2010 Plan Update. The project is estimated to result in GHG emissions of approximately 34,000 metric tons CO_2E. While the 2010 Plan Update would result in emissions of GHGs, no guidance exists to indicate what level of GHG emissions would be considered substantial enough to result in a significant adverse impact on global climate. However, it is generally the case that an individual project is of insufficient magnitude by itself to influence climate change or result in a substantial contribution to the global GHG

inventory. Thus, GHG impacts are recognized as exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective (CAPCOA 2008).

Table 4.10-10 2010 Plan Update Buildout Estimated Operational Greenhouse Gases Emissions

Source	Metric Tons CO_2E/Year	Percent of Total
Motor Vehicles	28,076	82.65%
Area Sources	2,292	6.75%
Electrical Generation	2,926	8.61%
Water Supply	533	1.57%
Wastewater Treatment	142	0.42%
Year 2030 Totals	**33,968**	**100.00%**

As stated above, the 2010 Plan Update buildout's contribution to state, national, and global greenhouse gas (GHG) emission inventories and the resultant effect on global climate should be evaluated on a cumulative basis. Plan buildout would generate GHG emissions that would contribute to potential cumulative impacts of GHG emissions on global climate.

Cumulative Development

As described above, cumulative project area and vehicle emissions calculated within the Santa Ynez Valley Community Plan EIR, including estimated emissions resulting from 20-year buildout of Santa Ynez Valley Community Plan, were utilized for cumulative development comparison, as illustrated in Table 4.10-11. The results are shown in Table 4.10-11, alongside the area and vehicle emissions results for 20-year buildout of the 2010 Plan Update (see Table 4.10-10).

Table 4.10-11 Estimated CO_2e Emissions from Proposed 2010 Plan Update + Cumulative Projects

Long-Term Emission Source	***Annual Emissions (metric tons CO_2e)***
Proposed Project Area (operational)	2,291.61
Proposed Project Vehicle (mobile)	28,075.59
Total 2010 Plan Update Operational Emissions	***30,367.20***
Cumulative Projects Area (operational)	30,491.70
Cumulative Projects Vehicle (mobile)	160,827.2 0
Total Cumulative Operational Emissions	***191,318.9***
TOTAL CO_2 EMISSIONS	**221,686.1**

Sources: (1) Santa Barbara County Long Range Planning 2007. (2) California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, January 2009, page 42-49. (3) Operational Emissions from URBEMIS 2007 (version 9.2.4).

The California Energy Commission (CEC) has developed an inventory of statewide GHG emissions. According to the CEC, in 2004 (the most recent year for which data are available), California sources contributed 492 million metric tons of CO_2e. Table 4.10-12 compares CO_2 emissions generated by 2010 Plan Update-specific development and cumulative development to overall statewide CO_2 emissions. For comparative purposes, t~~T~~he contribution of approximately 0.032 million metric tons of CO_2 estimated as a result of the proposed 2010 Plan Update is approximately 0.006% of the statewide emissions. The contribution of 0.191 million metric tons of CO_2 estimated as a result of the buildout in the cumulative projects list provided in the Santa Ynez Valley Community Plan EIR, is approximately 0.039% of the statewide emissions.

Table 4.10-12 2010 Plan Update, Cumulative and Statewide CO_2 Emissions ~~Comparison~~

Emission Source	***CO_2e Emissions (million metric tons/year)***	***% of Statewide annual CO_2 Emissions***
State of California	492	100%
Proposed 2010 Plan Update	0.032	0.006%
Cumulative Projects	0.191	0.039%

Source: (1) Santa Barbara County Long Range Planning 2007. (2) California Energy Commission 2007. (3) URBEMIS 2007 v.9.2.4. See Appendix H for results and assumptions.

No threshold or guidance currently exists; therefore no conclusive statements regarding significance of this impact can be made. However, because of the importance of GCC and its consequences, mitigation measures are provided below.

Efforts to reduce future air pollutant emissions would result in substantial decreases in the total amount of GHG emissions associated with development under the proposed Plan. The Climate Action Team, established by Executive Order S-3-05 has recommended strategies (Table 4.10-13, see page 4.10-53) to reduce GHG emissions at a statewide level to meet the goals of the Executive Order (http://www.climatechange.ca.gov/ climate_action_team/index.html). Several of these actions are already required by California regulations, or are similar to components of the proposed Plan. For example, mixed use development is identified as a GHG reduction measure in both the OPR Technical Advisory on CEQA and Climate Change (OPR, June 2008) and the CAPCOA white paper on CEQA and Climate Change (CAPCOA, January 2008) due to a reduction in resultant automobile trips and vehicle miles traveled. Proposed mixed use development within the CM-LA Bell Corridor would implement this GHG reduction strategy and serve to reduce the amount of GHG emissions under buildout conditions.

Table 4.10-13 Climate Action Team Strategies

HFC Reduction Strategies	Measure requires the installation of mechanical air conditioners and refrigeration units that use non-ozone depleting chemicals.
Achieve 50% Statewide Recycling Goal	Measure requires a solid waste-recycling plan that aims to recycle 35-50% of overall disposable waste. Note that such recycling is already required in California, and already achieved in the Plan Area.
Diesel Anti-Idling	Measure requires the reduction of diesel truck idling times. Note that CARB has already implemented a regulation to limit diesel idling to no more than 5 minutes.
Urban Forest	Measure requires the use of landscaping to shade building and parking lots.
Building Energy Efficiency Standards	Measure requires passive or fan-aided cooling, outdoor lighting designed for high efficiency solar-powered, natural lighting in buildings, architectural design to reduce energy use and increase energy efficiency, and use of landscaping to shade buildings.
Appliance Energy Efficiency	Measure requires use of energy efficient appliances and lighting.
Green Building Initiative	Building design to incorporate green building features such as recycled exterior masonry, recycled or low impact floors, recycled insulation, and low VOC paint.
California Solar Initiative	Measure requires solar energy collectors for each building.

Source: Santa Barbara County Long Range Planning 2007

Mitigation Measures

Under Section 15065 of the *CEQA Guidelines*, an EIR must discuss cumulative impacts if a project would have a cumulatively considerable effect on a resource, where "cumulatively considerable" is defined as "…the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the

effects of other current projects, and the effects of probable future projects." However, as Section 15064(h)(4) states, "The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the Plan's incremental effects are cumulatively considerable." Therefore, the fact that the 2010 Plan Update would result in emissions of GHGs (chiefly carbon dioxide), and that global GHGs emissions contribute to the greenhouse effect and the resultant impacts on global climate, does not mean that the 2010 Plan Update buildout would have a cumulatively considerable contribution to impacts on global climate. The potential contribution of the project to this cumulative impact is evaluated relative to whether the project could impede or conflict with the emissions reduction targets and strategies prescribed in or developed to implement AB 32.

The 2010 Plan Update is evaluated with respect to the California Air Resources Board's (CARB) Climate Change Scoping Plan, which established the state's framework for meeting the goals of AB 32. Many of the Scoping Plan measures to be adopted in the next several years will reduce GHG emissions from all development projects and their users in California. For example, adoption of the Low Carbon Fuel Standard and more stringent energy conservation standards would apply to all motor vehicle users and owners of homes and commercial properties, including those of the Plan. Given that the GHG reduction goal of AB 32 (i.e., reduction of emissions to 1990 levels by 2020) would require a statewide reduction of approximately 30% from "business as usual" (i.e., the emissions that would occur in the absence of any regulation of GHG emissions), a large portion of a specific project's GHG emissions will result from statewide measures. Nonetheless, each development project should incorporate measures intend to achieve the goals of AB 32. These measures that would apply to Plan buildout are identified in measure MM AQ-4.

Numerous policies and development standards incorporated into the 2010 Plan Update would reduce GHG emissions generated by plan buildout. *Policy AQ-LA-1.3* would reduce vehicle trips and VMT, thereby reducing GHG emissions associated with motor vehicles. *Dev Std AQ-LA-1.4.1*, which addresses energy-conserving techniques, would reduce GHG emissions generated by area sources. As described in 4.10.1 Existing Setting, the issue of global climate change involves multiple aspects of the environment, not solely air quality. Accordingly, policies and standards established for other issue areas would also contribute to the 2010 Plan Update's reduction of GHG emissions. Water resources (Section 4.4) discusses conservation and efficiency measures, namely *Policy WAT-LA-1.1* and *DevStd WAT-LA-1.3.2.~~2.1~~,* which encourage the use of reclaimed water and the development of substantial water conserving methods, respectively. In addition, *Policy WAT-LA-1.3~~2~~* and *DevStd WAT-LA-1.3.3~~1~~* address landscaping issues, requiring minimization of exterior water usage, and the maximization of the use of drought

tolerant plants and low flow landscaping irrigation. Regarding solid waste (Section 4.8), *Policy RRC-LA-1.1* facilitates the enhancement of recycling programs in Los Alamos when feasible. Transportation and circulation (Section 4.9) policies and standards require street system improvements to provide for a pedestrian and bicycle-friendly community (*Policy CIRC-LA-1.5~~6~~, DevStd CIRC-LA-1.5~~6~~.1,* and *Policy CIRC-LA-2.2)*, and encourage alternative modes of transportation (*GOAL CIRC LA-2* and *Policy CIRC-LA-2.1, 2.2)*. Implementation of commuter-programs and acquisition of a Park and Ride facility through 2010 Plan Update *Actions CIRC-LA-2.2.1, 2.2* would also reduce GHG emissions generated by mobile sources. Though the reduction in GHG emissions associated with the 2010 Plan Update policies and development standards is not currently quantifiable, these strategies are consistent with the Office of the California Attorney General's suggested global warming measures (2008) and would reduce the 2010 Plan Update's contribution to global climate change.

While no thresholds of significance currently exist for evaluating GHG emissions, this document presumes that the potential for significance exists, and therefore, mitigation measures are appropriate in order to reduce potential impacts to acceptable levels, lacking formal thresholds. For this reason, the 2010 Plan Update and this document enumerate an extensive list of programmatic mitigation measures in response to the underlying intent of CEQA to mitigate potentially significant impacts to the greatest degree feasible. It is important to note that the Board of Supervisors at their March 17, 2009 meeting directed County staff to initiate work on a climate action strategy program as a County-wide policy initiative in response to the provisions of AB32 and SB 375.

The following mitigation measures would reduce the contribution of GHGs resulting from development under the Plan. MM AQ-9.1 thorough and MM AQ-9.7 will be added to the Final 2010 Plan Update as development standards Dev Std AQ-LA-1.4.6 through Dev Std AQ-LA-1.4.10, and Actions CIRC-2.2.4 and AQ-LA-1.5, with changes in underline and strike-through below. MM AQ-9.4 has been implemented countywide through the emPowerSBC program and is therefore no longer necessary as mitigation. These minor changes clarify policy requirements and remove redundant regulations, nor do they create new or increased environmental impacts, or appreciably change the conclusions in the EIR analysis of greenhouse gas emissions and global climate change. In circumstances where additional revisions were made to the Draft EIR underlined text, the revisions are indicated as double-underline for clarity.

AQ-9.1 **Construction Phase Mitigation to Reduce Fuel Usage and Greenhouse Gases**. The County shall incorporate the following into the 2010 Plan Update:

Dev Std AQ-LA-1.4.6: Upon application for grading permits for discretionary projects, the applicant shall submit grading plans, the proposed rate of material movement and a construction equipment schedule to the APCD. In addition, the applicant shall implement the following measures where feasible to mitigate equipment emissions:

- 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 equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, where feasible; and
- The applicant shall apply Best Available Control Technology (CBACT) as determined by the APCD.
- Recycle/Reuse demolished construction material.

Plan Requirements and Timing: The applicant shall provide the grading amounts and schedule to the Planning & Development Department ~~the APCD Planning Division~~ at least 3 months prior

to the start of construction, at which time the –Planning & Development Department ~~the APCD~~ will define the appropriate level of BACT for the project. The application of all BACT features shall occur prior to project construction. These measures shall be shown on all grading and construction plans prior to issuance of construction permits. Compliance with these measures shall be included as bid specifications submitted to contractors.

MONITORING: The applicant shall provide the Planning & Development Department ~~the APCD~~ with proof that the above listed measures, as well as those required by Planning & Development Department ~~the APCD~~ upon review of grading plans, have been implemented prior to the start of the project's construction activity. The grading inspector shall perform periodic site inspections.

AQ-9.2 **Operational Phase Mitigation to Reduce Fuel Usage and thus Greenhouse Gases.** The County shall incorporate the following into the 2010 Plan Update:

Dev Std AQ-LA-1.4.7: The following energy efficiency and green building techniques shall be implemented for discretionary projects where feasible:

- 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 high efficiency gas or solar water heaters (CAPCOA MME-14);
- Using built-in energy efficient appliances (CAPCOA MM E-16);
- Installing double-paned windows;
- Installing door sweeps and weather stripping if more efficient doors and windows are not available;

- Installing low energy interior lighting;
- Using low energy street lights (i.e. sodium); and
- Installing high efficiency or gas space heating (CAPCOA, MS G-9).
- 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 D-17).
- 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).

Plan Requirements and Timing: The applicant shall incorporate the listed provisions into building and improvement development plans or shall submit proof of infeasibility prior to issuance of grading permits.

MONITORING: Planning and Building shall site inspect to ensure development is in accordance with approved plans prior to occupancy clearance.

AQ-9.3 Transportation Emissions.

Action CIRC-LA-2.2.4: 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.

Action AQ-LA-1.5: To further offset greenhouse gas (GHG) emissions, the County shall incorporate the following actions where feasible into the Los Alamos Community Plan Area. ~~the 2010 Plan Update:~~

- ~~Coordinate controlled intersections so that traffic passes more efficiently through congested areas. Where signals are installed, require the use of Light Emitting Diode (LED) traffic lights (OPR Energy Conservation Policies and Actions GHG Reduction Measure #4).~~
- Specific limits on idling time for commercial vehicles, including delivery and construction vehicles, shall be set for projects proposing new commercial development. (OPR Land Use and Transportation GHG Reduction Measure #7)
- Remove obstacles to the development of necessary infrastructure to encourage the use of alternative fuel vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations) (CAPCOA MM E-11).
- Develop transportation policies that give funding preference to public transit.
- Provide public education and publicity about public transportation services (CAPCOA Ms G-4).

Plan Requirements and Timing: Planning & Development and the Public Works Department shall revise the County Road Impact Fee Ordinance to implement Action CIRC-LA-2.2.4.

The County shall incorporate the above transportation-related measures into the Final 2010 Plan Update.

MONITORING: Planning and Development shall review and approve the policy prior to adoption of the Final 2010 Plan Update.

~~**AQ-9.4 Solar Funding Program.** The County shall incorporate the following into the 2010 Plan Update:~~

~~The County shall pursue the feasibility of establishing a Sustainable Energy Financing District to allow property owners to install solar systems and make other energy efficiency improvements to buildings and pay for the cost as a long-term assessment on their property tax bills. The County shall consult with other local jurisdictions and encourage multi-jurisdiction participation in order to maximize financing efficiencies.~~

~~**Plan Requirements and Timing**: This policy would be included as a new policy into the Final 2010 Plan Update.~~

~~**MONITORING**: Planning and Development shall review and approve the policy prior to adoption of the Final 2010 Plan Update.~~

AQ-9.5 **Solar Energy Systems in New Construction.** The County shall incorporate the following into the 2010 Plan Update:

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.

Plan Requirements and Timing: This development standard would be included as a new standard in the Final 2010 Plan Update.

MONITORING: Planning and Development shall review and approve the development standard prior to adoption of the Final 2010 Plan Update

AQ-9.6 **Greenhouse Gas Emissions Reduction.** The County shall incorporate the following into the 2010 Plan Update to reduce GHG emissions of individual projects under the Community Plan:

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:

- 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 energy savings over a period of time (OPR Energy Conservation Policies and Actions GHG Reduction Measure #7).
- Use drought resistant native trees, trees with low emissions and high carbon sequestration potential. Evergreen trees on the north and west sides afford the best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will admit summer sun; evergreen plantings on the north side will slow cold winter winds; constructing a natural planted channel to funnel summer cooling breezes into the house. Neighborhood CCRs not requiring that front and side yards of single family homes be planted with turf grass. Vegetable gardens, bunch grass, and low-water landscaping shall also be permitted, or even encouraged.
- Unless the parcel precludes reasonable development, orient 75% or more of homes and/or buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows.
- Include in new buildings facilities to support the use of low/zero carbon fueled vehicles, such as the charging of electric vehicles from green electricity sources (OPR Energy Conservation Policies and Actions GHG Reduction Measure #2).

Plan Requirements and Timing: This policy would be included as a new policy in the Final 2010 Plan Update.

MONITORING: Planning and Development shall review and approve the policy prior to adoption of the Final 2010 Plan Update.

AQ-9.7 **LEED Building Construction.** The County shall incorporate the following into the 2010 Plan Update:

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).

Plan Requirements and Timing: This policy would be included as a new policy in the Final 2010 Plan Update.

MONITORING: Planning and Development shall review and approve the policy prior to adoption of the Final 2010 Plan Update. Proposed mitigation measures AQ-9.5, -9.6, and -9.7 are aimed at building standards to minimize energy consumption. None of these standards would have the potential to create significant secondary effects and, rather, would be expected to generally reduce or minimize the environmental effects of development in all issue areas. While these measures may increase construction and hence housing costs, such economic or social effects are not treated as significant effects on the environment when such economic effects do not result in physical impacts on the environment (CEQA Guidelines Section 15131). It is not anticipated that these types of projects would create significant secondary effects.

Proposed mitigation measures AQ-9.5, -9.6, and -9.7 are aimed at building standards to minimize energy consumption. None of these standards would have the potential to create significant secondary effects and, rather, would be expected to generally reduce or minimize the environmental effects of development in all issue areas. While these measures may increase construction and hence housing costs, such economic or social effects are not treated as significant effects on the environment when such economic effects do not result in physical impacts on the environment (CEQA Guidelines Section 15131). It is not anticipated that these types of projects would create significant secondary effects.

Significance After Mitigation

In the absence of adopted thresholds of significance for greenhouse gas emissions, incorporation of the aforementioned measures in the 2010 Plan Update and implementation of measures MM AQ-9.1 through AQ-9.7 would reduce future Plan buildout air pollutant emissions, thereby resulting in substantial decreases in the total amount of GHG emissions associated with 2010 Plan Update buildout. While this EIR quantitatively measures the climate change emissions, there are no accepted methodologies or standards by which to determine the impacts of the cumulative emission impacts of all potential sources of air emissions in the Los Alamos vicinity. Therefore, the potential cumulative impacts of climate change air emissions are too speculative for evaluation because this particular impact is too speculative. Because quantitative thresholds have not been established at this time and the proposed measures would reduce GHG emissions to the extent feasible, impacts are not considered significant after mitigation.

4.10.4 Residual Impacts

With incorporation of measures MM AQ-1 through AQ-8, the 2010 Plan Update's project specific impact on air quality would be *significant and unavoidable* (Class I), and its contribution to cumulative air quality impacts would remain *cumulatively considerable* (Class I).

As no significance threshold has been established for assessing impacts associated with the generation of GHG emissions, the residual impact associated with 2010 Plan Update buildout is not characterized. The residual contribution of 2010 Plan Update buildout to GHG emissions, however, would be substantially reduced by implementation of Plan policies and development standards, and further revisions reflected in measures MM AQ-9.1 through AQ-9.7.

4.11 NOISE

This section addresses the existing noise levels within the vicinity of the Plan Area, assesses the potential noise impacts that would result from implementation of the 2010 Plan Update, and presents mitigation measures to reduce these impacts to less than significant levels. The Acoustical Assessment Report (Dudek, May 2009) that provides the basis for this analysis is included in Appendix I.

4.11.1 Setting

Noise Background

Fundamentals of Noise

Vibrations, traveling as waves through air from a source, exert a force perceived by the human ear as sound. Sound pressure level (referred to as sound level) is measured on a logarithmic scale in decibels (dB) that represent the fluctuation of air pressure above and below atmospheric pressure. Frequency, or pitch, is a physical characteristic of sound and is expressed in units of cycles per second or hertz (Hz). The normal frequency range of hearing for most people extends from about 20 to 20,000 Hz. The human ear is more sensitive to middle and high frequencies, especially when the noise levels are quieter. As noise levels get louder, the human ear starts to hear the frequency spectrum more evenly. To accommodate for this phenomenon a weighting system to evaluate how loud a noise level is to a human was developed. The frequency weighting called "A" weighting is typically used for quieter noise levels which de-emphasizes the low frequency components of the sound in a manner similar to the response of a human ear. This A-weighted sound level is called the "noise level" referenced in units of dBA.

Since sound is measured on a logarithmic scale, a doubling of sound energy results in a 3 dBA increase in noise levels. Changes in a community noise level of less than 3 dBA are not typically noticed by the human ear (U.S. DOT 1980). Changes from 3 to 5 dBA may be noticed by some individuals who are extremely sensitive to changes in noise. A 5 dBA increase is readily noticeable (U.S. EPA 1973). The human ear perceives a doubling of sound to be a 10 dBA increase in sound level.

An individual's noise exposure occurs over a period of time; however, noise level is a measure of noise at a given instant in time. Community noise sources vary continuously, being the product of many noise sources at various distances, all of which constitute a relatively stable background or ambient noise environment. The

background, or ambient, noise level gradually changes throughout a typical day, corresponding to distant noise sources such as traffic volume as well as changes in atmospheric conditions.

Noise levels are generally higher during the daytime and early evening when traffic (including airplanes), commercial, and industrial activity is the greatest. However, noise sources experienced during night-time hours when background levels are generally lower can be potentially more conspicuous and irritating to the receiver. In order to evaluate noise in a way that considers periodic fluctuations experienced throughout the day and night, noise measurements are weighted and added over a 24-hour period to reflect magnitude, duration, frequency, and time of occurrence. The acoustical scale and units of measurement developed to represent the "average" sound over a 24-hour period, as used in this EIR, include the following:

- *Equivalent sound level* (L_{EQ}) is the constant level that, over a given time period, transmits the same amount of acoustic energy as the actual time-varying sound. Equivalent sound levels are the basis for both the day-night average sound levels (L_{DN}) and Community Noise Equivalent Level (CNEL) scales.

- *Day-Night Average Sound Level (LDN)* The County of Santa Barbara describes community noise levels in terms of the LDN. The LDN is a 24-hour average A-weighted sound level with a ten dB penalty added to the nighttime hours from 10:00 p.m. to 7:00 a.m. The ten dB penalty is applied to account for increased noise sensitivity during the nighttime hours.

- CNEL is the average equivalent A-weighted sound level during a 24-hour day. CNEL accounts for the increased noise sensitivity during the evening hours (7 p.m. to 10 p.m.) and nighttime hours (10 p.m. to 7 a.m.) by adding 5 dB to the sound levels in the evening and 10 dB to the sound levels at night.

Distance Attenuation

Noise sources are classified in two forms: (1) point sources, such as stationary equipment; and (2) line sources, such as a roadway with a large number of pass-by sources (motor vehicles). Sound generated by a point source typically diminishes (attenuates) at a rate of 6.0 dBA for each doubling of distance from the source to the receptor at acoustically "hard" sites and 7.5 dBA at acoustically "soft" sites. Sound generated by a line source typically attenuates at a rate of 3 dBA and 4.5 dBA per doubling distance, for hard and soft sites, respectively. Sound levels can be attenuated by man-made or natural barriers. A "hard" or reflective site does not provide any excess ground-effect attenuation and is characteristic of

asphalt or concrete surfaces, and very hard-packed soils. An acoustically "soft" or absorptive site is characteristic of unpaved, vegetated ground. For example, a 60-dBA noise level measured at 50 feet from a point source at an acoustically hard site would be 54 dBA at 100 feet from the source and 48 dBA at 200 feet from the source. A noise level generated over an acoustically "soft" site would attenuate from 60-dBA noise level measured at 50 feet from a point source to be 52.5 dBA at 100 feet from the source and 45 dBA at 200 feet from the source.

Structural Attenuation

Sound levels can also be attenuated by man-made or natural barriers. Solid walls, berms, or elevation differences typically reduce noise levels by 5 to 10 dBA (U.S. DOT 1980). Structures can also provide noise reduction by insulating interior spaces from outdoor noise. The outside-to-inside noise attenuation provided by typical structures in California ranges between 17 to 30 dBA with open and closed windows, respectively, as shown in Table 4.11-1 (see page 4.11-3).

Table 4.11-1 Outside-to-Inside Noise Attenuation (dBA)

Building Type	*Open Windows*	*Closed Windows*[a]
Residences	17	25
Schools	17	25
Churches	20	30
Hospitals/Offices/Hotels	17	25
Theaters	17	25

Source: Transportation Research Board, National Research Council, 2000.
[a] As shown, structures with closed windows can attenuate exterior noise by a minimum of 25 to 30 dBA.

Regulatory Framework

Plans and policies that pertain to noise and its effect on the surrounding environs are discussed below.

County of Santa Barbara

The County of Santa Barbara Environmental Thresholds and Guidelines Manual (Revised 2008) provides a policy framework compilation for Noise Control, as gathered from the County Comprehensive Plan Noise Element and Community Plans within regions of the

County. Guidelines pertinent to the Los Alamos Community Plan Area are indicated in the discussion below.

Controlling Noise

Significant noise impact problems in Santa Barbara County are primarily associated with transportation facilities. Noise in the vicinity of airports, railroads, and major traffic-ways exceeds health and welfare criteria for noise exposure in relation to residential use. While noise from commercial, industrial, agricultural, and "population" activities may be part of the ambient noise at any location, rarely do these generate noise of the same magnitude as transportation sources. The County's primary opportunities to manage transportation noise impact lie in:

a. Planning for compatible uses near existing transportation facilities.
b. Imposing design standards on proposed sensitive development near existing transportation facilities.
c. Incorporating noise control features into the design of new or expanded traffic-ways to protect existing sensitive areas.

Planning Policies

- In the planning of land use, 65 dB(A) Day-Night Average Sound Level is regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.
- Noise-sensitive land uses are considered to include: 1. Residential, including single- and multi-family dwellings, mobile home parks, dormitories, and similar uses. 2. Transient lodging, including hotels, motels, and similar uses. 3. Hospitals, nursing homes, convalescent hospitals, and other facilities for long-term medical care. 4. Public or primate educational facilities, libraries, churches, and places of public assembly.
- Noise-sensitive uses proposed in areas where the Day-Night Average Sound Level is 65 dB(A) or more should be designed so that interior noise levels attributable to exterior sources do not exceed 45 dB(A) LDN when doors and windows are closed. An analysis of the noise insulation effectiveness of proposed construction should be required, showing that the building design and construction specifications are adequate to meet the prescribed interior noise standard.
- Residential uses proposed in areas where the Day-Night Average Sound Level is 65 dB(A) or more should be designed so that noise levels in exterior living spaces will be less than 65 dB(A) LDN. An analysis of proposed projects should

be required, indicating the feasibility of noise barriers, site design, building orientation, etc. to meet the prescribed exterior noise standard.

- The Planning and Development Department, including the Building and Safety Division and Public Health Department's Environmental Health Services Division, have administrative procedures for determining project compliance with the State Noise Insulation Standards related to interior noise levels.
- In the planning and design of major transportation routes and facilities, noise impacts on existing or planned land uses are carefully considered so that noise-related land use conflicts are minimized.
- The County's Nighttime Noise Ordinance restricts loud unreasonable noise after 10 p.m. on weekdays, and midnight on weekends.

Sensitive Receptors

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Residences, hospitals, schools, guest lodging, libraries, and health care facilities are most sensitive to noise intrusion and therefore have more stringent noise exposure targets than manufacturing or agricultural uses that are not subject to impacts such as sleep disturbance. Noise sensitive uses within the Plan Area include residential development and Olga Reed Elementary school.

Existing Noise Environment

Ambient Noise Monitoring

Noise measurements were conducted for the Plan Area to determine the existing noise levels resulting from roadway operations on US Highway 101 and State Route 135. The measurements were made using a calibrated Larson-Davis Laboratories Model 700 (S.N. 2132) integrating sound level meter equipped with a Type 2551 ½-inch pre-polarized condenser microphone with pre-amplifier. When equipped with this microphone, the sound level meter meets the current American National Standards Institute standard for a Type 1 precision sound level meter. The sound level meter was positioned at a height of approximately five feet above the ground.

One noise measurement location was selected to characterize levels generated by traffic on both US Highway 101 and State Route 135, in order to calibrate the traffic noise model. These calibrating measurements are best performed at a location where traffic noise can be isolated from any other community noise sources. The State Route 135 measurement location was approximately coincident with the western Plan Area boundary, 35 feet south of the centerline. This noise measurement location was

selected to ensure isolation of SR 135 traffic noise from other background noise sources present within the Los Alamos commercial district, such as idling delivery trucks that could inflate noise measurements. The US Highway 101 location was 200 feet west of the Plan Area boundary, 115 feet south of the centerline of the southbound lanes. This noise measurement location was selected due to the absence of intervening secondary roadways or topography in the vicinity, ensuring that that US Highway 101 noise sources could be effectively isolated and measured. Both noise measurement location had unobstructed exposure to the adjacent roadway.

The measured average noise levels were 63 dB along side of State Route 135 (Site 1), and 64 dB along side of US Highway 101 (Site 2). The measured noise levels and the concurrent traffic volumes are depicted in Table 4.11-2, below.

Table 4.11-2 Measured Noise Levels and Traffic Volumes

Site	Description	Date/Time	L_{eq}[1]	Cars	Medium Trucks	Heavy Trucks
1	South Side of SR 135 (35 feet from centerline)	5/7/09 11:10 to 11:40 a.m.	63	61	1	11
2	South side of US Highway 101 (115 feet from centerline)	5/7/09 12:05 to 12:25 p.m.	64	395	17	38

Notes: [1] Equivalent Continuous Sound Level (Average Sound Level)
Temperature 80 degrees, clear sky, light and variable wind, 48% relative humidity

Traffic Noise Modeling

The Federal Highway Administration (FHWA) Transportation Noise Model (TNM) Version 2.5 model was used to model noise generated by traffic volumes along the two major transportation facilities, with values reported on a community noise equivalent level (CNEL) basis. As described previously in section 4.11.1, Fundamentals of Noise, and in the Noise Study in EIR Appendix I, CNEL and Ldn are comparable, and CNEL values can be used in determining consistency with the Ldn-based on County of Santa Barbara Criteria.

TNM 2.5 was calibrated first, before using the model to evaluate existing and future noise levels from traffic. The same traffic volume and vehicle composition ratios counted during the noise measurements were used to calibrate the model and verify the

input used in the noise model. The modeled existing traffic speed was 40 mph along State Route 135 within the Plan Area (as reported by the permanent speed radar installed on State Route 135 just inside the Plan Area boundaries). This 40 mph speed was deemed appropriate throughout the Plan Area because it provides an accurate reflection of observed driver behavior, and the results compare very favorably to previous noise contour mapping efforts of the County. Though the speed may exceed some areas within the Plan Area on Bell Street, it conservatively reflects higher traffic noises that would reasonably occur from vehicle acceleration and deceleration along the corridor. For US Highway 101, the modeled existing traffic speed was 65 mph for automobiles, and 55 mph for trucks (the posted speed limits). The modeled Leq for Sites 1 and 2 are within one dB of the measured noise levels. This result generally confirms the assumptions used in the noise model.

According to Caltrans (2009b), the vehicle fleet mix on the segment of US Highway 101 within and adjacent to the Plan Area includes approximately 1 percent medium trucks and 8 percent heavy trucks; these percentages were used in the model to evaluate existing and future anticipated noise levels from US Highway 101. Based upon information in the Project Traffic Report (ATE 2009), a vehicle mix of 1 percent medium trucks and 3 percent heavy trucks was employed in the model for evaluation of existing and future anticipated noise levels from traffic operations on SR 135.

The existing traffic volume on US Highway 101 varies from 31,000 average daily trips (ADT) near the north end of the Plan Area to 32,000 ADT at the south end of the Plan Area (see Figure 4.9-2 on page 4.11-9); 32,000 ADT was used in the model for existing conditions representing a more reasonably conservative figure. The existing traffic volume along SR 135 in the center of the Plan Area is 2,700 ADT (see Figure 4.9-2), which was used in the model for existing conditions.

The modeled existing noise level is 63 dB CNEL at Site 1, adjacent to SR 135. The modeled existing noise level is 69 dB CNEL at Site 2, adjacent to US Highway 101. It should be noted that these noise levels are in terms of the CNEL (Ldn) and not the Leq as shown in Table 1.

Based upon the field noise measurements and modeling results for existing conditions, Dudek was able to confirm that the Santa Barbara County Noise Contour Map (2005) is still reflective of existing community noise levels associated with US Highway 101 and SR 135 within the Plan Area. Figure 4-11.1 (see page 4.11-9) illustrates the noise contours for the existing condition, as verified by Dudek.

4.11.2 Impact Analysis

Methodology and Thresholds of Significance

The analysis follows the noise criteria and policies contained in the *County of Santa Barbara Environmental Thresholds and Guidelines Manual (Revised 2008)*. The project would have a significant noise impact if it would result in any of the following impacts:

- Expose exterior (outdoor) living areas in excess of 65 dB(A) CNEL, or expose interior (indoor) noise levels in excess of 45 dB(A) CNEL or more.
- Substantially increase the ambient noise levels for noise-sensitive receptors in adjoining areas, considered to be an increase of 5 dB, even if the exterior noise level would remain less than 65 dB(A) CNEL, as determined on a case-by-case level.
- Noise from grading and construction activity proposed within 1,600 feet of sensitive receptors, including schools, residential development, commercial lodging facilities, hospitals or care facilities.

2010 Plan Update Policies and Development Standards

~~The 2010 Plan Update incorporates policies and development standards with minor revisions from the 1994 Existing Plan, including a new development standard related to noise.~~ The 2010 Plan Update's specific policies and development standards described below incorporate revisions identified during final Plan Update and environmental review. The changes serve to clarify policy requirements and do not result in new or changed environmental impacts, nor do they change the conclusions in the EIR analysis. Revisions are shown below in underline and strike-through. ~~are summarized below~~.

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.

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.

Dev Std N-LA-1.1.2: Outdoor living areas should not be exposed to exterior noise levels exceeding 75 dB (CNEL).

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.

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.

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.

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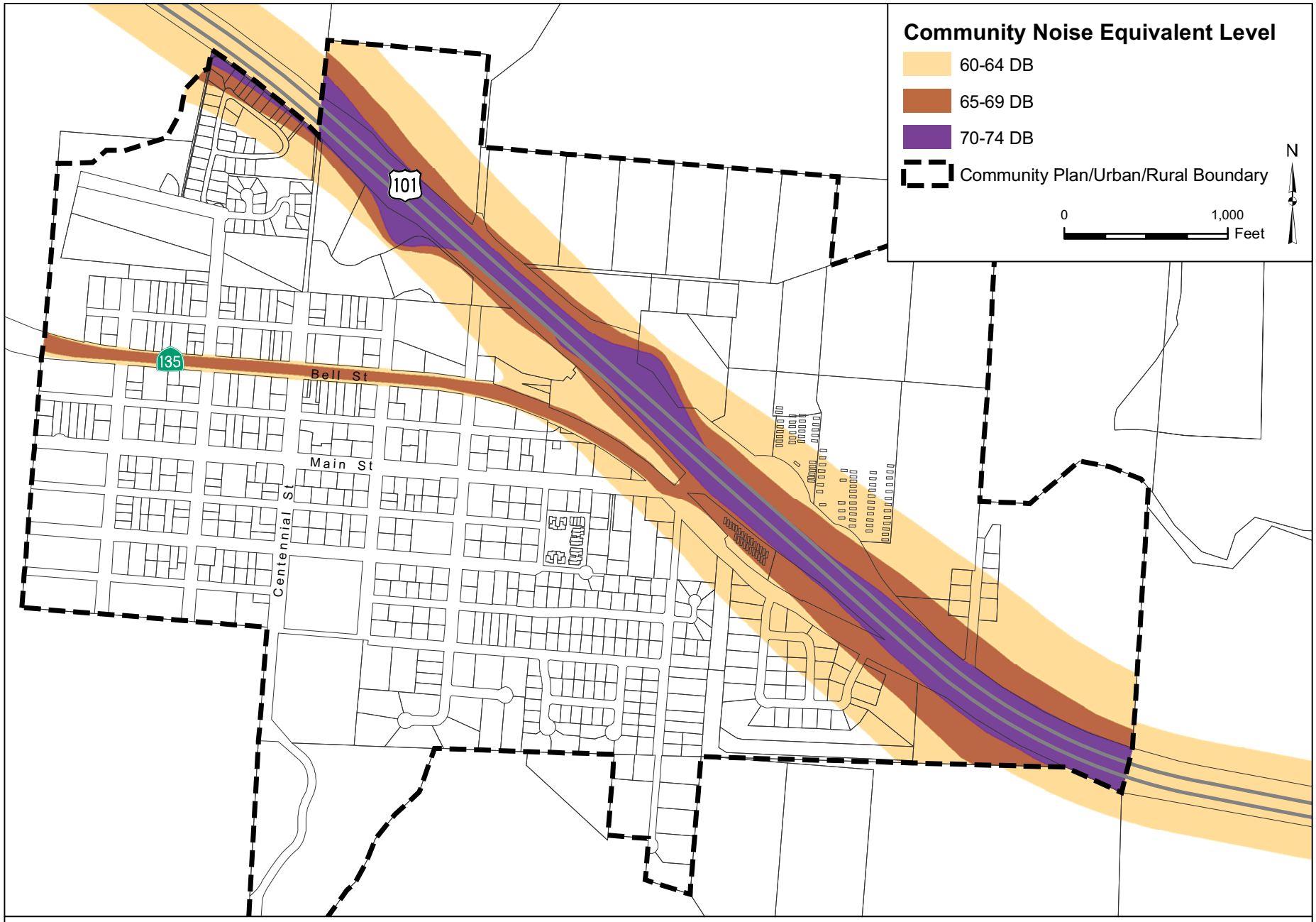

SOURCE: County of Santa Barbara Planning & Development 2009

FIGURE 4.11-1
Existing Noise Levels

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Project Impacts and Mitigation Measures

Potential noise impacts are discussed below.

Impact N-1: ***Construction activity associated with future development projects during 2010 Plan Update buildout would result in intermittent, short-term increases in existing ambient noise levels over 65 dBA affecting surrounding exterior and interior sensitive receptor living areas and recreational areas.***

Noise levels in the immediate vicinity of any construction area would increase during future project construction activities. The intensity of potential noise impacts would depend upon the proximity of the noise receiver to the area under construction, the number and type of construction equipment operating each day, and the length of time each item of equipment is in use. As illustrated in Table 4.11-3 (see page 4.11-11), temporary noise impacts associated with grading and construction activities could result in potential noise levels ranging between 76 dBA to 88 dBA for heavy equipment measured 50 feet from the noise source (due to soil conditions within the Plan Area, pile driving activity is not likely to be required during construction activities).

Temporary construction noise in a well-defined area typically attenuates at approximately 6 dBA per doubling of distance as measured from the noise source. Therefore, at a distance of 100 feet the maximum noise level would be approximately 6 dBA less than at the construction site source. This assumes a direct line-of-sight from the receiver to the construction area. Intervening buildings would limit the noise level at some of the adjacent residences to less than its theoretical maximum. Therefore, at a distance of 100 feet from the source of construction equipment noise, noise attenuation would reduce noise levels to between 70 dBA to 82 dBA. Therefore, locations within 1,600 feet of the construction site would be affected by noise levels over 65 dB(A).

Noise sensitive receptors would include residences, parks, and a school site, all within 1,600 feet of potential new development sites in the Bell Street corridor and elsewhere. Existing residential occupants and school children could be disturbed by the activities and would potentially perceive short-term noise increases during the following activities: (1) construction vehicles entering and leaving the construction site, including workers, building materials, or construction equipment; (2) activities in construction staging areas; (3) operation of temporary on-site generators and compressors; (4) grading and earth-moving activities; and (5) building/demolition activities. These intermittent, short-term impacts on noise levels would be *potentially significant*.

Table 4.11-3 Construction Equipment Noise Levels

Equipment Type	*"Typical" Equipment dBA at 50 ft*	*"Quiet" Equipment dBA at 50 ft*[1]
Air Compressor	81	71
Backhoe	85	80
Concrete Pump	82	80
Concrete Vibrator	76	70
Truck, Crane	88	80
Dozer	87	83
Generator	78	71
Loader	84	80
Paver	88	80
Pneumatic Tools	85	75
Pile Driver	100	NA
Water Pump	76	71
Power Hand Saw	78	70
Shovel	82	80
Trucks	88	83

Source: EPA 1971
[1] Quieted equipment: with enclosures, mufflers, or other noise-reducing features

Mitigation Measures

Santa Barbara County maintains Standard Conditions of Approval that apply to all discretionary projects to ensure construction noise is maintained at levels consistent with Noise Ordinance standards. These include limiting the hours of construction between 7:00 a.m. and 4:00 p.m. or between 8:00 a.m. and 5:00 p.m. (if project the project is within 1,600 ft. of a sensitive receptor) Monday through Friday, and no construction on State holidays (e.g., Thanksgiving, Labor Day).

Residual Impacts

Compliance with County of Santa Barbara standard noise mitigation measures would reduce potentially significant short-term construction equipment noise impacts to *significant but feasibly mitigated* (Class II).

Impact N-2: ***The 2010 Plan Update mixed use (CM-LA) zone along the Bell Street corridor would allow future residential development that would be potentially exposed to traffic noise levels projected to be at 65-69 dB CNEL in proximity to State Route 135.***

Future Conditions

The build-out year for the 2010 Plan Update is 2030. TNM 2.5 was again used to model noise generated by future traffic volumes along the two major transportation facilities. To determine 2010 Plan Update build-out noise levels that would be associated with US Highway 101 and State Route 135; future year 2030 traffic volumes were employed. The future year 2030 traffic volumes are projected to reach approximately 44,300 ADT on US Highway 101 and 6,600 along State Route 135 within the Plan Area (ATE 2009).

Based upon the TNM 2.5 modeling using Year 2030 traffic volumes, the distances to noise contour boundaries from the edge of roadway were determined. The contour boundary distances were then adapted to the configuration of the contours associated with the Existing (County 2005) community noise mapping to achieve the Future Plan Build-out (2030) Noise Contour Map, illustrated on Figure 4-11.2 (see page 4.11-15).

The 65-69 dB CNEL noise contour is presently within the right-of-way of State Route 135 (Bell Street). Under future 2010 Plan Update buildout projected conditions, the boundary of the 65-69 dB CNEL contour would extend outward approximately 30 feet on either side of the paved roadway section of State Route 135; the boundary for the 60-64 dB CNEL would extend to approximately 70 feet. Therefore, residential land uses within the 2010 Plan Update mixed use overlay (CM-LA) adjacent to Bell Street could be proposed within or immediately adjacent to the future 65-69 dB contour. Proposed residential land uses with exterior living areas facing Bell Street could be exposed to noise levels exceeding 65 dBA CNEL. Proposed sensitive land uses within 190 feet of US Highway 101 would also be exposed to noise levels exceeding 65 dBA CNEL. This would be a *potentially significant long-term noise impact*.

Typically, building shells with the windows open provide approximately 15 dB of noise reduction. With windows closed, attenuation of up to 30 dB can be achieved. Therefore, structures exposed to an exterior CNEL less than 60 dB would not have the potential to exceed the interior noise level criterion of 45 dB CNEL, even in a windows-open condition. However, structures proposed in areas with exterior noise levels in excess of 60 dB, such as within the Bell Street corridor and within 190 feet of US Highway 101 under 2010 Plan Update buildout would be subject to interior noise levels exceeding 45 dBA CNEL. This would be a *significant long-term noise impact*.

Figure 4.11-2 indicates that noise levels associated with 2010 Plan Update buildout would be increased along the State Route 135 and US Highway 101 corridors. Outside of the potential effects identified in Impact N-2 above, the long-term increases in noise affecting Plan Area sensitive receptors would be less than 5 dBA CNEL, and would not be discernable. Therefore, potentially significant long-term noise impacts associated with 2010 Plan Update buildout would be limited to potential development within the proposed CM-LA Bell Street corridor, and adjacent to US Highway 101.

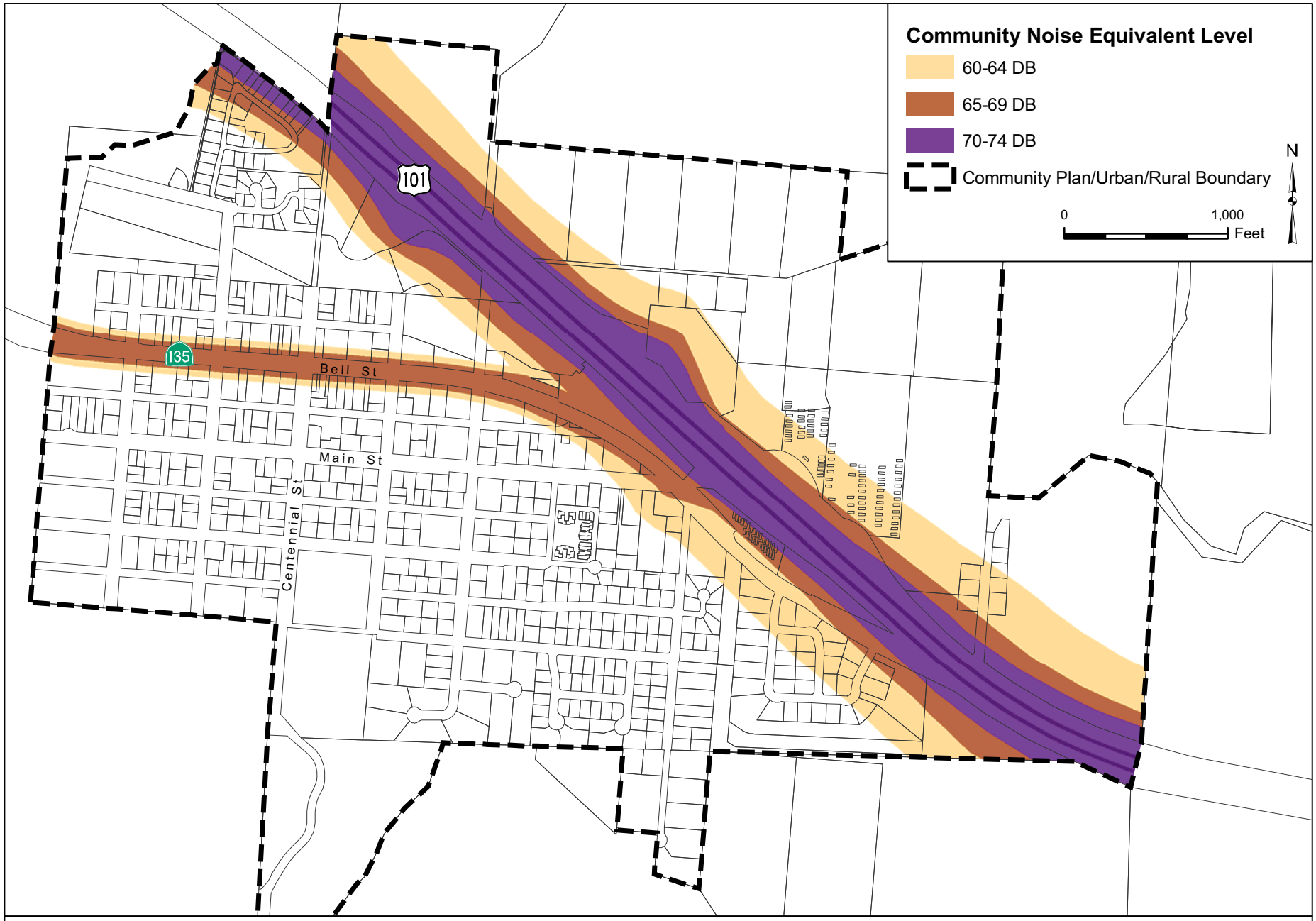
The County Comprehensive Plan Noise Element includes the following recommended policy (SB County P&D, 1993) applicable to development of noise sensitive land uses in areas with elevated community noise levels:

- Residential uses proposed in areas where the Day-Night Average Sound Level is 65 dB(A) or more should be designed so that noise levels in exterior living spaces will be less than 65 dB(A) LDN. An analysis of proposed projects should be required, indicating the feasibility of noise barriers, site design, building orientation, etc. to meet the prescribed exterior noise standard.

As this policy is a recommended standard, it does not serve to mitigate the potentially significant impact defined above.

Mitigation Measures

~~The~~ 2010 Plan Update Policy N-LA-1.1, Dev Std N-LA 1.1.1, and Dev Std N-LA 1.1.2 shown in underlined and strike-out text have been further revised based on comments received during the Draft EIR comment period. Mitigation measure MM N-1 revisions shown in double underline and ~~strike-through~~ will ~~to~~ reduce the ~~potential indirect impacts on~~ potential exterior and interior noise impacts ~~related~~ to noise sensitive development adjacent to State Route 135 and US Highway 101 during buildout of the 2010 Plan Update ~~buildout~~. These revisions are consistent with the County of Santa Barbara Comprehensive General Plan Noise element, and do not create any new or changed environmental impacts, nor cause appreciable changes to the conclusions in the Impact N-2 analysis.



SOURCE: County of Santa Barbara Planning & Development 2009

FIGURE 4.11-2

Plan Buildout Noise Levels

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MM N-1 *Policy N-LA-1.1*: Noise sensitive receptors (e.g., residential, transient lodging, hospitals, educational facilities, libraries, churches, etc.) should~~should~~ ~~shall~~ not be exposed to exterior noise levels exceeding 65 dB (CNEL), or interior noise levels exceeding 45 dB (CNEL), as indicated ~~by~~ on the Los Alamos Community Plan Noise Element Map. ~~Discretionary~~ ~~Buildout~~ P~~p~~rojects which are located within the 60 dB (CNEL) and 65 dB (CNEL) noise contours should ~~shall~~ be reviewed at the time of application processing to confirm that the exterior noise level is less than 65 dB (CNEL).

DevStd N-LA-1.1.1: ~~a.~~ Noise-sensitive uses proposed in areas where the projected Day-Night Average Sound Level is 65 dB(CNEL~~A~~) or more should ~~shall~~ be designed so that noise in ~~: 1)~~ exterior living spaces will be less than ~~area noise levels do not exceed~~ 65 dB~~(A)~~ (CNEL). ~~; and 2) interior living area noise levels attributable to exterior sources do not exceed 45 dB(A) CNEL when doors and windows are closed.~~ 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.

The 65 dB (CNEL) standard for exterior living areas along Bell Street may be exceeded if all the following findings are made:

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.

~~the noise insulation effectiveness of proposed construction by a professional acoustician shall be required, showing that the building design, siting, orientation, and construction specifications are adequate to meet the exterior and interior living area noise standards. Exterior noise mitigation shall include solid patio or deck barriers or walls. However, any such exterior noise mitigation shall be designed consistent with the Bell Street Design Guidelines to ensure potential aesthetics impacts are minimized. Interior noise mitigation shall include mechanical ventilation systems as necessary to ensure a comfortable indoor environment with doors and windows closed~~.

~~*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.~~

~~*Dev Std N-LA-1.1.2:* Outdoor living areas should not be exposed to exterior noise levels exceeding 75 dB (CNEL)~~

Plan Requirements and Timing: Acoustical reports shall be submitted to Planning and Development Department that detail construction and design specifications which would result in attenuation of noises such that future residents are not exposed to noise in excess of the 65 dB~~A~~ (CNEL) exterior standard and the 45 dB~~A~~ (CNEL) interior standard. Prior to occupancy, noise levels in the most affected residences and exterior usable spaces should be verified as below the 45 dB (CNEL) interior and 65 dB~~A~~ (CNEL) exterior standards by sound measurements. The acoustical report and plans shall be submitted to the Department of Planning and Development for review and approval prior to issuance of building permits. A report documenting the post construction noise levels in the most affected residences and exterior usable spaces shall be submitted prior issuance of occupancy permits.

MONITORING: Planning and Development shall review acoustical reports prior to issuance of grading permits and site inspect prior to issuance of occupancy clearance.

Residual Impacts

Implementation of measure MM N-1 would ensure exterior and interior noise impacts upon sensitive land uses in the CM-LA zone and adjacent to US Highway 101 would be reduced to *significant but feasibly mitigated* (Class II).

4.11.3 Cumulative Impacts

Area of Influence: The two major roadways generating noise within the Plan Area and vicinity are US Highway 101 and State Route 135. The Area of Influence for cumulative effects in combination with proposed 2010 Plan Update traffic would be limited to the Plan Area and the immediate vicinity where related projects would potentially be impacted by noise generated from traffic on U.S. Highway 101 and State Route 135.

Development within the Los Alamos Valley outside of the Plan Area is anticipated to grow at an approximate 3 percent annual rate (SBCAG 2007). As discussed in EIR section 4.9.2, U.S. Highway 101 and State Highway 135 volumes adjacent to Los Alamos have increased by about 1% and about 2% annually, respectively. Figure 4.11-2 indicates that the existing noise level contours would not be substantially exacerbated by this related vehicular traffic outside and adjacent to the 2010 Plan Update area. Therefore, cumulative impacts associated with related development outside of the 2010 Plan Update area would be *adverse, but less than significant.*

The 2010 Plan Update build-out includes 685 residential units and 549,515 square feet of non-residential development that would be mostly infill projects within the Los Alamos urban area. Most of the infill projects would not likely be subject to substantial noise impacts from U.S. Highway 101 and State Highway 135, as they would be located on small parcels surrounded by existing residential structures, and would be screened from these noise sources. Buildout of the 2010 Plan Update would also be subject to incremental review for land use compatibility against existing County of Santa Barbara Comprehensive Plan Policies, as well as the 2010 Plan Update Bell Street Design Guidelines and Bell Street Design Control Overlay. 2010 Plan Update buildout would potentially generate incremental short-term construction noise and allow for an increased number of sensitive receptors within the Bell Street corridor (State Route 135) and adjacent to US Highway 101 exposed to noise levels in excess of 65 dBA CNEL. Existing County standard conditions would reduce this periodic short-term contribution to cumulative noise to *less than cumulative considerable.* As discussed in Impact N-2, long-term exposure of sensitive receptors to exterior noise levels over 65 dBA CNEL along the CM-LA zone district in the Bell Street corridor would be potentially significant. The combination of related project cumulative impacts and

proposed 2010 Plan Update build-out would be *potentially significant*. The 2010 Plan Update's contribution to cumulative impacts on long-term noise affecting sensitive receptors would be *cumulatively considerable*.

Mitigation Measures

Compliance with existing County and 2010 Plan Update policies, County standard conditions of approval, and measure MM N-1 would reduce the 2010 Plan Update's contribution to cumulative noise impacts.

Residual Impacts

The 2010 Plan Update's contribution to cumulative noise impacts would be reduced to *less than cumulatively considerable* (Class II).

4.3.4 Residual Impacts

Implementation of existing County and 2010 Plan Update policies, and County standard conditions of approval, and measure MM N-1 would minimize the 2010 Plan Update's project-specific potential noise impacts from intensified urban development to *significant but feasibly mitigated* (Class II), and the 2010 Plan Update's contribution to cumulative impacts on noise would be reduced to *less than cumulatively considerable* (Class II).

4.12 HAZARDOUS MATERIALS/RISK OF UPSET

This section provides a discussion of the regulatory environment pertaining to the handling of potentially hazardous materials and the risk of upset within the Plan Area. The section evaluates the potential environmental impacts on human health and environment resulting from potential exposure to hazardous materials during buildout of the 2010 Plan Update. Issues analyzed within this section include those associated with the routine transport, use, storage, or disposal of hazardous materials; the potential release of hazardous materials into the environment; the potential to emit hazardous emissions or handle hazardous materials within one-quarter mile of a school; the location of a project on a hazardous materials site; and interference with an emergency evacuation plan.

4.12.1 Setting

The existing land uses within the Plan Area that have the potential for use or storage of hazardous materials are discussed below.

Agricultural Use

The Los Alamos Valley continues and has historically been used for farming activities. It is common for farming activities both past and present to include pesticide/herbicide storage areas, as well as a fuel tank for farm equipment and vehicles. Substances historically used for farming operations have included chlorinated herbicides, organophosphate pesticides, and organochloride pesticides. In addition, diesel fuel and/or gasoline tanks, both above ground and below ground are commonly present in farming operations.

The County Agricultural Commissioner's Office is responsible for regulation of State and Federally Restricted pesticides. Farmers are required by law to notify the Commissioner's Office prior to application of the restricted pesticides. However, there are many non-restricted pesticides that make up the majority of types applied in the County. The most common non restricted pesticides/herbicides include Round-up and Diazinon. Farmers are not required to notify the Commissioner's Office prior to the application of these pesticides/herbicides unless application occurs on agricultural lands adjacent to schools. However, state law requires farmers to ensure that all restricted or non-restricted pesticides applied remain onsite to avoid off-site "drift." Special additives can be used as "drift retardants" to further ensure that the applied pesticides remain within the agricultural field (County of Santa Barbara P&D 2005). As the local

enforcement agency, the Commissioner's Office also establishes required setbacks for the application of restricted pesticides on agricultural lands.

Concerns over pesticide and agrochemical exposure relate to the effects of pesticide exposure on adjacent populations. A wide variety of evidence indicates that exposure to many common pesticides damages the human immune system. Potential health hazards associated with chemical agents used for agricultural activities (i.e., herbicides, insecticides, pesticides, and fungicides) include respiratory ailments such as lung damage and systematic poisoning (Gemplers Inc. 2003). An individual may absorb agricultural chemicals by inhalation, swallowing, or through their skin. Agricultural row crops currently exist north of the Plan Area along the San Antonio Creek corridor, and to north and south. Pesticides and herbicides used adjacent to the proposed project site are applied by ground methods (i.e., with tracker and spray rigs) that result in more precise pesticide application when compared to application by aerial spraying. Particularly when compared to aerial application methods, tracker and spray rig equipment substantially reduces the potential for unintended pesticide spray and associated environmental damage. Therefore, the existing pesticide application practices surrounding the project site minimize the potential for adverse exposure of sensitive receptors.

Hazardous Materials Facilities and Transport

There are no sites located within the Plan Area that are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (the Cortese List[1]).

Highway 101, roughly bisecting the Community, is a designated transport route for hazardous materials and waste through the County of Santa Barbara; Bell Street (State Highway 135) that traverses through the downtown is used to access Highway 101 and although not designated as a transport route for hazardous materials, state law allows trucks to use State Highways as truck routes unless Caltrans has approved local ordinances prohibiting such use. State regulations require all companies transporting hazardous materials to prepare a Nonhazardous, Nonputrescible, and Industrial Solid Waste Codisposal Plan to minimize risk from transport, disposal, and storage of

[1] The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. Government Code section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. California Department of Toxic Substances Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List.

hazardous materials. Operating permits issued to companies transporting these hazardous substances require compliance with these state regulations.

Hazardous Materials

A hazardous material is any substance that possesses qualities or characteristics that could produce physical damage to the environment and/or cause deleterious effects upon human health. A material may be classified as hazardous if it has any of the following properties: flammable, combustible, explosive, corrosive, strongly oxidizing, strongly acidic, or basic (extreme pH value), toxic, radioactive, etc.

Hazardous materials include petroleum products (including oil and gasoline), automotive fluids (antifreeze, hydraulic fluid), paint, cleaners (dry cleaning solvents, cleaning fluids), and pesticides from agricultural uses (if in significant concentrations). Byproducts generated as a result of activities using hazardous materials (such as dry cleaning solvents, oil, and gasoline) are considered hazardous waste. Contamination usually takes the form of a hazardous materials or waste spill in soil. Such contamination can penetrate soils into the groundwater table, resulting in the pollution of a local water supply. Commercial uses, particularly those using underground storage tanks (USTs), commonly create such contamination. With the remediation techniques currently in practice, soil contamination typically does not pose a serious health risk, unlike groundwater contamination.

A search of regulatory databases for sites with known or suspected hazardous material contamination, use of hazardous or toxic materials and regulated wastes, discharge or spillage incidents, discharge permits, landfills, and storage tanks for the 2010 Plan Update and surrounding area was performed in April, 2009 (Environmental Data Resources 2009; see Appendix J). The review of federal, state and local databases indicated that there are hazardous material sites present within or in the vicinity of the Plan Area (see Appendix J, Tables J-1 and J-2).

There was a single record (property) identified in the federal computerized regulatory database search, under the RCRA SQG (small quantity generator) category. Texaco Inc., Drum Lease (Cat Canyon Oil Field), located just south of the Plan Area on Drum Canyon Road, was listed in the RCRA Information databases as a small quantity generator. No violations were reported for the site, and it was not listed in databases indicate a release of hazardous wastes or substances. Therefore, the site is would not reasonably be expected to have impacted the environmental conditions within the Plan Area.

Twenty facilities were identified in the state computerized regulatory database records. North's Exxon (9200 Highway 101), located approximately ½ mile south-southwest of the Plan Area, was listed in the State LUST database. The records show that gasoline was released from an underground storage tank (UST) and impacted the soil only. The case was closed on 6/14/91.

Monighetti Ranch (9325 Batchelder Road), located approximately 1 mile north of the Plan Area, was listed on the State Solid Waste Landfill database. This was a private landfill facility for on-site ranching operations, operated with no permits. Following discovery by the County Environmental Health Services Division, this private landfill was closed on 12/31/86.

There are two entries in the State UST category, which are also the two listings in the SWEEPS UST category. Los Alamos Chevron (605 Bell Street) is an active gasoline service station, with current technology underground storage tanks installed in 1991. No leaks were identified at the time of tank replacement, and this site is not on the LUST list. Collins Market (290 Bell Street) is an active gasoline dispensary, with current technology underground storage tanks installed in 1992. No leaks were identified at the time of tank replacement, and this site is also not on the LUST list.

There are a total of eight listings in the Historic UST database, including Los Alamos Chevron. Other than Los Alamos Chevron, the seven remaining listings appear to be tanks for private use, most likely associated with agricultural operations. Reported tank volumes ranged from 500 to 5,000 gallons, each used for storage of unleaded gasoline. None of these historic tanks was listed in the State LUST database.

Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are materials that contain asbestos, a naturally-occurring fibrous mineral that has been mined for its useful thermal properties and tensile strength. ACM is generally defined as either friable or non-friable. Friable ACM is defined as any material containing more than one percent asbestos. Friable ACM is more likely to produce airborne fibers than non-friable ACM, and can be crumpled, pulverized, or reduced to powder by hand pressure. Non-friable ACM is defined as any material containing one percent or asbestos. Non-friable ACM cannot be crumpled, pulverized, or reduced by hand pressure. When left intact and undisturbed, ACM do not pose a health risk to building occupants. Potential for human exposure only occurs when ACM becomes damaged to the extent that asbestos fibers become airborne and are inhaled. These airborne fibers are carcinogenic and can cause lung disease.

Demolition or removal of commercial structures that disturbs asbestos-containing materials may cause the release of asbestos fibers into the air. Existing buildings on the project site could potentially have been constructed with asbestos containing building material (ACBM). If a residential building with more than four units or a commercial building is to be demolished or renovated, or the structure is considered a "regulated structure" (e.g., bridges, caissons, etc.), the Santa Barbara County APCD guidelines require that the project proponent complete a SBCAPCD Asbestos Demolition and Renovation Compliance Checklist and the SBCAPCD must be notified even if the building does not contain any asbestos (SBCO APCD 2009). However, if the project is only a renovation, no notification is required unless the renovation involves disturbing a threshold amount of regulated asbestos materials (SBCO APCD 2009).

Regulatory Setting

Hazardous materials are extensively regulated by federal, state, and local laws. The potential presence of hazardous materials in the environment within or immediately adjacent to a project site is required to be assessed and identified as part of any land use permitting process. If hazardous materials are identified, further evaluation or remediation may be necessary, depending upon the substances present and their concentration.

In situations where the presence of hazardous materials would involve groundwater contamination, the California Regional Water Quality Control Board (CRWQCB) has primary jurisdiction. The State Water Resources Control Board (SWRCB) regulates groundwater contamination by instituting Maximum Contaminant Levels (MCLs) for individual chemicals. The established MCLs dictate the highest concentration level at which chemicals are considered safe for consumption, and allowed to be present in drinking water supplies. MCLs are typically used for setting groundwater cleanup standards. Groundwater contamination remediation standards are subject to interpretation by CRWQCB staff that also considers the potential beneficial uses of the groundwater involved (i.e., public drinking water supplies, irrigation water for crops, etc.).

Federal

Resource Conservation and Recovery Act (RCRA)

RCRA provides the Environmental Protection Agency (EPA) the authority to control hazardous waste. This includes the generation, transportation, treatment, storage, and

disposal of hazardous waste. RCRA also sets forth a framework for the management of non-hazardous wastes.

Occupational Safety and Health Administration (OSHA) and USEPA

The principal federal government agencies regulating asbestos are the Occupational Safety and Health Administration (OSHA) and USEPA. The age of a building is directly related to its potential for containing elevated levels of ACMs. Generally, all untested materials are presumed to contain asbestos in building constructed prior to 1981. The USEPA recommends a proactive in-place management program be implemented wherever undamaged ACMs are found in a building. The USEPA recommends that damaged ACMs be removed, repaired, encapsulated, or enclosed. Prior to any renovation or demolition activities, the USEPA recommends that all ACMs be removed.

Asbestos Hazard Emergency Response Act of 1986 (AHERA)

The Act is the federal legislation that governs the management and abatement of asbestos-containing materials in buildings.

National Emission Standards for Hazardous Air Pollutants; Asbestos, 40 CFR Part 61

This regulation requires the assessment and proper removal of asbestos-containing materials that could release asbestos when disturbed prior to the demolition of buildings.

State

Title 22 of the California Code of Regulations (CCR)

Title 22 of the CCR includes state hazardous waste regulations enforced by the California Department of Toxic Substance Control (DTSC) and local Certified Unified Program Agencies (CUPAs). Authority from the state was delegated to local CUPAs to establish a unified hazardous waste and hazardous materials management program for hazardous waste generators, treatment of hazardous waste subject to tiered permitting, facilities with USTs and ASTs, risk management and prevention plans, and hazardous materials management plans and inventory statements required by the Uniform Fire Code.

When asbestos is identified during demolition, removal procedures are required to be developed pursuant to the California Air Resources Board's (CARB) Airborne Toxic

Control Measure for Emissions of Asbestos from Construction, Grading, Quarry, and Surface Mining Operations. These standard procedures are reviewed and approved by the Santa Barbara County Air Pollution Control District prior to issuance of grading permits.

County of Santa Barbara

Hazardous Materials Business Plans

The Santa Barbara County Fire Department (SBCFD), pursuant to Health and Safety Code Chapter 6.11 (sec. 25404 et seq), implements state mandated hazardous materials control laws in Santa Barbara County under the auspices of the Unified Program administered by the California Environmental Protection Agency (Cal/EPA). Under the Unified Program, each county must be certified by Cal/EPA to implement the hazardous materials control laws contained in the Health and Safety Code. In Santa Barbara County, the Fire Department is the Certified Unified Program Agency (CUPA).

The CUPA authority administers the "Hazardous Materials Business Plan" (HMBP) program, which requires businesses handling or storing certain amounts of hazardous materials to prepare a plan, which includes an inventory of hazardous materials stored onsite (above specified quantities), an emergency response plan, and an employee training program. Plans must be prepared and submitted to SBCFD for approval prior to facility operation and are reviewed/updated biennially or within 30 days of a change. Businesses which use, store, or handle 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas at standard temperature and pressure require HMBPs to be submitted and approved by SBCFD.

The SBCFD also administers the California Fire Code (CFC). If a business handles hazardous materials, a Hazardous Materials Management Plan (HMMP) may be required, dependent upon the chemicals used, the business location and land use concerns.

Businesses using "acutely hazardous materials" (AHM) must submit a Risk Management and Prevention Program (RMPP) detailing past AHM accidents, AHM equipment condition, maintenance and monitoring, and controls to minimize the risk of accident to the FPD. There are currently no businesses using AHMs in the Plan Area.

Agricultural Commissioner's Office

The County of Santa Barbara Agricultural Commissioner's Office is responsible for regulation of State and federally restricted pesticides. Farmers are required by law to

notify and obtain a permit from the Commissioner's Office prior to application of the restricted pesticides. However, application of non-restricted pesticides and herbicides does not require notification unless agricultural lands are adjacent to schools, nonetheless, farmers are required, no matter what types of pesticides/herbicides are used, to ensure that these substances remain on-site and avoid "off-site" drift.

Santa Barbara County Air Pollution Control District Regulations

Asbestos Emissions from Demolition/Renovation Activities: SBCO APCD has implemented the California Air Resources Board's (CARB) Airborne Toxic Control Measure for Emissions of Asbestos from Construction, Grading, Quarry, and Surface Mining Operations in lieu of adopting a county-specific rule. This rule is designed to limit asbestos emissions from building demolition/renovation activities.

4.12.2 Impact Analysis

Methodology and Thresholds of Significance

A review of readily available information was conducted to determine the potential presence of contamination sources in the project area. In determining the level of significance, the analysis assumes that future implementation of project envisioned under the 2010 Plan Update would comply with relevant federal and State laws and regulations, as well as County General Plan policies and ordinances.

As defined in CEQA Guidelines Appendix G, Environmental Checklist, a significant impact would occur if a project would create a substantial health or safety hazard associated with public exposure to hazardous materials or risk of accidental upset. A hazardous material is defined as a substance or combination of substances, which because of quantity or concentration, or physical, chemical, or infectious characteristics, may either:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or

proposed school;

- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment; or

- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Project Impacts and Mitigation Measures

Potential impacts on hazardous materials and risk of upset are discussed below.

Impact HAZ-1: The 2010 *Plan Update buildout would not occur near known or documented hazardous material users that could expose individuals to health risks due to soil/groundwater contamination or emission of hazardous materials into the air.*

The 2010 Plan Update primarily rezones land currently zoned exclusively for commercial uses to allow a mix of uses, commercial and residential. During construction activities, hazardous materials such as vehicle fuels, oils, and other vehicle maintenance fluids would be used and stored in construction staging areas. Spills of hazardous materials during construction activities could cause soil or groundwater contamination. There are no sites in or adjacent to the Plan Area listed as handling or using hazardous materials. Further, no records of past uses of the rezone parcels indicate the use, storage, or discharge of hazardous materials, including tanks of pesticides, fuel, solvents or oils. All future development proposals that involve the use of hazardous materials would be required to comply with California Health and Safety Code regulations for the handling of such materials. Should a future business proposal include a regulated material in excess of storage thresholds, the business would be required by the County Fire Department to prepare a Hazardous Business Plan (HMBP) which lists all the materials and amounts to be onsite. All future uses of hazardous materials in the Plan Area are required to demonstrate compliance with Chapter 14 and 15 of the Santa Barbara County Code prior to being issued permits. No oil wells or toxic disposal sites are located within the Plan Area. Should an existing disposal site or hazardous materials be located within the Plan Area, no permits for use would be issued until the site was remediated to the standards of the CUPA program administrator (County of Santa Barbara Fire Department). All future development proposals would be subject to compliance with the County's permitting requirements and with emergency access and evacuation plans of the County of Santa Barbara Fire Department.

Some portions of the Plan Area are undeveloped and vacant that could have lead to unpermitted dumping of materials onsite, some of which may have been contaminated. However, compliance with federal, state and local applicable regulations and policies would minimize any potential risk associated with discovery of these unknown hazardous materials during 2010 Plan Update buildout. This would ensure that implementation of the 2010 Plan Update would not significantly increase the possibility of exposure to persons on or off site to hazardous materials. Therefore, the potential impact on hazardous materials is considered *adverse, but less than significant*.

Mitigation Measures

As impacts of 2010 Plan Update buildout on hazardous materials and risk of upset would be adverse, but less than significant, no additional mitigation measures are required.

Residual Impacts

The residual impact on hazardous materials and risk of upset would be *adverse, but less than significant* (Class III).

Impact HAZ-2: *The routine transportation and handling of hazardous materials within the Plan Area on State Route 135 would not create a significant hazard to the public or the environment.*

The 2010 Plan Update is located in an area that is mostly developed and characterized by single-family residential and neighborhood commercial development. The type of residential and commercial uses allowed under the 2010 Plan Update would not generally use any substantial quantity of hazardous materials, and thus would not require the transportation or disposal of a substantial quantity of hazardous materials. Further, there are no sites in or adjacent to the Plan Area listed as handling or using hazardous materials.

However, Highway 101 roughly bisects the Community Plan Area and is a designated transport route for hazardous materials and waste through the County of Santa Barbara, while State Highway 135 (Bell Street), a non-designated transport route for hazardous materials, traverses through the downtown area of Los Alamos and is used to access U.S. Highway 101. Although State Highway 135 is not designated as an official transport route for hazardous materials and waste through the County, it is likely utilized as such for accessing Highway 101 from surrounding agricultural lands, including Vandenberg Air Force Base and Casmalia.

The 2010 Plan Update buildout would allow new residential uses to be developed adjacent to State Highway 135 and Highway 101 on adjacent roads where transportation of hazardous materials occurs. Transport of hazardous materials on area roadways is regulated, however, by the California Highway Patrol and Caltrans and the use of these materials is regulated by the DTSC, as outlined in Title 22 of the CCR. Operating permits are issued to companies transporting hazardous substances which require compliance with state regulations to ensure proper loading, containment, and safety precautions. Consequently, 2010 Plan Update buildout would have *adverse, but less than significant* impacts to the public and the environment from the ongoing routine transport of hazardous materials and wastes.

Mitigation Measures

As impacts of 2010 Plan Update buildout on hazardous materials and risk of upset would be adverse, but less than significant, no additional mitigation measures are required.

Residual Impacts

The residual impact on hazardous materials and risk of upset would be *adverse, but less than significant* (Class III).

Impact HAZ-3: *The 2010 Plan Update buildout would not interfere with response and/or evacuation requirements in the case of an emergency.*

Permitting of 2010 Plan Update buildout development would be subject to standard SBCFD review pursuant to Health and Safety Code Chapter 6.11 (sec. 25404 et seq), that would require adequate access for emergency vehicles, appropriate evacuation routes, and would regulate the storage of any flammable and explosive materials and their transport within the Plan Area. Further, buildout under the 2010 Plan Update would comply with applicable Uniform Fire Code regulations for issues such as fire protection systems and equipment, general safety precautions, water supplies and distances from fire hydrants.

Implementation of the 2010 Plan Update policies and development standards and compliance with County rules and regulations would ensure that 2010 Plan Update buildout would not interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, the potential impact on hazardous materials and risk of upset would be *adverse, but less than significant.*

Mitigation Measures

As impacts of 2010 Plan Update buildout on hazardous materials would be adverse, but less than significant, no additional mitigation measures are required.

Residual Impacts

The residual impact on hazardous materials would be *adverse, but less than significant* (Class III).

Impact HAZ-4: ***The 2010 Plan Update buildout allowing for increased commercial and institutional development and associated use and storage of hazardous materials would not result in accidental upset and/or release of hazardous materials within one-quarter mile of an existing or proposed school.***

2010 Plan Update implementation would rezone parcels and promote increased building density, heights, and increased commercial use within the Bell Street corridor. It is possible that some of the potential commercial structures that would potentially be built along the Bell Street corridor would involve the routine handling and storage of hazardous materials. These potential uses would be a minimum approximately 2,000 feet (0.38 mile) north of Olga Reed Elementary School, located at 480 Centennial Street. As the commercial activity on Bell Street would be well over 0.25 miles (1,315 feet) from the school, the potential for 2010 Plan Update buildout impacts resulting from new hazardous materials use and storage would be *adverse, but* less *than significant.*

Implementation of the 2010 Plan Update could result in hazardous emissions from construction and/or demolition activities associated with new development. In addition, a number of the buildings within the community were built prior to 1981 and may contain asbestos material. However, all hazardous materials encountered or used during demolition, grading/excavation, and construction activities would be required to be handled in accordance with all applicable local, State, and federal regulations, which includes disposal of hazardous materials at a facility licensed to accept such waste. As a result, potential impacts related to asbestos removal would be *adverse, but less than significant.*

Mitigation Measures

As impacts of 2010 Plan Update buildout on hazardous materials would be adverse, but less than significant, no additional mitigation measures are required.

Residual Impacts

The residual impact on hazardous materials and risk of upset would be *adverse, but less than significant* (Class III).

4.12.3 Cumulative Impacts

***Area of Influence*:** The Los Alamos Community Plan Area is situated within the Los Alamos Valley along US Highway 101, which roughly bisects the Community. US Highway 101 is a designated transport route for hazardous materials and waste through the County of Santa Barbara. Bell Street (State Highway 135) traversing the Los Alamos downtown is used to access US Highway 101. While no sites are located within the Plan Area that are included on a list of hazardous materials, the Plan Area is surrounded by large agricultural lands, which may use hazardous materials as part of the ongoing agricultural operations. The Area of Influence for assessing cumulative impacts on hazardous materials is therefore limited to the Town of Los Alamos and immediate surrounding agricultural lands.

Development within the Los Alamos Valley outside but adjacent to the Plan Area is anticipated to grow at an approximate 3 percent annual rate. Related development identified in Appendix D, including intensification of agricultural practices (e.g., wineries and greenhouses), is representative of the type of related development that would occur within and adjacent to the Plan Area. Related development and buildout outside the 2010 Plan Update would be subject to incremental review for compliance with existing local, state, and federal regulations for handling, storing, or transporting hazardous materials. Therefore, related cumulative impacts on hazardous materials and risk of upset would be *adverse, but less than significant*.

As discussed in Impacts HAZ-1 through HAZ-4, existing federal, state, and local regulations would ensure that the 2010 Plan Update buildout would effectively minimize potential impacts from hazardous materials in the Plan Area. The combined cumulative impacts of related projects in the Los Alamos Valley and the Plan Area on hazardous materials and risk of upset would be *adverse, but less than significant*.

The 2010 Plan Update implementation involves increased commercial and industrial development along the Bell Street Corridor in Sub-area 4 and Light Industry in Sub-area 1. The buildout in these areas, however, would be subject to existing federal, state, and local hazardous materials management requirements that would minimize potential risks associated with increased hazardous materials use in the community. Therefore, the

contribution of 2010 Plan Update buildout to cumulative impacts on hazardous materials and risk of upset would be *less than cumulatively considerable.*

Mitigation Measures

As the 2010 Plan Update's contribution to cumulative impacts from hazardous materials and risk of upset would be less than cumulatively considerable, no additional mitigations are required.

Residual Impacts

The residual cumulative impact from hazardous materials and risk of upset would be *less than cumulatively considerable* (Class III).

4.12.4 Residual Impacts

Implementation of existing federal, state, and local regulations would ensure that the 2010 Plan Update buildout would effectively minimize potential impacts from hazardous materials and risk of upset in the Plan Area to *adverse, but less than significant* (Class III). The 2010 Plan Update's contribution to cumulative impacts on hazardous materials and risk of upset would be *less than cumulatively considerable* (Class III).

5.0 CONSISTENCY WITH PLANS & POLICIES

This section evaluates the consistency of the 2010 Plan Update with relevant plans and policies, including the County of Santa Barbara Comprehensive General Plan (General Plan , the Clean Air Plan, and the Congestion Management Plan. The 2010 Plan Update revises the Land Use, Circulation and other General Plan elements to provide more specific policy direction for the Los Alamos Planning Area. Although new goals and policies have been drafted as part of the 2010 Plan Update, they must be consistent with existing General Plan policies.

Discussion of any potential compatibility conflicts with adjacent land uses is included in Section 4.1, *Land Use and Planning*.

5.1 Local and Regional Governing Land Use Plans and Policies

The entire Plan Area is subject to the General Plan. Regional policy documents include the Santa Barbara County Air Pollution Control District (SBCO APCD) Clean Air Plan (CAP). The CAP is described below; however, the 2010 Plan Update's potential impact to the CAP is discussed in Section 4.10, *Air Quality*.

5.1.1 County of Santa Barbara Comprehensive Plan

Under California law, each County must adopt a General Plan to document its goals and policies for future development of the community. A General Plan must include the following mandatory elements: Land Use, Circulation, Housing, Open Space, Conservation, Noise, and Safety. The County of Santa Barbara General Plan also includes Agriculture, Environmental Resource Management, Energy Conservation, Scenic Roadways, Seismic Safety and Hazardous Waste Elements. Each element contains goals and policies pertaining to its environmental resource.

5.1.2 Clean Air Plan

The Town of Los Alamos is located within the South Central Coast Air Basin and is within the jurisdiction of the Santa Barbara County Air Pollution Control District (APCD). In conjunction with the Santa Barbara County Association of Governments (SBCAG), the APCD is responsible for formulating and implementing air pollution control strategies. SBCAG assists APCD in fulfilling these responsibilities. Section 4.10, *Air Quality*, provides a discussion of the Plan's consistency with the AQMP.

APCD has prepared the 2007 Clean Air Plan to address the California Clean Air Act and the Federal Clean Air Act mandates for ozone. The 2007 Plan is a maintenance plan for the federal eight-hour ozone standard and provides a three-year update to the APCD's 2004 Clean Air Plan for the attainment of the State one-hour ozone standard. The control strategy includes a set of transportation control measures, including ridesharing, employee-based transportation systems management programs, bicycling, motor vehicle improvements, and alternative work schedules; and since the control

measures are designed to reduce emissions overall, CO_2 emissions are also expected to decrease.

5.1.3 Congestion Management Plan

The Congestion Management Program (CMP) is a state-mandated program enacted by the state legislature to address the increasing concern that urban congestion is affecting the economic vitality of the state and diminishing the quality of life in many communities. As a new approach to addressing congestion, the CMP was created to: 1) link land use, transportation, and air quality decisions; 2) develop a partnership among transportation decision makers on devising appropriate transportation solutions that include all modes of travel; and 3) propose transportation projects that are eligible to compete for state gas tax funds. SBCAG is responsible for the development and implementation of the county-wide CMP required in all urban counties. The CMP, adopted in 1992 and most recently revised in 2003, is a comprehensive program designed to reduce auto-related congestion through capital improvements that includes a system of highways and roadways with minimum level of service (LOS) standards, transit standards, a trip reduction and travel demand management element, a program to analyze the impacts of local land use decisions on the regional transportation system, a seven-year capital improvement program, and a countywide computer model to evaluate traffic congestion and recommend relief strategies and actions. The CMP incorporates procedures for meeting deficiency plan requirements, or strategies that mitigate or improve congestion and air quality. Proposed projects that have the potential to affect the designated CMP network (mostly main-line freeway segments) are required to identify and mitigate their adverse effects on the network. Environmental documentation for these project-specific entitlements incorporate an assessment of associated vehicular trips that might affect CMP consistency. The CMP consistency analysis is prepared by qualified transportation engineers and reviewed by the California Department of Transportation (Caltrans). Programmatic projects such as the 2010 Plan Update, however, are not subject to the requirements of the CMP. The County's Planning and Development Department would ensure that future incremental buildout projects would be assessed relative to CMP standards.

5.2 Projects' Consistency with Plan Goals, Policies, and Objectives

As detailed in Table 5.1 below, the 2010 Plan Update and associated program policies and development standards have been planned and designed with consideration of all resources that exist within the Plan area. The 2010 Plan Update would serve to implement many of the General Plan policies, consistent with the need to ensure public safety, to protect and respect private property rights and ensure compatibility with adjacent residential neighborhoods. In addition, the 2010 Plan Update would be consistent with the most protective resource protection policies of the County's General Plan. Table 5.1 provides an assessment of the 2010 Plan Update's projects' "potential" consistency with relevant plan goals, objectives, and policies. It would be finalized during decision maker hearings and decisions regarding the 2010 Plan Update.

Table 5.1 2010 Plan Update Policy Consistency Analysis

POLICY	CONSISTENCY ANALYSIS
County of Santa Barbara Comprehensive Plan	
Land Use Element	
Land Use Development Policy #3: No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.	**Potentially Consistent**. The 2010 Plan Update maintains the existing urban boundary line location and focuses intensification of buildout as urban infill, primarily along the Bell Street corridor. The 2010 Plan Update includes new community development and land use goals, policies, and development standards to focus on urban infill with a mix of residential and commercial uses in the downtown area.
Land Use Element – Development Policy 4: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan. Affordable housing projects proposed pursuant to the Affordable Housing Overlay regulations, special needs housing projects or other affordable housing projects which include at least 50% of the total number of units for affordable housing or 30% of the total number of units affordable at the very low income level shall be presumed to be consistent with this policy if the project has, or is conditioned to obtain all necessary can and will serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits.	**Potentially Consistent.** Buildout of land uses proposed in the Community Plan update, including development allowed under the new CM-LA zone district would utilize all of the remaining surplus wastewater treatment plant capacity and would require additional capacity beyond LACSD's treatment plant's permitted capacity. In response to the potential wastewater constraints, the Community Plan includes Development Standard WAT-LA-1.3.2~~2.1~~, which requires new development to incorporate water conservation measures in project design. Water conservation measures should include high efficiency fixtures and appliances.~~demonstrate significant methods for conserving water that would include, but not be limited to, waterless urinals in commercial projects, low flow toilets in commercial and residential projects and low flow showers in residential projects.~~ Sufficient wastewater capacity would not be available to meet buildout under the 2010 Plan Update, but could be achieved with implementation of EIR measure MM WW-1, ~~which would require that~~ the County to monitor development activity in the Plan area~~ to ensure coordination~~, and coordinate with LACSD and RWQCB to ensure necessary plant upgrades are constructed in advance of demands exceeding the currently permitted Los Alamos Community Services District (LACSD) capacity.
Land Use Development Policy #5: Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.	**Potentially Consistent**. The 2010 Plan Update includes new land use designations in the Plan area to allow for intensified buildout, within the urban Bell Street Corridor core of the Planning area. The increased buildout would be serviced by LACSD sewer and water. Buildout of those parcels located outside the LACSD service boundary would not be affected by 2010 Plan Update land use designation or policy changes.

POLICY	CONSISTENCY ANALYSIS
Hillside and Watershed Protection Policy #1: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain. **Hillside and Watershed Protection Policy #2:** All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space. **Hillside and Watershed Protection Policy #3:** For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season. **Hillside and Watershed Protection Policy #4:** Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on-site unless removed to an appropriate dumping location. **Hillside and Watershed Protection Policy #5:** Temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion that have been distributed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices. **Hillside and Watershed Protection Policy #6:** Provisions shall be made to conduct surface water to storm drains or suitable watercourse to prevent erosion. Drainage devices shall be designed to	**Potentially Consistent with Policies 1 thru 7**. The 2010 Plan Update would allow some development within areas of steep slopes (Subarea 1) subject to erosion and situated to affect water courses, but no greater than currently allowed under the existing Plan. The County-wide Hillside and Watershed Protection policies would apply to any development within the Plan Area, including the County's Grading Ordinance, and the 2010 Plan Update Dev Std VIS-LA-1.2.1c , which would prohibit grading for structural improvements on slopes in excess of 20% on those properties adjacent to U.S. Highway 101.

POLICY	CONSISTENCY ANALYSIS
accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge. **Hillside and Watershed Protection Policy #7:** Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.	
Stream and Creeks Policy #1: All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.	**Potentially Consistent.** The 2010 Plan Update includes specific policies and development standards, including Dev Std BIO-LA 1.1.1 and Dev Std BIO-LA-1.1-2, that would limit development within the San Antonio Creek and Canada de Calaveras corridors–to minimize potential impacts from new development on San Antonio Creek and local tributaries. These measures would ensure consistency with this policy.
Flood Hazard Area Policy #1: All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provide creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance. **Flood Hazard Area Policy #2:** Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelization's, etc.	**Potentially Consistent with Policies 1 and 2.** Several existing undeveloped parcels lie within the 100-year flood zone mapped on the FEMA Flood Insurance Rate Maps, including portions of the proposed rezone along the Bell Street corridor. The 2010 Plan Update includes specific policies and development standards (Policy FLD-LA-1.1, Policy FLD-LA-1.2, Policy FLD-LA-1.3, and Dev Std FLD-LA1.2.2) that would address the need for future flood control protective measures, including drainage improvements to reduce the potential for flooding in the Plan area. ~~from San Antonio Creek.~~
Historic and Archaeological Sites Policy #1: All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites. **Historic and Archaeological Sites Policy #2:** When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.	**Potentially Consistent with Policies 1 thru 5.** The 2010 Plan Update includes Policy HA-LA-1.2 relating to the protection and preservation of historical and archaeological resources. Additional EIR measure MM CR-1 would require that significant historical resources be preserved and/or their character defining features be incorporated in adaptive reuse projects to maintain the Town's historic character. Intensification of development associated with the 2010 Plan Update buildout would also be subject to the Bell Street Design Guidelines and the Design Control Overlay that

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Historic and Archaeological Sites Policy #3: When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed to accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission. **Historic and Archaeological Sites Policy #4:** Off-road vehicle use, unauthorized collection of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited. **Historic and Archaeological Sites Policy #5:** Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.	would maximize compatibility with surrounding historic structural character. All other existing archaeological site policies would continue to apply to 2010 Plan Update buildout. Therefore, the 2010 Plan Update is consistent with these policies.
Parks/Recreation Policy #1: Bikeways shall be provided where appropriate for recreational and commuting use. **Parks/Recreation Policy #3:** Future development of parks should emphasize meeting the needs of the local residents. **Parks/Recreation Policy #4:** Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses. **Parks/Recreation Policy #5:** Schools and other public-owned lands should be utilized for joint use recreational activities whenever possible.	**Potentially Consistent with Policies 1, 3, 4 and 5.** The 2010 Plan Update includes specific policies and action items (Policy CIRC-LA-1.5~~6~~, DevStd CIRC-LA-1.5~~6~~.1, Policy CIRC-LA-2.1, Policy CIRC-LA-2.2, Action CIRC-LA-2.2-2, and Action CIRC-LA-2.2-3) that would require the siting and design of new development to encourage pedestrian and bicycle travel, and to seek methods to link and expand bikeways and trails in Los Alamos. The Town of Los Alamos has sufficient park facilities to accommodate 2010 Plan Update residential buildout.
Visual Resource Policy #1: All commercial, industrial, and planned developments shall be required to submit a landscaping plan to the County for approval. **Visual Resource Policy #2:** In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places. **Visual Resource Policy #3:** In areas designated	**Potentially Consistent with Policies 1 thru 5.** The 2010 Plan Update includes new policies, development standards and actions (Policy VIS-LA-1.2, DevStd VIS-LA-1.2.1, Policy VIS-LA-1.3, DevStd VIS-LA-1.3.1, and Policy VIS-LA-1.4~~5~~) that would strengthen the visual and open space protections in the 2010 Plan Update. The proposed land use changes would support the visual and open space goals to enhance and protect the visual resources of Los Alamos. In addition, the 2010 Plan Update includes the *Bell Street Design Guidelines, Bell Street Form Based Code*, ~~a~~ the Bell Street Design Control Overlay, and ~~a~~ the Scenic Buffer Overlay that would maximize compatibility of 2010 Plan Update development with existing surrounding development. The 2010 Plan Update also includes Action VIS-LA-1.4.2 which provides for a utility

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as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged. **Visual Resource Policy #4:** Signs shall be of size, location, and appearance so as not to detract from scenic areas of views from public roads and other viewing points. **Visual Resource Policy #5:** Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.	underground program for Bell Street and County roadways in the CM-LA zone district.
Air Quality Supplement To Land Use Element	
Air Quality Policy A: Direct new urban development to areas within existing urbanized areas without endangering environmentally sensitive areas or open space resources. ***Measure A-1:*** Encourage mixture of residential and commercial/industrial uses in and around commercial/industrial areas. ***Measure A-2:*** Encourage neighborhood convenience establishments. The permitted commercial uses are intended to serve the needs of the new residents and immediate surrounding neighborhood. ***Measure A-3:*** Within each Housing Market Area, the County should encourage infill and an equitable balance between the production of housing and jobs generated by the economic sector consistent with population growth policies, the availability of services, and environmental concerns. ***Measure A-6:*** The County should develop and adopt innovative ordinances to foster infill uses of urban land and prevent urban sprawl. **Air Quality Policy B:** Promote the Conservation and rehabilitation of existing urban development. **Air Quality Policy C:** Increase the attractiveness of bicycling, walking, transit, and ridesharing. ***Measure C-3:*** Provide alternate means of meeting a portion of the parking requirements for	**Potentially Consistent with Policies A, B, C and Measures A-1, A-2, A-3, A-6, C-3.** The 2010 Plan Update does not include extending the existing urban / rural boundary line, and instead would intensify buildout within the Bell Street commercial corridor as infill. A new mixed use zone along the Bell Street commercial corridor would encourage infill development with a mix of residential and commercial uses. Two implementing documents, the *Bell Street Form Based Code* and *Bell Street Design Guidelines,* would support infill development by avoiding urban sprawl, conversion of agricultural land to urban uses, and would promote mixed use residential units in close proximity to urban services and infrastructure. The 2010 Plan Update contains Action VIS-LA-1.2.1 which seeks to identify incentives for property owners or businesses for redeveloping or refurbishing properties along Bell Street. The 2010 Plan Update contains Goal CIRC-LA 2, Policies CIRC-LA-2.1, CIRC-LA-2.2, and CIRC-LA-1.5, and Actions CIRC-LA-1.2.3 and CIRC-LA-1.5.1 which coordinate the installation of walkways, bicycle lanes, and trails as development in Los Alamos occurs. The CM-LA zone district standards allow on street parking for commercial uses and includes Policy CIRC-LA.1.6.1 and Dev Std CIRC-LA-1-6.1 and Action CIR-LA-1.6.2 which provides for angled parking in the CM-LA zone district and additional parking as parking reaches 50% and 90% of capacity respectively.

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commercial, industrial, and educational facilities.	
Circulation Element	
Policy A. The roadway classifications, intersection levels of service, and capacity levels adopted in this Element shall apply to all roadways and intersections within the unincorporated area of the County, with the exception of those roadways and intersections located within an area included in an adopted community or area plan. Roadway classifications, intersection levels of service, and capacity levels adopted as part of any community or area plan subsequent to the adoption of this Element shall supersede any standards included as part of this Element. **Policy B.** Individual community and area plans adopted subsequent to this Element shall strive to achieve a balance between designated land uses and roadway and intersection capacity. These community and area plans shall identify areas where increased traffic may create noise levels that could potentially exceed the policies and standards of the Noise Element of the Comprehensive Plan and to the extent feasible, include policies, land use changes and other mitigations to reduce these impacts to insignificance. **Policy C.** The County shall continue to develop programs that encourage the use of alternative modes of transportation, including, but not limited to, an updated bicycle route plan, park and ride facilities, and transportation demand management ordinances. **Policy E.** A determination of project consistency with the standards and policies of this Element shall constitute a determination of project consistency with the Land Use Element's Land Use Development Policy #4 with regard to roadway and intersection capacity.	**Potentially Consistent with Policies A, B, C, and E.** No significant impacts on transportation and circulation would result from 2010 Plan Update buildout on roadway capacity or on intersection operation. The 2010 Plan Update contains Poicy CIRC-LA-1.3 which requires regular monitoring of the roadways and intersections in Los Alamos to ensure acceptable levels of service are maintained. ~~would update the roadway classifications and project consistency standards of the Santa Barbara County Circulation Element for the Town of Los Alamos. As a result, the 2010 Plan Update would include a new system of roadway classifications and project consistency standards that would replace the classifications and standards used in the current Circulation Element. The new classifications would maintain a balance between designated land uses and roadway and intersection capacity.~~ The 2010 Plan Update Goal CIRC-LA-2 and implementing Policies and Actions provide for alternative modes of transportation including pedestrian, bicycle, commute and ride share facilities consistent with Circulation Element policies.
Environmental Resources Management Element (ERME)	
The ERME is a compendium of the Seismic Safety and Safety Element, Conservation Element, and Open Space Element. The ERME contains composite maps of environmental constraints and draws conclusions as to the suitability of urbanization of specific parcels. For Category A, ERME states that "urbanization should be prohibited"; for Category B, "urbanization should be prohibited except in relatively few special instances"; and, in Category C, "urbanization could	**Potentially Consistent.** The 2010 Plan Update would incorporate standards such as Dev Std LUR-LA-2.2.1, Dev Std LUR-LA-2.2.2, Dev Std FLD-LA-1.1.~~5~~, Dev Std VIS-LA-1.2.1, Dev Std BIO-LA-1.1.1, and Dev Std BIO-LA-1.1.2 to maximize compatibility with surrounding open space, including agricultural resources and biological resources along San Antonio Creek. A new mixed use zone along the Bell Street commercial corridor would encourage infill development with a mix of

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be permitted only in appropriate instances, subject to project plan review and imposition of specific conditions to protect against hazards and to preserve the integrity of the land and environment."	residential and commercial uses. Two implementing documents, the *Bell Street Form Based Code* and *Bell Street Design Guidelines,* would support infill development avoids urban sprawl, and conversion of agricultural land to urban uses, and would promote mixed use residential units in close proximity to urban services and infrastructure
Seismic Safety / Safety Element	
The Seismic Safety / Safety Element have classified lands within the County into eleven categories to assess the extent of impairment of suitability for development due to flood hazards. The Element contains County-wide and study area maps and tables showing the distribution of lands within each of the eleven flood hazard categories. The Element also includes recommendations to reduce potential flood hazards on new development.	**Potentially Consistent.** The 2010 Plan Update includes specific policies and development standards (Policy FLD-LA-1.1, Policy FLD-LA-1.2, Dev Std FLD-LA-1.2.1, Dev Std FLD-LA-1.2.2, Policy FLD-LA-1.3), including a Flood Hazard Overlay that would reduce potential flooding impacts on new development.
Scenic Highways Element	
The Scenic Highways Element contains several preservation measures for scenic highways and their designation to assist in preserving and enhancing the most scenic areas along designated roadways within the County. The preservation measures within this Element include the regulation of land use to ensure that development in the scenic corridor will not conflict with the scenic objectives, a requirement for development plans for urban areas within the scenic corridors and overlays in rural areas, control of outdoor advertising, regulation of grading and landscaping, and design of structures and equipment.	**Potentially Consistent**. The 2010 Plan Update contains policies and development standards including Policy ~~Dev Std~~ VIS-LA-1.2~~.1~~ and Dev Std VIS-LA-1.4~~5~~.1 that maintain and protect open space views and rural character of the town. In addition, the 2010 Plan Update includes a Scenic Buffer Overlay that applies to new or altered buildings and structures on parcels within the overlay, which would ensure protection of public views along the U.S. Highway 101 travel corridor through Los Alamos.
Conservation Element	
The Conservation Element contains numerous recommendations relating to various topics, including water resources, ecological systems, mineral resources, agricultural resources, historic sites, archaeological sites, and conservation and energy. The recommendation in the text of this Element relating to ecological systems and water resources will be included in this discussion. Recommendations of this Element to other subjects listed above will not be cited, as policy concerns are addressed in other elements of the Comprehensive Plan. **Stream Buffers:** All streams of the County are delicate habitats because even a cursory survey indicates that their character is changed greatly, generally to a less desirable condition, by any development of the riparian land.…We estimate that as little as 100 feet on either side of a stream could provide a good deal of protection to the stream, although this width would have to be	**Potentially Consistent.** The 2010 Plan Update includes specific policies and development standards (Policy BIO-LA-1.1, Dev Std BIO-LA-1.1-1, and Dev Std BIO-LA-1.1.2) that require new development to maintain an adequate buffer and limits fill activity along San Antonio Creek.

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increased where the slope of the land is significant. The discussion of stream setbacks also states that within the buffer strips, communities of native vegetation should be kept intact and no pesticide usage should occur on the buffer strips.	
Noise Element	
Noise Policy #1: In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.	**Potentially Consistent.** The 2010 Plan Update includes specific policies and development standards (Policy N-LA-1.1, Dev Std N-LA-1.1.1~~,~~ Dev Std N-LA-1.1.2, Dev Std N-LA-1.1.3, and Dev Std N-LA-1.1.4~~, Dev Std N-LA-1.15~~) that would avoid locating noise sensitive land uses in areas experiencing noise levels of 65dB or more~~,~~. These measures ensure that sensitive receptors adjacent to State Route 135 and U.S. Highway 101 exposed to long-term noise levels in excess of 65dB Community Noise Equivalent Level (CNEL) would be reduced to less than 65 dBA (CNEL) and 45 dBA (CNEL) for exterior and interior living areas, respectively, consistent with the Santa Barbara County Noise Element. ~~EIR measures MM N-2 would ensure that sensitive receptors adjacent to State Route 135 and U.S. Highway 101 exposed to long-term noise levels in excess of 65dB Community Noise Equivalent Level (CNEL) would be reduced to less than 65 dBA and 45 dBA CNEL for exterior and interior living areas, respectively.~~
Housing Element	
Housing Element Goal I: Promote the development of new housing with a diversity of types, sizes, tenures, densities, and locations in the necessary quantities to meet the needs of all economic segments of the community. **Housing Element Policy 1.1:** The county shall grant a density bonus and/or incentives to developers of residential projects of five or more units who agree to build affordable or senior housing, donate land for affordable housing or provide child care facilities pursuant to the provisions of Government Code §§ 65915-65918 or successor statute(s). Density Bonus projects shall comply with the requirements set forth in the Housing Element Implementation Guidelines, and the Development Standards at right. **Housing Element Policy 1.2:** To increase the supply of price restricted affordable housing, the county shall require the provision of units, the donation of land, and/or the payment of fees for specified types of discretionary residential projects. Projects shall comply with the requirements set	**Potentially Consistent with Goal 1, Policies 1.1, 1.2, 1.5 thru 1.11, Goal 2, Policies 2.1 thru 2.3, Goal 3, and Policies 5.1 and 5.5.** The 2010 Plan Update includes specific goals, policies, development standards and actions (Goal LUR-LA-2, Goal LUR-LA-3, Goal LUC-LA-2, Policy LUR-LA-1.1, Action LUR-LA-1.1.1, Action LUR-LA-1.1.2, Policy LUR-LA-3.1, Policy LUR-LA-3.2, and Policy LUR-LA-3.3) that would ensure that a diversity of infill housing opportunities for all economic segments is available in the Town of Los Alamos. Rezoning a majority of land in downtown Los Alamos from Limited Commercial (C-1) and Commercial Retail (C-2) to Community Mixed-Use Los Alamos (CM-LA) provides a wider diversity of housing types and densities than available under existing zoning. The continued use of the Affordable Housing Overlay would also provide for more compact, affordable housing opportunities in Los Alamos. Development of affordable units on parcels located within the Affordable Housing Overlay would occur at a density of 8.0 units per acre in order to

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forth in the Housing Element Implementation Guidelines and the following Development Standards. **Housing Element Policy 1.5:** The county shall support the efforts of employers in the development of on- or near- site employee housing. **Housing Element Action 3:** The county shall encourage the development of residential units in commercial zones (i.e. mixed use development) that may provide employee housing opportunities through the Mixed Use Development Policy (Policy 1.8) and other feasible means. **Housing Element Policy 1.6:** The county shall encourage the development of both attached and detached residential second units. **Housing Element Policy 1.7:** The county shall encourage the development of multi-family rental housing as this housing type can be affordable by design. **Housing Element Policy 1.8:** The county shall promote development with a mix of complementary land uses including housing, retail, office, commercial services and civic uses. **Housing Element Policy 1.9:** The county shall promote moderate to higher density residential or mixed use development on in-fill sites within the urban boundaries of the county to encourage efficient use of land and existing infrastructure. **Housing Element Policy 1.10:** The county shall ensure adequate sites zoned at densities that accommodate the county's "fair share" housing needs for the current planning period (January 2001-July 2008) at all income levels and in all HMAs as defined by the Regional Housing Needs Assessment (RHNA) for Santa Barbara County (adopted December 2002). **Housing Element Policy 1.11:** Before adopting or updating community plans or other plans or programs that reduce build out on a community-wide or regional basis, the county shall make the finding that the proposed reduction in build out potential will not compromise the county's ability to accommodate its fair share of regional housing needs.	help meet the state's Regional Housing Needs Allocation (RHNA) requirements for Santa Barbara County. Furthermore, the 2010 Plan Update would provide for an increase in residential units above the existing Plan. The increase in units would occur within the CM-LA zone district would consist primarily of multi-family type units. The CM-LA mixed use zone district creates the potential for an additional 288 multi-family units mixed with commercial uses, providing opportunities for employers to benefit from close proximity to housing and the county to realize a greater mix of complementary residential, retail, office, commercial, and service land uses. The additional housing unit potential will further assist the county meet its Regional Housing Needs Allocation (RHNA). The 2010 Plan Update would also provide for the development of second units. As noted, the 2010 Plan Update includes a combination of mixed use housing in the new CM-LA zone district as well as single family housing which is more likely to offer a range of housing types to meet the state housing mandate for the County of Santa Barbara. The 2010 Plan Update provides for an overall increase in residential buildout over the Existing Plan. The primary difference between the 1994 Plan buildout and the 2010 Plan Update buildout is the change to mixed land use along Bell Street and the reduction in available land zoned for industrial use due to the assumed construction of the County approved Lucas and Lewellen winery. The 2010 Plan Update increases the potential for an additional 255 residential units above the 1994 Plan. The CM-LA zone district relaxes permit thresholds, parking requirements, and set back standards, and increases the available area for commercial and residential development to provide economic incentives for development consistent with the compact densities called for in the Housing Element. Reduced development costs and increased available rental areas, should moderate price pressures and increase opportunities to realize additional housing in Los Alamos. Overall, the land use designations and goals, policies and implementing actions in the 2010 Plan Update provide opportunities and incentives for

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Housing Element Goal 2: Encourage the expansion of a housing supply that meets the needs of identified special needs households and that offers diversity in size, type, tenure, location, and affordability levels. **Housing Element Policy 2.1:** The county shall encourage the construction or conversion of existing facilities to emergency shelters, transitional housing, and single room occupancy units to meet the needs of the homeless population. **Housing Element Policy 2.2:** The county shall promote and facilitate development of farm employee housing on agriculturally zoned land (including single family dwellings, mobile homes, and group quarters such as bunk houses or dormitories). Developers of such projects shall not be limited to farm worker employers. **Housing Element Policy 2.3:** The county shall work cooperatively with cities within the county to provide housing within urban areas that meets the needs of farm employees. **Housing Element Goal 3:** Encourage the expansion of a housing supply that meets the needs of persons with disabilities and their families and that offers diversity in size, type, tenure, location, and affordability levels. **Housing Element Policy 5.1:** The county shall encourage compatibility of new construction, rehabilitation or renovation of existing housing units with surrounding structures and their setting in an effort to maintain or enhance harmony and balance in the community. **Housing Element Policy 5.5:** The county shall continue to encourage development within existing urban boundaries of the county and the preservation and/or protection of rural land uses outside the urban boundaries.	new and rehabilitated housing in Los Alamos.
Agricultural Element	
Agricultural Element Goal I: Santa Barbara County shall ensure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged. Where conditions allow (taking into account environmental impacts) expansion and intensification shall be supported. **Agricultural Element Policy I.A:** The integrity	**Potentially Consistent with Goal I, Policies I.A, I.F, Goal II, Policies II.A, II.D, Goal III, Policy III.A.** The 2010 Plan Update includes specific policies and development standards (Policy LU-LA-1.1, Policy LU-LA-1.2, Policy LUR-LA-2.1, Dev Std LUR-LA-2.2.1, Dev. Std LUR-LA-2.2.2, and Dev. Std LUR-LA-2.2.3) that would reduce potential land use conflicts between residential and agricultural uses. This is further emphasized by the

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of agricultural operations shall not be violated by recreational or other non-compatible uses. **Agricultural Element Policy I.F:** The quality and availability of water, air, and soil resources shall be protected through provisions including but not limited to, the stability of Urban/Rural Boundary Lines, maintenance of buffer areas around agricultural areas, and the promotion of conservation practices. **Agricultural Element Goal II:** Agricultural lands shall be protected from adverse urban influence. **Agricultural Element Policy II.A:** Santa Barbara County shall require measures designed for the prevention of flooding and silting from urbanization, especially as such damage relates to approved development. **Agricultural Element Policy II.D:** Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands. **Agricultural Element Goal III:** Where it is necessary for agricultural lands to be converted to other uses, this use shall not interfere with remaining agricultural operations. **Agricultural Element Policy III.A:** Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.	2010 Plan Update's inclusion of Community Goal for agriculture to "respect and protect existing adjacent agriculture from urban impacts". In addition, the 2010 Plan Update would maintain the existing urban/rural boundary line, and would not allow for the conversion of agricultural lands in the rural area.
Open Space Element	
The Open Space Element addresses open space for public health and safety, the managed production of resources, outdoor recreation and the preservation of natural resources. This Element relates closely to the Seismic/Safety Element and the Conservation Element, and they are all synthesized in the Environmental Resources Management Element. Consistency with these elements is discussed elsewhere in this section. The Open Space Element discusses the Los Alamos Valley as a unit, and generally discusses the preservation of agriculture along the valley floor due to potential flooding hazards from San Antonio Creek and tributary creeks draining the uplands.	**Potentially Consistent.** The 2010 Plan Update includes specific policies and development standards that would provide maximum protection of open space areas, including the ecological integrity of the open space areas. The 2010 Plan Update would not propose to extend the existing urban/rural boundary, and would include measures including Dev Std FLD-LA-1.2.1 and Dev Std FLD-LA-1.2.2 to address the issue of flooding throughout the community.

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2007 Clean Air Plan	
The 2007 Clean Air Plan (CAP) is prepared by the Santa Barbara County Air Pollution Control District and is a comprehensive planning document that is required by federal and state law to show how the county will reduce ozone air pollution to meet health standards. The 2007 CAP meets the three year update as required by the California Clean Air Act. The CAP contains a set of transportation control measures, including ridesharing, employee-based transportation systems management programs, bicycling, motor vehicle improvements, and alternative work schedules.	**Potentially Inconsistent.** Consistency between the 2007 Clean Air Plan and the 2010 Plan Update means that stationary and vehicle emissions associated with the existing and future land use development and resulting population and traffic increases are accounted for in the 2007 Clean Air Plan's emissions growth assumptions. The Draft 2007 Clean Air Plan relies on the land use and population projections provided in the 2002 Santa Barbara County Association of Governments' Regional Growth Forecast (RGF). The Regional Growth Forecast is generally consistent with the local plans; therefore, the 2007 Plan is generally consistent with local general plans. However, the 2007 CAP used 2002 RGF forecasts, which included less additional residential and commercial and industrial square footage than what is proposed in the 2010 Plan Update (personal communication, Brian Bresolin, SBCAG). As a result, the 2010 Plan Update is potentially inconsistent with the 2007 CAP. While the Plan Area population increase under the proposed 2010 Plan Update would be slightly greater than under the existing 1994 Plan, and hence inconsistent with the current CAP, the changes in land use and zoning in the 2010 Plan Update would be included in the next CAP update (2010). Therefore, the 2010 Plan Update would be potentially consistent with the new 2010 CAP.
Congestion Management Plan	
The Santa Barbara County Association of Governments (SBCAG) is responsible for the development and implementation of the county-wide CMP required in all urban counties. The CMP is a comprehensive program designed to reduce auto-related congestion through capital improvements, travel demand management, and coordinated land use planning among all jurisdictions. The Congestion Management Plan provides a regional planning document that identifies and addresses congestion on designated roadways in the County. The Congestion Management Plan sets level of service standards for designated roadways in the County, and identifies the responsibilities of local jurisdictions in implementing the policies in the Congestion Management Plan.	**Potentially Consistent.** Consistency is examined as part of development projects, not long range plans such as the 2010 Plan Update. Future individual Plan buildout development projects within Los Alamos would be assessed relative to the CMP roadway network capacities and policies.

Table 5.2 2010 Plan Update Policy Revisions

1994 Existing Plan	2010 Plan Update	Discussion
Community Development		
Land Use – General		
Policy LU-LA-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: a. The extension is proposed as part of an update to this Community Plan or other comprehensive review of land use and zoning for the entire community of Los Alamos. B.) The extension involves an existing parcel of 5 acres or less which is contiguous with the urban boundary line and located on the southwest side of Highway 101; b. For extensions pursuant to 1A, 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 that land west of Highway 101 and within the urban boundary and west of Highway 101 to accommodate the desired additional growth; c. 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 d. 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.	**Policy LU-LA-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: 1. The extension is proposed as part of an update to this Community Plan. ~~or other comprehensive review of land use and zoning for the entire community of Los Alamos.~~ ~~B.) The extension involves an existing parcel of 5 acres or less which is contiguous with the urban boundary line and located on the southwest side of Highway 101;~~ 2. For extensions pursuant to 1~~A~~, 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 ~~that land west of Highway 101~~ <u>land within the urban boundary and west of Highway 101</u> to accommodate the desired additional growth; 3. The extension does not include parcels which are under Williamson Act contracts (including parcels which have filed for non-renewal of a Williamson Act contract); and 4. A finding can be made that the capacity of urban services (e.g., sewer, water) is sufficient to serve potential urban development in the extension area.	Revised. The 2010 Plan Update incorporates the proposed revisions to Policy LU-LA-1 to further clarify the process for when consideration of extending the urban boundary line would be supported.

1994 Existing Plan	2010 Plan Update	Discussion
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.	***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.	No change. The 2010 Plan Update incorporates this policy to ensure continued application of existing county-wide policies.
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.	***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.	No change. The 2010 Plan Update incorporates this policy to ensure continued implementation of the Plan's policies.
Land Use – Residential		
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 close to the community's commercial core along Bell Street.	***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.	Revised. The 2010 Plan Update incorporates this policy with a minor revision to ensure continued support of mixed use type development within the commercial core of Los Alamos.
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.	***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.	No change. The 2010 Plan Update incorporates this Action to ensure that the County continues to provide the opportunity to consider rezones to meet multi-family residential development needs within the community.
	Action LUR-LA-1.1.2: The County will rezone properties along Bell Street to allow residential uses in conjunction with commercial development as specified in the Bell Street Form-Based Code attached in Appendix B.	New Action. The 2010 Plan Update incorporate this new action to provide specific direction to the County to rezone properties along Bell Street to ensure that the primary goal of the 2010 Plan Update, which is to provide mixed use residential and commercial opportunities along Bell Street is supported and implemented.
Policy LUR-LA-1.2: 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.	***Policy LUR-LA-~~1~~2.~~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.	No change except renumbered. The 2010 Plan Update incorporates this policy to continue efforts to reduce potential conflicts between agricultural operations and urban uses.

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Policy LUR-LA-1.3: 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.	***Policy LUR-LA-~~1~~2.~~3~~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.	Renumbered and clarifies policy does not apply to RR-5 zone district parcels. The policy reduces potential conflicts between agricultural operations and urban uses.
	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-parcel development concept, the agricultural buffer setback shall be established by Planning and Development during project design.	Development standard applies to western end of CM-LA zone to reduce potential conflicts between agricultural and residential uses allowing for flexibility on a case-by-case basis..
	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.	Development standard specifies development requirements for fencing and berms that separate agricultural and residential uses and provides for a waiver option.
Dev Std LUR-LA-1.3.1: 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.	***Dev Std LUR-LA-~~1~~2.~~3~~2.3~~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.	No change except renumbered. The 2010 Plan Update incorporates this development standard to ensure continued protection of adjacent agricultural lands from urban encroachment.

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Policy LUR-LA-1.4: If feasible, the County shall assist developers of antiquated lots, particularly the five blocks within the southeastern portion of the Planning Area where street improvements have not yet occurred, in seeking ways to reconfigure the lots.	~~***Policy LUR-LA-1.4:*** If feasible, the County shall assist developers of antiquated lots, particularly the five blocks within the southeastern portion of the Planning Area where street improvements have not yet occurred, in seeking ways to reconfigure the lots.~~	Deleted. This policy no longer relevant due to development of the area.
Action LUR-LA-1.4.1: The County shall consider fee waivers or reductions for applicants who wish to reconfigure antiquated lots into new lots that are consistent with current standards for lot width, depth, and configuration.	~~***Action LUR-LA-1.4.1:*** The County shall consider fee waivers or reductions for applicants who wish to reconfigure antiquated lots into new lots that are consistent with current standards for lot width, depth, and configuration.~~	Deleted. This action is no longer necessary, since the County has resolved this issue.
Policy LUR-LA-1.5: Consideration shall be given to residential uses located adjacent to the Carrari parcel (APN 101-100-17).	~~***Policy LUR-LA-1.5:*** Consideration shall be given to residential uses located adjacent to the Carrari parcel (APN 101-100-17).~~	Deleted. This policy is no longer relevant. The area has been developed.
Dev Std LUR-LA-1.5.1: The owners of APNs 101-100-015 and 101-100-016 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.	***Dev Std LUR-LA-~~1~~2.~~5~~2.~~1~~2***: The owners of ~~APNs 101-100-015 and 101-100-016~~ residential properties located adjacent to 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.	Revised. The 2010 Plan Update incorporates revisions to the development standard to reflect that the two cited parcels have been developed and are now occupied by new owners with different APNs.
***GOAL LUR-LA-~~3~~1*:** Strive To Ensure That The Community of Los Alamos Provides Housing Opportunities For All Economic Segments Of Its Population.	***GOAL LUR-LA-3*:** Strive To Ensure That The Community of Los Alamos Provides Housing Opportunities For All Economic Segments Of Its Population.	No change. The provision of housing opportunities for all economic segments remains a community goal.
Policy H-LA-1.1: In order to provide additional adequate affordable housing opportunities, renovation of existing substandard units shall be encouraged.	***Policy LUR~~H~~-LA-~~1~~3.1***: In order to provide additional ~~adequate affordable~~ housing opportunities, renovation of existing substandard units shall be encouraged.	Revised. The 2010 Plan Update incorporates revisions to this policy to further clarify the need for all types of housing.
Policy H-LA-1.2: In order to provide affordable housing, walk to work or school opportunities and visual and functional diversity within the community, mixed use housing shall be encouraged where it is compatible with commercial uses.	***Policy LUR~~H~~-LA-~~1~~3.2***: In order to provide ~~affordable~~ housing opportunities, ~~walk to work or school opportunities and visual and functional diversity within the community~~, mixed use ~~housing~~ zoning shall be encouraged where it is compatible with commercial uses.	Revised. The 2010 Plan Update incorporates revisions to this policy to support increased housing opportunities for all economic segments of the community.
Policy H-LA-1.3: In order to provide a source of affordable housing, existing mobile home parks should be maintained and enhanced, provided that	***Policy LUR~~H~~-LA-~~1~~3.3***: In order to provide a source of affordable housing, existing mobile home parks should be maintained and enhanced,	Revised. The 2010 Plan Update incorporates revisions to this policy to clarify correct reference to applicability of code requirements.

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all development activities are consistent with the requirements of the County Flood Control Management Ordinance and the F.E.M.A. regulations.	provided that all development activities are consistent with the requirements of Chapter 15A, "Floodplain Management," Chapter 15B, "Development Along Watercourses," and Chapter 24, "Offenses, Miscellaneous," Section 24-7, "Watercourses – Erecting buildings, etc., which obstruct flow prohibited," of the Santa Barbara County Code ~~with the requirements of the County Flood Control Management Ordinance~~ and the F.E.M.A. regulations.	
Land Use – Commercial		
Policy LUC-LA-1.1: New commercial development (both local and visitor-serving) shall be encouraged directly along the Bell Street corridor. Renovation and/or expansion of existing local-serving uses in this commercial core shall be encouraged.	***Policy LUC-LA-~~1~~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.	No change except renumbered. The 2010 Plan Update incorporates this policy to ensure continued encouragement of commercial development along Bell Street.
	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.	Action reflects community preference that the County develop alcohol-related use regulations.
	Policy LUC-LA-2.2: Mixed uses are encouraged in the Bell Street Corridor. ~~commercial core~~.	Revised. The 2010 Plan incorporates revisions to this policy to more accurately reflect the correct reference to the Bell Street area.
	Policy LUC-LA-2.3~~2.1~~: Residential uses in the CM-LA Zone District ~~Bell Street Corridor~~ shall be allowed as a primary use.	New ~~Development Standard.~~policy. The 2010 Plan Update incorporates this new development standard to support the proposed CM-LA zoning ~~whereby~~ and specify the parcels within the Bell Street Corridor where residential uses may be a primary use.~~within the Bell Street Corridor~~.
	Policy LUC-LA-2.4: Priority use of excess public road right-of-way, within two blocks north and south of Bell Street, shall be for enhancing public parking capacity; pedestrian access and circulation; storm water quality and drainage improvements; or other public benefits consistent with the LACP.	New policy to ensure all right-of-way abandonments have a public benefit.

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	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.	
Policy LUC-LA-1.2: Commercial areas outside of the Bell Street commercial core shall be considered suitable for conversion to other land uses. Residential land use designations suitable to provide multifamily housing shall be considered a priority for such conversions if feasible, given site specific constraints of the particular parcel.	~~***Policy LUC-LA-1.4***: Commercial areas outside of the Bell Street commercial core shall be considered suitable for conversion to other land uses. Residential land use designations suitable to provide multifamily housing shall be considered a priority for such conversions if feasible, given site specific constraints of the particular parcel.~~	Deleted. This policy is no longer supported. The proposed CM-LA zoning is targeted to provide opportunities for a mix ~~conversion~~ of commercial to residential uses.
Policy LUC-LA-1.3: Mixed uses are acceptable in the Bell Street commercial core, provided that residential units that face Bell Street are located on the second floor.	~~***Policy LUC-LA-1.3***: Mixed uses are acceptable in the Bell Street commercial core, provided that residential units that face Bell Street are located on the second floor.~~	Revised as Policy LUC-LA-2.2. ~~Deleted. This policy is no longer applicable.~~ The ~~proposed~~ CM-LA zone district allows residential uses on the ground floor fronting Bell Street.
	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 ~~could~~ include amenities consistent with the Bell Street Design Guidelines such as wide sidewalks, ~~angled parking, within the Bell Street corridor,~~ crosswalks, street lighting, street trees, landscape planters, furniture, and traffic calming measures.	New Action item. The 2010 Plan Update incorporates this new action to ensure coordination with CalTrans to develop street improvements within the Bell Street corridor consistent with the Bell Street Design Guidelines.
	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 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	New action included to support a coordinated local approach to flood control and parking.

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Land Use – Industrial		
Policy LUI-LA-1.1: Development on 101-100-017 (Carrari parcel) shall be designed, sited, graded, and landscaped in a manner which minimizes its visibility 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).	***Policy LUI-LA-1.1***: Development on ~~101-100-017 (Carrari parcel)~~ 133-130-039 (L&L Vineyards LLC) shall be designed, sited, graded, and landscaped in a manner which minimizes the ~~its~~ 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).	Revised. The 2010 Plan Update incorporates revisions to this policy to reflect current parcel number and existing vineyard operation.
Development Standard LUI-LA-1.1.1: Development on Assessor's Parcel Numbers 101-100-015 and 101-100-016 shall comply with the following site-specific standard: A 25-foot setback shall be required from the rear (eastern) property line within which no residential development shall be allowed. Walls and fences would be allowed in this setback. Landscaping which screens structures shall be required within this setback.	~~***Development Standard LUI-LA-1.1.1***: Development on Assessor's Parcel Numbers 101-100-015 and 101-100-016 shall comply with the following site-specific standard:~~ ~~A 25-foot setback shall be required from the rear (eastern) property line within which no residential development shall be allowed. Walls and fences would be allowed in this setback. Landscaping which screens structures shall be required within this setback.~~	Deleted. This development standard has been deleted since the parcels have been developed.
Housing		
Policy H-LA-2.1: The County shall apply an affordable housing overlay to appropriate parcels in Los Alamos. ***Action H-LA-2.1.1***: An affordable housing overlay or other mechanism shall be applied to the following parcels in the Los Alamos Planning Area. The overlay or other mechanism shall allow a specified increase in residential density over the site's base density provided that 50 percent of the units constructed are affordable or 30 percent are affordable to very low income households as defined in the Housing Element Implementation	~~***Policy H-LA-2.1***: The County shall apply an affordable housing overlay to appropriate parcels in Los Alamos.~~ ~~***Action H-LA-2.1.1***: An affordable housing overlay or other mechanism shall be applied to the following parcels in the Los Alamos Planning Area. The overlay or other mechanism shall allow a specified increase in residential density over the site's base density provided that 50 percent of the units constructed are affordable or 30 percent are affordable to very low income households as defined in the Housing Element Implementation~~	Deleted. This policy, action, and development standard have been deleted since all of the parcels have been developed or approved for development.

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Guidelines. APN: 101-110-1,3,4,5 and 35 (Shown in Figure 16) Base Land Use Designation/Zoning: Res 4.6/DR-4.6 Affordable Housing Overlay Zoning: DR-8 Potential Affordable Units: 89 ***Development Standard H-LA-2.1.2***: The following standards shall apply to any development proposed on APNs 101-110-01, 03, 04, 05, and 35: 1. To reduce water demand, new development shall maximize the use of drought-tolerant native or Mediterranean species for landscaping purposes. 2. Excavation and grading shall be limited to the dry season of the year; graded surfaces shall be immediately reseeded with native ground cover; temporary and permanent erosion control measures shall be installed. 3. In order to reduce impacts to San Antonio Creek during construction, grading activities shall be prohibited within 50 feet of the creek's top of bank, and other measures to reduce siltation and pollution into the creek shall be implemented as necessary. 4. Any improvement of the St. Joseph Street bridge or construction of a secondary access bridge shall not be performed at the specific site during nesting of sensitive riparian dependent birds, and graded areas shall be revegetated with a native seed mix. 5. A minimum 50 foot landscape buffer along San Antonio Creek consisting of native trees and shrubs shall be required.	~~Guidelines.~~ ~~APN: 101-110-1,3,4,5 and 35 (Shown in Figure 16)~~ ~~Base Land Use Designation/Zoning: Res 4.6/DR-4.6~~ ~~Affordable Housing Overlay Zoning: DR-8~~ ~~Potential Affordable Units: 89~~ ~~***Development Standard H-LA-2.1.2***: The following standards shall apply to any development proposed on APNs 101-110-01, 03, 04, 05, and 35:~~ ~~1. To reduce water demand, new development shall maximize the use of drought-tolerant native or Mediterranean species for landscaping purposes.~~ ~~2. Excavation and grading shall be limited to the dry season of the year; graded surfaces shall be immediately reseeded with native ground cover; temporary and permanent erosion control measures shall be installed.~~ ~~3. In order to reduce impacts to San Antonio Creek during construction, grading activities shall be prohibited within 50 feet of the creek's top of bank, and other measures to reduce siltation and pollution into the creek shall be implemented as necessary.~~ ~~4. Any improvement of the St. Joseph Street bridge or construction of a secondary access bridge shall not be performed at the specific site during nesting of sensitive riparian dependent birds, and graded areas shall be revegetated with a native seed mix.~~ ~~5. A minimum 50 foot landscape buffer along San Antonio Creek consisting of native trees and shrubs shall be required.~~	

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6. A tree preservation and replacement plan for native oak trees shall be required.	~~6. A tree preservation and replacement plan for native oak trees shall be required.~~	
7. In order to reduce aesthetic impacts, natural building materials and colors shall be used, and a Mediterranean and/or native plant landscaping plan shall be implemented.	~~7. In order to reduce aesthetic impacts, natural building materials and colors shall be used, and a Mediterranean and/or native plant landscaping plan shall be implemented.~~	
8. A recycling and composting program shall be implemented to help reduce solid waste impacts.	~~8. A recycling and composting program shall be implemented to help reduce solid waste impacts.~~	
9. As necessary, grading shall be phased to reduce short term particulates.	~~9. As necessary, grading shall be phased to reduce short term particulates.~~	
10. Development should be designed to allow convenient access to bike paths and public transit if available.	~~10. Development should be designed to allow convenient access to bike paths and public transit if available.~~	
11. An acoustical analysis shall be required which demonstrates that interior noise levels for residential structures would not exceed 45 dBA and noise levels in exterior living spaces would not exceed CNEL 65 dBA. The analysis shall provide recommendations on how to achieve these acceptable noise levels.	~~11. An acoustical analysis shall be required which demonstrates that interior noise levels for residential structures would not exceed 45 dBA and noise levels in exterior living spaces would not exceed CNEL 65 dBA. The analysis shall provide recommendations on how to achieve these acceptable noise levels.~~	
12. A Phase I archaeological survey shall be performed prior to site preparation.	~~12. A Phase I archaeological survey shall be performed prior to site preparation.~~	
13. Development shall be restricted on slopes of 20-30% in the eastern portion of the site.	~~13. Development shall be restricted on slopes of 20-30% in the eastern portion of the site.~~	
Figure 16. Affordable housing site: five parcels one parcel in the northwest corner of the Planning Area (Assessor's Parcel Numbers 101-110-1,3,4,5 and 35)	~~Figure 16. Affordable housing site: five parcels one parcel in the northwest corner of the Planning Area (Assessor's Parcel Numbers 101-110-1,3,4,5 and 35)~~	

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Public Facilities and Services		
General		
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.	***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.	No Change. The 2010 Plan Update incorporates this policy to ensure continued application of existing county-wide policies.
Policy SERV-LA-1.2: New public services and facilities as outlined in the Capital Improvements Plan shall be addressed and, if necessary, constructed and operational in advance of service and facility demand from new development.	***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 ~~and~~ operational in advance of service and facility demand from new development.	Revised. The 2010 Plan Update incorporates revisions to this policy to more accurately describe the process.
Policy SERV-LA-1.3: The County shall encourage developers to use innovative measures such as but not limited to payment of development impact fees; direct public service facility improvements; creation of public service facility benefit assessment districts etc., to mitigate and/or address the public service impacts from their developments, in addition to standard in-lieu fees.	***Policy SERV-LA-1.3***: The County shall encourage developers to use innovative measures such as but not limited to payment of development impact fees; direct public service facility improvements; creation of public service facility benefit assessment districts etc., to mitigate and/or address the public service impacts from their developments, in addition to standard in-lieu fees.	No Change. The 2010 Plan Update incorporates this policy to ensure continued encouragement to developers to use innovative measures to mitigate and/or address public service impacts from their development.
Policy SERV-LA-1.4: The County shall not support public service extensions (e.g., sewer, water) outside the Urban Boundary, except as specified in Policy LUG-LA-1.1.	***Policy SERV-LA-1.4***: The County shall not support public service extensions (e.g., ~~sewer~~ wastewater, water) outside the Urban Boundary, except as specified in Policy LU~~G~~-LA-1.1 except for public purpose such as a fire station.	Revised. The 2010 Plan Update incorporates revisions to this policy to provide an exception to public service extensions for a public purpose, such as a fire station.
	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.	Action added to support coordinated local approach obtain telecommunications service.
Traffic, Circulation, and Parking		
Policy CIRC-LA-1.1: The County should attempt to minimize the need for subsequent improvements necessary for a given intersection in	***Policy CIRC-LA-1.1***: Roadway and intersection improvements shall be designed to respect the rural small town character of Los Alamos.~~The~~	Revised to reflect local preferences and eliminate unnecessary regulations implemented during development review. ~~No change.~~ ~~The 2010 Plan~~

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order to achieve an acceptable Level of Service at buildout.	~~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.~~	~~Update incorporates this policy to ensure continued intersection acceptable levels of service at buildout.~~
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 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.	~~***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 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.~~	Deleted to streamline the Plan Update and eliminate redundancies with Countywide planning documents. ~~No change. The 2010 Plan Update incorporates this policy to support the Capital Improvement Plan to ensure needed roadway improvements are constructed in a timely manner.~~
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: o redesignating roadways and/or intersections to a different classification; o reconsidering proposed land uses to alter traffic	***Policy CIRC-LA-1.2~~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: o redesignating roadways and/or intersections to a different classification; o reconsidering proposed land uses to alter traffic	No change except renumbered.~~.~~ The 2010 Plan Update incorporates this policy to provide continued support for regular monitoring activities of designated roadways and intersections.

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generation rates, circulation patterns, etc.; and o changes to the County's Capital Improvement Program including reevaluation of alternative modes of transportation.	generation rates, circulation patterns, etc.; and o changes to the County's Capital Improvement Program including reevaluation of alternative modes of transportation.	
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).	***Action CIRC-LA-1.2~~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).	No change except renumbered. The 2010 Plan Update incorporates this action to continue the effort to evaluate whether the County should vacate or reduce the width of existing road right-of-ways where traffic volumes would not require the current width.
Action CIRC-LA-1.3.2: The County shall consider amending the Circulation Element to include intersection standards for unsignalized intersections.	***Action CIRC-LA-1.2~~3~~.2***: The County shall consider amending the Circulation Element to include intersection standards for unsignalized intersections.	No change except renumbered. The 2010 Plan Update incorporates this action to ensure continued consideration of establishing intersection standards.
	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.	Action included to support a cohesive inter-jurisdictional approach to implement a multi-mode community-wide circulation system.
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.	***Policy CIRC-LA-1.3~~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.	No change except renumbered. The 2010 Plan Update incorporates this policy to ensure clarification that consistency with this policy satisfies consistency with LUDP #4.
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".	***Policy CIRC-LA-1.4~~5~~***: The minimally acceptable Level of Service (LOS) on roadway segments and intersections in the Los Alamos Planning Area is "C".	No change except renumbered.. ~~The 2010 Plan Update incorporates this policy to ensure that the minimum LOS is the LACP is "C".~~
Policy CIRC-LA-1.6: Walkways (e.g., sidewalks, boardwalks) shall be required for all new	***Policy CIRC-LA-1.5~~6~~***: New development fronting Bell Street shall incorporate curb, gutter, and	Revised to better reflect intent of downtown design objective. ~~No change.~~ The 2010 Plan Update

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development along the Bell Street commercial core. Walkways shall be in conformance with the Bell Street Design Guidelines.	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~~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~~.	incorporates this policy to ensure that walkways are required as part of new development along Bell Street,
	Action ~~DevStd~~ CIRC-LA-1.5~~6~~.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 mandates for accessibility, and reinforces the community's informal, rural character.~~On all public roads in the Bell Street commercial core, Public Works shall require new development to construct walkways.~~	~~New Development Standard~~Revised to action to clarify LAPAC direction. The 2010 Plan Update incorporates this new action ~~development standard~~ to support the above policy to ensure a community-wide approach to ~~ensuring that Public Works requires~~ installation of walkways ~~be~~ constructed as part of new development, consistent with the ~~proposed~~ new CM-LA zone district.
	Policy CIRC-LA-1.6~~7~~: Angled parking shall be encouraged within the CM-LA zone district on County maintained roads. ~~Bell Street Commercial Corridor.~~	New Policy~~.~~—The 2010 Plan Update incorporates this new policy to increase parking by encouraging ~~e~~ angled parking on streets in the County jurisdiction in the CM-LA zone district.
	DevStd CIRC-LA-1.6~~7~~.1: The County shall pursue funding and installation of 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 CM-LA zone district ~~Bell Street Commercial Corridor~~ reaches 50% building capacity in order to meet future ~~commercial and~~ parking demands.	New Development Standard. The 2010 Plan Update incorporates this new development standard requiring the County to monitor new development and pursue angled parking on County maintained roads in the CM-LA zone district. ~~along Bell Street~~.
	Action CIRC-LA-1.6.2: The County shall pursue development of additional parking capacity, such as parking lots when development reaches 90% of	New action incorporates threshold for when County will pursue additional parking facilities within the CM-LA zone district.

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	on-street parking capacity within the CM-LA zone district.	
	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.	New action provides for future consideration of County acquisition of Bell Street from Caltrans.
Policy CIRC-LA-1.7: If required by the Fire Department or Public Works Department, a secondary access road shall be provided prior to development of the Affordable Housing Site parcels depicted in Figure 18, west of Hwy. 101 and north of San Antonio Creek. Specific alignment of this road shall be subject to review and approval by appropriate agencies.	~~***Policy CIRC-LA-1.7***: If required by the Fire Department or Public Works Department, a secondary access road shall be provided prior to development of the Affordable Housing Site parcels depicted in Figure 18, west of Hwy. 101 and north of San Antonio Creek. Specific alignment of this road shall be subject to review and approval by appropriate agencies.~~	Deleted. This policy has been deleted since it is no longer necessary. Much of the area is already developed.
Policy CIRC-LA-1.8: Any Development Plan proposed for APN 101-100-017 shall include a detailed study of the potential traffic impacts resulting from the project on the configuration of the northbound U.S. 101 off-ramp, relating to both level of service and safety. As a condition of Development Plan approval, the developer shall provide traffic improvements that will fully mitigate the traffic impacts (e.g. change the geometrics) of the intersection so that it does not result in an unacceptable level of service or a safety hazard.	~~***Policy CIRC-LA-1.8***: Any Development Plan proposed for APN 101-100-017 shall include a detailed study of the potential traffic impacts resulting from the project on the configuration of the northbound U.S. 101 off-ramp, relating to both level of service and safety. As a condition of Development Plan approval, the developer shall provide traffic improvements that will fully mitigate the traffic impacts (e.g. change the geometrics) of the intersection so that it does not result in an unacceptable level of service or a safety hazard.~~	Deleted. This policy has been deleted since the property has been developed and is no longer applicable.
Policy CIRC-LA-1.9: The County Public Works Department shall monitor traffic volumes at selected intersections in the community at least every two 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	***Policy CIRC-LA-1.7~~9~~8***: The County Public Works Department shall monitor traffic volumes at selected intersections in the community at least every ~~two~~ 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	Revised. The 2010 Plan Update incorporates this revised policy to reflect the change from two years to five years as to how often Public Works shall monitor traffic volumes in the community.

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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.	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.	
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 transportation (e.g. park and ride areas, bus stops).	***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 transportation (e.g. park and ride areas, bus stops).	No change. The 2010 Plan Update incorporates this policy to ensure continued support for alternative modes of transportation.
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.	***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.	No change. The 2010 Plan Update incorporates this policy to ensure continued support for alternative modes of transportation.
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.	***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.	No change. The 2010 Plan Update incorporates this policy to ensure continued support for alternative modes of transportation.
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.	***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.	No change. The 2010 Plan Update incorporates this policy to ensure continued support for alternative modes of transportation.
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 for future bikeways and/or equestrian trails.	***Action CIRC-LA-2.2.3***: The County Planning and Development, Parks Department, and Public Works Department should work with the Los Alamos Planning ~~Community~~ Advisory Committee, the school district, and any other appropriate community organizations, to establish appropriate locations for future bikeways and~~/or~~ ~~equestrian~~ trails.	Revised for accuracy.~~No change~~. The 2010 Plan Update incorporates this policy to ensure continued support for alternative modes of transportation.
Fire Protection		
	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	New Policy. The 2010 Plan Update incorporates this new policy to ensure adequate fire protection services are maintained in the community.

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	from outside the township area.	
Action FIRE-LA-1.2.1: The County Public Works Department and Fire Department shall continue to search for a suitable replacement site for Station 24 which is in proximity to the downtown area.	***Action FIRE-LA-1.~~2~~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" in proximity to the downtown area. The County will need to secure additional funding for the Fire Department for these necessary capital improvements."~~The County Public Works Department and Fire Department shall continue to search for a suitable replacement site for Station 24 which is in proximity to the downtown area.~~	Revised. The 2010 Plan Update incorporates this revised action to cite actual responsible departments.
	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.	Action added to facilitate increased efficiencies through a potential collocation of county facilities.
Policy FIRE-LA-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.	~~***Policy***~~ ***DevStd FIRE-LA-1.~~2~~1.3~~2~~***: Developments within High Fire Hazard Severity Zones shall comply with County Fire Department defensible space requirements. ~~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.~~	Revised for consistency with County fire protection policy. ~~No change to text. Revised number and changed from policy to development standard.~~
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.	***Policy FIRE-LA-1.~~1~~2***: 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.	No change except changed number. The 2010 Plan Update incorporates this policy to ensure adequate fire flows and fire hydrants to serve new development are in compliance with County Fire.

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	Parks, Recreation, and Trails	
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.	***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.	No change. The 2010 Plan Update incorporates this policy to continue efforts to ensure recreational needs are met.
Action PRT-LA-1.1.1: The County Parks Department shall consider the feasibility of developing a recreational component, and implementing recreational programs for the Los Alamos planning area and shall report to the Board of Supervisors regarding the feasibility of such a program.	~~***Action PRT-LA-1.1.1***: The County Parks Department shall consider the feasibility of developing a recreational component, and implementing recreational programs for the Los Alamos planning area and shall report to the Board of Supervisors regarding the feasibility of such a program.~~	Deleted. County Parks Department deemed the development of a recreation program as infeasible, as it is not consistent with its primary parks maintenance function.
	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 events.	New Action item. The 2010 Plan Update incorporates this new action to promote regional recreational activities.
Action PRT-LA-1.1.2: When funding is available, the County Parks Department shall consider studying the feasibility of a trail along San Antonio Creek and applying a proposed trail designation on the County's Parks, Recreation, and Trail (PRT) map for Los Alamos.	***Action PRT-LA-1.1.2***: ~~When funding is available, t~~The County Parks Department shall designate ~~consider studying the feasibility of~~ a trail along San Antonio Creek and apply~~ing~~ a proposed trail designation on the County's Parks, Recreation, and Trail (PRT) map for Los Alamos.	Revised. The 2010 Plan Update incorporates this revised action to direct the County Parks Department to ~~designate~~ investigate the feasibility of a trail along San Antonio Creek.
	Police Protection	
Policy POL-LA-1.1: As funding becomes available, the hiring of additional staff shall be phased with the additional population growth to strive to provide a ratio of at least 1 officer to 1,200 persons.	***Policy POL-LA-1.1***: ~~As funding becomes available,~~ T~~t~~he hiring of additional staff shall be phased with the additional population growth ~~to strive to provide a ratio of at least 1 officer to 1,200 persons.~~ based on the staffing level recommended by the Sheriff's Department.	Revised. The 2010 Plan Update incorporates this revised policy to reflect that the staffing level ~~is~~ not tied solely to funding ~~solely based on population, but~~ other factors that the Sheriff Department considered is assessing the need for additional personnel.
	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. ~~As funding becomes available, the~~	New Action. The 2010 Plan Update incorporates this new action to consider establishing a sheriff substation in Los Alamos in order to provide a greater police presence within the community.

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	~~County shall explore establishing a Sheriff's substation within Los Alamos in order to provide a greater police presence.~~	
	Resource Recovery	
Policy RRC-LA-1.1: The County shall encourage recycling programs in Los Alamos.	***Policy RRC-LA-1.1***: The County shall ~~encourage~~ 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.	Revised. The 2010 Plan Update incorporates this revised policy to ensure that recycling programs are implemented.
Action RRC-LA-1.1.1: The County shall investigate potential programs that could be implemented in the Los Alamos area to goals of the Source Reduction and Recycling Element, such as increased frequency of collection for curbside recycling programs.	***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.	Revised. The 2010 Plan Update incorporates this revised policy to both provide clarification as to the purpose of the programs and continued support of such programs.
Action RRC-LA-1.1.2: As funding becomes available, the County Solid Waste Division shall actively pursue the development of a yard waste collection program or siting of accumulation bins within existing neighborhoods.	~~***Action RRC-LA-1.1.2***: As funding becomes available, the County Solid Waste Division shall actively pursue the development of a yard waste collection program or siting of accumulation bins within existing neighborhoods.~~	Deleted. This yard waste collection program has been implemented.
	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 along Bell Street.	New Action. The 2010 Plan Update incorporates this new action to ensure coordination between responsible agencies is undertaken to incorporate trash and recycling areas along Bell Street.
	Schools	
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	***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	No change. The 2010 Plan Update incorporates this policy to ensure continued support for revising school district boundaries that would allow Los Alamos students to attend Santa Ynez High School instead of Ernest Righetti High School.

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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.	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.	
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.	***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.	No change. The 2010 Plan Update incorporates this policy to ensure continued support for the school district in providing additional school facilities to meet demand.
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.	***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. ~~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.~~	Mitigation fees are developed by schools in accordance with State Government and Education Codes. ~~No change. The 2010 Plan Update incorporates this policy to ensure continued support for the school district in providing additional school facilities to meet demand.~~
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	~~***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~~	Deleted. Mitigation fees are developed by schools in accordance with State Government and Education Codes. ~~No change. The 2010 Plan Update incorporates this policy to ensure new~~

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adequate mitigation, consistent with State law, for the project's significant impacts on school facilities.	~~adequate mitigation, consistent with State law, for the project's significant impacts on school facilities~~.	~~development provides adequate mitigation.~~
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.	~~***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.~~	Deleted. Mitigation fees are developed by schools in accordance with State Government and Education Codes. ~~No change. The 2010 Plan Update incorporates this policy to ensure new development provides adequate mitigation.~~
Wastewater Service		
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 plant.	***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 ~~plant~~.	Revised. The 2010 Plan Update incorporates this revised policy to clarify that wastewater services includes the entire system, and not just the plant.
Action SD-LA-1.1.1: The County shall coordinate with the Los Alamos Community Services District and the Regional Water Quality Control Board (Central Coast Region) in order to allow appropriate and timely planning for expansion of the wastewater treatment plant's treatment and disposal capacity to accommodate buildout under the Los Alamos Community Plan.	~~***Action SD-LA-1.1.1***: The County shall coordinate with the Los Alamos Community Services District and the Regional Water Quality Control Board (Central Coast Region) in order to allow appropriate and timely planning for expansion of the wastewater treatment plant's treatment and disposal capacity to accommodate buildout under the Los Alamos Community Plan.~~	Deleted. This action has been implemented.
	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	New action to monitor development and collaborate with the LACSD, and set milestones for future expansion of wastewater conveyance and treatment system.

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	demand from buildout within the town of Los Alamos. Community input shall be sought regarding the content of the studies and potential alternative solutions to be considered.	
	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.	New development standard setting permit cap to ensure wastewater system capacity is not exceeded.
Dev Std SD-LA-1.1.2: In order to approve a discretionary project within the Los Alamos Community Services District, a finding, consistent with Land Use Development Policy 4, shall be made that adequate capacity exists from the Los Alamos sewer treatment system, given County-accepted figures, to service the specific project, as well as 50 percent of potential ministerial development from any existing legal lots. 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.	***Dev Std SD-LA-1.1.3~~2~~***: In order to approve a discretionary project within the Los Alamos Community Services District, a finding~~, consistent with Land Use Development Policy 4,~~ shall be made that adequate capacity exists from the Los Alamos sewer treatment system to service the specific project.~~ as well as 50 percent of potential ministerial development from any existing legal lots~~. ~~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.~~	Revised consistent with district policy. The 2010 Plan Update incorporates this revised policy to further clarify that a finding must be made that adequate wastewater capacity exists to serve new development.
	Policy SD-LA-1.4~~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. Wastewater infrastructure upgrades, as necessary, shall be paid for through the Los Alamos Community Services District (LACSD) developer fee program.	New Policy ensures that new development is responsible for upgrading the wastewater system to serve any additional demand on the system created by the project.
	Action SD-LA-1.4.1: The County shall support the efforts of the Los Alamos Community Services District to establish District eligibility for grants and loans to be used for wastewater system	New action supporting coordination for funding of wastewater treatment facilities.

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	expansion and/or improvements.	
Action SD-LA-1.1.3: The County shall support extension of the Los Alamos Community Service District Boundary to parcel 101-110-001 and shall consider initiating an application for such an extension upon receipt of an application for development of this parcel as an affordable housing project consistent with the provisions of affordable housing overlay.	~~***Action SD-LA-1.1.3***: The County shall support extension of the Los Alamos Community Service District Boundary to parcel 101-110-001 and shall consider initiating an application for such an extension upon receipt of an application for development of this parcel as an affordable housing project consistent with the provisions of affordable housing overlay.~~	Deleted. This property has been developed.
Action SD-LA-1.1.4: The County shall research the facts supporting the designation of Los Alamos as a Special Problems Area pursuant to County Code section 10-3.2.3 and bring this issue back to the Board of Supervisors for appropriate action to either maintain or terminate the designation.	~~***Action SD-LA-1.1.4***: The County shall research the facts supporting the designation of Los Alamos as a Special Problems Area pursuant to County Code section 10-3.2.3 and bring this issue back to the Board of Supervisors for appropriate action to either maintain or terminate the designation.~~	Deleted. This designation was applied.
Water		
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.).	***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.).	No change. The 2010 Plan Update incorporates this policy to ensure continued support for the use of reclaimed water.
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	***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.	New Policy to reflect level of priority consistent with district practice.
	Action WAT-1.2.1: The County shall support the efforts of the Los Alamos Community Services District to establish District eligibility for grants and loans to be used for water delivery and storage capacity infrastructure.	New action supporting coordination for funding of water facilities.
	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	New action supporting coordinated approach to implementing conservation measures applicable to new development.

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	remodeled residential, commercial, industrial, and landscaping uses in the Plan Area. 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.	
Policy WAT-LA-1.2: All new development shall minimize exterior water usage for landscaping purposes.	***Policy WAT-LA-1.3~~2~~***: All new development shall minimize exterior water usage for landscaping purposes.	No change except renumbering. The 2010 Plan Update incorporates this policy to ensure continued support to minimize exterior water usage for landscaping purposes.
	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.	New development standard to allow onsite retention and water storage to reduce water consumption and enhance aquifer recharge.
	Dev Std WAT-LA-1.3.2~~2.1~~: All new residential, commercial, and 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. ~~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.~~	New development standard. The 2010 Plan Update incorporates this new development standard to provide for water conservation.
Dev Std WAT-LA-1.2.1: All new development shall maximize the use of drought tolerant native or Mediterranean species and low flow irrigation for landscaping purposes.	***Dev Std WAT-LA-1.~~2~~3.3~~1~~***: All new development shall maximize the use of drought tolerant native or Mediterranean species and low flow irrigation for landscaping purposes.	No change except renumbered. The 2010 Plan Update incorporates this development standard to ensure continued support in the use of drought tolerant landscaping.
	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	The purpose of the new retrofit action is to help offset increased water demand in the Plan Area.

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	encourage existing homeowners and businesses to exchange fixtures for high efficiency models.	
	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 directing water infrastructure be scaled to the needs of the Los Alamos community.
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 Services District.	***Policy WAT-LA-1.5~~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 Services District.	No change except renumbered. The 2010 Plan Update incorporates this policy to ensure continued support for maintaining and updating water demand factors.
Resources and Constraints		
Air Quality		
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.	***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.	No change. The 2010 Plan Update incorporates this policy to minimize construction related air quality impacts.
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.	***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: • 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 heavy-duty	~~No change~~. The 2010 Plan Update incorporates this revised development standard to minimize construction related air quality impacts from new development from NOx and diesel particulates.

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	diesel engines shall be used. Equipment meeting Tier 2 or higher emission standards should be used to the maximum extent feasible. • 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.	
Dev Std AQ-LA-1.1.2: Project construction shall minimize the generation of pollution and fugitive dust during construction.	***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	~~No change.~~ The 2010 Plan Update incorporates this revised development standard to minimize construction related air quality impacts from new development from fugitive dust.

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	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 Air Quality Attainment Plan.	***Policy AQ-LA-1.2***: The County shall strive for consistency of all land use planning with the ~~Air Quality Attainment Plan~~ Clean Air Plan.	Revised. The 2010 Plan Update has incorporated this revised policy to reflect correct citation of the regulatory document.
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.	***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. • Include design features to encourage alternate transportation modes. – 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 locker facilities. – 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	Revised. ~~No change~~. The 2010 Plan Update incorporates this policy to minimize air quality impacts from new land use designations.

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	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).	
Policy AQ-LA-1.4: The County, when reviewing discretionary projects, shall require the use of techniques designed to conserve energy and minimize pollution.	***Policy AQ-LA-1.4***: The County, when reviewing discretionary projects, shall require the use of techniques designed to conserve energy and minimize pollution.	No change. The 2010 Plan Update incorporates this policy to minimize air quality impacts from new development.
Dev Std AQ-LA-1.4.1: The County shall consider the following energy-conserving techniques to implement Policy AQ-LA-1.4: 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	***Dev Std AQ-LA-1.4.1***: The County shall consider the following energy-conserving techniques to implement Policy AQ-LA-1.4: 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: 1.Photovoltaic (PV) panels for electrical power,	~~No change.~~ The 2010 Plan Update incorporates this revised development standard eliminating redundant standards and to minimize air quality impacts from new development through conservation.

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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 use of mass transportation.	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 in commercial, office and municipal structures; 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	

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	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 alternative transportation methods; p. Installation of covered bus stops to encourage use of mass transportation; q. For neighborhood commercial uses, include childcare, food services, postal machines, and banking services. r. A tiered fee reduction for projects that provide: 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. ~~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~~	

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	~~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 use of mass transportation.~~	
	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.	New development standard to offset air pollutants from large businesses
	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: a. Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints. 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. c. Description of potential odor sources at the facility. d. Description of potential methods for reducing	New development standard to address odors.

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	odors, including minimizing idling of delivery and service trucks and buses, process changes, facility modifications and/or feasible add-on air pollution control equipment. e. Contingency measures to curtail emissions in the event of a public nuisance complaint	
	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.	New development standard to reduce indoor pollution adjacent to U.S. 101.
	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.	New development standard requiring disclosure to potential buyers regarding health concerns adjacent to freeways.
	DevStd AQ-LA.1.4.6: Upon application for grading permits for 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: • 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	New development standard to address air pollution from construction,

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	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 equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, where feasible; and • The applicant shall apply Best Available Control Technology (CBACT) as determined by the APCD. • Recycle/Reuse demolished construction material.	
	DevStd AQ-LA.1.4.7: The following energy efficiency and green building techniques shall be implemented for discretionary projects where feasible: • 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,	New development standard to integrate green building techniques to reduce greenhouse gas emissions from new development.

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	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 D-17). • 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).	
	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.	New development standard to integrate green building techniques to reduce greenhouse gas emissions from new development.
	DevStd AQ-LA.1.4.9 The County shall require, unless economically infeasible, all future projects to incorporate the following Green House Gas	New development standard to integrate water and energy saving techniques to reduce greenhouse gas emissions from new development.

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	reduction measures to the maximum extent feasible: • 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 energy savings over a period of time (OPR Energy Conservation Policies and Actions GHG Reduction Measure #7). • Use drought resistant native trees, trees with low emissions and high carbon sequestration potential. Evergreen trees on the north and west sides afford the best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will admit summer sun; evergreen plantings on the north side will slow cold winter winds; constructing a natural planted channel to funnel summer cooling breezes into the house. Neighborhood CCRs not requiring that front and side yards of single-family homes be planted with turf grass. Vegetable gardens, bunch grass, and low water landscaping shall also be permitted, or even encouraged. • Unless the parcel precludes reasonable development, orient 75% or more of homes and/or buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows. • Include in new buildings facilities to support the	

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	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).	
	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).	
	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: • 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).	New action to limit greenhouse gas emissions from vehicles.
Biological Habitats		
Policy BIO-LA-1.1: Riparian habitat on San Antonio Creek and local drainages shall be	***Policy BIO-LA-1.1***: Riparian habitat on San Antonio Creek and local drainages shall be	No change. The 2010 Plan Update incorporates this policy to ensure continued support for the

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preserved and restored to the maximum extent feasible.	preserved and restored to the maximum extent feasible.	protection and preservation of riparian habitat.
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 in order to protect the biological productivity and water quality of the creek: 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. 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.	***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 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:~~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 in order to protect the biological productivity and water quality of the creek:~~ 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. 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.	Revised.~~No change.~~ The 2010 Plan Update incorporates this development standard to ensure continued support for the protection and preservation of San Antonio Creek.

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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: a. Public trails or other passive public recreational uses; 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; c. Development where the primary function is the improvement of fish and wildlife habitat; and d. Culverts, fences, pipelines, and bridges (when support structures are located outside critical habitat) may be permitted, when no alternative route/location is feasible. 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".	***Dev Std BIO-LA-1.1.2***: Certain ~~D~~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:~~(including dredging, filling and grading) within the San Antonio Creek corridor shall be limited to the following:~~ a. Public trails or other passive public recreational uses; 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; c. Development where the primary function is the improvement of fish and wildlife habitat; and d. Culverts, fences, pipelines, and bridges (when support structures are located outside critical habitat) may be permitted, when no alternative route/location is feasible.	~~No change.~~Revised as two development standards which reflect current Planning and Development Department review procedures. The 2010 Plan Update incorporates this development standard to ensure continued support for the protection and preservation of San Antonio Creek.
	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: 1. Removing and controlling invasive, non-native vegetation at a 2:1 ratio (restored/disturbed); or	New development standard details requirements for revegetation and restoration of riparian corridors.

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	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." Proposed revegetation and restoration measures outlined 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. ~~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".~~	
Policy BIO-LA-1.2: Pollution of streams, sloughs, drainage channels, and underground water basins and areas adjacent to such waters shall be minimized.	***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 change. The 2010 Plan Update incorporates this policy to ensure continued support for the protection and preservation of streams, sloughs, drainage channels, and underground basins.
Policy BIO-LA-1.3: To the maximum extent feasible, all existing "protected" trees shall be preserved. Protected trees are defined for the purposes of this policy as mature trees that are healthy and structurally sound and have grown into	***Policy BIO-LA-1.3***: ~~To the maximum extent feasible, all existing "protected" trees shall be preserved. Protected trees~~ Native or ~~protected trees and~~ non-native ~~specimen~~ trees with a 6-inch or greater diameter measured at breast height that	Revised. The 2010 Plan Update incorporates this revised policy to ensure continued support for the protection of native and non-native trees.

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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.	have a unusual scenic or aesthetic quality, have important historic value, or provide important wildlife habitat, or are unique due to species type or location 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~~Non-native trees that are healthy and structurally sound shall be preserved when active nests or roosts are present. ~~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~~.	
Dev Std BIO-LA-1.3.1: All existing protected trees shall be protected from damage or removal to the maximum extent feasible.	***Dev Std BIO-LA-1.3.1***: All existing ~~protected~~ trees to be preserved shall be protected from damage or removal to the maximum extent feasible.	Revised. The 2010 Plan Update incorporates this revised development standard to clarify that trees will be preserved and protected.
	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.	New policy. The 2010 Plan Update incorporates this new policy to ensure protection of trees serving as known raptor nesting sites.
	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.	New development standard addresses proposed tree removals.

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	Dev Std BIO-LA-1.4.2~~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.	New development standard. The 2010 Plan Update incorporates this new development standard to support the protection of trees serving as known raptor nesting sites.
Policy BIO-LA-1.4 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.	***Policy BIO-LA-1.4~~4~~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.	No change ~~just~~ except renumbered. The 2010 Plan Update incorporates this policy to ensure continued support for the protection of oak trees.
Dev Std BIO-LA-1.4.1: 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 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.	***Dev Std BIO-LA-1.4~~4~~5.1***: New development shall be designed to minimize encroachment within the canopy drip line of oak trees with a 6-inch or greater diameter measured at breast height. Where oak trees may be impacted by new development (either ministerial or discretionary), a Tree Protection Plan shall be required. The decision to require preparation of a Tree Protection Plan shall be based on the location of the trees and the project's potential to directly or indirectly damage the trees through such activities as grading, brushing, construction, vehicle parking, supply/equipment storage, trenching, or the proposed use of the property. The Tree Protection Plan and shall include a graphic depiction of the Tree Protection Plan elements on final grading and building plans. (Existing landscape plans submitted to the County Board of Architectural Review (BAR) may be sufficient) and include the following components. 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	~~No change just renumbered.~~Revisde to reflect County tree protection procedures. The 2010 Plan Update incorporates this development standard to ensure continued support for the protection of oak trees.

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	saplings derived from existing trees in the vicinity of the site. ~~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 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.~~	
Policy BIO-LA-1.5: 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.	***Policy BIO-LA-1.~~5~~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	~~No change just renumbered.~~Policy revised to reflect County tree replacement requirements. The 2010 Plan Update incorporates this policy to ensure continued support for use of native trees in all landscape plans.

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	shall be derived from source trees in the Los Alamos Valley or adjacent Purisima Hills or Solomon Hills.~~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.~~	
Policy BIO-LA-1.6: Proposed plantings within the Los Alamos County Park shall favor native trees and shrubs.	***Policy BIO-LA-1.6~~7~~***: Existing native trees with a 6-inch or 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. ~~Proposed plantings within the Los Alamos County Park shall favor native trees and shrubs.~~	~~No change just renumbered.~~Revised to reflect County Parks tree policies. The 2010 Plan Update incorporates this policy to ensure continued support for the use of native trees and shrubs.
	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	New policy for protection of special status species habitat protection.

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	wildlife species shall be preserved to the extent feasible	
	DevStd BIO-LA-1.8.1: Prior to issuance of a development 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.	Development standard for assessing project with potential to affect special statuse species.
	DevStd Bio-LA-1.8.2: 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: 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.	New development standard for review of projects with potential to impact native grasslands.
Flooding and Drainage		
Policy FLD-LA-1.1: Drainage systems shall be designed to accommodate full buildout of the urban area as defined by the Community Plan.	***Policy FLD-LA-1.1***: Drainage systems shall be designed to accommodate full buildout of the urban area as defined by the Community Plan.	No change. The 2010 Plan Update incorporates this policy to ensure continued support for adequate drainage systems to accommodate new

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		development.
Action FLD-LA-1.1.1: Recognizing the high priority for flood control improvements, the County shall continue to make all reasonable efforts to obtain funding for improvements to alleviate flooding problems associated with San Antonio Creek, Calaveras Canyon and local urban drainage. Improvements for San Antonio Creek shall be given the highest priority for funding.	~~***Action FLD-LA-1.1.1***: Recognizing the high priority for flood control improvements, the County shall continue to make all reasonable efforts to obtain funding for improvements to alleviate flooding problems associated with San Antonio Creek, Calaveras Canyon and local urban drainage. Improvements for San Antonio Creek shall be given the highest priority for funding.~~	Deleted.
Action FLD-LA-1.1.2: The County Flood Control District shall consider the feasibility of acquiring a master drainage easement along the western perimeter of town to accommodate drainage from the antiquated lots and the western portion of town.	~~***Action FLD-LA-1.1.2***: The County Flood Control District shall consider the feasibility of acquiring a master drainage easement along the western perimeter of town to accommodate drainage from the antiquated lots and the western portion of town.~~	Deleted.
Action FLD-LA-1.1.3: The County shall make all reasonable efforts, through the preparation and implementation of a Master Drainage Plan, to avoid the potential for structural damage due to flooding within the town's urban boundaries, particularly from San Antonio Creek, drainage from Canada de Calaveras, and local urban drainage.	~~***Action FLD-LA-1.1.3***: The County shall make all reasonable efforts, through the preparation and implementation of a Master Drainage Plan, to avoid the potential for structural damage due to flooding within the town's urban boundaries, particularly from San Antonio Creek, drainage from Canada de Calaveras, and local urban drainage.~~	Deleted.
Policy FLD-LA-1.2: All development, including construction, excavation, and grading, shall occur in accordance with the County Floodplain Management Ordinance.	***Policy FLD-LA-1.2***: All development, including construction, excavation, and grading, shall occur in accordance with the County Floodplain Management Ordinance.	No change. The 2010 Plan Update incorporates this policy to ensure that new development is subject to the requirement of the County Floodplain Management Ordinance.
Dev Std FLD-LA-1.1.4 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, and install porous ground cover such as gravel, turf block, etc.).	***Dev Std FLD-LA-1.~~1~~2.4~~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, retention basins, and install porous ground cover such as gravel, turf block, etc.).	Revised. The 2010 Plan Update incorporates this revised development standard to add retention basins as a viable option.
Dev Std FLD-LA-1.1.5: Residential units that are proposed in areas prone to flooding which are required by the County Flood Control District to provide raised finished floor elevations shall accomplish this requirement by use of a raised	***Dev Std FLD-LA-1.~~1~~2.~~5~~2***: Residential units that are proposed in areas prone to flooding ~~which are required~~ shall comply with the requirements of the County Flood Control District ~~to provide raised finished floor elevations shall accomplish this~~	Revised. The 2010 Plan Update incorporates this revised policy adopted by the Board of Supervisors in May 2009.

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foundation rather than by use of fill above what is required to provide adequate drainage of the lot.	~~requirement by use of a raised foundation rather than by use of fill above what is required to provide adequate drainage of the lot.~~	
	Policy FLD-LA-1.3: Development shall incorporate drainage measures ~~Provide adequate drainage to San Antonio Creek within the Los Alamos Community Planning Area~~ to relieve flooding and drainage problems.	New policy. The 2010 Plan Update incorporates this new policy to ensure that adequate drainage ~~to San Antonio Creek~~ is provided.
	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.	New development standard addresses County review of flood control measures on case-by-case basis.
	Policy FLD-LA-2:1: Pollution of surface and ground water shall be avoided.	New policy directing protection of surface and groundwater from pollution.
	DevStd FLD-LA-2.1.1: Development shall incorporate best management practices (BMPs) to reduce pollutants in water runoff, and retain flood water as appropriate to the Los Alamos Community Plan goals for the Bell Street corridor.	New development standard requiring best practices to manage water pollutants in runoff.
	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	New development standard requiring best practices to manage water pollutants in runoff.

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	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.	
	History and Archaeology	
	Policy HA-LA-1.1: Promote historic tourism by identifying and preserving local historic resources.	New Policy. The 2010 Plan Update incorporates this new policy to support the promotion/preservation of historic resources
Policy HA-LA-1.1: 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.	***Policy HA-LA-1.2.~~1~~***: 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.	No change just renumbered. The 2010 Plan Update incorporates this policy to ensure continued support to preserve and enhance historic structures.
	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-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.	New development standard addresses review of development which could affect historic structures.
Action HA-LA-1.1.1: When funding is available, the County shall develop and adopt a Historic Resource Preservation Ordinance that shall be applicable to the demolition and remodeling of historically important properties in Los Alamos. This ordinance may be developed as part of a Countywide effort but shall include input from the local community regarding what properties will be	***Action HA-LA-1.2~~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. ~~When funding is available, the County shall develop and adopt a Historic Resource Preservation Ordinance that~~	Revised. The 2010 Plan Update incorporates this revised action to clarify that the County will work with County Historic Landmarks Advisory Commission in the preservation and protection of historic structures and futher revised to remove redundant regulation already implemented during project review.

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included and how the ordinance will be applied. The ordinance shall include appropriate preservation, restoration and renovation measures for properties 50 years of age or older which could meet criteria such as the following: • Its location is the site of a significant historic event. • Its identification with a person or persons who significantly contributed to the culture and development of the community. • Its exemplification of a particular architectural style or way of life important to the community. • Its exemplification of the best remaining architectural type in a neighborhood. • Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the community. • Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship. • Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood. The County, in cooperation with the County Historical Landmarks Advisory Commission and local community groups, shall evaluate existing historic resources within Los Alamos for potential listing as Historic Landmarks or Places of Historic Merit, shall update and refine the list of historically important sites in Los Alamos. This list shall be adopted by the Board of Supervisors as the list of properties to be protected under the Historic Preservation Ordinance, when adopted.	~~shall be applicable to the demolition and remodeling of historically important properties in Los Alamos. This ordinance may be developed as part of a Countywide effort but shall include input from the local community regarding what properties will be included and how the ordinance will be applied. The ordinance shall include appropriate preservation, restoration and renovation measures for properties 50 years of age or older which could meet criteria such as the following:~~ ~~Its location is the site of a significant historic event.~~ ~~Its identification with a person or persons who significantly contributed to the culture and development of the community.~~ ~~Its exemplification of a particular architectural style or way of life important to the community.~~ ~~Its exemplification of the best remaining architectural type in a neighborhood.~~ ~~Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the community.~~ ~~Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship.~~ ~~Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.~~ ~~The County, in cooperation with the County Historical Landmarks Advisory Commission and local community groups property owners, shall evaluate existing historic resources within Los Alamos for potential listing as Historic Landmarks or Places of Historic Merit. shall update and refine the list of historically important sites in Los Alamos. This list shall be adopted by the Board of~~	

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	~~Supervisors as the list of properties to be protected under the Historic Preservation Ordinance, when adopted. 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:~~ ~~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 builder, designer, or architect;~~ ~~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;~~ ~~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;~~ ~~g. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;~~ ~~h. It reflects significant geographical patterns, including those associated with different eras of~~	

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	~~settlement and growth, particularly transportation modes or distinctive examples of park or community planning:~~ ~~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.~~	
	Noise	
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.	***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 by the Los Alamos Community Plan Noise Element Map. ~~Discretionary projects~~Projects which are located within the 60 (CNEL) and 65 (CNEL) noise contours ~~shall~~ should be reviewed at the time of application processing to confirm that the exterior noise level is less than 65 (CNEL).	~~No change.~~ Revised for consistency with Noise Element.The 2010 Plan Update incorporates this policy to ensure noise sensitive receptors are protected from noise levels exceeding 65 dB.
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.	***Dev Std N-LA-1.1.1***: **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. The 65 dB (CNEL) standard for exterior living areas along Bell Street may be exceeded if all the following findings are made: 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	~~No change.~~ Revised for consistency with Noise Element. The 2010 Plan Update incorporates this development standard to ensure noise sensitive uses are not located within a 65 dB noise contour.

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	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. ~~Consistent with the Noise Element, noise sensitive uses should not be located within the 65 dB(CNEL) and above noise contour.~~	
	~~***Dev Std N-LA-1.1.2***: Outdoor living areas should not be exposed to exterior noise levels exceeding 75 dB (CNEL)~~	Revised for consistency with Noise Element. ~~New development standard. The 2010 Plan Update incorporates this new development standard to ensure that outdoor living areas are not exposed to noise levels exceeding 75dB.~~
Dev Std N-LA-1.1.2: Development on assessor parcels 101-260-045 and 026 shall be designed and sited in order to minimize exterior noise levels as well as visual impacts.	***Dev Std N-LA-1.1.~~2~~3***: Development on assessor parcels ~~101-260-045 and 026~~ 101-260- 059 and 060 shall be designed and sited in order to minimize exterior noise levels as well as visual impacts.	Revised. The 2010 Plan Update incorporates this revised development standard to reflect the correct parcel numbers.
Dev Std N-LA-1.1.3: Building orientation on assessor parcels 101-260-045 and 101- 260-026 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.	***Dev Std N-LA-1.1.~~3~~4***: Building orientation on assessor parcels ~~101-260-045 and 101- 260-026~~ 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.	Revised. The 2010 Plan Update incorporates this revised development standard to reflect the correct parcel numbers.
Dev Std N-LA-1.1.4: The densities specified for assessor parcels 101-260-045 and 101-260-026 are maximums which may be reduced as warranted by conditions specifically applicable to the site, such as noise and visual resources.	***Dev Std N-LA-1.1.~~4~~5***: The densities specified for assessor parcels ~~101-260-045 and 101-260-026~~ 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.	Revised. The 2010 Plan Updates incorporates this revised development standard to reflect the correct parcel numbers.

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	Visual/Open Space Resources	
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).	***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).	No change. The 2010 Plan Update incorporates this policy to support protection of the semi-rural visual character of the community.
Action VIS-LA-1.1.1: The County shall amend Land Use Element designations to apply the Scenic Buffer Overlay to Assessor's parcels 101-100- 017 (along the northern, southern, and western boundaries) 101-260-026, -044, and -045 and 101-110-001 (along Highway 101).	~~***Action VIS-LA-1.1.1***: The County shall amend Land Use Element designations to apply the Scenic Buffer Overlay to Assessor's parcels 101-100- 017 (along the northern, southern, and western boundaries) 101-260-026, -044, and -045 and 101-110-001 (along Highway 101).~~	Deleted. The buffer has been applied to ~~all~~ the properties along U.S. Highway 101.
	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.	New policy~~.~~ The 2010 Plan Update incorporates this new policy to provide support for creating "gateways" into the Town of Los Alamos.
	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.	Renumbered Policy VIS-LA-1.2 supports development of incentives for investment in existing properties.
	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.	New policy to eliminate overhead wires in the new CM-LA zone district.
Dev Std VIS-LA-1.1.2: When considering applications for development on APNs 101-100-017, 101-260-026, -044, and -045, and 101-110-001, the County shall give special consideration to potential visual impacts that may occur upon development of these "gateway" parcels. In addition to any measures which would be required as a result of site-specific review at the time of development, the following measures shall apply to any development proposed for these parcels:	***Dev Std VIS-LA-1.~~1~~2.~~2~~1***: ~~When considering applications for development on~~ All plans for new or altered buildings and structures on ~~APNs 101-100- 017, 101-260-026, -044, and -045, and 101-110-001~~ parcels within the Scenic Buffer Land Use Overlay that are adjacent to Highway 101, shall be subject to the following measures:~~the County shall give special consideration to potential visual impacts that may occur upon development of these "gateway" parcels. In addition to any measures~~	Revised. The 2010 Plan Update incorporates this revised development standard to address all parcels subject to the Overlay and not just those listed.

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1. At a minimum, development of structures shall be prohibited within 50 feet of the property line, unless this precludes reasonable development. 2. 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. 3. Grading for structural improvements on slopes in excess of 20% shall be prohibited. 4. Outdoor lighting shall be directed toward the ground. Property owners should install low-pressure sodium lights directed to the ground, for exterior-yard night-lighting.	~~which would be required as a result of site specific review at the time of development, the following measures shall apply to any development proposed for these parcels:~~ 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 setbacks 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. 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. 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. c. Grading for structural improvements on slopes in excess of 20% shall be prohibited except for community infrastructure projects, (e.g. water tanks).	

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	d. Outdoor lighting shall be energy efficient, fully shielded and directed toward the ground. ~~Property owners should install low-pressure sodium lights directed to the ground, for exterior yard night lighting.~~	
Policy VIS-LA-1.2: 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."	***Policy VIS-LA-1.~~2~~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. ~~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."~~	Revised to clarify area subject to design guidelines is the CM-LA zone district. ~~No change except renumbered~~. The 2010 Plan Update incorporates this policy to ensure continued support for rural western theme architecture.
	Dev Std VIS-LA-1.3.1: New development in the Bell Street corridor shall comply with the Bell Street Design Guidelines.	New development standard. The 2010 Plan Update incorporates this new development standard to ensure that new development complies with the Bell Street Design Guidelines.
	Action VIS-LA-1.4.2: The County shall pursue the feasibility of a utility underground program for Bell Street and County roadways within the CM-LA zone district.	New action to pursue future placement of utilities underground to reduce impacts to views.
Action VIS-LA-1.2.1: The County shall adopt and implement architectural guidelines in order to preserve and enhance the rural western form and character of the Bell Street commercial corridor.	~~***Action VIS-LA-1.2.1***: The County shall adopt and implement architectural guidelines in order to preserve and enhance the rural western form and character of the Bell Street commercial corridor.~~	Deleted. This action has been implemented. The 2010 Plan Update includes revised Bell Street Guidelines.
Action VIS-LA-1.2.2: The County shall apply a Design Overlay to specific commercial properties along Bell Street as shown on Figure 15 (page 45); and the Article III Zoning Ordinance shall be amended to provide for the implementation of the Design Guidelines for the Bell Street Commercial Corridor.	~~***Action VIS-LA-1.2.2***: The County shall apply a Design Overlay to specific commercial properties along Bell Street as shown on Figure 15 (page 45); and the Article III Zoning Ordinance shall be amended to provide for the implementation of the Design Guidelines for the Bell Street Commercial Corridor.~~	Deleted. This action has been implemented. The 2010 Plan Update includes a revised Design Control Overlay applied to specific commercial properties along Bell Street.
Policy VIS-LA-1.3: New housing developments should be designed to be compatible with existing	***Policy VIS-LA-1.4~~35~~***: New housing developments should be designed to be compatible with existing	No change except renumbered. The 2010 Plan Update incorporates this policy to ensure that new

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adjacent neighborhoods with regard to character and design.	adjacent neighborhoods with regard to character and design.	housing in compatible with adjacent neighborhoods.
Dev Std VIS-LA-1.3.1: 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.	***Dev Std VIS-LA-1.4~~3~~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.	No change except renumbered. The 2010 Plan Update incorporates this development standard to ensure that new housing in compatible with adjacent neighborhoods.

6.0 ALTERNATIVES

As required by Section 15126.6 of the CEQA Guidelines, this EIR examines a range of reasonable alternatives to the proposed Projects. Section 15126.6(a) states:

> *An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project,* ***which would feasibly attain most of the basic objectives of the project*** *but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.*

Additionally, CEQA Guidelines Section 15126.6(b) notes that "the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly." Potentially significant, unavoidable impacts associated with the 2010 Plan Update identified in this Draft EIR include those affecting: Cultural Resources (archaeological and historic architectural resources); Groundwater Resources; Wastewater (treatment capacity); Aesthetics/Visual Resources (loss of open space views); Biological Resources (impacts on listed species); Public Services (solid waste generation), and Air Quality (buildout emissions). All of these issues, except for Biological Resources, were previously identified as significant and unavoidable in the 1992 Los Alamos Plan EIR. Due to the size of the programmatic undertaking, there is no feasible way to avoid or reduce these impacts fully to less than significant without failing to achieve the basic objectives of the 2010 Plan Update.

If there is an "environmentally superior" alternative to the proposed Project, it must be identified. Analysis of the "No Project" alternative, assuming the reasonable future use of the project area if the Los Alamos Community Plan was not approved, is also required. If the environmentally superior alternative is the No Project Alternative, the EIR must identify an additional "environmentally superior" choice among the other project alternatives.

The alternatives evaluated below address this reasonable range of alternatives that strive to minimize potentially significant environmental impacts associated with implementation of the 2010 Plan Update. In addition to the required No Project Alternative, two other alternatives, a Reduced 2010 Plan Update Buildout Alternative and a Town Gateway Alternative, are evaluated in this EIR to minimize potentially significant environmental effects associated with the 2010 Plan Update, while achieving most of the 2010 Plan Update's objectives. The 2010 Plan Update's objectives are listed below.

- Encourage growth within the Plan Area rather than expanding the existing urban boundary;
- Encourage in-fill and mixed use residential and commercial growth within the urban boundary established by the Existing Plan;
- Encourage and protect a diverse range of housing types, while maintaining the predominantly rural western town identity of the community;
- Strive to ensure that the community of Los Alamos provides housing opportunities for all economic segments of the community;
- Encourage new commercial development oriented toward serving the needs of local residents. Visitor-serving commercial uses shall also be supported to the extent that they also attract customers to other Los Alamos businesses and provide goods and services to Town residents;
- Strive to create a vibrant mixed-use, pedestrian-friendly, and safe environment along Bell Street; and
- Provide for adequate public facilities and services capacity to support buildout of the community plan area.

Recent court cases have upheld a lead agency's reliance on project objectives both to narrow the scope of alternatives analyzed in an EIR and, ultimately, to reject those alternatives as infeasible if there is substantial evidence that an alternative will inhibit the agency's ability to achieve most of the basic objectives of the project.

The "project" for CEQA purposes is the 2010 Plan Update that preserves the existing 1994 Existing Plan Area boundary and focuses on revitalizing downtown Los Alamos along the existing Bell Street corridor with infill development polices in the new Bell Street Form-Based Code and the Bell Street Design Guidelines. The 2010 Plan Update is predicated upon the following primary land use goals:

- *GOAL LU-LA-1*: Encourage growth within the Community Plan Area rather than expanding the existing boundary;

- *GOAL LUR-LA-1*: Encourage infill and mixed use residential\commercial growth within the existing Urban Boundary; and
- *GOAL LUC-LA-2:* Encourage infill and balance mixed-use residential/commercial development with the existing urban boundary.

These goals are consistent with the Agriculture and Urbanization Goals in the Comprehensive General Plan Land Use Element calling for infill development of designated Urban Areas, the prevention of scattered urban development, and the preservation of designated agricultural land (County of Santa Barbara Comprehensive General Plan Land Use Element, Page 66).

Any alternative considered in the 2010 Plan Update EIR would, therefore, need to be consistent with the objectives described in Chapter 2, Project Description supporting 2010 Plan Update and Comprehensive Plan goals directing future growth and development to occur within the existing urban boundary.

6.1 Alternatives Considered, but Rejected

The primary purpose of alternatives analysis in EIRs is to consider alternatives that reduce or eliminate the potentially significant adverse environmental impacts of a project, while attaining most of the key project objectives. Two additional alternatives to the 2010 Plan Update were considered, but were rejected from further consideration because they do not meet the most basic elements of the 2010 Plan Update's objectives: 1) to preserve the urban/rural boundary line; and 2) to promote urban infill and to encourage commercial growth and viability in the downtown area.

A brief discussion of each alternative considered but rejected from further analysis in the EIR, as suggested by CEQA Guidelines Section 15126.6, is presented below.

6.1.1 Extension of the Plan Area Urban Boundary Line

As detailed in Chapter 1 Introduction, in 2005 a proposal for development of 116 single-family homes, 80 multi-family dwellings, and 95,750 square feet of commercial uses, a fire station, and a community center on a 114-acre site called the Los Alamos Commons (Commons) was submitted to the County of Santa Barbara Planning and Development Department. The Commons proposal would have extended the existing Plan Area boundary to allow urban development west of Los Alamos on land designated in the Comprehensive General Plan for agricultural use.

The Board of Supervisors decided that the project should not be considered individually, as it involved the proposed expansion of an urban boundary established by the Town's citizens. Rather, the Board directed that the project be considered within the context of a Community Plan update, since it would significantly expand the size of the Plan Area. The 2010 Plan Update emerged from two years and 32 public meetings and hearings before the Los Alamos Planning Advisory Committee, the Planning Commission, and the Board of Supervisors as an infill plan that reflects the community preferred option to not extend the urban boundary and focus instead on actions to encourage infill revitalization of the existing downtown. On September 23, 2008, the Board of Supervisors initiated environmental review of the phase of the 2010 Plan Update with a project description that reaffirms the existing Plan Area boundary consistent with the 2010 Plan Update infill goals, and that eliminates any expansion of the existing urban boundary from consideration.

The Commons, while located adjacent to the designated Urban Area, would convert land designated for agricultural use to urban uses, an action irreconcilable with the urban in-fill objectives of the 2010 Plan Update and goals in the Comprehensive General Plan Land Use Element calling for agricultural land protection. Additionally, the Commons proposal is inconsistent with the Action programs in the Land Use Element Air Quality Supplement that seek to protect existing quality of life by promoting infill urban development within designated Urban Areas to avoid sprawl, prompt redevelopment of existing urban land, reduce trips, and pollution through the realization of compact urban development patterns (County of Santa Barbara Comprehensive General Plan Land Use Element, Air Quality Supplement, Page 7).

Finally, the Commons property is not different from other agriculturally designated parcels adjacent to unincorporated urban areas within the County of Santa Barbara. The only reasonably foreseeable development on the property, for the purposes of this CEQA analysis, would be allowed uses under existing Comprehensive General Plan agricultural land use designations and LUDC zoning designations. For example, there is currently insufficient wastewater treatment capacity to serve buildout of the land uses within the existing urban boundary and the Commons project. Given the inconsistencies of the Commons project with the 2010 Plan Update, implementation of the proposed Commons is remote and speculative and any analysis of development potential on the Commons property beyond currently allowed uses would also be speculative, and thus need not be considered in the EIR pursuant to CEQA Guidelines Section 15126.6 (f)(3).

Section 15126.6(f) of the CEQA Guidelines states that, "the range of alternatives required in an EIR is governed by a 'rule of reason' that requires the EIR to set forth

only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project."

As described above, the Commons proposal would not meet the basic land use policy objectives of the Community Plan by competing with 2010 Plan Update and existing Comprehensive Plan policies calling for infill development along Bell Street.

The Commons proposal would redesignate 104 acres of open space historically used for grazing and land currently zoned for agriculture to residential and commercial land uses. This would irretrievably convert land historically used for grazing and areas of habitat along the San Antonio Creek watershed to urban use. Such an alternative would have more substantially adverse environmental impacts than the compact urban development pattern described in the 2010 Plan Update, by: reducing land available for local agricultural production; decreasing views of open space from within the Plan Area and along area roadways; isolating and fragmenting habitat; increasing runoff in the San Antonio Creek watershed; and competing for the commitment of public facilities and services with existing Plan Area land uses. CEQA Guidelines Section 15126.6(f) strongly discourages including such alternatives that cannot reduce proposed project significant adverse impacts in an EIR. Such development proposals are inconsistent with the compact urban infill development described in 2010 Plan Update Goals LU-LA-1 and LUR-LA-1, Comprehensive Plan Land Use Agriculture and Urbanization Goals, and the Air Quality Supplement Land Use Action programs, and would therefore have greater adverse land use impacts than buildout of the 2010 Plan Update. Therefore, the Los Alamos Commons project is not considered a reasonably foreseeable development that should be analyzed in the EIR, and was removed from consideration from the range of project alternatives.

6.1.2 Reduced Los Alamos Community Mixed Use Zoning

A reduction in the Los Alamos Community Mixed Use (CM-LA) zoning within the Bell Street corridor was considered as an EIR alternative to potentially reduce buildout of the 2010 Plan Update, so as to minimize potentially significant impacts on issues such as air quality, aesthetics/visual resources, groundwater demand, and noise. During preparation of the 2010 Plan Update, a financial feasibility study and an analysis of the development potential of lot types along the Bell Street corridor were prepared (Final Financial Analysis of Bell Street Development Potential, Strategic Economics-Shubin & Donaldson, February 25, 2006, see Appendix B) to analyze the feasibility of stimulating commercial development in downtown Los Alamos. The studies concluded that the existing 1994 Plan commercial zoning reduced the financial viability of development

projects. Based on recommendations in the studies, the CM-LA zone district was created to provide incentives and remove regulations that created a barrier to development and facilitate the revitalization of the Bell Street corridor with residential as well as commercial mixed-use development. A reduction in CM-LA zoning within the downtown corridor would reduce the ability to obtain one of the 2010 Plan Update's most basic objectives: to stimulate infill mixed-use development on Bell Street. The Reduced CM-LA Zoning alternative would likely reduce to some extent potentially significant impacts associated with 2010 Plan Update buildout. However, as this alternative would not achieve the primary objective of the 2010 Plan Update (to encourage mixed-use development within the downtown Bell Street corridor); it was rejected from further consideration in this EIR.

6.2 Description of Alternatives

The three alternatives to the 2010 Plan Update evaluated in this EIR are summarized in Table 6-1, and described below.

Table 6-1 Summary of 2010 Plan Update Buildout Alternatives

Land Use	Alternative 1: No Project (Existing Plan)	2010 Plan Update	Alternative 2: Reduced Buildout	Alternative 3: Town Gateway
Residential	1,066	1,321	925	1,321
Commercial (sq. ft.)	603,372	610,163	427,114	610,163
Industrial (sq. ft.)	335,412	98,035	68,624	98,035
Public/Institutional	89,832	89,832	74,245	89,832

6.2.1 No Project Alternative

CEQA Guidelines Section 15126.6(e) states that the No Project Alternative should examine what would be reasonably expected to occur in the foreseeable future if the 2010 Plan Update were not approved, based on current plans and consistent with available infrastructure and community services. When the project is the revision of or update to an existing land use or regulatory plan, policy, or ongoing operation, the "no project" alternative would be the reasonably expected buildout of the Plan Area under the Existing Plan land use designation and zoning ordinance designation.

In this case, the No Project Alternative would be buildout of the Los Alamos Community Plan area as allowed by the 1994 Existing Plan and the County of Santa Barbara Comprehensive Plan. Existing Plan Buildout would allow for up to 1,066 residential units, and 1,028,616 square feet (sq. ft.) of non-residential uses, an increase of

417 residential units, 429,102 sq. ft. of commercial area, and 335,412 sq. ft. of industrial area over existing development for a total 798,030 sq. ft. of non-residential uses. The No Project would not include the Form Based codes, revised Bell Street Design Guidelines, or CM-LA mixed use zoning along Bell Street.

6.2.2 Reduced 2010 Plan Buildout Alternative

The Reduced 2010 Plan Buildout Alternative would place a cap on 2010 Plan Update development such that the existing Los Alamos Community Services District (LACSD) wastewater treatment capacity of 225,000 gallons per day would not be exceeded by the 2010 Plan Update buildout's maximum average month flow, resulting in an average monthly flow of 204,545 gpd. This Alternative would result in an approximate 30 percent reduction in overall 2010 Plan Update buildout (a total of 276 additional residential units and an additional 252,844 non-residential sq. ft.) to remain within the LACSD 225,000 gpd permitted capacity that would be able to accommodate an ultimate maximum month flow of 225,000 gpd. The Reduced Buildout Project alternative would include all 2010 Plan Update goals, policies, and development standards developed to avoid environmentally sensitive and visually prominent areas, to allow controlled growth while maintaining the semi-rural character of Los Alamos, and to promote development that is consistent with available resources. This alternative would require adoption of an ordinance or other regulatory mechanism to limit approval of additional development requiring wastewater treatment demand exceeding the existing LACSD capacity.

6.2.3 Town Gateway Alternative

The Town Gateway Alternative would provide for additional land use guidelines governing buildout of properties on the western and eastern entrances to the Town of Alamos: on the west end of Bell Street; and on the Thompson property on the east end and south of Bell Street. The additional guidelines would be designed to reduce potential buildout incompatibilities with adjacent existing development, by expanding the Bell Street Design Control Overlay to the western end of Bell Street and the Thompson property. The Town Gateway Properties Plan alternative would include the same goals, policies, and objectives as the 2010 Plan Update, identical to the Reduced Buildout Alternative.

6.3 Alternative Environmental Impact Analysis

A summary discussion of the potential environmental impacts associated with each project alternative and how each project alternative is included below. Table 6.10 identifies the extent to which each alternative would meet the 2010 Plan Update's

objectives, and Table 6.11 provides a summary comparison of the impacts resulting from buildout of the 2010 Plan Update and the two Plan Alternatives.

Table 6-2 2010 Plan Update and 1994 Existing Plan Potential Additional Unit/SF Development Comparison

Land Use	1994 Existing Plan (additional units/sf)	2010 Plan Update (additional units/sf)	Net Difference (1994 to 2010)
Residential Uses (units)			
Single-Family Residential	224	231	+7
Multi-Family Residential Multi-Family in Comm. Zones CM-LA Multi-Family Res.	92 63 -	92 36 288	0 -27 +288
Second Units	38	38	0
TOTAL	**417**	**685**	**+268** **-13[1]** **255**
Non-Residential Uses (sq. ft.)			
Commercial	429,102	247,143	*- 181,959*
CM-LA	-	188,750	+ 188,750
Industrial	335,412	98,035	*- 237,377*
Public / Institutional	15,587	15,587	0
TOTAL	**780,101**	**549,515**	**-230,586**

[1] According to County of Santa Barbara, Office of Long Range Planning, it is assumed that 13 existing sfd would be converted to commercial uses at buildout.
Source: County of Santa Barbara, Office of Long Range Planning

6.3.1 No Project Alternative

The No Project Alternative would reasonably result in the development of 1,066 residential units and 1,028,616 square feet of non-residential uses in the 2010 Plan Update area, an increase of 417 residential units, 429,102 sq. ft. of commercial area, and 335,412 sq. ft. of industrial area over existing conditions. Table 6.2 provides a comparison of potential additional development under the 1994 Existing Plan and the 2010 Plan Update. The primary change in potential additional development and buildout between the No Project Alternative and the 2010 Plan Update is located along the Bell Street commercial corridor within the new CM-LA zone district. The No Project Alternative would not provide for the overall increase of 255 additional residential units within the CM-LA mixed use zone, most of which would be located along the Bell Street corridor. The No Action Alternative would, however, provide for 230,586 sq. ft. of non-residential development more than that proposed in the 2010 Plan Update. The No Project Alternative would also not incorporate the implementing Los Alamos Bell Street Form Based Code and Los Alamos Bell Street Design Guidelines.

A description of the impacts of the No Project Alternative relative to the 2010 Plan Update is provided below:

Land Use: The No Project Alternative would not include revisions to the Form Based Code and Design Guidelines. However, increased mixed-use residential and commercial development would also not occur within the Bell Street corridor. Therefore, potential incompatibilities related to increased residential density within the Los Alamos town center adjacent to commercial uses would not be as likely. All other *adverse, but less than significant impacts* (Class III) on Land Use, including potential incompatibilities with development adjacent to existing agricultural resources, would be reduced relative to the 2010 Plan Update. ***The No Action Alternative would potentially have fewer impacts on land use relative to the 2010 Plan Update, but these would be marginal.***

Cultural Resources: The No Project Alterative would represent 255 fewer residential units, but an increase of 230,586 sq. ft. of non-residential development beyond that in the 2010 Plan Update. The No Project Alternative and the 2010 Plan Update reflect similar areas of contiguous open space that would not be subject development. Though differences in residential and non-residential buildout exist between the two Plan scenarios, it is difficult to precisely define given the difference in footprints that would potentially result under the No Project Alternative. Given the fact that there would be no substantial difference in open space within which development would not occur, the number and size of development footprints that could impact unknown locations of prehistoric occupation under the No Project Alternative would be relatively the same as those under the 2010 Plan Update. The locations of No Project Alternative buildout would also occur within the vicinity of high archaeological sensitivity areas adjacent to San Antonio Creek, Canada de Calaveras, and Canada de Santa Ynez, such that impacts would be potentially *significant and unavoidable* (Class I). The No Project Alternative, however, would not be subject to implementation of measure MM BIO-4 providing a 50-foot buffer precluding development from the edge of riparian vegetation along San Antonio Creek, Canada de Calaveras, and Canada de Santa Ynez, that could reduce the potential to disturb unknown prehistoric sites buried under alluvium. ***Therefore, potential impacts on prehistoric archaeological resources from No Project Alternative buildout would be increased relative to those resulting from the 2010 Plan Update.***

Potential impacts on historic archaeological resources within the Los Alamos Town core, where there is the greatest potential for encountering subsurface evidence of occupation from the late 19th and early 20th centuries, would be similar to the 2010 Plan Update. Development along the Bell Street corridor, however, would not be potentially

as intensive given the absence of the CM-LA mixed use zone. Depending on the nature and location of ministerial development not required to be reviewed by professional historians, the impact on these resources would be *significant and unavoidable* (Class I). ***The No Project Alternative buildout potential for impacts including potential demolition and/or substantial modifications to historic architectural resources throughout the Area would also be similar to the 2010 Plan Update.***

Wastewater: The No Project Alterative would represent 255 fewer residential units, but 230,586 additional sq. ft. more non-residential development than that proposed in the 2010 Plan Update. Based on demand factors identified in Table 4.3-3, the average daily wastewater flows between the No Action Alternative and the 2010 Plan Update would be reduced 37,414 gallons per day (gpd), or approximately 30 percent (see Table 6-3).

Table 6-3 No Project Alternative Buildout Wastewater Generation Difference with 2010 Plan Update

Land Use	*Quantity*	*Total EDUs*[1]	*Wastewater Demand Rate*	*Total Flow (gpd)*
Multi-family Residential (Units)	- 255	230	178 gpd/EDU	- 40,940
Non-Residential (sq. ft.)	+ 230,586	NA	21.67 gpd/1,000 sq. ft.	+ 4,996
Elementary School Students	-147	NA	10 gpd/student	- 1,470
			TOTAL DIFFERENCE	**- 37,414**

1. See conversion factors in Table 4.3-3.

The total ultimate average monthly flow would be an estimated 88,890 gpd, and the ultimate maximum month flow would be an estimated 97,779 gpd. The total amount of 226,479 gpd would exceed the current RWQCB permitted operating capacity of the LACSD wastewater treatment plant of 225,000 gpd by 1,479 gpd. Without implementation of the revised 2010 Plan Update Policy SD-LA-1.1 as revised in EIR measure MM WW-1, there would be no assurance that No Action Alternative buildout impacts would be tracked relative to LACSD wastewater treatment plan capacity. Though overall wastewater treatment would be reduced, impacts would be *potentially significant and unavoidable* (Class I). ***The No Project Alternative wastewater treatment demand would be minimally decreased (6 percent) relative to the 2010 Plan Update, but residual impacts without 2010 Plan Update proposed policies would be more adverse.***

Flooding: The No Project Alternative buildout would potentially result in development of approximately 31 parcels of the Plan area partially or wholly encompassed within the San Antonio Creek floodway, similar to the 2010 Plan Update. This development would be subject to existing County's Floodplain Management Ordinance policies requiring that finished floor elevations be established two feet above the 100-year flood elevation, including the recently amended 1994 Existing Plan DevStd FLD-LA-1.1.5 that requires compliance with requirements of the County Flood Control District allowing the use of fill material to achieve proper finished floor elevations. The standard Flood Control District review, however, would not provide substantially different levels of individual project review, and would result in *significant but feasibly mitigated impacts on flooding* (Class II). ***The No Project Alternative impacts on flooding would be similar to the 2010 Plan Update.***

Groundwater: As identified in Table 4.4-2, projected No Project Alternative buildout would result in an additional demand on the overdrafted San Antonio Groundwater Basin of between 173 and 363 AFY, depending on the methodology used (LACSD vs. SB County Threshold Guidelines). This would exceed the significance threshold for project-related water consumption for the San Antonio Groundwater Basin of 23 AFY, and result in a *significant, unavoidable impact on groundwater* (Class I)**.** Given the increased amount of commercial buildout but reduced residential buildout, the No Project Alternative's impact on the San Antonio Groundwater Basin would be between 84 and 292 AFY (between 10 and 23 percent) less than the 2010 Plan Update's buildout impact. ***Therefore, the No Project Alternative impact on groundwater would be decreased between 10 and 23 percent relative to the 2010 Plan Update.***

Aesthetics/Visual Resources: No Action Alternative buildout would represent 255 fewer residential units, but 230,586 additional sq. ft. more non-residential development than that proposed in the 2010 Plan Update. This buildout would lead to increased building density, heights, and land use intensity throughout the Plan Area. Similar to the 2010 Plan Update, No Action Alternative buildout would potentially obstruct important public views of the Purisima and Solomon Hills, and lands currently or historically in agricultural use adjacent to the Los Alamos urban perimeter as experienced from public streets, travel corridors along State Route 135 (Bell Street), and from U.S. Highway 101. Therefore, No Project Alternative impacts on aesthetics and visual resources would be *potentially significant and unavoidable* (Class I), similar to the 2010 Plan Update. Development along the Bell Street corridor under the No Project Alternative would potentially not be as intensive as that envisioned with the CM-LA mixed use zone, including the additional 288 residential units. This alternative, however, would not include the Bell Street Form Based Code and the revised Bell Street Design Guidelines that would regulate the form of structures, public streetscapes, and the architectural

and visual character of all new property development within the downtown Bell Street corridor. ***As a result, No Project Alternative impacts on aesthetics/visual resources would be similar to those of the 2010 Plan Update.***

Agricultural Resources: Though the allocation of residential would be less and non-commercial development increased, the No Project Alternative would have *adverse, but less than significant* (Class III) impacts on conversion of prime farmland, unique farmland, farmland of statewide importance or farmland of local importance to non-agricultural use, similar to the 2010 Plan Update. No Project Alternative development could result in land use incompatibilities with adjacent existing agricultural activity to the west in Sub-areas 2, 3 and 4, and south in Sub-areas 7 and 8, considered *potentially significant*. Unlike the 2010 Plan Update, these potential impacts would not be exacerbated by increased mixed used development along the western extent of the Bell Street corridor, as no CM-LA zone would exist. Conversely, the Bell Street Design Guidelines and Design Control Overlay, and measures include retaining low density residential designations near the community's periphery (i.e., *LACP Policy LUR-LA-2.1) a*nd integration of project design elements, including fences and/or buffers to reduce potential conflicts between agricultural operations and urban uses (i.e., *LACP Policy LUR-LA-2.2*), as well as revisions proposed in EIR measures MM AG-1 and AG-2, would not apply. ***The lack of specific guidelines and policies addressing potential agricultural compatibilities governing No Project Alternative buildout would make potential effects on agricultural resources potentially greater than those associated with the 2010 Plan Update.***

Biological Resources: The No Project Alterative would represent 255 fewer residential units, but 230,586 additional sq. ft. more non-residential area than that proposed in the 2010 Plan Update. The No Project Alternative and the 2010 Plan Update reflect similar areas of contiguous open space that would not be subject to development. Though differences in residential and non-residential buildout exist between the two Plan alternatives, it is difficult to precisely define given the difference in footprints that would potentially result from No Project Alternative development. Given the fact that there would be no substantial difference in open space within which development would not occur, the number and size of development footprints under the No Project Alternative would be relatively the same as that under the 2010 Plan Update, resulting in *potentially significant impacts on biological resources*. Substantial protection of biological resources provided in 2010 Plan Update policies and as revised in this EIR's mitigation measures would not occur, including: assessment of upland habitat for special-status wildlife species (EIR measure BIO-1); assessment for the presence of listed species including California red legged frog, California tiger salamander, and other special-status plant or wildlife species (EIR measure BIO-2); and

assessment of the potential for native grasslands (EIR measure BIO-3). In particular, a minimum 50-foot buffer measured outward from the edge of the riparian corridor on both sides of San Antonio Creek and Canada de Calaveras as provided for in the revised 2010 Plan Update *DevStd BIO-LA-1.1.1* in EIR measure BIO-4 would not be realized. ***Therefore, No Action Alternative impacts on biological resources would be greater than the 2010 Plan Update.***

Public Services: The No Project Alterative would represent 255 fewer residential units, but 230,586 additional sq. ft. more non-residential development than that proposed in the 2010 Plan Update. Impacts on schools would be substantially reduced. Given the student generation rates identified in Table 4.8.1-2, 187 fewer students would result from No Project Alternative residential buildout, a reduction of 39 percent (see Table 6.4).

Table 6-4 No Project Alternative Construction Buildout School Student Generation Difference with 2010 Plan Update

School	*Generation Rate student/unit*	*Buildout*	*Students*
Olga Reed School	0.546	- 255 units	- 139
Ernest Righetti High School	0.187	- 255 units	- 48
		TOTAL DIFFERENCE	**-187**

The No Project Alternative's 235 new elementary students would result in overenrollment at Olga Reed Elementary School, and the 80 new senior high students would exacerbate overenrollment at Righetti High School, such that impacts on public services would be *potentially significant*. Although standard mitigation school fees would apply, EIR measure PF-1 requiring project applicants to enter into a mitigation agreement to convey the appropriate statutory fees and payments to LASD and SMJUHSD address impacts on school facilities would not occur. ***Overall, however, No Project Alternative impacts on schools would be 39 percent less than the 2010 Plan Update.***

Based on land use generation rates presented in Table 4.8.2-2, solid waste generation during construction of No Project Alternative buildout would be approximately 354 tons greater than that generated during 2010 Plan Update Buildout (this assumes calculations based on a 1,300 square foot residential size, given that the difference in 268 residential units between the Alternative and 2010 Plan Update are those in the CM-LA mixed use zone) (see Table 6-5).

Table 6-5 No Project Alternative Construction Buildout Solid Waste Generation Difference with 2010 Plan Update

Land Use	*Generation Rate lbs/sq. ft.*	*Buildout*	*Generation (tons)*
Residential (units)	15	- 255 units @ 1,300 sq. ft. each)	- 2,486
Non-Residential (sq. ft.)	25	+ 230,586 sq. ft.	+ 2,886
		TOTAL DIFFERENCE	**+ 400**

Based on land use generation rates presented in, Table 4.8.2-5, solid waste generation generated as a result of No Project Alternative buildout construction would be approximately 400 tons more than that generated during 2010 Plan Update Buildout (see Table 6-6).

Table 6-6 No Project Alternative Long-Term Solid Waste Generation Difference with 2010 Plan Update

Land Use	*Generation Rate tons/year*	*Buildout*	*Generation (tons)*
Residential (units)	2.76	- 255 units	- 704
Non-Residential (sq. ft.)	0.0009	+ 230,586 sq. ft.	+ 208
		TOTAL DIFFERENCE	**-496**

The long term solid waste demand would be 1,397 tons, and with required recycling mitigation, 698.5 tons. The mitigated demand would exceed the threshold of 196 tons, and would be *significant and unavoidable* (Class I). The residual impact would, however, be 248 tons less than the No Project Alternative, a reduction of 26 percent. ***The No Project Alternative solid waste construction demand would be slightly greater than the 2010 Plan Update, while the long-term demand would be 20 percent less.***

Transportation/Circulation: The No Project Alterative would represent 255 fewer residential units, but 230,586 additional sq. ft. more non-residential development than that proposed in the 2010 Plan Update. The No Action Alternative would have a parking demand of between 217 and 524 spaces more than the 2010 Plan Update (see Table 6-7).

Table 6-7 No Project Alternative Parking Space Requirements Difference with 2010 Plan Update

Land Use	*Parking Space Rate*	*Buildout*	*Generation (tons)*
Residential Condominium (unit)	0.96	- 255 units	- 245
Non-Residential (sq. ft.)	300-500[1]	+ 230,586 sq. ft.	+ 462- 769
		TOTAL DIFFERENCE	**+ 217 - 524**

1: Depending upon type of commercial use

This suggests that the total No Project Alternative potential parking demand would total between 872 and 1,430 spaces, depending on the type of commercial buildout that would result. The demand on the 479 existing on-street parking spaces throughout the Bell Street corridor would be *significant*. The No Project Alternative would not include 2010 Plan Update Dev Std CIRC-LA-1.7.1 as revised in EIR measure TC-1, which would pursue identifying additional parking capacity when Plan buildout development reaches 90% of the expanded parking capacity. Therefore, potential No Action Alternative impacts on parking would be *potentially significant and unavoidable* (Class I). ***The No Action Alternative impact on parking capacity would be greater than the 2010 Plan Update.***

No Project Alternative transportation volumes have been calculated to be 22,599 average daily trips (ADT) and 1,559 P.M. peak hour trips (see Transportation Technical Report Appendix G, Table 6,). Therefore, the No Action Alternative would generate 1,970 ADT and 164 P.M. PHT fewer (8 percent less) than the 2010 Plan Update (this takes into account minor revisions to 2010 Update buildout projections resulting in an additional 27 ADT and 1 PHT). The resulting Level of Service (LOS) on local roadways would be C or better, as the Alternative would have less of an impact on intersection LOS than the 2010 Plan Update. Therefore, No Project Alternative buildout impacts on local intersections and roadways would be *adverse, but less than significant* (Class III). ***The No Action Alternative impact on transportation and circulation intersection capacity would be 8 percent less than the 2010 Plan Update.***

Air Quality: The No Project Alterative would result in 255 fewer residential units, but 230,586 additional sq. ft. more non-residential development than that proposed in the 2010 Plan Update. As discussed in Transportation/Circulation above, the No Action Alternative buildout would be approximately 8 percent less than the 2010 Plan Update trip generation. Therefore, the No Action Alternative long term air quality emissions would be approximately 8 percent less than the 2010 Plan Update (see Table 6-8). No Action Alternative buildout impacts on ROC and NOx emissions would remain

significant and unavoidable (Class I). ***However, the No Action Alternative impact on air quality would be approximately 8 percent less than the 2010 Plan Update.***

Table 6-8 Estimated Operational Emissions Associated with No Action Alternative Buildout (lbs/day)

Emission Source	ROC	NOx	CO	SO2	PM_{10}	$PM_{2.5}$
Area Source	40.85	10.42	24.27	0.00	0.08	0.07
Vehicle Emissions	67.96	65.75	644.41	1.40	14.51	9.02
Total Emissions	**108.81**	**76.17**	**668.68**	**1.40**	**14.59**	**9.09**
Vehicular Significance Threshold	*25*	*25*	*n/a*	*n/a*	*n/a*	*n/a*
Threshold Exceeded?	**Yes**	**Yes**	*n/a*	*n/a*	*n/a*	*n/a*
Area + Vehicle Threshold	55	55	*n/a*	*n/a*	*80*	*n/a*
Threshold Exceeded?	**Yes**	**Yes**	*n/a*	*n/a*	No	*n/a*

Source: URBEMIS 2008 Version 9.2.4. See Appendix H for calculations

No Action Plan Alternative air emissions contributing to global climate change would also be directly reduced relative to decreased buildout vehicular trips. ***The No Action Alternative buildout's contributions to global climate change would be similar, but slightly less (approximately 8 percent) than the 2010 Plan Update.***

Noise: The No Project Alterative would result in 255 fewer residential units, but 230,586 additional sq. ft. more non-residential development than that proposed in the 2010 Plan Update. Though differences in residential and non-residential buildout exist between the two Plan alternatives, it is difficult to precisely define given the difference in footprints that would potentially result from the No Project Alternative, though their relationship to adjacent sensitive receptors would be relatively the same as that under the 2010 Plan Update. Therefore incremental construction impacts resulting from No Project Alternative throughout the 20-year buildout horizon would therefore generate *potentially significant impacts on noise*. Compliance with County of Santa Barbara noise policies and standard mitigation measures would reduce potentially significant short-term construction equipment noise impacts resulting from No Action Alternative buildout to *less than significant* (Class II). ***The overall No Action Alternative impact incremental short-term impacts on noise are considered to be similar to the 2010 Plan Update.***

Long-term impacts on noise resulting from No Project Alternative buildout would likely result from the construction of 417 residential units, including 63 units within commercial zones (see Table 6-2). Impacts on these noise sensitive receptors,

particularly experienced in exterior living areas such as backyards and/or second story balconies, would be *potentially significant, but feasibly mitigated* (Class II) given their compliance with County of Santa Barbara noise policies and standard mitigation measures. Overall, however, No Project Alternative buildout noise impacts would be reduced relative to the 2010 Plan Update, given that 255 fewer residential units representing potential noise sensitive receptors would be constructed. Importantly, the No Project Alternative would not include mixed use development including 288 residential units within the Bell Street corridor as proposed as an element of the CM-LA mixed use zone. This would potentially reduce the number of sensitive receptors exposed to significant exterior noise levels associated with Bell Street vehicular traffic. ***Therefore, No Project Alternative impacts on noise would be less than the 2010 Plan Update.***

Hazardous Materials/Risk of Upset: No Project Alternative buildout would have *less than significant* impacts on hazardous materials/risk of upset. As described in Impact HAZ-1, development would not occur adjacent to areas listed as handling, storage, use, or discharge of hazardous materials. All transport of hazardous materials would be appropriately regulated, and no adopted emergency response plan or emergency evacuation plan would be compromised. Increased non-residential development within proximity to schools would be required to comply with state regulations precluding use of hazardous materials within over 0.25 miles (1,315 feet) from Olga Reed School. All hazardous materials encountered or used during demolition, grading/excavation, and construction activities would be required to be handled in accordance with all applicable local, State, and federal regulations, which includes disposal of hazardous materials at a facility licensed to accept such waste. ***Therefore, No Project Alternative impacts on hazardous waste/risk of upset would be similar to the 2010 Plan Update.***

No Project Alternative Summary:

- ***The No Project Alternative would result in greater impacts on the following resources relative to the 2010 Plan Update,*** largely in part due to the absence of protective Policies that are provided in the 2010 Plan Update:

    - Cultural Resources (Archaeological Resources) (Class I);
    - Wastewater (Class I);
    - Agricultural Resources (Class II);
    - Biological Resources (Class I); and
    - Transportation/Circulation (Parking) (Class I).

Of these, two new significant and unavoidable impacts, on Wastewater and Transportation/Circulation, would occur with the No Project Alternative due to the absence of protective Policies that are provided in the 2010 Plan Update.

- ***The No Project Alternative would result in similar impacts on the following resources relative to the 2010 Plan Update:***

  - Cultural Resources (Historic Resources) (Class I);
  - Flooding (Class II); Aesthetics/Visual Resources (Class I);
  - Noise (Class II); and
  - Hazardous Materials/Risk of Upset (Class III).

- ***The No Project Alternative would result in reduced impacts on the following resources relative to the 2010 Plan Update:***

  - Land Use (Class III); Groundwater (Class I);
  - Public Services (Schools) (Class II);
  - Solid Waste Generation (Class I);
  - Transportation/Circulation (intersection LOS) (Class III); and
  - Air Quality (Class I).

  The degree to which No Action Alternative significant impacts would be reduced relative to the 2010 Plan Update would be: 10 to 23 percent for Groundwater demand; 39 percent for Public Services school student generation; 20 percent for Public Services solid waste generation; and 8 percent for Air Quality.

Though the No Project Alternative would reduce some significant environmental impacts between 8 and 39 percent from the 2010 Plan Update, additional significant unavoidable impacts would result. Therefore, the No Project Alternative is considered less environmentally superior relative to the 2010 Plan Update.

6.3.2 Reduced 2010 Plan Update Buildout Alternative

The Reduced 2010 Plan Update buildout Alternative would allow for total 2010 Plan Update buildout within the LACSD's permitted maximum treatment capacity of 225,000 gpd, such that the Ultimate Maximum Wastewater Monthly Flow would not be exceeded. Similarly, ultimate LACSD average wastewater treatment flow would be capped at 204,545 gpd. In order to maintain 2010 Plan Update buildout within these constraints, total buildout (both residential and non-residential land uses) would be

reduced by approximately 30 percent, resulting in 205 fewer residential units and 164,854 s.f. of additional non- residential development.

Land Use*:* The Reduced 2010 Plan Update buildout alterative would include the Design Control Overlay, as well as revisions to the Design Guidelines that would minimize potential land use compatibility impacts on existing development. Given the 30 percent Reduced 2010 Plan Update overall buildout, all *adverse, but less than significant impacts* (Class III) on Land Use, including potential incompatibilities with buildout development adjacent to existing agricultural resources, would be reduced relative to the 2010 Plan Update. ***The Reduced 2010 Plan Update buildout would have approximately 30 percent reduced impacts on land use relative to the 2010 Plan Update.***

Cultural Resources: The Reduced 2010 Plan Update buildout would reduce by approximately 30 percent the number of residential and non-residential structures that would potentially impact unknown locations of prehistoric occupation within the Plan Area. As the location of reduced buildout would still likely occur within the vicinity of areas with the highest archaeological sensitivity adjacent to San Antonio Creek, Canada de Calaveras, and Canada de Santa Ynez, impacts would still be potentially *significant and unavoidable* (Class I). The impact, however, would be substantially reduced relative to the 2010 Plan Update. An overall buildout reduction of 30 percent would also minimize potential impacts from the potential demolition and/or substantial modifications to historic architectural resources, particularly within the CM-LA mixed use zone along the Bell Street corridor where older structures are clustered. Depending on the nature and location of ministerial development not subject to necessarily reviewed by professional historians, the impact on these resources would remain *significant and unavoidable* (Class I). The impact, however, would be substantially reduced relative to the 2010 Plan Update. ***The Reduced 2010 Plan Update buildout would have approximately 30 percent less impacts on cultural resources relative to the 2010 Plan Update.***

Wastewater: The Reduced 2010 Plan Update Buildout Alternative would reduce by approximately 30 percent that would potentially generate wastewater requiring treatment by the LACSD within the Plan Area. Based on demand factors identified in Table 4.3-3, the average daily wastewater flows between the Reduced 2010 Plan Update Buildout Alternative and the 2010 Plan Update would be reduced by 38,868 gallons per day (gpd), or approximately 30 percent (see Table 6-9).

Table 6-9 Reduced 2010 Plan Update Alternative Buildout Wastewater Generation Difference with 2010 Plan Update

Land Use	*Quantity*	*Total EDUs*[1]	*Wastewater Demand Rate*	*Total Flow (gpd)*
Single-family Residential (Units)	- 70	- 70	178.00 gpd/EDU	- 12,460
Multi-family Residential (Units)	-125	- 113		- 20,114
Second Units	-11	-9		- 1,602
Non-Residential (sq. ft.)	- 164,854	NA	21.67 gpd/1,000 sq. ft.	- 3,572
Elementary School Students	-112	NA	10 gpd/student	- 1,120
			TOTAL DIFFERENCE	- 38,868

1. See conversion factors in Table 4.3-3.

The total ultimate average monthly flow would be an estimated 87,436 gpd, and the monthly ultimate maximum monthly flow would be an estimated 96,179 gpd. The total ultimate maximum month flow of 224,879 gpd would be within the currently RWQCB permitted operating capacity of the LACSD wastewater treatment plant of 225,000 gpd. Implementation of the revised 2010 Plan Update Policy SD-LA-1.1 as identified in EIR measure MM WW-1 would not be required, but tracking LACSD flows would potentially be recommended. Overall wastewater treatment demand would be reduced to *adverse, but less than significant* (Class III). ***The Reduced 2010 Plan Update Buildout Alternative wastewater treatment demand would be decreased by 30 percent relative to the 2010 Plan Update, such that residual impacts would be substantially reduced.***

Flooding: The Reduced 2010 Plan Update Buildout Alternative would potentially result in development of approximately 30 percent fewer (a total of nine) parcels within the Plan Area, resulting in 22 partially or wholly parcels encompassed within the San Antonio Creek floodway. This development would be subject to existing County's Floodplain Management Ordinance policies requiring that finished floor elevations be established two feet above the 100-year flood elevation. The 2010 Plan Update DevStd FLD-LA-1.2.2, requiring compliance with requirements of the County Flood Control District that would potentially allow the use of fill material to achieve proper finish floor elevations as an option, would be applied. Impacts on flooding would be *significant but feasibly mitigated* (Class II). ***The Reduced 2010 Plan Update Buildout Alternative impacts on flooding would be reduced relative to the 2010 Plan Update.***

Groundwater: Projected Reduced 2010 Plan Update Buildout Alternative development would result in a 30 percent reduction (205 fewer residential units and 164,854 s.f. of non- residential development) in additional demand on the overdrafted San Antonio Groundwater Basin. Based on calculations presented in EIR section 4.4.2 for Impact WR-3, it is projected that build-out of the 2010 Plan Update would increase water demand by approximately 624 AFY. This would exceed the significance threshold for project-related water consumption for the San Antonio Basin of 23 AFY, and result in a *significant, unavoidable impact on groundwater* (Class I). ***Therefore, the Reduced 2010 Plan Update Buildout Alternative impact on groundwater would be decreased between 10 and 23 percent relative to the 2010 Plan Update.***

Aesthetics/Visual Resources: The Reduced 2010 Plan Update Buildout Alternative would represent 30 percent and non- residential development than that proposed in the 2010 Plan Update. This buildout would lead to a reduction in future building density, heights, and increased use intensity throughout the Plan Area. The potentially to obstruct important public views of the Purisima and Solomon Hills, and lands currently or historically in agricultural use adjacent to the Los Alamos urban perimeter as experienced from public streets, travel corridors along State Route 135 (Bell Street), and from U.S. Highway 101 would be substantially reduced, though not potentially avoidable. Therefore, Reduced 2010 Plan Update Buildout Alternative impacts on aesthetics and visual resources would be *potentially significant and unavoidable* (Class I), but substantially reduced relative to the 2010 Plan Update. Development along the Bell Street corridor under the No Project Alternative would not be as intensive as that envisioned with the CM-LA mixed use zone, including the additional 202 residential units. This alternative would also include the Bell Street Form Based Code and the Bell Street Design Guidelines and Overlay that would regulate the form of structures, public streetscapes, and the architectural and visual character of all new property development within the downtown Bell Street corridor. ***As a result, Reduced 2010 Plan Update Buildout Alternative impacts on aesthetics/visual resources would be reduced relative to those of the 2010 Plan Update.***

Agricultural Resources: The amount of Alternative residential and non-residential development would be 30 percent less than the 2010 Plan Update. Therefore, the Reduced 2010 Plan Update Buildout Alternative would have *adverse, but less than significant* (Class III) impacts on conversion of prime farmland, unique farmland, farmland of statewide importance or farmland of local importance to non-agricultural use, and they would be reduced from those of the 2010 Plan Update. Reduced 2010 Plan Update Buildout Alternative development, though minimized, could result in land use incompatibilities with adjacent existing agricultural activity to the west in Sub-areas 2, 3 and 4, and south in Sub-areas 7 and 8, considered *potentially significant*. Like the 2010

Plan Update, the Bell Street Design Guidelines and Design Control Overlay, and measures including retaining low density residential designations near the community's periphery (i.e., *LACP Policy LUR-LA-2.1) a*nd integration of project design elements, including fences and/or buffers to reduce potential conflicts between agricultural operations and urban uses (i.e., *LACP Policy LUR-LA-2.2*), as well as revisions proposed in EIR measures MM AG-1 and AG-2, would apply. ***As a result, Reduced 2010 Plan Update Buildout Alternative impacts on agricultural resources would be reduced relative to those of the 2010 Plan Update.***

Biological Resources: The Reduced 2010 Plan Update Buildout Alternative would represent 30 percent fewer residential units and non-residential development than that proposed in the 2010 Plan Update. It is difficult, however, to precisely define the difference in footprint locations that would potentially result from under the Alternative. Given the fact that there would be no substantial difference in designated open space within which development would not occur, the location of development footprints under the Reduced 2010 Plan Update Buildout Alternative would be relatively the same as that under the 2010 Plan Update, resulting in *potentially significant impacts on biological resources*. Substantial protection of biological resources provided in 2010 Plan Update policies and as revised in this EIR's mitigation measures would occur, including: assessment of upland habitat for special-status wildlife species (measure BIO-1); assessment for the presence of listed species including California red legged frog, California tiger salamander, and other special-status plant or wildlife species (measure BIO-2); and assessment of the potential for native grasslands (measure BIO-3). In particular, a minimum 50-foot buffer measured outward from the edge of the riparian corridor on both sides of San Antonio Creek and Canada de Calaveras as provided for in the revised Dev Std BIO-LA-1.1.1 in EIR measure BIO-4 would not be realized. Therefore, Reduced 2010 Plan Update Buildout Alternative impacts on biological resources would still be *significant and unavoidable* (Class I). ***Reduced 2010 Plan Update Buildout Alternative impacts on biological resources would be substantially reduced from those of the 2010 Plan Update.***

Public Services: The Reduced 2010 Plan Update Buildout Alternative impacts on schools would be reduced by 30 percent relative to the 2010 Plan Update. Given the student generation rates identified in Table 4.8.1-2, 262 elementary students and 90 high school students would be generated by this alternative, representing a reduction of 112 and 38 students, respectively. The Reduced 2010 Plan Update Buildout Alternative's 262 new elementary students would result in overenrollment at Olga Reed Elementary School, and the 38 new senior high students would exacerbate overenrollment at Righetti High School, such that impacts on public services would be *potentially significant but feasibly mitigated* (Class II). Standard mitigation school fees would apply and EIR

measure PF-1 requiring project applicants to enter into a mitigation agreement to convey the appropriate statutory fees and payments to LASD and SMJUHSD address impacts on school facilities would occur. ***Overall, Reduced 2010 Plan Update Buildout Alternative on schools would be 30 percent less than the 2010 Plan Update.***

Based on land use generation rates presented in Table 4.8.2-2, solid waste generation during construction of the Reduced 2010 Plan Update Buildout Alternative would be approximately 354 tons greater than that generated during 2010 Plan Update Buildout (this assumes calculations based on a 1,300 square foot residential size, given that the difference in 268 residential units between the Alternative and the 2010 Plan Update are those in the 2010 Plan Update's CM-LA mixed use zone).

Based on land use generation rates presented in Table 4.8.2-5, solid waste generation generated as a result of Reduced 2010 Plan Update Buildout Alternative would be approximately 400 tons more than that generated during 2010 Plan Update Buildout.

Based on the general guidelines listed in Table 4.8.2-4 above, it is estimated that a 28,000 square foot commercial/industrial project would trigger the 350 tons threshold of construction and demolition debris. The 2010 Plan Update would result in the development of up to 549,515 sq. ft. of new non-residential space, with a 164,854 sq. ft. reduction under the Reduced 2010 Plan Update Buildout. This would be approximately six times more than the estimated project size, such that Alternative buildout would substantially exceed the 350 ton threshold for new commercial/industrial construction projects.

The long-term Reduced 2010 Plan Update Buildout Alternative solid waste demand would be approximately 1,721 tons/year, and with required recycling mitigation, 860.5 tons/year, a reduction of 737 and 368.5 tons, respectively. The demand would exceed the threshold of 196 tons, and would be *significant and unavoidable* (Class I). ***The Reduced 2010 Plan Update Buildout Alternative's solid waste construction and long-term demand would be 30 percent less than the 2010 Plan Update.***

Transportation/Circulation: Given that the Reduced 2010 Plan Update Buildout Alternative would reduce residential units and non-residential development (164,854 s.f.) by 30 percent, the associated parking demand would be 459 and 634 spaces, or between 196 and 272 spaces less than the 2010 Plan Update. The demand on the 479 existing on-street parking spaces throughout the Bell Street corridor would be *significant*. The reasonable worst-case parking demand of 634 spaces, however, would appear to be accommodated by the potential installation of 690 angled spaces on the

street segments within one block of Bell Street, as identified in 2010 Plan Update *DevStd CIRC-LA-1.7* Reduced 2010 Plan Update Buildout Alternative impacts on parking capacity *would be adverse, but less than significant* (Class III). ***The Reduced 2010 Plan Update Buildout Alternative impact on parking capacity would be 30 percent less than the 2010 Plan Update.***

The Reduced 2010 Plan Update Buildout Alternative would generate 30 percent less ADT and PHT than the 2010 Plan Update. The resulting LOS on local roadways would operate more efficiently than the LOS B and C associated with the 2010 Plan Update buildout. Therefore, the Reduced 2010 Plan Update Buildout Alternative's impact on local intersections and roadways would be *adverse, but less than significant* (Class III). ***The Reduced 2010 Plan Update Buildout Alternative impact on transportation and circulation intersection capacity would be 30 percent less than the 2010 Plan Update.***

Air Quality: Given that the Reduced 2010 Plan Update Buildout Alternative would reduce residential units and non-residential development by 30 percent (205 fewer units and 164,854 s.f less non-residential development), the associated air quality emission impacts would similarly reduced relative to the 2010 Plan Update. The Reduced 2010 Plan Update Buildout Alternative vehicular long term ROC and NOx air quality emissions would be 51.72 lbs./day, and 50.04 lbs./day, respectively, exceeding the significance threshold of 25 lbs/day. The Reduced 2010 Plan Update Buildout Alternative combined area source and vehicular long term ROC and NOx air quality emissions would be 82.81 lbs./day, and 57.97 lbs./day, respectively, exceeding the significance threshold of 55 lbs/day. Reduced 2010 Plan Update Buildout Alternative impacts on ROC and NOx emissions would remain *significant and unavoidable* (Class I). ***However, the Reduced 2010 Plan Update Buildout Alternative's impact on air quality would be 30 percent less than the 2010 Plan Update.***

Reduced 2010 Plan Update Buildout Alternative air emissions contributing to global climate change would also be directly reduced relative to decreased buildout vehicular trips. ***The Reduced 2010 Plan Update Buildout Alternative contributions to global climate change would be 30 percent less than the 2010 Plan Update.***

Noise: The Reduced 2010 Plan Update Buildout Alternative would represent 30 percent less residential units (205 fewer units) and non-residential development (164,854 s.f. less non-residential development) than that proposed in the 2010 Plan Update. Though reduced in number, buildout projects would reasonably occur in the vicinity of other existing sensitive receptors. Therefore, incremental construction impacts resulting from No Project Alternative throughout the 20-year buildout horizon

would generate potentially significant impacts on noise. Compliance with County of Santa Barbara noise policies, standard mitigation measures, and 2010 Plan Update Noise Policies and Development Standards would reduce potentially significant short-term construction equipment noise impacts resulting from No Action Alternative buildout to *less than significant* (Class II). ***The overall Reduced 2010 Plan Update Buildout Alternative impact incremental short-term impacts on noise would be reduced relative to the 2010 Plan Update.***

Long-term impacts on noise resulting from the Reduced 2010 Plan Update Buildout Alternative would likely result from the construction of a total of 515 additional residential units, including 202 in the CM-LA mixed use zone, and 25 others within commercial zones. Impacts on these noise sensitive receptors, particular in exterior living areas such as backyards and/or second story balconies, would be *potentially significant, but feasibly mitigated* (Class II) given their compliance with County of Santa Barbara noise policies, standard mitigation measures, and 2010 Plan Update Noise Policies and Development Standards as revised by measure NS-1. Overall, Reduced 2010 Plan Update Buildout Alternative noise impacts would be reduced relative to the 2010 Plan Update, given that 170 fewer residential units representing potential noise sensitive receptors would be constructed. This would potentially reduce the number of sensitive receptors exposed to significant exterior noise levels associated with Bell Street vehicular traffic. ***Therefore, Reduced 2010 Plan Update Buildout Alternative impacts on noise would be less than the 2010 Plan Update.***

Hazardous Materials/Risk of Upset: Reduced 2010 Plan Update Buildout Alternative buildout would have *adverse, but less than significant impacts* (Class III) on hazardous materials/risk of upset. As described in Impact HAZ-1, development would not occur adjacent to areas listed as handling, storage, use, or discharge of hazardous materials. All transport of hazardous materials would be appropriately regulated, and no an adopted emergency response plan or emergency evacuation plan would be compromised. Increased commercial development within proximity to schools would be required to comply with state regulations precluding use of hazardous materials within over 0.25 miles (1,315 feet) from Olga Reed School. All hazardous materials encountered or used during demolition, grading/excavation, and construction activities would be required to be handled in accordance with all applicable local, State, and federal regulations, which includes disposal of hazardous materials at a facility licensed to accept such waste. ***Therefore, Reduced 2010 Plan Update Buildout Alternative impacts on hazardous waste/risk of upset would be similar to the 2010 Plan Update.***

Reduced 2010 Plan Update Buildout Alternative Summary:

- ***The Reduced 2010 Plan Update Buildout Alternative would not result in increased impacts on any resources relative to the 2010 Plan Update.***

- ***The Reduced 2010 Plan Update Buildout Alternative would result in similar impacts on the following resources relative to the 2010 Plan Update:***

    - Hazardous Materials/Risk of Upset (Class III).

- ***The Reduced 2010 Plan Update Buildout Alternative would result in reduced impacts on the following resources relative to the 2010 Plan Update:***

    - Impacts on wastewater treatment and parking demand would be substantially reduced from potentially significant to *adverse, but less than significant* (Class III).
    - Impacts on all other resources would be reduced by approximately 30 percent, but residual impact levels would remain the same as the 2010 Plan Update: Land Use (Class III); Cultural Resources (Class I); Agricultural Resources (Class II); Groundwater (Class I); Biological Resources (Class I); Public Services: Schools (Class II), and Solid Waste Generation (Class I): Transportation/Circulation (intersection LOS) (Class III); and Air Quality (Class I).

The Reduced 2010 Plan Update Buildout Alternative would reduce all significant environmental impacts resulting from buildout by 30 percent from the 2010 Plan Update. Therefore, the Reduced 2010 Plan Update Buildout Alternative is considered environmentally superior relative to the 2010 Plan Update.

6.3.3 Town Gateway Alternative

The Town Gateway Alternative buildout development would be the same as the 2010 Plan Update. However, the proposed Design Control Overlay would be expanded to cover the western end of Bell Street and the Thompson properties to potentially reduce potential buildout incompatibilities with adjacent development and future development on gateway properties.

Land Use*:* The Town Gateway Alternative would extend the application of Design Control Overlay, and Design Guidelines to development on the western and eastern

"gateways" to the Bell Street corridor. As defined in Impact LU-2, the 2010 Plan Update *Policy LUR-LA-1.1, Action LUR-LA-1.1.1, Action LUR-LA-1.1.2, Policy LUR-LA-3.2, and Policy LUC-LA-2.2,* would ensure neighborhood compatibility between adjacent existing residential development and proposed new mixed use development, including bulk and scale. Applying these Guidelines would further reduce *adverse, but less than significant impacts* (Class III) on Land Use, and would provide greater opportunities to develop a unified architectural theme within the Town of Los Alamos. ***The Town Gateway Alternative would have reduced impacts on land use relative to the 2010 Plan Update.***

Cultural Resources: The Town Gateway Alternative would have the same potential buildout as the 2010 Plan Update. Therefore, the location of buildout would still likely occur within the vicinity of areas with the highest archaeological sensitivity adjacent to San Antonio Creek, Canada de Calaveras, and Canada de Santa Ynez, impacts would still be potentially *significant and unavoidable* (Class I). The impact would be identical to the 2010 Plan Update. The potential demolition and/or substantial modifications to historic architectural resources, particularly within the CM-LA mixed use zone along the Bell Street corridor where older structures are clustered, would be the same as the 2010 Plan Update buildout. Depending on the nature and location of ministerial development not subject to standards for review by professional historians, the impact on these resources would remain *significant and unavoidable* (Class I). ***The Town Gateway Alternative would have the same impacts on cultural resources as the 2010 Plan Update.***

Wastewater: The Town Gateway Alternative would have the same potential buildout as the 2010 Plan Update, and therefore would have the same wastewater treatment demand. Implementation of the revised 2010 Plan Update Policy SD-LA-1.1 as identified in EIR measure MM WW-1 would be required. Overall wastewater treatment would be *significant, but feasibly mitigated* (Class II). ***The Town Gateway Alternative would have the same impacts on wastewater treatment demand as the 2010 Plan Update.***

Flooding: The Town Gateway Alternative would have the same potential buildout as the 2010 Plan Update, and therefore would have the same potential impact on flooding. This development would be subject to existing County's Floodplain Management Ordinance policies requiring that finished floor elevations be established two feet above the 100-year flood elevation. The 2010 Plan Update DevStd FLD-LA-1.2.2, requiring compliance with requirements of the County Flood Control District that would potentially allow the use of fill material to achieve proper finish floor elevations as an option, would be applied. ***The Town Gateway Alternative would have the same impacts on flooding as the 2010 Plan Update.***

Groundwater: The Town Gateway Alternative would have the same potential buildout as the 2010 Plan Update, and therefore would have the same demand on the overdrafted San Antonio Groundwater Basin. Development would exceed the significance threshold for project-related water consumption for the San Antonio Basin of 23 AFY, and result in a *significant, unavoidable impact on groundwater* (Class I). ***The Town Gateway Alternative would have the same impacts on groundwater as the 2010 Plan Update.***

Aesthetics/Visual Resources: The Town Gateway Alternative would have the same potential buildout as the 2010 Plan Update, and similar building density, heights, and increased land use intensity. The potentially for obstruct important public views of the Purisima and Solomon Hills, and lands currently or historically in agricultural use adjacent to the Los Alamos urban perimeter as experienced from public streets, travel corridors along State Route 135 (Bell Street), and from U.S. Highway 101 would be equivalent. Therefore, The Town Gateway Alternative impacts on aesthetics and visual resources would be *potentially significant and unavoidable* (Class I), similar to 2010 Plan Update. This alternative would extend the Bell Street Form Based Code and the Bell Street Design Guidelines and Overlay that would regulate the form of structures, public streetscapes, and the architectural and visual character of all new property development within the downtown Bell Street corridor, reducing potential architectural incompatibilities. ***As a result, Town Gateway Alternative impacts on aesthetics/visual resources would be reduced relative to those of the 2010 Plan Update.***

Agricultural Resources: The Town Gateway Alternative would have the same potential buildout as the 2010 Plan Update, such that the Reduced 2010 Plan Update Buildout Alternative would have *adverse, but less than significant* (Class III) impacts on conversion of prime farmland, unique farmland, farmland of statewide importance or farmland of local importance to non-agricultural use. These would be equivalent to those of the 2010 Plan Update. Town Gateway Alternative development could result in land use incompatibilities with adjacent existing agricultural activity to the west in Sub-areas 2, 3 and 4, and south in Sub-areas 7 and 8, considered *potentially significant*. The Bell Street Design Guidelines and Design Control Overlay and measures including retaining low density residential designations near the community's periphery (*LACP Policy LUR-LA-2.1) a*nd integration of project design elements, including fences and/or buffers to reduce potential conflicts between agricultural operations and urban uses (*LACP Policy LUR-LA-2.2*), as well as revisions proposed in EIR measures MM AG-1 and AG-2, would apply. ***As a result, Town Gateway Alternative impacts on agricultural resources would be reduced relative to those of the 2010 Plan Update.***

Biological Resources: The Town Gateway Alternative would have the same potential buildout as the 2010 Plan Update, resulting in *potentially significant and unavoidable impacts on biological resources* (Class I). Substantial protection of biological resources provided in 2010 Plan Update policies and as revised in this EIR's mitigation measures would occur. ***Therefore, Town Gateway Alternative impacts on biological resources would be equivalent to those of the 2010 Plan Update.***

Public Services: The Town Gateway Alternative would have the same potential buildout as the 2010 Plan Update, resulting in *potentially significant but feasibly mitigated impacts on school student generation* (Class II), and *potentially significant and unavoidable impacts on solid waste generation* (Class I). Standard mitigation school fees would apply, and measure PF-1 requiring project applicants to enter into a mitigation agreement to convey the appropriate statutory fees and payments to LASD and SMJUHSD address impacts on school facilities would occur. Implementation of standard recycling measures would reduce the solid waste demand by 50 percent. ***The Town Gateway Alternative on schools and solid waste generation would be equivalent to those of the 2010 Plan Update.***

Transportation/Circulation: The Town Gateway Alternative would have the same potential buildout as the 2010 Plan Update. Impacts on parking would be *significant but feasibly mitigated* (Class II) by the potential installation of 690 angled spaces on the street segments within one block of Bell Street, as identified in 2010 Plan Update DevStd CIRC-LA-1.7, and as revised in EIR measure TC-1, which would pursue identifying additional parking capacity when 2010 Plan Update buildout development reaches 90% of the expanded parking capacity. **The *Town Gateway Alternative impact on parking capacity would be equivalent to the 2010 Plan Update.***

The Town Gateway Alternative would generate the same number of ADT and PHT as the 2010 Plan Update. Therefore, the Town Gateway Alternative's impact on local intersections and roadways would be *adverse, but less than significant* (Class III). ***The Town Gateway Alternative impact on transportation and circulation intersection capacity would be equivalent to the 2010 Plan Update.***

Air Quality: As the Town Gateway Alternative would have the same potential buildout as the 2010 Plan Update, the associated air quality emission impacts would equivalent to the 2010 Plan Update. Impacts on ROC and NOx emissions would remain *significant and unavoidable* (Class I). ***The Town Gateway Alternative's impact on air quality and contributions to global climate change would be equivalent to the 2010 Plan Update.***

Noise: The Town Gateway Alternative would have the same potential buildout as the 2010 Plan Update. Therefore, incremental construction impacts resulting from No Project Alternative throughout the 20-year buildout horizon would generate potentially significant impacts on noise. Compliance with County of Santa Barbara noise policies, standard mitigation measures, and 2010 Plan Update Noise Policies and Development Standards would reduce potentially significant short-term construction equipment noise impacts to less than significant (Class II). ***The overall Town Gateway Alternative impact incremental short-term and long-term impacts on noise would be equivalent to the 2010 Plan Update.***

Hazardous Materials/Risk of Upset: Town Gateway Alternative buildout would have the same potential buildout as the 2010 Plan Update. ***Therefore, Reduced 2010 Plan Update Buildout Alternative impacts on hazardous waste/risk of upset would be similar to the 2010 Plan Update.***

Town Gateway Alternative Summary:

- ***The Town Gateway Alternative would not result in increased impacts on any resources relative to the 2010 Plan Update.***

- ***The Town Gateway Alternative would result in similar impacts on the following resources relative to the 2010 Plan Update:***

    - Cultural Resources (Class I);
    - Wastewater (Class II);
    - Groundwater (Class I);
    - Biological Resources (Class I);
    - Public Services: Schools (Class II), and Solid Waste Generation (Class I);
    - Transportation/Circulation (intersection LOS) (Class III);
    - Air Quality (Class I); and
    - Hazardous Materials/Risk of Upset (Class III).

- ***The Town Gateway Alternative would result in reduced impacts on the following resources relative to the 2010 Plan Update:***

    - Land Use (Class III);
    - Aesthetics/Visual Resources (Class I); and
    - Agricultural Resources (Class II).

The Town Gateway Alternative would reduce significant environmental impacts on Land Use, Aesthetics/Visual Resource, and Agricultural Resources, but all other significant impacts associated with the 2010 Plan Update would remain the same. Therefore, the Town Gateway Alternative is considered slightly environmentally superior relative to the 2010 Plan Update.

6.4 Environmentally Superior Alternative

As discussed above, the No Project Alternative would generally have an increased number and severity of significant environmental impacts than the 2010 Plan Update, largely in part due to the absence of protective Policies that are provided in the 2010 Plan Update: Cultural Resources (Archaeological Resources) (Class I); Wastewater (Class I); Agricultural Resources (Class II); Biological Resources (Class I); and Transportation/Circulation (Parking) (Class I). Of these, two new significant and unavoidable impacts, Wastewater and Transportation/Circulation, would occur with the No Project Alternative due to the absence of protective Policies that are provided in the 2010 Plan Update. Significant and unavoidable impacts on air quality would also be exacerbated. The No Project Alternative would also not fulfill many of the 2010 Plan Update objectives, as defined in Table 6-10 (see page 6-32). The lack of a CM-LA mixed use zone would not allow for a mixed use residential and commercial growth within the urban boundary, encourage new commercial development oriented toward serving the needs of local residents, or vibrant mixed-use, pedestrian-friendly, and safe environment along Bell Street.

The Reduced Buildout Project Alternative would provide for approximately 70% of the 2010 Plan Update's residential and non-residential development. As a result, all potentially significant impacts associated with the Reduced Buildout Project Alternative would be reduced when compared to the 2010 Plan Update; potentially significant impacts on wastewater treatment and parking would be reduced to less than significant. Reduced Buildout Project Alternative would also achieving most of the 2010 Plan Updates' basic objectives as defined in Table 6-10, though buildout would be reduced by 30 percent.

The Town Gateway Project Alternative would provide for buildout at levels commensurate with the 2010 Plan Update. Impacts on land use, aesthetics/visual resources, and agricultural resources would be reduced, though significant and unavoidable impacts on obstruction of important visual resources would not be reduced. As presented in Table 6-10, this Alternative would satisfy all of the objectives of the 2010 Plan Update, and increase the potential for encouraging and protecting a diverse range of housing types, and a pedestrian-friendly, and safe environment along Bell Street by providing increased design review to properties located at the western

end of Bell Street and to the Thompson property. This alternative, however, would not substantially reduce any potentially significant impacts associated with the 2010 Plan Update.

Table 6-10 Relationship of Alternatives to Project Objectives

2010 Plan Update Objectives	No Project Alternative 1994 Existing Plan	Reduced Buildout Alternative	Town Gateway Alternative
Encourage growth within the Plan Area rather than expanding the existing urban boundary.	Achieved; same Plan Area	Achieved; same Plan Area	Achieved; same Plan Area
Encourage in-fill and mixed use residential and commercial growth within the urban boundary established by the existing Plan.	Not achieved; CM-LA mixed use zone not included.	Achieved, but 30% less growth	Achieved; same Plan growth
Encourage and protect a diverse range of housing types, while maintaining the predominantly rural western town identity of the community.	Achieved, but no Design Guidelines	Achieved with Design Guidelines	Increased with extension of Design Guidelines applicability
Strive to ensure that the community of Los Alamos provides housing opportunities for all economic segments of the community.	Achieved, but to lesser extent without CM-LA mixed use zone multifamily units	Achieved, but 30% less growth	Achieved; same Plan growth
Encourage new commercial development oriented toward serving the needs of local residents. Visitor-serving commercial uses shall also be supported to the extent that they also attract customers to other Los Alamos businesses and provide goods and services to Town residents.	Not achieved; CM-LA mixed use zone not included.	Achieved, but 30% less growth	Achieved; same Plan growth
Strive to create a vibrant mixed-use, pedestrian-friendly, and safe environment along Bell Street.	Not achieved; CM-LA mixed use zone not included.	Achieved, but 30% less growth	Increased with extension of Design Guidelines applicability
Provide for adequate public facilities and services capacity to support buildout of the community plan area.	Not achieved; wastewater treatment capacity exceeded.	Wastewater treatment capacity accommodated without mitigation.	Wastewater treatment capacity accommodated with mitigation.

The Reduced Buildout Project Alternative would have a similar number of "unavoidable significant impacts" but fewer "potentially significant but feasibly mitigated" impacts relative to the 2010 Plan Update. Given the reduced buildout of residential and non-residential uses, it would be most capable of reducing significant impacts associated with

the 2010 Plan Update. It would attain most of the 2010 Plan Update's goals, including preserving the existing urban boundary, and would encourage to a lesser degree in-fill and mixed use development, ensuring that future development would occur within the existing urban boundary. ***Therefore, this analysis finds that the Reduced Buildout Project Alternative is environmentally superior to the 2010 Plan Update, the No Project Alternative, and the Town Gateway Project Alternative.***

Table 6-11 (see page 6-34) presents the comparison of environmental impacts among the 2010 Plan Update and the three alternatives analyzed.

Table 6-11: 2010 Plan Update and Alternatives Environmental Impact Comparison

Environmental Resource	*2010 Plan Update*	*No Project Alternative*	*Reduced Buildout Alternative*	*Town Gateway Alternative*
Land Use and Planning	Class III	III: Decreased	III: Decreased	III: Decreased
Cultural Resources	Class I	I: Increased	I: Decreased	I: Equivalent
Wastewater	Class I	II: Equivalent	III: Decreased	I: Equivalent
Flooding Groundwater Resources	Class II Class I	II: Equivalent	II: Decreased	II: Equivalent I: Equivalent
Aesthetics/ Visual Resources	Class I	I: Equivalent	I: Decreased	I: Decreased
Agricultural Resources	Class II	II: Increased	II: Decreased	II: Decreased
Biological Resources	Class II	I: Increased	I: Decreased	I: Equivalent
Public Services Schools Solid Waste	 Class II Class I	 II: Decreased I: Decreased	 II: Decreased I: Decreased	II: Equivalent
Transportation/Circulation Parking/Intersection Capacity	Class II/ Class III	I: Increased III: Decreased	II: Decreased	II: Equivalent
Air Quality	Class I	I: Decreased	I: Decreased	I: Equivalent
Noise	Class II	II: Equivalent	II: Decreased	II: Equivalent
Hazardous Materials/ Risk of Upset	Class III	III: Equivalent	III: Equivalent	III: Equivalent

7.0 OTHER CEQA MANDATED SECTIONS

This section addresses other issues for which CEQA Guidelines Section 15126 requires analysis in addition to the specific issue areas discussed in Section 4.0 Environmental Impact Analysis. These additional issues include: (1) the potential to induce growth, including the removal of obstacles to growth; (2) significant unavoidable impacts; and (3) irreversible impacts on the environment.

In addition, pursuant to CEQA Guidelines Section 15128 this section includes a brief discussion of various possible significant effects of a project that were determined not to be significant and were therefore not discussed in detail in the EIR.

7.1 Growth Inducing Effects

CEQA requires a discussion of the ways in which a Proposed Project could be an inducement to growth. CEQA Guidelines Section 15126.2 (d) identifies a project to be growth-inducing if it would:

- foster economic or population growth either directly or indirectly, in the surrounding environment;
- construct additional housing;
- remove an obstacle to growth, such as provide for a major expansion of a water treatment plant; and,
- encourage or facilitate other activities that could significant affect the environment, either individually or cumulatively.

7.1.1 Economic Growth

As discussed in the 1992 EIR for the Existing Plan Update (Santa Barbara County P&D 1992), the proposed 2010 Plan Update would not generate substantial new employment associated with incremental construction. Though an unknown number of construction workers could be induced from outside the region, the number of employees ending up as permanent home owners is considered low, given the relatively high cost of housing in the area. As development would be naturally phased, the peak work force would not be considered growth-inducing from a short-term perspective.

The provision of 685 new residential units and 549,515 square feet (sq. ft.) of non-residential development within the Plan Area would likely generate an unknown number of full-time equivalent employment positions for local and non-local workers. The increased number of multi-family residential units (288) that would be provided by the

2010 Plan Update buildout relative to the existing 1994 Plan would address the additional pressures on the housing market resulting from projected increased employment, particularly in the Los Alamos Mixed Use Zone District (CM-LA) overlay along the Bell Street corridor.

During development of the proposed 2010 Plan Update, the County worked closely with financial consultants to craft a land use zoning that would increase the mix of uses and stimulate development interest in the community. Increased commercial vitality within the Bell Street Corridor as a result of CM-LA mixed use zone overlay development would have the potential to foster economic growth, jobs, personal income, and spending on local goods and services. This would be a beneficial development for the Los Alamos town area, but would not necessarily induce growth beyond the 2010 Plan Update area boundaries.

7.1.2 Population Growth

Development of 672 new residential units (685 units – 13 units that are assumed to convert to commercial uses), each occupied by an average 2.82 persons/unit, would result in approximately 1,895 new residents in the 2010 Plan Area. The population would represent an approximately 104% increase over the 1,825 population estimate as of 2010. This is based on the proposed LACP average household size for residential units in the Los Alamos area of 2.82 persons per household. The increase in population under the 2010 Plan Update is primarily the result of the proposed new CM-LA mixed-use zoning along the Bell Street corridor. This could be construed as moderately growth-inducing, similar to the conclusions of the 1992 EIR for the 1994 Existing Plan (Santa Barbara County P&D 1992). It is important to consider, however, that population is projected to grow at a 3 percent annual rate in the Los Alamos Valley area (SBCAG 2007), such that most of these new residents would likely settle in the area regardless of implementation of the 2010 Plan Update over the next 20 years. In addition, the 2010 Plan Update would direct this growth into the urban core of the Plan Area, therefore consistent with County goals and policies for reducing sprawl and maintaining Urban/Rural boundaries.

7.1.3 Projects Removing Obstacles to Growth

The 2010 Plan Update does not include provision of major infrastructure projects that would have the potential to induce additional population, such as an expansion of the Los Alamos Community Services District (LACSD) Wastewater Treatment Plant (WWTP), or expansion/extension of major roads. In contrast, the revised 2010 Plan Update Policy SD-LA-1.1 as identified in EIR measure MM WW-1 provides a mechanism

to ensure that buildout populations remain within the permitted capacity of the LACSD WWTP. The 2010 Plan Area is not expanded from the 1994 Existing Plan area, such that no new extension of roadways that could facilitate growth would result. The 2010 Plan Update DevStd CIRC-LA-1.6~~7~~, which provides for angled parking on County maintained streets, would provide for potential installation of up to 690 on-street parking spaces ~~angled spaces on the street segments within one block of Bell Street in order~~ to accommodate the mixed use buildout within the CM-LA zone overlay. This would foster increased infill economic activity within the Los Alamos town core~~, but would not promote development outside the~~and existing ~~2010~~ Plan Area boundary.

7.1.4 Actions Potentially Affect the Environment

The notable component of the 2010 Plan Update that is distinct from the 1994 Existing Plan is the new CM-LA zone mixed use zone. The redesignation of land uses along Bell Street to the new CM-LA zone overlay would provide incentives for development of mixed use projects downtown, consistent with land use in other urban areas in the County. Similarly, the applicable Los Alamos Bell Street Form-Based Code would allow a mix of residential and commercial opportunities for area residents; this action is similar to recently approved mixed land use directives in the Isla Vista and Santa Ynez Community Plans. Overall, the 2010 Plan Update clarifies direction on the type and intensity of new development in the Plan Area, and includes a number of policies and standards to protect environmental resources. The intent of the 2010 Plan Update is to strengthen the existing policy framework that ensures preservation of the character and uniqueness of the Plan Area and its historical downtown. This policy framework is consistent with County-wide policies protecting the character of existing communities and reflecting the land use preferences and social distinctiveness of the Town of Los Alamos, and would not set any adverse land use precedents.

Potential intensification of development along the Bell Street Corridor has been evaluated and would have the potential for exacerbating potential impacts on existing environmental constraints such as San Antonio Creek biological resources and noise levels exceeding exterior living area thresholds as defined in the County General Plan Noise Element. The 2010 Plan Update, as revised and augmented in this EIR, provides substantial environmental protection through goals, policies, and Development Standards that result in overall greater protection to sensitive environmental habitats and potential receptors than would occur with buildout of the 1994 Existing Plan (the No Project Alternative). As shown in EIR Section 6.3.1, ~~No Action Alternative,~~ the No Project Alternative would reduce some significant environmental impacts between 8 and 39 percent from the 2010 Plan Update, but additional significant unavoidable impacts would result. Therefore, the No Project Alternative is considered less environmentally

superior relative to the 2010 Plan Update. As a result, the 2010 Plan Update would not result in actions that could encourage or facilitate other activities that could significant affect the environment, either individually or cumulatively, when compared to buildout of the 1994 Existing Plan.

7.2 Significant Unavoidable Effects

Pursuant to Section 15126.2(b) of the CEQA Guidelines, an EIR must identify those significant impacts that cannot be feasibly mitigated with the application of mitigation measures.

Implementation of the proposed Community Plan would result in significant, unavoidable impacts to the following resources:

- **Cultural Resources**: potential for disturbing unknown subsurface prehistoric and historic archaeological resources, and impairing the historic integrity of architectural resources over 50 years old;
- **Water**: significant and cumulative impacts related to increased water extraction from the already over-drafted aquifer and insufficient water storage capacity;
- **Wastewater**: buildout would potentially exceed existing wastewater treatment plant permitted capacity;
- **Groundwater Resources:** buildout would exacerbate the existing overdraft of the San Antonio Groundwater Basin.
- **Aesthetics/Visual Resources**: obstruction of views of important visual resources as experienced from public view corridors
- **Biological Resources**: potential disturbances to sensitive wildlife species within San Antonio Creek and related water courses and riparian habitats.
- **Public Services (Solid Waste Demand)**: demand of 672 new residential units on Santa Maria Landfill.
- **Air Quality**: long-term reactive organic compounds (ROC) and nitrogen oxide (NOx) emissions exceeding attainment standards.

These resource impacts are examined in depth in Section 4.0 of this EIR, and residual Class I impacts are compiled in Table ES-1 in the Executive Summary.

Proposed mitigation measures that address impacts related to the 2010 Plan Update are identified in this EIR and would limit the extent of significant and unavoidable impacts on these resources. Existing regulations and requirements applied to individual development projects would also help to ensure that resource impacts are minimized and have been disclosed as well. The 2010 Plan Update is proposed notwithstanding

these potential impacts, because it would update the 1994 Existing Plan and provide a planning framework that maintains and preserve the area's unique setting. Furthermore, neither the No Project Alternative nor any of the other alternatives discussed in Section 6.0, Alternatives, would be able to substantially reduce or eliminate the above-referenced significant, unavoidable impacts.

7.3 Significant Irreversible Environmental Effects

CEQA Guidelines Section 15126.2(c) requires a discussion of any significant irreversible environmental changes that would be caused by the proposed project. Such significant irreversible environmental changes may include the following:

- Use of non-renewable resources during the initial and continued phases of the project, which would be irreversible because a large commitment of such resources makes removal or non-use unlikely.

- Primary impacts and, particularly secondary impacts (such as highway improvement that provides access to a previously inaccessible area), which generally commit future generations to similar uses.

- Irreversible damage that may result from environmental accidents associated with the project.

Buildout under the 2010 Plan Update would result in the commitment of nonrenewable resources (e.g., energy, water, construction materials) throughout its 20-year anticipated buildout. Construction of some of the larger developments would generally commit future generations to similar uses. No environmental accidents are expected as a result of the provisions of the 2010 Plan Update. Moreover, the proposed 2010 Plan Update includes several new policies as well as existing policies that would protect environmental resources and limit impacts identified in this EIR and associated with buildout of land uses, such that irreversible changes would be reduced. However, irreversible environmental effects cannot be avoided.

Construction activity that would be accommodated under buildout would involve the use of building materials and fossil fuels, some of which are non-renewable resources. Consumption of these resources would occur with any development in the County, and are not unique to the 2010 Plan Update area, since buildout would not result in a substantially different environment than under buildout of the 1994 Existing Plan. The addition of new residential and non-residential development in the 2010 Plan Update area under buildout conditions would irreversibly increase local demand for non-

renewable energy resources such as petroleum and natural gas. Increasingly efficient building fixtures and automobile engines, as well as implementation of policies included in the 2010 Plan Update, are expected to offset the demand to some degree. It is not anticipated that growth accommodated under the 2010 Plan Update would significantly affect local or regional energy supplies, since buildout under the 2010 Plan Update is not substantially different than buildout under the 1994 Existing Plan, nor that anticipated in the Los Alamos Valley over the next 20 years.

Growth accommodated under any of the land use scenarios would require an irreversible commitment of additional wastewater treatment capacity, future groundwater water supply, and solid waste disposal services. These impacts are discussed in EIR Sections 4.3, 4.8, and 4.9, respectively. Impacts to cultural resources, visual character, biological resources, and air quality (discussed in EIR Sections 4.2, 4.5, 4.7, and 4.10, respectively) were similarly determined to be significant and unavoidable under buildout conditions. These also represent irreversible environmental effects.

The additional vehicle trips associated with growth under the full buildout conditions would incrementally increase local traffic and noise levels and regional air pollutant emissions. As discussed in Section 4.11, Noise, implementation of proposed policies and actions, in combination with the additional mitigation measures, could reduce the noise impacts associated with future growth. As discussed in Section 4.10, Transportation and Circulation, proposed intersection level of service performance standards could be met with implementation of recommended circulation improvements and Community Plan policies and actions. These improvements, however, would represent irreversible changes to the built environment.

7.4 Issues Found Not to be Significant

Pursuant to CEQA Guidelines Section 15128, this section discusses those factors determined to be *adverse, but* less than significant that do not require detailed analysis in this EIR. Environmental factors discussed in this section include Energy, Fire Protection, Police Protection, Geologic Processes, and Recreation. The reasons these issues were found not to be significant in the project Initial Study (see Appendix A) are briefly described below.

7.4.1 Energy

Currently, there are no known supply constraints associated with the local gas and electric companies. Implementation of the 2010 Plan Update would occur without

disrupting service to the existing community. Therefore, impacts on energy would be *adverse, but less than significant* (Class III).

7.4.2 Fire Protection

Fire protection is provided by County of Santa Barbara Fire Department Station 24 located within the Town of Los Alamos. According to the County Fire Department, implementation of the 2010 Plan Update would not be expected to exceed Station 24 service capacity. However, the water pressure and fire flow do not meet the requirements to be adequate for multi-family residential, industrial, and mobile home development. The proposed 2010 Plan Update includes the requirement that all new development would be required to augment existing storage to meet fire flow requirements. Therefore, impacts on fire protection services and fire flow would be *adverse, but less than significant* (Class III).

7.4.3 Police Protection

Police protection in the Town of Los Alamos is provided by both the Santa Barbara County Sheriff's Department and the California Highway Patrol (CHP). The County Sheriff's Department, Santa Maria Substation, provides primary service to the 2010 Plan Update area, with backup provided from the Santa Ynez Substation when needed. Five patrol cars out of the Santa Maria Substation are on 24-hour duty in the Santa Maria Judicial District (Orcutt, Los Alamos, Sisquoc, Garey, and Tepesquet), with two additional backup patrols available out of the Santa Ynez Valley Substation in Solvang. According to the County Sheriff's Department, current staffing levels are considered adequate to meet existing and future police protection service needs from implementation of the Draft LACP Update (personal communication, Lt. George Gringas, 2007). Therefore, impacts on police protection services would be *adverse, but less than significant* (Class III).

7.4.4 Geologic Processes

The 2010 Plan Update area is located in a seismically active area typical of southern and central California. The potentially active Los Alamos-West Baseline fault is located less than 1 mile north of the plan area, with an active segment of the same fault located approximately 4 miles to the east. The potentially active Lion's Head fault is located approximately 1.5 miles south of the Plan area. The active San Andreas fault is located about 50 miles northeast of the 2010 Plan Update area. Other active faults in the vicinity of the Plan area include the main branch of the Santa Ynez fault (25 miles to the southeast) and the Hosgri fault (40 miles to the northwest) (Jennings, 1994). Although

no active faults are present within the Plan area and the potential for surface fault rupture during an earthquake is considered low, these faults could cause strong ground shaking during a seismic event, causing considerable damage to structures and underground utilities within the 2010 Plan Update area.

However, the 2010 Plan Update would regulate the types of use allowed in the Plan Area. Specific construction proposals would be engineered to comply with the construction standards codified in the Uniform Building Code (UBC). The UBC establishes construction standards for building construction in the fault zone regions of California. All building foundations and grading plans would be required to meet the site preparation and drainage standards in the Santa Barbara County Grading Ordinance prior to construction on a specific site.

All future development proposals would be required to demonstrate compliance with the Santa Barbara Building Code (Chapter 10 of the County Code), and the County Grading Ordinance (Chapter 14 of the County Code), prior to being issued permits for construction. In addition, the 2010 Plan Update includes DevStd BIO-LA-1.1.1 and DevStd BIO-LA-1.1.2 that would require a buffer and limits modification of the San Antonio Creek stream channel. In addition, DevStd VIS-LA-1.2.1 would prohibit grading for structural improvements on slopes in excess of 20%. Therefore, the project would have *adverse, but less than significant impact* (Class III) related to construction impacts related to construction in geological hazard zones including dangers from structural failure, improper grading, soils erosion, alteration of streams, spoils, over burden and excessive slopes. All impacts associated with geological resources and/or erosion would be mitigated through standard conditions placed on building and grading permits per the Santa Barbara County Building Code and the Santa Barbara County Grading Ordinance. Therefore, impacts on geologic processes would be *adverse, but less than significant* (Class III).

7.4.5 Recreation

There are presently two public parks within the urban boundaries of Los Alamos. The largest park is the 51-acre Los Alamos County Park, located at 500 Drum Canyon Road. The park is owned and maintained by the County of Santa Barbara, Park and Recreation Department. The facilities at Los Alamos County Park are for day use only and include the following amenities: three group picnic/barbecue areas, ten family picnic units, one ball field, three horseshoe pits, one volleyball court, and playground equipment. It has regularly been the starting point or otherwise incorporated into regional bicycle events.

The second park is located on Bell and Centennial Streets and is maintained by the Los Alamos Community Services District. This park is approximately 1.5 acres in size and is for day use only. This centralized downtown neighborhood park is an opportune location for community events and concerts.

The 2010 Plan Update would not change existing parks and recreation facilities, including trails and equestrian facilities, and therefore would not conflict with these facilities. The County Parks Department currently uses a generation factor of 4.7 acres of parkland/1000 persons to determine the amount of parkland sufficient to serve a community's parks and recreation needs. Given the size of the existing Los Alamos County Park, it could support the needs of a population of 10,581 persons. Maximum buildout of the proposed 2010 Plan Update would enable the addition of 649 housing units and approximately 1,800 persons, assuming a 2.8 person per household average size and buildout of the Plan Area with proposed zoning. This new population, combined with the Town of Los Alamos' existing population, would bring the number of housing units to approximately 1,288 with a population of over 3,600 persons. Since existing parkland is more than sufficient to serve buildout of the Plan Area, the 2010 Plan Update would have an *adverse, but less than significant impact* (Class III) on the quality and quantity of parks and recreation facilities serving the Town of Los Alamos.

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9.2 EIR Preparers

This EIR was prepared by the County of Santa Barbara, with the assistance of Dudek (EIR management), Associated Transportation Engineers (transportation and circulation analysis), and Hunt & Associates Biological Consulting Services (biological resources).

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10.0 DRAFT EIR PUBLIC COMMENTS AND RESPONSES

10.1 Introduction

In accordance with Chapter 15088 of the California Environmental Quality Act Guidelines, the County of Santa Barbara, as the lead agency, has reviewed the comments received on the Draft Environmental Impact Report (DEIR) for the Los Alamos Community Plan Update and has prepared written responses to the written comments received. The DEIR was circulated for a 45-day public review period that began September 23, 2009 and concluded on November 9, 2009. The comment letters included herein were submitted by public agencies, private organizations, and private citizens.

Each comment that the County received is included in this section. Responses to these comments have been prepared to address the environmental concerns and to indicate where in the EIR the comment is addressed.

The Draft EIR and this Comments and Responses section collectively comprise the Final EIR for the Los Alamos Community Plan Update project. Any changes made to the text of the Draft EIR correcting information, data or intent, other than minor typographical corrections or minor working changes, are noted in the Final EIR as changes from the Draft EIR.

The focus of the responses to comments is the disposition of environmental issues that are raised in the comments, as required by Chapter 15088 (b) of the State CEQA Guidelines. Detailed responses are not provided to comments on the merits of the proposed project. However, when a comment is not directed to an environmental issue, the response indicates that the comment has been forwarded to decision-makers for review and consideration.

10.2 Comments on the Draft EIR

During the public review period, a total of eight comment letters on the Draft EIR were submitted by agencies and individuals, in addition to comments presented at the Draft EIR public hearing held on October 28, 2009. Responses to all of these comments are provided in Section 10.4, below. The comments presented in letters and during the public hearing (recorded in the hearing minutes) are numbered sequentially. Letters are categorized by the association of the commenter; Letters designated with an **A** refer to Public Agency comments, and those with a **B** refer to comments from the General Public. Each comment within a letter is designated by either A or B, the sequential

letter within that category a number, and then the particular comment. For example, the first Public Agency comment received, from the Santa Barbara County Air Pollution Control District, is lettered **A1.** Each individual comment in the letter is numbered sequentially: A1-1, A1-2, etc. Each comment letter is reproduced in its entirety with the individual comments indicated in the margins.

Table 10-1 identifies all Draft EIR comment letters, author, and date submitted.

Table 10-1 Draft EIR Commenters

LETTER	DATE / COMMENTER
A1	November 6, 2009 Molly Pearson, Santa Barbara County Air Pollution Control District
A2	November 9, 2009 Chris Schaeffer, Department of Transportation, District 5
A3	November 9, 2009 Edmund J. Pert, Department of Fish and Game, South Coast Region
A4	November 10, 2009 Scott Morgan, Acting Director, State Clearinghouse
A5	November 17, 2009 Scott Morgan, Acting Director, State Clearinghouse
A6	December 17, 2009 Chris Dellith, Senior Biologist, U.S. Fish and Wildlife Service
B1	October 9, 2009 Susan C. deWit
B2	October 27, 2009 Lori Speer, P.E., Bethel Engineering (representing the Los Alamos Community Services District)
B3	November 7, 2009 Michael Fordyce, One West Insurance Services, Inc. (LAPAC Member)
B4	November 9, 2009 Laurie Tamura, Urban Planning Concepts, Inc.
B5	November 9, 2009 Karen J. Massey, Jackson Family Enterprises
B6	November 9, 2009 Chris Wrather

Speakers providing comment during the Draft EIR Public Hearing are listed under Section 10.4 below.

10.3 Written Comments and Responses to Comments

The following pages provide copies of the letters received during the public review period and the response to comments contained in those letters. The response to each comment is identified accordingly and immediately follows the referenced letter.

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Santa Barbara County
Air Pollution Control District

A1

November 6, 2009

Bret McNulty
Santa Barbara County
Office of Long Range Planning
30 E. Figueroa St, 2nd Floor
Santa Barbara, CA 93101

Re: APCD Comments on Draft Environmental Impact Report for the 2010 Los Alamos Community Plan Update

Dear Bret:

The Air Pollution Control District (APCD) has reviewed the Draft Environmental Impact Report (EIR) for the above-referenced project, which involves an update to the 1994 Los Alamos Community Plan (Existing Plan). The purpose of the Plan Update is to modernize the goals and objectives in the Existing Plan to reflect recently identified local preferences for land use in the planning area, under the overarching policies of the Santa Barbara County Comprehensive Plan and consistent with state planning law. The Plan Update planning area encompasses approximately one square mile and is comprised of approximately 460.28 acres. Currently, there are 649 residential units and 248,515 square feet of commercial/industrial and public/institutional buildings in the Plan Area. The Plan Update revises the Existing Plan, which currently allows buildout of up to 1,028,616 square feet of commercial/industrial and public/institutional development and 1,066 residential units at buildout to allow for up to 798,030 square feet of commercial/industrial and public/institutional development and 1,321 residential units at buildout.

APCD staff offers the following comments regarding the Draft EIR:

1. **Executive Summary, Table ES-1, Page ES-15:** For Impact AQ-1, consistency with the 2007 Clean Air Plan, the mitigation column states that, *"Mitigation measures listed under Impact AQ-2 would address Impact AQ-1."* However, Impact AQ-2 is not listed in this table, and it appears that the reference should be changed to refer to the mitigation measures that are listed under Impact AQ-3. A1-1

2. **Executive Summary, Table ES-1, Page ES-17**: Mitigation Measure AQ-4(a) proposes the following as an energy-conserving technique*: "the installation of low-NOx residential and commercial water heaters and space heaters per specifications in the 1991 SBCAPCD Air Quality Attainment Plan"*. This information is outdated and should be revised. The measure as presented addresses the reduction of NO_X emissions from onsite heating equipment as opposed to energy conservation. APCD has developed several rules, based on the 1991 Air Quality Attainment Plan and subsequent Clean Air Plans, that pertain to NO_X emission reductions from onsite heating equipment. If this measure is intended to address energy conservation, it should be revised to reflect more current energy conservation measures for this type of equipment. The mitigation measures in section 4.10, Air Quality, should also be revised accordingly. A1-2

Terence E. Dressler • Air Pollution Control Officer
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A1-3

3. **Executive Summary, Table ES-1, Page ES-19:** Mitigation Measure AQ-4(k) refers to lighting but also includes language regarding the use of *"low volatile organic compounds (VOC)-emitting landscaping (i.e., trees) that generate less VOC emissions..."* This language is repetitive of the language in Mitigation Measure AQ-4(o) on Page ES-20, where it is more appropriately placed as a stand-alone item. The language should be removed from Mitigation Measure AQ-4(k). The mitigation measures in section 4.10, Air Quality, should also be revised accordingly.

A1-4

4. **Executive Summary, Table ES-5, Page ES-62**: The second paragraph of the impact summary in this table includes a comparison of CO_2 equivalent emissions associated with the LACP update to the statewide emissions inventory for CO_2 emissions, and expresses those emissions as a very small percentage of the statewide inventory. This type of comparison does not effectively demonstrate how the future development associated with the proposed project will contribute to a cumulative impact on global climate change. A number of state and regional agencies have been working to develop various approaches to use to determine whether an individual project's greenhouse gas (GHG) emissions are considered significant (i.e., cumulatively considerable) in the context of the California Environmental Quality Act (CEQA). To date, none of the approaches being considered include an analysis whereby a project's individual GHG emissions are compared, in terms of percentage, to the total amount of GHG emissions estimated for the entire State of California. APCD staff suggests that this type of comparison be removed from the EIR. This comment also applies to the Air Quality section of the EIR (Table 4.10-12, 2010 Plan Update, Cumulative and Statewide CO2 Emissions Comparison, Page 4.10-52).

A1-5

5. **Executive Summary, Table ES-5, Page ES-62**: Mitigation Measure AQ-9.1 states that, *"Upon application for grading permits for discretionary projects, the applicant shall submit grading plans, the proposed rate of material movement and a construction equipment schedule to the APCD."* APCD has regulatory authority over a large variety of stationary sources of air pollution; however, APCD does not have regulatory authority over mobile sources (such as construction equipment that can be driven on- or off-road), which are under the jurisdiction of the California Air Resources Board. Please describe in more detail APCD's role in implementing this mitigation measure.

A1-6

6. **Table 4.10-4, Ambient Air Quality Data, Page 4.10-15:** This table indicates that there was one day in 2008 when the federal 8-hour ozone standard of 0.075 ppm was exceeded. However, the highest 8-hour ozone concentration is reported to be 0.071 ppm, which less than the federal standard. Please correct this discrepancy.

A1-7

7. **Section 4.10.1, Setting, Toxic Air Contaminants, Page 4.10-16:** The third paragraph of this section begins a discussion of the setting for air quality impacts associated with locating sensitive receptors, such as residences, near a freeway or high traffic roadway. APCD staff has relayed concerns regarding this potential health impact; please reference our December 1, 2008 letter, which is appended to the Notice of Preparation materials for the subject EIR. APCD staff would like to emphasize the following two points relative to this issue, which the EIR does not acknowledge:

    a. The California Air Resources Board (CARB) in their *"Air Quality and Land Use Handbook: A Community Health Perspective"* does not identify a traffic volume associated with their recommendation not to site sensitive receptors within 500 feet of a freeway. The

A1

U.S. 101 freeway in Santa Barbara County meets the definition of a freeway; therefore, the 500-foot recommendation would apply to sensitive land uses located near the U.S. 101 freeway in the subject project area. A1-7

b. When developing the recommendations in the *Air Quality and Land Use Handbook,* the CARB reviewed a number of proximity studies that were conducted in areas throughout the state. Since 2005, additional studies have been published that further support the conclusions in the handbook (please see the attached document, *"Public Health and High Traffic Roadways"*). The studies link traffic-related air pollutant emissions to a number of health effects in children, such as reduced lung function, increased asthma and bronchitis, and increased medical visits. These epidemiological studies did not solely examine cancer risk associated with diesel particulate from trucks. Also, the studies do not discriminate between exposure to particulate matter and gaseous air pollutants. They do, however, provide a strong correlation between exposure to traffic-related air pollution and human airway (bronchial and lung) health in sensitive population groups such as children. A1-8

8. **Project Impacts, Impact AQ-1, Mitigation Measures, Page 4.10-29**: This section states that, *"Mitigation measures listed under Impact AQ-2 would address Impact AQ-1."* This sentence is incorrect; Impact AQ-2 relates to short-term construction impacts. The sentence should be changed to read, *"Mitigation measures listed under Impact AQ-3 would address Impact AQ-1."* A1-9

9. **Project Impacts, Impact AQ-3, Page 4.10-34:** The first full paragraph on Page 4.10-34 includes the following statement: *"The APCD does not require quantified analysis of construction or operational air contaminant emissions impacts for program-level evaluations, such as for the 2010 Plan Update (SB County APCD and SBCAG 2007). As operational emissions are taken into account in the County's Clean Air Plan, the CAP consistency analysis in Impact AQ-1 above is the method for determining whether the program's impact to regional air quality would be significant."* It is not clear what guidance is being referenced in this statement. APCD's guidance document, entitled *"Scope & Content of Air Quality Sections in Environmental Documents,"* includes recommendations for assessing a project's individual and cumulative impacts on air quality. APCD's board-adopted project-specific significance thresholds should be applied to all projects, including plan-level projects such as the 2010 Los Alamos Community Plan Update, as identified in Section 4 of the *Scope and Content* guidance document. Section 4.3.1 of the *Scope and Content* guidance document includes a discussion of how to quantify air pollutant emissions for plan-level projects such as the subject project. In addition, all projects should be evaluated for consistency with the most recent Clean Air Plan, as described in Section 4.4 of the *Scope and Content* guidance document. Please remove the above language from the EIR, as it conflicts with APCD's current guidance. If the text will remain in the EIR, please provide a more accurate reference for the statements that are being made. A1-10

10. **Project Impacts, Impact AQ-5, Page 4.10-42:** Please refer to comment number 7 of this letter. The air quality impact analysis that is presented in this section asserts that human health impacts related to proximity to roadways is primarily from diesel trucks and from high volume roadways. Again, APCD would like to re-iterate that the health effects examined in these proximity studies do not relate solely to cancer risk from diesel particulates, and that the CARB's 500-foot siting recommendation references proximity to freeways, and by definition applies to all portions of the U.S. 101 freeway in Santa Barbara County. A1-11

If you have any questions regarding these comments, please feel free to contact me at 961-8838 (email mmp@sbcapcd.org).

Sincerely,

Molly Pearson
Air Quality Specialist

Attachment: *Public Health and High Traffic Roadways*

cc: Project File
TEA Chron File

Public Health and High Traffic Roadways

California Air Resources Board Recommended Policy:
Sensitive land uses such as residences, schools, day care centers, playgrounds, and medical facilities should not be sited within 500 feet of:

- A freeway
- Urban roads with 100,000 or more vehicles/day
- Rural roads with 50,000 or more vehicles/day

(Ref. *"Air Quality and Land Use: A Community Health Perspective."* California Air Resources Board. April 2005)

Reason for the Policy:
Many studies show that living in proximity to freeways and other high traffic roadways leads to adverse health effects beyond those associated with regional air pollution. A number of studies that focused on children have found slower lung development and significant increases in the incidence of lung disease, such as asthma, bronchitis, and decreased lung function, in children who live or attend school near heavily travelled roadways. In addition to children, seniors, and people with heart and lung conditions are considered particularly sensitive to effects of air pollution. Residence in high-traffic areas has been shown to increase the risk of mortality within a cohort of male veterans.

Health Studies:
The results of health studies suggests that it is important to avoid exposing children and other sensitive populations to the elevated air pollution levels near freeways and other high traffic roads. While particulate pollution is suspected as contributing the most to the adverse health effects, studies have not yet determined which specific pollutants and sources (cf. diesel particulate, re-entrained roadway dust particulate, NO2 vehicle exhaust, diesel trucks vs. gasoline cars, &c.) are responsible. Additional studies are underway. While significant adverse health effects were observed in children who lived within 1,500 feet of a freeway (Gauderman, 2007), the studies indicate a substantial benefit to a 500 foot separation (McConnell, 2006). A1-12

Key Findings:
- Reduced lung function in children is associated with traffic density within 1,000 feet and the strongest association is within 300 feet of the roadway. (Brunekreef, 1997)
- Children living within 550 feet of heavy traffic have more medical visits than children who live further away from traffic. (English, 1999)
- Increased asthma hospitalizations are associated with living within 650 feet of heavy traffic. (Lin, 2000)
- Asthma symptoms increase with proximity to roadways and the risk is greatest within 300 feet. (Venn, 2001)
- Asthma and bronchitis symptoms in children are associated with proximity to high traffic in a community with good overall regional air quality. (Kim, 2004)
- Children living within 150 – 200 meters (~450 feet – 600 feet) of heavy traffic have higher rates of asthma than children living further away from traffic. (McConnell, 2006)
- Children living within 500 meters (~1,500 feet) of heavy traffic have significantly slower lung development than children living further away from traffic. (Gauderman, 2007)
- Survival of members of the Washington University-EPRI Veterans Cohort is strongly and robustly associated with county-average levels of traffic related air pollution and mortality relationships are stronger in the counties with higher levels of traffic density. (Lipfert et al, 2009)

A1

Applicability to Santa Barbara County:
The studies covered children in a variety of urban environments living in proximity to roadways covering a wide spectrum of traffic volumes. The adverse health effects were measured at traffic volumes as low as 41,000 vehicles per day (English) and between 80,000 and 150,000 vehicles per day (Brunekreef). Highway 101, through Santa Barbara County, experiences traffic volumes within the range where health effects have been observed. Also, some parts of Highway 101 see over 7000 diesel trucks per day (SBCAG). Furthermore, running parallel to Highway 101 through the southern portion of Santa Barbara County is a rail corridor that contributes significantly to the pollution levels near the highway (cf., rail contributes an additional 10% or 0.07 tons per day to mobile source generated PM10 emissions in Santa Barbara County).

A1-12 **2006 Average Daily Traffic (ADT) Volumes for Highway 101 (SBCAG):**
US 101 at Glenn Annie = 65,800 ADT
US 101 at Highway 150 = 68,000 ADT
US 101 at Las Positas = 140,000 ADT
US 101 at Highway 166, Santa Maria = 55,000 ADT

Conclusion:
In order to protect the public health, especially the health of children, from the adverse effects of air pollutants generated by traffic on Highway 101, land use policies should prohibit the construction of new residences, schools, day care centers, playgrounds, and medical facilities within 500 feet of Highway 101. No other roadways in Santa Barbara County currently have estimated traffic volumes at the magnitude for which the proximity studies have identified adverse health effects.

References:

"Air Quality and Land Use: A Community Health Perspective." California Air Resources Board. (April 2005).
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Lipfert, F. et al. **"Air Pollution and Survival within the Washington University-EPRI Veterans Cohort: Risks Based on Modeled Estimates of Ambient Levels of Hazardous and Criteria Air Pollutants."** Journal of the Air & Waste Management Association. Vol. 59 April 2009, pp. 473-487.

November 6, 2009
Molly Pearson, Santa Barbara County Air Pollution Control District

Letter A1

Response to Comments:

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

A1-1 This comment addresses reference to air quality mitigation measures in Table ES-1 of the Executive Summary. The comment correctly identifies that the DEIR Impact AQ-2, listed as a Class II-*Potentially Significant But Mitigable* Impact in Table ES-1 (page ES-41), is Impact AQ-3. The FEIR Executive Summary Table ES-1 has been revised accordingly.

A1-2 This comment states that DEIR Mitigation Measure (a) energy conservation technique from the *1991 SBCAPCD Air Quality Attainment Plan* is out of date, and that installing low-NOx heaters (page 4.10-37) is not an energy-conservation technique and therefore does not belong as a component of Mitigation Measure AQ-4. This measure is a strategy to reduce NOx emissions; therefore, FEIR Mitigation Measure AQ-4 has been revised to delete item AQ-4(a). Mitigation Measure AQ-4 modifies Development Standard AQ-LA-1.4.1(a) in the 1994 Plan, which contains the reference to the *1991 SBAPCD Air Quality Attainment Plan.* Dev Std AQ-LA-1.4.1(a) referencing the *1991 SBAPCD Air Quality Attainment Plan* is being proposed for deletion from the Plan Update. The Executive Summary has also been revised to reflect this change. DEIR Mitigation Measure AQ-9.2 includes a similar measure to reduce fuel usage and greenhouse gases: "Installing high efficiency or gas space heating (CPACOA MS G-9).

A1-3 This comment points out a redundancy in the alphabetically listed items under DEIR Mitigation Measure AQ-4 o., regarding low VOC-emitting landscaping. FEIR Mitigation Measure AQ-4(k) has been revised to exclude reference to landscaping *and* automatic devices to turn off lights, as both measures are included in separate items under MM AQ-4 (i and o).

A1-4 This comment explains that a comparison of CO_2E emissions associated with the 2010 Plan Update buildout to the statewide emissions inventory of CO_2 does not effectively demonstrate how future development would contribute to the cumulative impact on GCC, and recommends removal of such discussion. It is

true that different agencies such as SCAQMD and BAAQMD have proposed different approaches to determining significance of GCC impacts. But no relevant agency, including the SBCAPCD ,has adopted such an approach yet. Although the comparison in the EIR is not an appropriate approach to determine the relative extent of cumulative GCC impacts associated with 2010 Plan Update buildout, these statistics are useful for information purposes. Therefore, the discussion of Cumulative Development impacts on Global Climate Change in DEIR Section 4.10.3 and Table 4.10-12 (page 4.10-52) remain in the FEIR, but the text is revised to clarify that this comparison is for information purposes only; the data are not meant to determine the 2010 Plan Update's contribution to GCC.

A1-5 This comment requests additional detail regarding the APCD's role in implementing DEIR Mitigation Measure AQ-9.1 (page 4.10-65), which states that the applicant shall submit construction data and schedule to the APCD who will determine which applicable BACT features are to be incorporated into the construction plan. Since the 2010 Plan Update does not require permits issued by the APCD, and the APCD does not have the jurisdictional authority over off-road construction equipment, DEIR MM AQ-9.1, Plan Requirements and Timing, and Monitoring, have been revised to state that Planning & Development is responsible for reviewing and revising construction plans.

A1-6 This comment states that there is a discrepancy in DEIR Table 4.10-4 *Ambient Air Quality Data* (Page 4.10-15), regarding the highest 8-hour ozone concentrated reported, and the total number of Federal exceedances for the Maximum 8-hour ozone standard in 2008. FEIR Table 4.10-4 has been revised to indicate that no (0) exceedances of the Maximum 8-hour ozone standard have occurred in 2008.

A1-7 This comment questions the accuracy of discussion relative to toxic air contaminants and impacts on sensitive receptors within 500 feet of US 101. DEIR Section 4.10.1, Toxic Air Contaminants, states that "The CARB Handbook provides abundant evidence that truck traffic generating diesel particulates poses a health risk to sensitive receptors, particularly children. The numerous studies cited in the Handbook identify a health risk within 500 feet of a freeway." This text has been revised in the FEIR to include the following, based on the APCD comment on the DEIR and the prior Notice of Preparation: "The CARB recommendations are based on a number of studies undertaken in the vicinity of freeways throughout the state. These studies conclude that traffic-related air pollution are correlated with a number of health effects in children, such as reduced lung function, asthma, bronchitis, and increased medical visits. These

qualitative studies do not discriminate between exposure to particulate matter and gaseous air pollutants. They do, however, provide a strong correlation between exposure to traffic-related air pollution and human airway (bronchial and lung) health in sensitive population groups such as children."

The DEIR on pages 4.10-16 through -18 explains that the CARB *Air Quality and Land Use Handbook* cited studies were based on data from large interstate freeways in major metropolitan centers within Los Angeles (the I-405 and I-710), Sacramento (I-80), San Francisco Bay, and San Diego. These guidelines relative to seiting of sensitive receptors away from freeways are not characteristic of the US Highway 101 traffic passing by Los Alamos. Instead, the 32,000 ADT on US 101 in the vicinity of Los Alamos is well under the guideline of 50,000 ADT identified by CARB for *rural roadway* traffic. The DEIR Impact AQ-5 indicates that US Highway 101 traffic could increase to 44,000 ADT over the 2010 Plan Update buildout horizon. The citation from the *Air Quality and Land Use Handbook* attached to the APCD Letter (see comment A1-12) states the following: "The adverse health effects were measured at traffic volumes as low as 41,000 vehicles per day and between 80,000 and 150,000 vehicles per day. Highway 101, through Santa Barbara County, experiences traffic volumes within the range where health effects have been observed." The APCD letter provides data for four areas along US Highway 101 with traffic volumes of 55,000 ADT and above. As noted in the DEIR, the existing 32,000 ADT on US Highway 101 and 44,000 ADT proposed in the vicinity of Los Alamos is considerably below the volumes suggested in the *Air Quality and Land Use Handbook* to contribute to substantial adverse health effects.

DEIR Impact AQ-5 FEIR identified a less than significant impact on public health risk associated with the location of sensitive receptors adjacent to US Highway 101, but, measures MM AQ-7 and AQ-8 were recommended for incorporation in the adopted 2010 Plan Update. FEIR Impact AQ-5 has been revised to clarify that the quantitative assessment of the number of vehicles travelling on US Highway 101 in the vicinity of Los Alamos is capable of generating emissions that are capable of contributing to adverse health effects. The number of trips on this freeway, however, are not sufficient to result in a significant impact on air quality of future adjacent receptors. Therefore, the potential impact on air quality of and health risks to additional sensitive receptors located in proximity to Highway 101 would be considered an *adverse, but less than significant impact.*

A1-8 This comment identifies proximity studies prepared by the California Air Resources Board (CARB) and numerous scientific and clinical studies that lead

CARB to associate exposure to traffic-related air pollution and respiratory illness in sensitive receptors such as children. CARB recommends in the document "*Public Health and High Traffic Roadways,"* that a buffer be established between high traffic roads and freeways and sensitive receptors. Please see response to comment A1-7. The vehicular volumes on US Highway 101 in the vicinity of Los Alamos are below the intensity identified by CARB that may substantially contribute to this impact on air quality and health risk.

A1-9 This comment addresses references to mitigation measures for Impact AQ-1 and AQ-2. DEIR Impact AQ-1 mitigation measure discussion has been revised to indicate that Impact AQ-3 mitigation measures would apply to Impact AQ-1.

A1-10 This comment refers to the DEIR Impact AQ-3 and cites the SBAPCD adopted significance thresholds applicable to the quantification of construction and operational emissions associated with community plans such as the 2010 Plan Update. The DEIR Impact AQ-3 indicates that a Community Plan's impact on regional air quality is determined based on its consistency with the Clean Air Plan (CAP), and not quantitative thresholds. It also provides an estimate of 2010 Plan Update-generated emissions using URBEMIS 2007 and ATE traffic data. The FEIR has been revised to delete reference to the APCD's direction for evaluating program-level emissions, consistent with the comment. Additional discussion referring to quantification of 2010 Plan Update -generated emissions has also been deleted. No changes have been made to the quantification and comparison of 2010 Plan Update-generated emissions to APCD project-level thresholds, as discussed in the DEIR, consistent with the direction of *APCD Scope and Content of Air Quality Sections in Environmental Documents* (2008).

A1-11 This comment reiterates the concern that citing sensitive uses within 500-feet of US 101 will result in adverse health effects. Please see response to comments AI-7 and AI-8.

A1-12 The supporting citations attached to the APCD letter supports comments A1-7, A1-8, and A1-11 addressed in the response to those comments above.

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Flex your power!
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A2

November 9, 2009

Bret McNulty
Santa Barbara County
Office of Long Range Planning
30 East Figueroa St, 2d Floor
Santa Barbara, CA 93101

SB-135/101
SCH 2008101147

SUBJECT: Los Alamos Community Plan Draft Environmental Impact Report

Dear Mr McNulty:

Thank you for the opportunity to respond to the subject Draft Environmental Impact Report (DEIR). Caltrans offers the following comments:

1. **Key Land Use and Zoning Changes**. With respect to the Burtness property, the changes will provide traffic operational challenges at ingress / egress points which the potential developer will be required to improve. These components include, but are not limited to, sight distance and horizontal curves, roadway super-elevation, close distances between intersections, driveway consolidation and hydraulics. Right of way dedication should be considered in anticipation of road widening to accommodate turning channelization requirements and / or curve realignment. These issues will need to be addressed to Caltrans' satisfaction prior to issuance of any encroachment permit in support of the project development. A2-1

2. **Figure 2.4** depicts the SR 135 highway shield on a portion of Bell St, which is not part of the state highway. A2-2

3. **Angled Parking**. Section 2.4.3.7 (page 2-29), Policy CIRC-LA-1.7, DevStd CRIRC-LA-1.7.1, MM TC-1, and Chapter 5.0, page 5-25, all contain discussion of angled parking on SR 135 in the Town Core. As discussed in Caltrans' Notice of Preparation response, the Manual of Uniform Traffic Control Devices (MUTCD), section 3B.18 does not support angled parking on State Highways. Nor does the Department support increasing inventories of angled parking. A2-3

4. **Table 5.1, page 5-8, Consistency Analysis**. Although the comparison predominately considers County Plans and Policies, it may be valid to indicate that Policy CIRC-LA-1.7 is inconsistent with the Manual of Uniform Traffic Control Devices (MUTCD), section 3B.18. A2-4

5. **Bell Street, Town Core**. As presented in Caltrans' Notice of Preparation response, the Department is sensitive to our partner communities and their vision for improving a sense of place and identity. The example discussed was between the city of Arroyo Grande and Caltrans. To reiterate, the City and the Department collaborated and agreed that the best way A2-5

A2-5 for the City to implement their Old Town vision was to relinquish that portion of the State facility to the City. This provides them with complete control and flexibility over the main thoroughfare through Old Town. This may be an approach that would best suit Los Alamos. Segment length and the relinquish process can be determined through collaboration between the County and the Department.

A2-6 6. **Action CIRC-LA-1.31**. Within the context of that proposed study, please ensure that the efficacy of removing the intersection at Wickenden St / Bell Street is analyzed and discussed. As the community builds out overtime, and with the existing horizontal curve in Bell Street and the proximity of the Wickenden St / Bell St intersection to the Waite St / Bell Street intersection, there may be operational or safety issues that arise. Closing the intersection would remove turning conflicts and provide a more uniform approach into the town core, both aesthetically and for traffic flow.

A2-7 7. **Action CIRC-LA-2.2.2, Park and Ride Facility**. The Caltrans point of contact for Park and Ride facilities is Jacques Van Zeventer, Senior Traffic Engineer. He can be reached at (805) 549-3409.

A2-8 8. **Planning Sub-Area 2**, as discussed on page 4.1-2, is somewhat separated from the community by San Antonio Creek. This area contains the former Harmony Homes subdivision. The Department granted emergency access for first responders from US 101 to this development. The County should not rely upon this access point for any other purpose nor any other development. Caltrans recommends that secondary or redundant access over San Antonio Creek be constructed that would provide access to first responders as well as an evacuation route.

I hope this provides you with a better understanding of Caltrans' perspectives in this community area. There is potential for the community to realize its goals for the Town Core, but it will require a decision which will result in the burden of road ownership for the County and the Community. I can be reached at 805.549.3632 if you have any questions pertaining to these comments.

Sincerely,

Chris Shaeffer
Caltrans District 5
Development Review

Cc: L. Newland, CT
P. Mcclintic, CT

November 9, 2009
Chris Schaeffer, Department of Transportation, District 5

Letter A2

Response to Comment:

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

A2-1 This comment summarizes Caltrans' issues of concern associated with future development of the Burtness property. The County of Santa Barbara Office of Long Range Planning acknowledges that the Burtness property is accessed by State Route 135, and that Caltrans review and approval of future development and any necessary roadway operational improvements would be required. The property owner and/or project applicant would be required to improve State Route 135 along the project site frontage to the satisfaction of both the County of Santa Barbara Public Works Roads Division and Caltrans (as applicable). County engineering standards relative to achieving satisfactory sight distance, spacing of project ingress/egress relative to existing adjacent intersections, and turning channelization and curve realignments would be applied to future development of this property. Approval of a Caltrans encroachment permit would be identified as a condition of approval to ensure that Caltrans traffic operational issues are appropriately addressed.

A2-2 This comment states that Figure 2.4 incorrectly depicts the State Route Highway 135 shield on a portion of Bell Street. DEIR Figure 2.4 has been revised in the FEIR to correctly show the SR 135 highway shield.

A2-3 This comment states that Caltrans does not support angled parking and/or increasing inventories of angled parking on State Highways. The comment references the Manual of Uniform Traffic Control Devices (MUTCD), section 3B.18, which specifically prohibits angled parking on State Highways. The Los Alamos Community Plan Update includes Policy CIRC-LA-1.6~~7~~ and DevStd CIRC-LA-1.6~~7~~.1 to support future efforts to encourage and coordinate with Caltrans in developing a process/plan in addressing parking supply. This process would involve the eventual relinquishment by Caltrans of that portion of State Highway 135 through the Town of Los Alamos to the County of Santa Barbara, which would then allow the opportunity to pursue angled parking along Bell Street through town to meet parking demand from buildout of the Plan. If the

State did agree to relinquish that portion of Route 135, it is assumed that dedication of Bell Street (State Highway 135) to the County of Santa Barbara would occur in advance of designing and constructing any angled parking on Bell Street.

A2-4 This comment expresses Caltrans' concern with proposed 2010 Plan Update Policy CIRC-LA-1.6~~7~~ as it relates to angled parking and its potential inconsistency with Caltrans' Manual of Uniform Traffic Control Devices (MUTCD), section 3B.18. The comment requests that Section 2.4.3.7 in Section 2.0 Project Description and DEIR Table 5.1, page 5-8 indicate that the angled parking is inconsistent with Caltran's MUTCD. DEIR Section 4.9, Impact TC-1 discussion, page 4.9-17 has been revised in the FEIR to indicate that angled parking would be inconsistent with Caltrans' Manual of Uniform Traffic Control Devices (MUTCD) Section 3B.18, which does not support angled parking on state highways. In the process of adopting the 2010 Plan Update, the County will consider a revised Policy CIRC-LA-1.6~~7~~ to indicate that angled parking shall be encouraged within the CM-LA Zone District on County maintained roads and a new Action CIRC–LA-1.6~~7~~.2 would state that the County, in coordination with the community and Caltrans, would continue discussions regarding the feasibility of the County acquiring Bell Street through the Los Alamos commercial district.

A2-5 This comment expresses Caltrans' support of the County in improving the downtown Los Alamos commercial district and suggests collaboration between the County and Caltrans to facilitate relinquishment of that portion of SR 135 highway through this area. The County of Santa Barbara appreciates the cooperative relationship experienced with Caltrans District 5. The District's ongoing support and recommendation to achieve its goals for the Old Town-Bell Street Corridor of Los Alamos, is acknowledged and appreciated. The County and Caltrans will continue to work together collaboratively to address future dedication of that portion of State Route 135 that passes through Los Alamos to the County. Please also see response to comment A2-4.

A2-6 This comment requests that as part of Action CIRC-LA-1.3-1the County analyze the potential of removing the intersection at Wickenden Street and Bell Street to eliminate turning conflicts and provide a more uniform approach into the town core. The existing Action CIRC-LA-1.3-1 language ensures that the "comprehensive study" of the Plan Area would include the Wickenden Street/Bell Street intersection as well as any other existing road right-of-ways Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

A2-7 This comment provides contact information for Caltrans Park and Ride facilities representative to facilitate future implementation of Action CIRC-LA-2.2.2. The County appreciates receiving the Caltrans Park and Ride contact information, and looks forward to working with Caltrans in developing future park and ride facilities within the Los Alamos community.

A2-8 This comment states that emergency access from U.S. Highway 101 to the former Harmony Homes subdivision is for first responders only and should not be relied upon by the County for any other purpose or for any other development. The County would work with Caltrans and the County Fire Department during permitting of future development projects to ensure that Caltrans concerns are appropriately addressed as a condition of approval in this area of the Community. It is the intent of the County to retain emergency access "only" to US Highway 101 for development projects in this area of the community.

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ARNOLD SCHWARZENEGGER, Governor
DONALD KOCH, Director

A3

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LONG RANGE PLANNING

November 9, 2009

Mr. Bret McNulty
Santa Barbara County Office of Long Range Planning
30 East Figueroa St, 2nd Floor
Santa Barbara, CA 93101

Subject: Draft Supplemental Environmental Impact Report for the County of Santa Barbara 2010 Los Alamos Community Plan Update, SCH #2008101147

Dear Mr. McNulty:

The Department of Fish and Game (Department) reviewed the draft Environmental Impact Report (DEIR) for the above mentioned plan relative to impacts to biological resources.

The 2010 Los Alamos Community Plan Update (plan update) would update an existing plan adopted in February 1994. The "plan area" encompasses approximately one square mile and is comprised of approximately 460.28 acres. The plan update would revise the existing plan by decreasing the amount of allowable commercial/industrial buildout from 1,028,616 sq. ft. to 798,030 sq. ft.; and increasing the amount of allowable residential buildout from 1066 units to 1321 units. The plan update's new goals and objectives reflect the community's desire to prevent urban sprawl and retain and promote the town's existing western rural town character.

Implementation of the plan update has the potential to affect federal endangered and state candidate for listing California tiger salamander (*Ambystoma californiense*); state species of concern arroyo chub (*Gila orcutti*), western spadefoot (*Spea hammondii*), and southwestern pond turtle (*Actinemys marmorata*), coast horned lizard (*Phrynosoma coronatum*), two-striped garter snake (*Thamnophis hammondii*), coast patch-nosed snake (*Salvadora hexalepis virgultea*), American white pelican (*Pelecanus erythrorhynchos*), ferruginous hawk (*Buteo regalis*), cooper's hawk (*Accipiter cooperi*), sharp-shinned hawk (*Accipiter striatus*), northern harrier (*Circus cyaneus*), merlin (*Falco columbarius*), long-billed curlew (*Numenius americanus*), long-eared owl (*Asio otus*), burrowing owl (*Athene cunicularia*), California thrasher (*Toxostoma redivivum*), yellow-breasted chat (*Icteria virens*), yellow warbler (*Dendroica petechia brewsteri*), loggerhead shrike (*Lanius ludovicianus*), California horned lark (*Eremophila alpestris actia*), Bell's sage sparrow (*Amphispiza belli belli*), Townsend's big-eared bat (*Corynorhinus townsendii*), San Diego desert woodrat (*Neotoma lepida intermedia*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), and American badger (*Taxidea taxus*); federal threatened and state species of concern California red-legged frog (*Rana aurora draytonii*); Swainson's hawk (*Buteo swainsoni*), mountain plover (*Charadrius montanus*); federal endangered and state species of concern southwestern willow flycatcher (*Empidonax traillii extimus*); federal and state endangered least Bell's vireo (*Vireo bellii pusillus*); state fully protected white-tailed kite (*Elanus leucurus*), golden eagle (*Aquila chrysaetos*); state endangered peregrine falcon (*Falco peregrinus*); CNPS list 1B Hoover's bent grass (*Agrostis hooveri*), dwarf calycadenia (*Calycadenia villosa*), black-flowered figwort (*Scrophularia atrata*); CNPS list 2 saw-grass (*Cladium californicum*); Grasshopper sparrow (*Ammodramus savannarum*), blue grosbeak (*Guiraca caerulea*); and habitats including annual grasslands,

A3-1

A3

native grasslands, coastal sage scrub, chaparral, coast live oak woodland, valley oak savannah, arroyo willow riparian woodland, and state jurisdictional drainages.

Proposed mitigation includes preservation of upland habitat for special-status wildlife; protection of dispersal corridors for special-status wildlife; preservation and restoration of native grassland habitats; riparian setbacks (buffers) and limiting the types of development within riparian zones; preservation and restoration of "specimen trees"; and avoidance of nesting raptors.

The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (CEQA Guidelines §15386(a)) and pursuant to our authority as a Responsible Agency (CEQA Guidelines §15381) over those aspects of the proposed project that come under the purview of the Fish and Game Code Section 1600 et seq. As trustee for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species.

California Wildlife Action Plan

A3-1

The California Wildlife Action Plan, a recent Department guidance document, identified the following stressors affecting wildlife and habitats within the project area: 1) growth and development; 2) Intensive agriculture; 3) Excessive livestock grazing; 4) water management conflicts and degradation of aquatic ecosystems; 5) Recreational pressures; and 6) Invasive species. Recommended actions which address these stressors include:

- Coordination between wildlife agencies and land use planning agencies;
- Coordination between local agencies and private landowners and land managers to implement agricultural land and rangeland management practices compatible with wildlife and habitat conservation;
- Protection of large, unfragmented habitat areas, wildlife corridors, and underprotected ecological community types;
- Protection of sensitive species and important wildlife habitat on public agency lands;
- Restoration of fish passage in aquatic systems important for anadromous and wide-ranging fish populations;
- Providing and/or protecting adequate water for wildlife instream uses; and
- Eradicating or controlling existing occurrences of invasive species and preventing new introductions.

The Department recommends utilizing these policies in the community planning effort, and looks forward to working with the County to minimize impacts to fish and wildlife resources for individual development projects, pursuant to the updated plan, as they arise.

Impacts to Biological Resources

<u>BIO-4 Degradation of water quality and habitats of special-status wildlife species in San Antonio Creek and Canada de Calaveras due to increased runoff of sediments and pollutants.</u>

A3-2

Proposed mitigation for this impact includes updating policy BIO-LA-1.1.1 to include establishing a "minimum 50 foot buffer measured outward from the edge of the riparian corridor on both sides of San Antonio and Canada de Calaveras" (pg. 4.7-38). The U.S. Environmental Protection Agency (U.S. EPA) considers nitrogen one of the top stressors in aquatic eco-

A3

systems. Recent studies indicate the minimum buffer width for riparian areas in order to effectively reduce 75% of the nitrogen transport into drainages is 25 meters or approximately 75 feet (Mayer, et. al, 2006). Nitrogen transport is reduced further with increasing buffer width. Nitrogen removal is reduced to about 50% at a buffer width of 50 feet. The Department recommends that policy BIO-LA-1.4 updates include language changing this proposed mitigation to a minimum 100 feet in order to reduce impacts to San Antonio and Canada de Calaveras. A3-2

BIO-6 Loss of trees serving as known raptor nesting sites or key raptor roosting sites

Proposed mitigation for this impact includes updating policy BIO-LA-1.4 to include having a "county-approved arborist inspect and prepare a brief letter report for any existing native or non-specimen tree with a six inch or greater diameter measured at breast height located within 300 feet of former stream terraces as defined on topographic maps, 150 feet from the edges of the San Antonio Creek, and Canada de Calaveras, and within the Los Alamos County Park prior to removal to ensure that raptors or bats are not using the tree(s) as a nesting/roosting site(s)" (pg. 4.7-41).

The Department recommends that a qualified Biologist perform surveys for nesting/roosting raptors, bats, and other bird species prior to any construction activity. In addition, the Department recommends that the surveys for bat and bird species include trees within 300 feet (500 feet for raptors) of any proposed development project, and not be confined to just the locations listed above. The Department further recommends that policy BIO-LA-1.4 updates include language establishing permanent buffers of 500 ft around known and occupied raptor roosting sites. A3-3

Thank you for this opportunity to provide comment. Questions regarding this letter and further coordination on these issues should be directed to Mr. Sean Carlson, Staff Environmental Scientist, at (909) 596-9120.

Sincerely,

Edmund J. Pert
Regional Manager
South Coast Region

Reference:
Mayer, P.M., S.K. Reynolds, M.D. McCutchen, and T.J. Canfield. Riparian buffer width, vegetative cover, and nitrogen removal effectiveness: A review of current science and regulations. EPA/600/R-05/118. Cincinnati, OH, U.S. Environmental Protection Agency, 2006.

cc: Ms. Helen Birss, Santa Barbara
Ms. Betty Courtney, Santa Clarita
Ms. Natasha Lohmus, Carpenteria
Mr. Scott Morgan, State Clearinghouse, Sacramento

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November 9, 2009
Edmund J. Pert, Department of Fish and Game, South Coast Region

Letter A3

Response to Comments:

Thank you for your comments on the Los Alamos Community Plan Draft EIR. Please find our responses below.

A3-1 This comment provides a list of federal endangered and state candidate species that may be affected by implementation of the proposed Plan. The comment also provides recommended policies from the California Wildlife Action Plan to address stressors affecting wildlife and habitats within the Plan Area.

2010 Plan Update Policies and Development Standards as proposed for revision in the Final EIR that address the "stressors affecting wildlife and habitats within the project area" identified by the California Wildlife Action Plan are listed below:

Growth and Development:

- Policy BIO-LA-1.1 (preserve and restore riparian habitat);
- Dev Std BIO-LA-.1.1, as revised by MM BIO-4 (develop 50-foot San Antonio Creek and Canada de Calaveras riparian vegetation development buffers, in consultation with the Department of Fish and Game and Regional Water Quality Control Board);
- Dev Std BIO-LA-1.1.2 as revised by MM BIO-4 (allowed development within the riparian vegetation buffer subject to review and approval of Planning & Development);
- Dev Std BIO-LA-1.1.3 as added by MM BIO-4 (measures to enhance and restore riparian corridors and providing for wildlife movement where development would encroach within the riparian vegetation buffer);
- Policy BIO-LA-1.2 (minimize pollution of streams, sloughs, drainage channels, and underground water basins and areas adjacent to such waters);
- Policy BIO-LA-1.3 as revised by MM BIO-5 (preserve native or non-native trees with special or unique qualities);
- Dev Std BIO-LA-1.3.1 (preserve of existing trees from damage and removal);

- Policy BIO-LA-1.4 (preserve raptor nesting sites or key roosting sites);
- Dev Std BIO-LA-1.4.1 as revised by MM BIO-6 (evaluate raptor nesting sites or key roosting sites to determine buffers as needed);
- Policy BIO-LA-1.5 (protection of oak trees);
- Dev Std BIO-LA-1.5.1 as revised by MM BIO-7 (minimize encroachment within oak tree driplines);
- Policy BIO-LA-1.6 as revised by MM BIO-8 (use of locally-occurring species in future landscape plans); and
- Policy BIO-LA-1.7 as revised by MM BIO-9 (protect of native trees). In addition, MM BIO-1 provides for preservation of annual and native grasslands serving as upland habitat for special-status wildlife species, and MM-BIO-3 provides for preservation of native grasslands.

Intensive Agriculture: The proposed 2010 Plan Update does not add any new polices, development standards, or land use designations that would affect the intensity of existing agriculture in the Plan Area.

Excessive Livestock Grazing: The proposed 2010 Plan Update does not add any new polices, development standards, or land use designations that would affect the intensity of existing livestock grazing in the Plan Area.

Water Management Conflicts:

- Policy WAT-LA-1.1 (use of reclaimed water);
- Policy WAT-LA-1.2 (minimize landscaping water use);
- DevStd WAT-LA-1.2.1 (implement water conservation measures in commercial and residential uses); and
- DevStd WAT-LA-1.3.1 (maximize use of drought tolerant landscaping species and low flow irrigation).

Degradation of Aquatic Ecosystems:

- DevStd FLD-LA-1.2.1 (discourage use of impervious surfaces and encourage the use of permeable surfaces);
- Policy BIO-LA-1.2 (minimize pollution of streams, sloughs, drainage channels, and underground water basins and areas adjacent to such waters);

Recreational Pressures: The proposed 2010 Plan Update does not add any new polices, development standards, or land use designations that would adversely affect existing recreational facilities or the intensity of recreational use in the Plan Area.

Invasive Species:

- Policy BIO-LA-1.6 as revised by MM BIO-8 (use of locally-occurring species in future landscape plans);
- Dev Std BIO-LA-1.1.3 as added by MM BIO-4 (measures to enhance and restore riparian corridors where development would encroach within the riparian vegetation buffer);

As noted above, the 2010 Plan Update policies and development standards require coordination between wildlife agencies and the County to ensure that potential impacts to fish and wildlife resources in the Plan Area from future development are minimized, and require protection of habitat through establishment of development buffers.

A3-2 This comment recommends that Mitigation Measure BIO-4 be amended to increase the minimum development buffer from 50 feet to 100 feet in order to reduce future impacts to San Antonio Creek and Canada de Calaveras from increased nitrogen transport in runoff. This mitigation measure has been revised in the FEIR to include flexibility in establishing riparian buffers, as follows, "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." DEIR Impact WR-6 identifies potential impacts to San Antonio Creek resulting from adjacent development that could increase the amount of "non-point" contaminants including motor oil, gasoline, rubber particles, pesticides and fertilizers. DEIR mitigation measures MM WR-3 and WR-4 would require new Storm Water Quality Management Plans (SWQMP) incorporating Best Management Practices that could demonstrate minimization of non-point pollution discharges into creek drainages. Low Impact Development measures would be developed consistent with the Santa Barbara County Project Clean Water Ordinance. These measures requiring use of contemporary non-point pollution filtering techniques would reduce the potential for nitrogen transport to the maximum practicable extent.

Nitrates, according to the Mayer et al 2005, enter streams "from upland sources such as fertilizers, animal wastes, leaking sewer lines, atmospheric deposition, and runoff from highways." While the proposed buffers in the Los Alamos Community Plan would address fertilizers from development, and perhaps some animal wastes (pets), the buffer is primarily a <u>structural restriction</u> against development and would not address other nitrogen inputs (e.g., cattle grazing,

atmospheric, etc.). The structural restriction in part protects streams from sedimentation from grading, loss of diversity, and degradation from lighting, human habitation, etc. Nitrates are only part of the picture. There are other variables such as vegetation type and soils that have bearing on the effectiveness of a buffer (see Mayer et al 2005).

Recommendations in the literature for buffer widths to address water quality considerations range from 12 to 180 feet (4 to 61 meters), and from 90 to 3,000 feet (30 to 1000 meters) for wildlife (Fischer and Fischenich 2000, referenced in the Mayer report). Fischer and Fischenich (2000) also include general recommendations for protecting water quality functions ranging from 15 to 90 feet (5 to 30 meters), and for protecting riparian habitat of 90 to 1500 feet (30 to 500 meters). Thus, there are numerous buffer width values reported in the literature, depending on the functions that are being emphasized for protection. These values, however, must be weighed with the conditions of the area that are being considered. Within the Plan Area, small parcels exists where extensive buffers of up to 100 feet could result in limiting a property owner's reasonable right to develop his property; and would not be "roughly proportional" to the impacts caused by a particular project (CEQA Guidelines Section 15126.4(a)(b). In addition, the buffers in the Los Alamos area are already somewhat compromised by existing development. Thus, the proposed buffer width, at 50 ft. in an Urban area, is essentially the same as for all other community plan Urban areas within Santa Barbara County, and is considered reasonable and capable of reducing proportional impacts on development characterized by small urban lots along riparian habitats within the Plan Area. If rural or large parcel areas are developed in the future where a 100 ft. buffer can be reasonably applied, FEIR Mitigation Measure BIO-4 would allow for evaluating this potential.

Mitigation MM WR-2 requires that an Erosion and Sediment Control Plan or Storm Water Pollution Prevention Plan specifying measures to reduce project construction-related erosion be submitted with grading and construction plans. Mitigation MM WR-3 requires that a Storm Water Quality Management Plan incorporating best management plan components to minimize storm water impacts, including those to minimize pollutant runoff, be provided with all grading or construction permits. Mitigation MM WR-4 requires that all projects incorporate Low Impact Development measures designed to maintain project runoff to existing characteristics, which would also minimize the potential for increased runoff of sediments and pollutants. Therefore, the 50-foot development setback from the edge of the riparian vegetation corridor identified

in DEIR MM BIO-4 together with MM WR-2,, MM-WR-3 and WR-4 would reduce potential impacts associated with transport of non-point nitrogen pollution to less than significant.

A3-3 This comment recommends that a qualified biologist perform surveys for nesting/roosting raptors, bats, and other bird species prior to any construction activity. The comments recommends that the surveys include trees within 300 feet (500 feet for raptors) of any proposed development project, and be applied to any proposed development in the Plan Area and not just projects located in proximity to San Antonio Creek and Canada de Calaveras. DEIR Impact BIO-5 addresses potential impacts to trees, and trees serving as known raptor sites. The discussion explains that Policy BIO-LA-1.4 requires protection of native and non-native specimen trees to the maximum extent feasible. DevStd BIO-LA-1.5 requires a development buffer to be established on a case-by-case basis around trees serving as raptor nesting or key roosting sites. DEIR MM BIO-6 and Plan Policy BIO-LA-1.4 and DevStd BIO-LA-1.5 apply to San Antonio Creek and Canada de Calaveras, as well as the entire Plan Area. In order to address the commenter's concern, DEIR MM BIO-6 has been revised in the FEIR to expand the survey areas for bat and bird species from areas near San Antonio Creek and Canada de Calaveras to any proposed development within the Plan Area.

DEIR MM BIO-6 has been revised in the Final EIR as follows:

a. *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.

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STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

November 10, 2009

A4

Bret McNulty
Santa Barbara County Office of Long Range Planning
Office of Long Range Planning
30 East Figueroa Street, 2nd Floor
Santa Barbara, CA 93101

Subject: 2010 Los Alamos Community Plan Update
SCH#: 2008101147

Dear Bret McNulty:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on November 9, 2009, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

A4-1

Sincerely,

for: Scott Morgan
Acting Director, State Clearinghouse

RECEIVED
NOV 16 2009
S.B. COUNTY
LONG RANGE PLANNING

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

A4

SCH# 2008101147
Project Title 2010 Los Alamos Community Plan Update
Lead Agency Santa Barbara County

Type EIR Draft EIR

Description The Los Alamos Community Plan Area encompasses ~1 square mile and is comprised of ~460.28 acres. Currently, there are 649 residential units and 248,515 sf of commercial/industrial and public/institutional buildings in the Plan Area. The 2010 Plan Update revises the existing Plan which currently allows buildout of up to 1,028,616 sf of commercial/industrial and public/institutional development and 1,066 residential units at buildout to allow for up to 798,030 sf of commercial/industrial, and public/institutional development and 1,321 residential units at buildout

---

Lead Agency Contact

Name Bret McNulty
Agency Santa Barbara County Office of Long Range Planning
Phone 805-884-8060 **Fax**
email
Address Office of Long Range Planning
30 East Figueroa Street, 2nd Floor
City Santa Barbara **State** CA **Zip** 93101

Project Location

County Santa Barbara
City
Region
Lat / Long
Cross Streets SR 135/US 101
Parcel No. various
Township **Range** **Section** **Base**

Proximity to:

Highways 135
Airports
Railways
Waterways San Antonio Creek
Schools Los Alamos SD
Land Use Various residential, commercial, industrial

Project Issues Agricultural Land; Air Quality; Biological Resources; Archaeologic-Historic; Landuse; Public Services; Aesthetic/Visual; Cumulative Effects; Drainage/Absorption; Flood Plain/Flooding; Noise; Schools/Universities; Solid Waste; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife

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Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Game, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 5; Department of Housing and Community Development; Regional Water Quality Control Board, Region 3; Department of Toxic Substances Control; Native American Heritage Commission

---

Date Received 09/25/2009 **Start of Review** 09/25/2009 **End of Review** 11/09/2009

Note: Blanks in data fields result from insufficient information provided by lead agency.

November 10, 2009
Scott Morgan, Acting Director, State Clearinghouse

Letter A4

Response to Comments:

Thank you for your letter on the Los Alamos Community Plan Update Draft EIR. Please find our response below.

A4-1 This letter states that the State Clearinghouse had submitted the DEIR to selected state agencies for review and no state agencies submitted comments by the due date. The letter acknowledges that the County has complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to CEQA. The County of Santa Barbara submitted the DEIR to the State Clearinghouse on September 25, 2009.

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STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

November 17, 2009

A5

Bret McNulty
Santa Barbara County Office of Long Range Planning
Office of Long Range Planning
30 East Figueroa Street, 2nd Floor
Santa Barbara, CA 93101

Subject: 2010 Los Alamos Community Plan Update
SCH#: 2008101147

Dear Bret McNulty:

The enclosed comment (s) on your Draft EIR was (were) received by the State Clearinghouse after the end of the state review period, which closed on November 9, 2009. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project. A5-1

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2008101147) when contacting this office.

Sincerely,

for: Scott Morgan
Acting Director, State Clearinghouse

Enclosures
cc: Resources Agency

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NOV 25 2009
S.B. COUNTY
LONG RANGE PLANNING

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

California Natural Resources Agency
DEPARTMENT OF FISH AND GAME
South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201
http://www.dfg.ca.gov

ARNOLD SCHWARZENEGGER, Governor
DONALD KOCH, Director

A5

RECEIVED
NOV 16 2009
STATE CLEARING HOUSE

Clear 11.9.09 late e

November 9, 2009

Mr. Bret McNulty
Santa Barbara County Office of Long Range Planning
30 East Figueroa St, 2nd Floor
Santa Barbara, CA 93101

Subject: Draft Supplemental Environmental Impact Report for the County of Santa Barbara 2010 Los Alamos Community Plan Update, SCH #2008101147

Dear Mr. McNulty:

The Department of Fish and Game (Department) reviewed the draft Environmental Impact Report (DEIR) for the above mentioned plan relative to impacts to biological resources.

The 2010 Los Alamos Community Plan Update (plan update) would update an existing plan adopted in February 1994. The "plan area" encompasses approximately one square mile and is comprised of approximately 460.28 acres. The plan update would revise the existing plan by decreasing the amount of allowable commercial/industrial buildout from 1,028,616 sq. ft. to 798,030 sq. ft.; and increasing the amount of allowable residential buildout from 1066 units to 1321 units. The plan update's new goals and objectives reflect the community's desire to prevent urban sprawl and retain and promote the town's existing western rural town character.

Implementation of the plan update has the potential to affect federal endangered and state candidate for listing California tiger salamander (*Ambystoma californiense*); state species of concern arroyo chub (*Gila orcutti*), western spadefoot (*Spea hammondii*), and southwestern pond turtle (*Actinemys marmorata*), coast horned lizard (*Phrynosoma coronatum*), two-striped garter snake (*Thamnophis hammondii*), coast patch-nosed snake (*Salvadora hexalepis virgultea*), American white pelican (*Pelecanus erythrorhynchos*), ferruginous hawk (*Buteo regalis*), cooper's hawk (*Accipiter cooperi*), sharp-shinned hawk (*Accipiter striatus*), northern harrier (*Circus cyaneus*), merlin (*Falco columbarius*), long-billed curlew (*Numenius americanus*), long-eared owl (*Asio otus*), burrowing owl (*Athene cunicularia*), California thrasher (*Toxostoma redivivum*), yellow-breasted chat (*Icteria virens*), yellow warbler (*Dendroica petechia brewsteri*), loggerhead shrike (*Lanius ludovicianus*), California horned lark (*Eremophila alpestris actia*), Bell's sage sparrow (*Amphispiza belli belli*), Townsend's big-eared bat (*Corynorhinus townsendii*), San Diego desert woodrat (*Neotoma lepida intermedia*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii)*, and American badger (*Taxidea taxus*); federal threatened and state species of concern California red-legged frog (*Rana aurora draytonii*); Swainson's hawk (*Buteo swainsoni*), mountain plover (*Charadrius montanus*); federal endangered and state species of concern southwestern willow flycatcher (*Empidonax traillii extimus*); federal and state endangered least Bell's vireo (*Vireo bellii pusillus*); state fully protected white-tailed kite (*Elanus leucurus*), golden eagle (*Aquila chrysaetos*); state endangered peregrine falcon (*Falco peregrinus*); CNPS list 1B Hoover's bent grass (*Agrostis hooveri*), dwarf calycadenia (*Calycadenia villosa*), black-flowered figwort (*Scrophularia atrata*); CNPS list 2 saw-grass (*Cladium californicum*); Grasshopper sparrow (*Ammodramus savannarum*), blue grosbeak (*Guiraca caerulea*); and habitats including annual grasslands,

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native grasslands, coastal sage scrub, chaparral, coast live oak woodland, valley oak savannah, arroyo willow riparian woodland, and state jurisdictional drainages.

Proposed mitigation includes preservation of upland habitat for special-status wildlife; protection of dispersal corridors for special-status wildlife; preservation and restoration of native grassland habitats; riparian setbacks (buffers) and limiting the types of development within riparian zones; preservation and restoration of "specimen trees"; and avoidance of nesting raptors.

The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (CEQA Guidelines §15386(a)) and pursuant to our authority as a Responsible Agency (CEQA Guidelines §15381) over those aspects of the proposed project that come under the purview of the Fish and Game Code Section 1600 et seq. As trustee for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species.

California Wildlife Action Plan

The California Wildlife Action Plan, a recent Department guidance document, identified the following stressors affecting wildlife and habitats within the project area: 1) growth and development; 2) Intensive agriculture; 3) Excessive livestock grazing; 4) water management conflicts and degradation of aquatic ecosystems; 5) Recreational pressures; and 6) Invasive species. Recommended actions which address these stressors include:

- Coordination between wildlife agencies and land use planning agencies;
- Coordination between local agencies and private landowners and land managers to implement agricultural land and rangeland management practices compatible with wildlife and habitat conservation;
- Protection of large, unfragmented habitat areas, wildlife corridors, and underprotected ecological community types;
- Protection of sensitive species and important wildlife habitat on public agency lands;
- Restoration of fish passage in aquatic systems important for anadromous and wide-ranging fish populations;
- Providing and/or protecting adequate water for wildlife instream uses; and
- Eradicating or controlling existing occurrences of invasive species and preventing new introductions.

The Department recommends utilizing these policies in the community planning effort, and looks forward to working with the County to minimize impacts to fish and wildlife resources for individual development projects, pursuant to the updated plan, as they arise.

Impacts to Biological Resources

<u>BIO-4 Degradation of water quality and habitats of special-status wildlife species in San Antonio Creek and Canada de Calaveras due to increased runoff of sediments and pollutants.</u>

Proposed mitigation for this impact includes updating policy BIO-LA-1.1.1 to include establishing a "minimum 50 foot buffer measured outward from the edge of the riparian corridor on both sides of San Antonio and Canada de Calaveras" (pg. 4.7-38). The U.S. Environmental Protection Agency (U.S. EPA) considers nitrogen one of the top stressors in aquatic eco-

A5

systems. Recent studies indicate the minimum buffer width for riparian areas in order to effectively reduce 75% of the nitrogen transport into drainages is 25 meters or approximately 75 feet (Mayer, et. al, 2006). Nitrogen transport is reduced further with increasing buffer width. Nitrogen removal is reduced to about 50% at a buffer width of 50 feet. The Department recommends that policy BIO-LA-1.4 updates include language changing this proposed mitigation to a minimum 100 feet in order to reduce impacts to San Antonio and Canada de Calaveras.

BIO-6 Loss of trees serving as known raptor nesting sites or key raptor roosting sites

Proposed mitigation for this impact includes updating policy BIO-LA-1.4 to include having a "county-approved arborist inspect and prepare a brief letter report for any existing native or non-specimen tree with a six inch or greater diameter measured at breast height located within 300 feet of former stream terraces as defined on topographic maps, 150 feet from the edges of the San Antonio Creek, and Canada de Calaveras, and within the Los Alamos County Park prior to removal to ensure that raptors or bats are not using the tree(s) as a nesting/roosting site(s)" (pg. 4.7-41).

The Department recommends that a qualified Biologist perform surveys for nesting/roosting raptors, bats, and other bird species prior to any construction activity. In addition, the Department recommends that the surveys for bat and bird species include trees within 300 feet (500 feet for raptors) of any proposed development project, and not be confined to just the locations listed above. The Department further recommends that policy BIO-LA-1.4 updates include language establishing permanent buffers of 500 ft around known and occupied raptor roosting sites.

Thank you for this opportunity to provide comment. Questions regarding this letter and further coordination on these issues should be directed to Mr. Sean Carlson, Staff Environmental Scientist, at (909) 596-9120.

Sincerely,

Edmund J. Pert
Regional Manager
South Coast Region

Reference:
Mayer, P.M., S.K. Reynolds, M.D. McCutchen, and T.J. Canfield. Riparian buffer width, vegetative cover, and nitrogen removal effectiveness: A review of current science and regulations. EPA/600/R-05/118. Cincinnati, OH, U.S. Environmental Protection Agency, 2006.

cc: Ms. Helen Birss, Santa Barbara
Ms. Betty Courtney, Santa Clarita
Ms. Natasha Lohmus, Carpenteria
Mr. Scott Morgan, State Clearinghouse, Sacramento

November 17, 2009
Scott Morgan, Acting Director, State Clearinghouse

Letter A5

Response to Comments:

Thank you for your letter on the Los Alamos Community Plan Update Draft EIR. Please find our response below.

A5-1 This letter states that the State Clearinghouse received a comment letter from the Department of Fish and Game after the end of state review period, which closed on November 9, 2009. The County of Santa Barbara received a copy of the Department of Fish and Game comment letter on November 11, 2009 and included it in the response to comments as Letter A3.

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, California 93003

IN REPLY REFER TO:
81440-2009-FA-0156

December 17, 2009

Brett McNulty, Planner
Office of Long Range Planning
30 East Figueroa Street, 2nd Floor
Santa Barbara, California 93101-2010

Subject: Notice of Availability of the Los Alamos Community Plan Update Draft Environmental Impact Report, Santa Barbara County, California

Dear Mr. McNulty:

This letter responds to the County of Santa Barbara's (County) notice of availability for the draft environmental impact report (DEIR) for the subject project that was received in our office on September 28, 2009. According to the public notice, the comment period for this DEIR closed on November 9, 2009; however, we were told that the County would still take our comments into consideration if they were submitted as soon as possible past the November 9 deadline (M. Mooney, County of Santa Barbara, pers. comm. 2009). The proposed project is located in the unincorporated town of Los Alamos, Santa Barbara County, California.

The Los Alamos Community Plan Update (Plan Update) is an update to the 1994 Los Alamos Community Plan (Existing Plan). The purpose of the Plan Update is to modernize the goals and objectives in the Existing Plan to reflect recently identified local preferences for land use in the planning area under the overarching policies of the Santa Barbara County Comprehensive Plan consistent with State planning law. The Plan Update planning area encompasses approximately 1 square mile and is comprised of approximately 460.28 acres. The Plan Update revises the Existing Plan to allow for up to 798,030 square feet of commercial/industrial and public/institutional development and 1,321 residential units at buildout. A6-1

The U.S. Fish and Wildlife Service's (Service) responsibilities include administering the Endangered Species Act of 1973, as amended (Act), including sections 7, 9, and 10. Section 9 of the Act and its implementing regulations prohibit the taking of any federally listed endangered or threatened species. Section 3(18) of the Act defines take to mean to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Service regulations (50 CFR 17.3) define harm to include significant habitat modification or degradation which actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering. Harassment is defined by the Service as an intentional or negligent action that creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavioral patterns, which A6-2

TAKE PRIDE IN AMERICA

A6

A6-2 include, but are not limited to, breeding, feeding, or sheltering. The Act provides for civil and criminal penalties for the unlawful taking of listed species. Exemptions to the prohibitions against take may be obtained through coordination with the Service in two ways. If a project is to be funded, authorized, or carried out by a Federal agency and may affect a listed species, the Federal agency must consult with the Service, pursuant to section 7(a)(2) of the Act. If a proposed project does not involve a Federal agency but may result in the take of a listed animal species, the project proponent should apply to the Service for an incidental take permit, pursuant to section 10(a)(1)(B) of the Act.

A6-3 As it is not our primary responsibility to comment on documents prepared pursuant to the California Environmental Quality Act (CEQA), our comments on the DEIR do not constitute a full review of project impacts. We are providing our comments based upon a review of sections addressing biological resources, project activities that have potential to affect federally listed species, and our concerns for listed species within our jurisdiction related to our mandates under the Act. Based upon our review, we have the following concerns regarding the DEIR's characterization of impacts to federally listed species.

A6-4 Page 4.7-31 of the DEIR (MM BIO-I) states that areas of Sub-Area 1 could provide habitat for listed species, and mitigation measure MM BIO-I(b) states that vacant lots in the northern portion of Sub-Area 1 will be subject to consultation with the Service regarding take of federally listed species. Because of Sub-Area 1's proximity to potential California tiger salamander ponds LOAL-21 and LOAL-22, we recommend that protocol-level surveys be conducted in Sub-Area 1 before any ground-disturbing activities are conducted in any portion of Sub-Area 1, not just the northern portion.

A6-5 It is not clear why other areas within dispersal distance and with suitable habitat for California tiger salamanders and California red-legged frogs have not been identified in mitigation measures similarly in the DEIR. Suitable habitat for listed species also exists in the undeveloped grassland on the periphery of Sub-Areas 2, 3, 4, 6, 7, 8, and 9. Furthermore, development of area 9 would likely disrupt normal dispersal patterns of California red-legged frogs and California tiger salamanders that could be dispersing through the area between ponds LOAL-18 and LOAL-26.

A6-6 Page 4.7-32 of the DEIR states that the Plan Update buildout may lead to increased mortality of individuals of California tiger salamanders and California red-legged frogs. As described above, section 9 of the Act prohibits the taking of any federally listed endangered or threatened species. While the proposed policies to avoid and minimize impacts may provide adequate mitigation under CEQA, they do not constitute an exemption from the prohibitions against take pursuant to the Act. We recommend that the final EIR contain language stating that compliance with the Act must be completed prior to any ground disturbance.

A6-7 The County should provide special notice to future project proponents and property owners that their projects may be within the range of federally listed species. In the event that the proponents, proponents' agents, property owners, or other concerned parties encounter a federally listed species during development on properties within the Los Alamos Valley, the project proponents should suspend all ground-disturbing activities and contact the Service

immediately. Please note that this letter does not constitute authorization for a project proponent to take a federally listed species in any manner. A6-7

Page 4.7-31 of the DEIR states that habitat evaluations and field surveys for California tiger salamanders and California red-legged frogs are "commonly conducted on any parcel proposed for development, including agricultural development of rangeland that requires a land use permit for grading that is located within the range and/or 1.2 miles of known or potential breeding habitat for these species." Santa Barbara County Code (Code) Section 14-8(a) states that agricultural leveling, which does not result in any cut or fill that exceeds 3 feet from the natural contour of the surface of the land is exempt from the County's grading ordinance (County 2005). It is our understanding that much of the agricultural conversion that takes place in Santa Barbara County is believed to fall under this exemption and, therefore, no agricultural development is required to obtain grading permits from the County or conduct sensitive species surveys. Section 14-8(c)(8) of the Code, however, states that "any grading where there is potential for significant environmental damage" is not exempt and shall comply with all other provisions of the grading chapter (County 2005). CEQA appendix G states that "a project will normally have a significant effect on the environment if it will substantially affect a rare or endangered species of animal, plant, or the habitat of the species" (Santa Barbara County Planning and Development 2008). California tiger salamander and California red-legged frog habitat in Santa Barbara County is often converted to agriculture without any requirement for permits or surveys by the County. We encourage you to adhere to this grading ordinance to avoid destruction of listed species' habitat. Agricultural conversion of threatened and endangered species' habitat may be subject to the Act and could require an incidental take permit from the Service. A6-8

A landscape-scale planning effort can serve the incidental take permitting process well for project proponents, the County, and the Service. We encourage the County to work with us to conserve and protect federally listed species and their habitats, which occur in the Los Alamos area. We are willing to work with you to achieve this goal; however, any action that would result in the take of listed animal species would be subject to the prohibitions of section 9 of the Act, thus requiring some form of exemption, either through an incidental take permit or interagency consultation if a federal nexus exists. A6-9

We appreciate the opportunity to provide comments on the Los Alamos Community Plan Update DEIR. If you have any questions regarding our comments, please contact Andrea Adams of our staff at (805) 644-1766, extension 318.

Sincerely,

/s/: Chris Dellith

Chris Dellith
Senior Biologist

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December 17, 2009
Chris Dellith, US Fish and Wildlife Service

Letter A6

Response to Comments:

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

A6-1 The comment explains that the Fish and Wildlife Service (FWS) understand that the County of Santa Barbara provided additional time to submit their comments on the Draft EIR. The County acknowledges the importance of the Fish and Wildlife Service's (FWS) jurisdiction and oversight of federally listed threatened and endangered biological species and supporting habitats. The letter, although submitted subsequent to the November 9, 2009 public review period for commenting on the Draft EIR, is accepted given the importance of the FWS federal authority and expertise.

A6-2 The comment summarizes the FWS' responsibilities relative to administering the Endangered Species Act of 1973, and aspects of the Act relative to the taking of listed threatened and endangered biological species. DEIR Section 4.7.1 Existing Setting lists and summarizes the components of the Endangered Species Act, including Section 7, 9, and 10 components.

A6-3 The comment characterizes the extent of the FWS' comment on the Draft EIR. Responses to the FWS comments are provided below.

A6-4 The comment recommends that protocol-level surveys for California tiger salamander be done before any ground-disturbing activities are conducted in any portion of Sub-Area 1, not just the northern portion due to the proximity to potential pond habitat. DEIR MM BIO-1 has been revised in the FEIR to state: "Prior to issuance of a development 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."

This revised mitigation would provide for review of all development within the Plan Area that would have the potential for California tiger salamander. Planning and Development would determine when a protocol-level survey would be needed to determine the potential presence of the species within the project site.

A6-5 The comment questions why DEIR MM BIO-1 does not include the requirement for protocol-level surveys to be undertaken in Plan Sub-Areas 2 through 9, and specifies that development of Area 9 would disrupt California red-legged frogs and California tiger salamander dispersing through ponds LOAL-18 and LOAL-26. The DEIR has been revised to state that mitigation MM BIO-1 (as revised in the FEIR) would apply to this impact. DEIR MM BIO-1 has been revised in the FEIR to state: "Prior to issuance of a development 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."

This revised mitigation would provide for review of all development within the Plan Area that would have the potential for California tiger salamander. Planning and Development would determine when a protocol-level survey would be needed to determine the potential presence of the species within the project site. Therefore, the Final EIR provides the protection for federally listed wildlife species in the plan area.

A6-6 The comment cites a statement in the EIR that projects Plan buildout could lead to increased mortality of California tiger salamander and California red legged frog. The comment states that the proposed 2010 Plan Update policies may mitigate impacts under CEQA, but do not exempt Plan buildout from special status take prohibitions specified under Section 9 of the Endangered Species Act

(ESA). The comment recommends that the Final EIR contain language requiring that ESA compliance must be completed prior to ground disturbance. Please see response to comments A6-4 and A6-5. Revised FEIR mitigation MM BIO-1 states that Planning and Development staff would determine when proposed project ground disturbance activities would necessitate protocol-level surveys to address ESA guidelines within Plan areas that have the potential to support federally listed wildlife species.

A6-7 The comment requests that notice be provided to future project proponents and property owners that the Plan Area may be within range of federally listed species. The notice is requested to state that any ground disturbance activity that may disturb such species be suspended and the FWS be contacted. Draft EIR mitigation MM BIO-1 as revised in the Final EIR would allow Planning and Development to determine when protocol-level surveys would be required to assess when proposed project ground disturbance activities would necessitate protocol-level surveys to address ESA guidelines within Plan areas that have the potential to support federally listed wildlife species. Therefore, sufficient discretion is provided in the revised mitigation to allow protocol-level surveys to be conducted where evidence indicates a potential impact on federally listed species could occur. The protocol-level survey and subsequent recommendations for species protection would obviate the need for noticing future project proponents and property owners as requested in this comment. The revised mitigation MM BIO-1 would ensure that the potential for impacts on federally listed species within the Plan Area would be systematically addressed prior to ground disturbance activity.

A6-8 The comment addresses the potential for agricultural conversion to impact threatened or endangered species habitat requiring a FWS incidental take permit. Please see response to comments A6-5 through A6-7, above. Draft EIR mitigation MM BIO-1 as revised in the Final EIR would allow Planning and Development to determine when protocol-level surveys would be required to assess when proposed project ground disturbance activities would necessitate protocol-level surveys to address ESA guidelines within Plan areas that have the potential to support federally listed wildlife species. As a component of Santa Barbara County Comprehensive General Plan, the 2010 Plan Update does not address or propose to amend Santa Barbara County Code Section 14-8(a) requirements. This comment therefore does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR relative to the proposed 2010 Plan Update. Please note that all the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

A6-9 The comment recommends the use of landscape-scale planning effort to address the ESA incidental take permitting process. It recommendsthe County of Santa Barbara work with the USFWS in conserving and protecting federally listed species and supporting habitats within the Los Alamos area. Please see response to comment A6-1, above. The County of Santa Barbara recognizes the importance of FWS' jurisdiction and stewardship of federally listed species and supporting habitats, and has extended the DEIR public comment period to accept and respectfully consider the agency's concerns. The County looks forward to working with the USFWS in the future. Response to comments A6-5 through A6-8 above describe the County's cooperative efforts at identifying feasible mechanisms that ensure the preservation of federally listed species and supporting habitats within the Plan Area.

B1

Susan C. deWit
P. O. Box 834
Los Alamos, CA 93440
(805) 344-2252
s.dewit2@verizon.net

October 9, 2009

Bret McNulty
Planner
30 East Figueroa Street, 2nd Floor
Santa Barbara, CA 3101

Dear Mr. McNulty: Re: Los Alamos Community Plan EIR

I have several concerns about proceeding with the update of the Los Alamos Community Plan with the mitigations as outlined regarding water consumption, water storage, wastewater , flood control without a storm drain down Bell Street, air quality and parking.

I find it difficult to go back and forth and make sense of the EIR document with all the referrals to other Development Standards that are not included with the EIR draft. I doubt that the public has the time to spend looking up all the indicated Development Standards. B1-1

I realize that full build-out within the time frame of the updated Community Plan is unlikely, but it doesn't make sense to me to put a plan in place that is not completely, and economically, feasible for the community. The mitigation measures seem unrealistic in many areas. For that reason I feel that the number of mixed use residences for Bell Street needs to be reduced. My concerns are as follows: B1-2

Over the past ten years, rates for water and sewer services from the Los Alamos Community Service District have risen 82.5% percent for water and 91.5% for sewer. My own bill has almost tripled with one less person in the house. This was due to a Grand Jury investigation and recommendation to raise fees, inflation per the Consumer Price Index, increased prices in utilities, gas, health insurance, Worker's Compensation insurance, etc. Not enough was being collected to keep up with expenses and needed reserves for repair and replacement of equipment. B1-3

<u>Water Consumption</u>

B1

B1-4

B1-5

Many areas of California are facing water shortages, average rainfall has been sporadic in our area. Our water table is down more than 10 feet at the present time. With a lot of rain, it may rise, but that is unpredictable. The development of more and more irrigated vineyards on land that was formerly used for grazing is continuing in our area. That means additional draw from our aquifer. There is no method to capture and use reclaimed water within this town.

B1-6

Installing low-flow shower heads in new construction usually means that the residents will change them out to regular ones to avoid trickling showers. There is nothing available in funding to replace toilets for current town residents. I do not feel it is realistic to count on such a measure as asking the town to cut water consumption in this manner.

Water Storage

B1-7

A million gallon tank was installed in 2004. LACS still has a slight deficit in available water storage capacity. According to the build-out figures within the community plan draft, it seems the town will need another 1.2 million gallon tank capacity for storage. Presently this would cost approximately $700,000 - $800,000 and would depend on the price of steel at the time tank(s) would be purchased. LACS presently has existing debt of $1,031,951.17 and is stretched to make the payments on this loan.

The EIR indicates that these expenses would be mitigated by having development pay connection fees. I think little development would occur with connection fees that would need to be exceedingly high if planned on the basis of full build-out.

Wastewater

B1-8

B1-9

The EIR neglected to use the correct lower figures for permitted capacity to calculate the buildout requirements. Even so, the EIR indicates that the LACS would need another settlement pond and more land for effluent dispersal before buildout. Land is not available for such acquisition. LAPAC and the LACS looked at other options for handling wastewater and the other options were horrendously expensive. Asking developers to pay astronomical connection fees would be daunting to any development. As stated above, the community cannot afford to finance such expensive options.

Flood Control

B1-10

B1-11

There is no funding available to install needed storm drains down Bell Street, or to handle the drainage down Drum Canyon and Centennial Street. Without a central storm drain down Bell Street, each lot developed on the north side of Bell Street must build a drain clear to the creek, which means going through other people's properties. The expense of such drains has been a deterrent to development. The county has not been proactive in approaching this problem.

Air Quality

B1

The town of Los Alamos sits in a narrow part of the valley. Most residences in town have 2 – 4 vehicles. The more affordable residences tend to have 3 – 6 vehicles. Increasing the apartment ratio with affordable units indicates that a large number of vehicles will be introduced for daily trips in, out, and around town. The exhaust from this load of vehicles will definitely make an impact on air quality here. We presently have about the best air quality of any inland community on the Central Coast. The EIR indicates that at buildout we would lose that degree of air quality. That is not acceptable. Asthma is a current and growing problem and people have moved and/or retired here because of the better air quality. B1-12

Parking

To allow for the mixed use development at the level in the Community Plan draft, it calls for angled parking down Bell Street, on Leslie Street, and on Waite Street. Although Bell Street is probably wide enough to accommodate the plan, Cal Trans would have to attend to the changes needed on this State Highway 135 that is Bell Street within town. In trying to accommodate all the parking needed for business and the residential units of mixed-use development, angled parking would be needed on Leslie and Waite Streets as well. B1-13 Neither street is presently paved wide enough to put angled parking in place. Also, there are residences and businesses already along these streets that need parking for themselves. These are county streets and I do not see where there is county agreement to put up the funds to widen, pave, and institute angled parking.

If the parking spaces are not developed, parking for residents and visitors will become very difficult, just as it has become in Los Olivos. B1-14

There should be stop measures to development within the Community Plan to halt development in the Bell Street corridor at an acceptable level until required, adequate parking is in place.

Sincerely,

Susan deWit

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October 9, 2009
Susan C. deWit

Letter B1

Response to Comments:

Thank you for your comments on the Los Alamos Community Plan Draft EIR. Please find our responses below.

B1-1 This comment expresses difficulty in making sense of the DEIR document due to referrals to other development standards that are not included in the DEIR. DEIR Volume I and Volume II (Appendices) contain all referenced development standards in the document. The development standards, for the most part, are listed in their entirety prior to the impact discussion and/or listed and discussed within the body of the impact discussion. For those development standards not part of the proposed LACP Update, the development standards would be referenced and included in Volume II Appendices of the DEIR.

B1-2 This comment expresses a concern with the feasibility of DEIR mitigation measures that would be conditioned associated with the future mixed use residences along Bell Street, and that the number of potential mixed use residential units under the 2010 Plan Update should be reduced. DEIR Appendix B, Financial Analysis of Bell Street Development Potential, presents a financial feasibility study of the market potential for additional retail uses along Bell Street. The feasibility study concluded that regulatory constraints combined with a lack of a customer base in Los Alamos were the primary disincentives to development of local serving uses. It recommended that a mixed use development type along Bell Street in sufficient density as was ultimately adopted in the Draft 2010 Plan Update would stimulate development along this corridor, and would be required to provide viable development of additional local serving uses. Consequently, reducing the number of proposed 2010 Plan Update mixed use units along Bell Street would substantially compromise the Plan's main objective to revitalize the downtown core in Los Alamos. The Draft 2010 Plan Update as refined in the Draft EIR includes numerous policies and development standards that self-mitigate many of the identified impacts associated with the proposed rezoning of the downtown Bell Street corridor, which would allow mixed uses and a greater intensity where existing infrastructure is located.

B1-3 This comment states that water and sewer rates have increased over 82% in the last 10 years. LACSD recently completed several capital improvements to its water and sewer systems in 2006 to address capacity issues in the community and adjusted monthly service rates to account for increased costs, including inflation. The substantial monthly rate increase is primarily results from the fact annual fee rate adjustments to account for increasing costs had not been levied over the last several years. As a result, both connection fees and ongoing service fees increased to offset the District's costs for capital improvements and maintenance. The comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B1-4 This comment expresses the author's concern with ongoing water shortages and the observation that conversions of grazing land to irrigated vineyards exacerbate the draw down of the local aquifer water table, as well as the infeasibility of reclaimed water use. DEIR Impact WR-3 explains that proposed 2010 Plan Update buildout would be supported by water drawn from the overdrafted San Antonio Groundwater Basin. DEIR Impact WR-3 explains that there is no feasible mitigation to completely offset the contribution of new development in the Plan Area. The proposed 2010 Plan Update Water policies and development standards are intended to reduce individual, incremental future demands of Plan buildout.

B1-5 This comment states that there is no method to capture and use reclaimed water within Los Alamos. Policy WAT-LA-1.1, encouraging the development and use of reclaimed water for large open space areas, is a long term, programmatic approach to reducing irrigation water demand. Although no method to capture and use reclaimed water in Los Alamos presently exists, in the event that a reclaimed water treatment and distribution system is developed in the future and the resource becomes available to Plan Area water users, it would contribute to reducing the continued overdraft on the San Antonio Groundwater Basin. It therefore is a reasonable programmatic policy to pursue as an element of the 2010 Plan Update. Please note that all the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B1-6 This comment questions the effectiveness of 2010 Plan Update Policy DevStd WAT-LA-1.2.1 requiring implementation of low-water demand facilities, and DEIR MM WR-1, which requires the County to coordinate with the LACSD to develop a toilet retrofit program in order to reduce the increase on potable

water supply associated with Plan buildout. State law currently requires that new construction incorporate low flush toilets (1.5-gallon flush or less) and low flow shower head (2.0 gallons/minute or less). Contemporary standard low flow shower heads convey adequate pressure for general use. Many other communities in California, including the City of Santa Barbara, have successfully implemented a toilet retrofit incentive program whereby the local government/district provides a cash incentive or a rebate on individual water bill to replace older (pre – 1994) toilets with a contemporary, standard 1.5-gallon model, or provides free water-saving toilets and installation. The typical reduction in water consumption is considered to be up to 30 percent per household. The funding for these programs typically comes from grants, general fund revenues, or a combination of both. DEIR MM WR-1 is revised in the FEIR to refer to the program as a "toilet retrofit incentive program." Funding mechanisms to support the toilet retrofit incentive program would be investigated subsequent to the Board of Supervisors' final action on the 2010 Plan Update, including the FEIR certification. Impacts on water resources resulting from implementation of the 2010 Plan Update would be significant and unavoidable (Class I), regardless of whether MM WR-1 is or is not adopted as a LACP Development Standard.

B1-7 This comment questions the ability and timing of new LACSD connection fees to adequately fund the construction of a new water storage tank to mitigate future water storage capacity needs generated by buildout of the 2010 Plan Update. DEIR Impact WR-4 includes Plan Policy WAT-LA-1.4 that establishes an obligation for new development to fund any system upgrades commensurate with project demands. In spite of this feasible mitigation measure, the DEIR indicates that incremental impacts of individual smaller development project buildout on LACSD water storage capacity is *significant and unavoidable* (Class I).

B1-8 This comment states that the DEIR wastewater analysis has not used correct per capita demand rates to calculate 2010 Plan Update buildout wastewater demand. DEIR Section 4.3, page 4.3-2, paragraph two correctly refers to the permitted capacity as 225,000 gpd and current plant disposal capacity as 240,000 gpd. Furthermore, the DEIR correctly states (section 4.3, page 4.3-12) that wastewater flows generated from buildout of the 2010 Plan Update would exceed both the current permitted capacity of 225,000 gpd and the plant design disposal capacity of 240,000 gpd; this would require plant upgrades to accommodate future wastewater flows generated from buildout of the 2010 Plan Update. The DEIR states that the primary plant upgrades needed to accommodate future estimated 2010 Plan Update demand would consist of

increasing disposal capacity. According to LACSD and their 2006 Wastewater Collection and Treatment Facilities Planning Study, this would not require additional land.

B1-9 This comment questions the ability of developers to pay connection fees required to upgrade the LACSD plant to accommodate future buildout. Connection fees are the standard funding source for needed capital improvements by most utility districts. Connection fees are calculated based on a projection of future development and the costs associated with serving new development. Although connection fees would be applied to new development only, it is possible also that community-wide operational fees associated with operating a larger facility would be increased.

B1-10 This comment states that no funding is available to install required storm drains along Bell Street, Drum Canyon, or Centennial Street. DEIR Impact WR-1 determined that potential flooding impacts from implementation of the 2010 Plan Update, including compliance with existing County Flood Control policies and regulations and implementation of the 2010 Plan Update Flooding/Drainage Policies and Development Standards would be less than significant. Furthermore, the DEIR determined that implementation of DevStd FLD-LA-1.2.1, which discourages the use of impervious surfaces in new development, and impending adoption of the County hydro-modification and low impact development (LID) design standards to reduce volume and duration of storm water runoff from all new development, would reduce potential impacts from flooding to less than significant.

A number of drainage improvements were identified in the Capital Improvement Plan as part of the existing 1994 LACP. However, the Los Alamos Flood Control District has not received funding from the voters, County or state to install the identified drainage improvement projects. As a result, the County of Santa Barbara transferred the unfunded drainage improvements to the County's overall Capital Improvement Plan, with the goal of increasing funding opportunities for these projects.

B1-11 This comment states that the County has not pursued a viable solution to the flooding problem along Bell Street. The County of Santa Barbara transferred the unfunded drainage improvements to the County's overall Capital Improvement Plan, with the goal of increasing funding opportunities for projects in the Los Alamos area.

B1-12 This comment expresses concern that an increase in affordable units in the community would adversely impact the local air quality. The number of affordable units currently and planned for in the community is small when compared to total residential buildout allowed under the 2010 Plan Update. In fact, the affordable units would represent less than 10 percent of total residential units in the community. In addition, many of the "affordable" units would likely occur in the CM-LA Bell Street Corridor close to the downtown area. The planned location of affordable units in the urban core is intended to locate future residents close to the mixed-use commercial uses to encourage walking and decrease the need for vehicle trips. As a result, additional affordable units in the community would have a reduced impact on local air quality relative to the approximately 90% of non-affordable, detached single-family residential units in the Plan Area. Air quality emission calculations established by the California Air Resources Board are related to land use trip generation rates established by the nation-wide Institute of Transportation Engineers. DEIR Appendix G, Transportation, Technical Appendix identifies the standard trip rates for every type of residential development projected as part of 2010 Plan Update buildout. The number of average trips associated with detached single-family residences is 9.57/day. The number of average trips associated with condominiums such as the affordable housing in the CM-LA zone is 5.81/day. These national land use trip rates are used in all studies prepared for and approved by the County of Santa Barbara Public Works Department, Roads Division. Therefore, the 2010 Plan Update affordable residential units are projected based on professional expert data, to generate approximately 40 percent few trips than single-family residential development. The 2010 Plan Update therefore incorporates residential zoning approaches that would generally reduce transportation and air quality impacts over less dense, single-family residential development.

B1-13 This comment expresses concern with the lack of parking available to serve the proposed mixed use development. The commenter notes that many of the adjacent roadways to Bell Street do not have adequate width to accommodate angled parking as envisioned under the 2010 Plan Update. DEIR Section 4.9, Impact TC-1 provides a detailed discussion of the potential parking impact. The DEIR provides two mitigation measures in addition to the 2010 Plan Update's proposed Policy CIRC-LA-1.7 and DevStd CIRC-LA-1.7.1, which have been revised to pursue angled parking along County maintained streets in the CM-LA zone district, and along cross streets one block north and south of Bell Street (including Leslie and Waite streets as noted by the commenter). In addition, DEIR MM TC-1 has been revised in the FEIR to add *Action CIRC-LA-1.7.2*. *Action CIRC-LA-1.7.2* states, "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."

DEIR MM TC-1 and TC-2 as revised in the FEIR require that the County pursue additional parking (e.g., parking lots) at a point when development reaches 90% of the expanded parking capacity and review all excess road right-of-ways for enhancing public parking capacity. MM TC-1 assumes that existing streets and associated right of way would be improved and widened to provide for angled parking.

B1-14 This comment expresses concern with the lack of available parking to serve the existing residential and commercial uses on Bell Street, Leslie Street, and Waite Street. In addition, the commenter questions where the funding would come from to widen, pave, and install angled parking. The County of Santa Barbara uses a combination of transportation impact fees collected from new development and grant funding to fund needed transportation improvements. The proposed parking improvements identified in DEIR MM TC-1 and MM TC-2 would be added to the County's Capital Improvement Plan for Los Alamos, which would then make these improvements eligible for funding from the transportation fund.

The County of Santa Barbara's Standard Conditions of Approval require new residential and commercial uses, including any change in uses, to provide adequate parking to serve the proposed use. As a result, existing residential and commercial uses and any approved change in uses since the original permitted uses along Bell Street, Leslie Street, or Waite Street would have been conditioned by the County to ensure adequate parking was provided. Please see Response to Comment B1-14. DEIR MM TC-1 and MM TC-2, in addition to the 2010 Plan Update's proposed Policy CIRC-LA-1.7 and DevStd CIRC-LA-1.7.1, require angled parking along Bell Street and along cross streets one block north and south of Bell Street, including on Leslie and Waite streets. The mitigation measures require the County to pursue additional parking (e.g., parking lots) at a point when development reaches 90% of the expanded parking capacity and review all excess road right-of-ways for enhancing public parking capacity.

BETHEL engineering

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B2

October 27, 2009

RECEIVED
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S.B. COUNTY
LONG RANGE PLANNING

County of Santa Barbara
Long Range Planning
Attn: Derek Johnson, Director
30 East Figueroa Street, 2nd Floor
Santa Barbara, CA 93101

Subject: Los Alamos Community Plan Update
Draft Environmental Impact Report, September 2009
SCH #2008101147

Dear Mr. Johnson,

The District has compiled a list of comments on the Draft EIR for the Los Alamos Community Plan Update. I have noted the comments below and the location in the document in which the comment references in the order they appear in the document.

Page Section Heading

ES-3 Alternatives

Alternative I, references the "wastewater treatment capacity of 225,000 gallons per day". Please add the word "permitted" prior to "capacity". In addition, please maintain this stance throughout your document. This is the preferred alternative and the District wants to provide up to the permitted capacity of 225,000 gallons per day (averaged by month) on a "First Come-First Serve" basis. The District maintains that capacity cannot be reserved for future projects that may or may not ever develop simply based on the projects location within the District Boundary. B2-1

ES-9 Impact WR-3 Mitigation

How is the District going to "encourage existing homeowners to exchange fixtures for modern 1.5 per gallon flush models"? The District has no funding mechanism for this task. B2-2

ES-24 Impact WW-1 Mitigation

The District will serve the sewer needs of Los Alamos on a "First Come-First Serve" basis up to the permitted capacity of 225,000 gallons per day. Where is the funding for the County's requirement for the District to monitor development and prepare a bi-annual report providing a status on the wastewater treatment capacity? The District currently prepares Wastewater and Water Planning Studies every five years. The 2006 Wastewater Collection and Treatment Facilities Planning Study proposes that B2-3

B2

B2-3 build out under the 1994 Community Plan will not exceed the permitted capacity and thus, no upgrades are necessary. The District does not have the funds for additional studies (feasibility, fiscal and environmental) to evaluate the possibility of a wastewater treatment plant expansion in order to accommodate the Los Alamos Community Plan Update. Funding will be required from the County or from the proposed developers. The District does agree with a suspension of the permitting for additional sewer system connections as the wastewater treatment plant reaches 90% of the permitted capacity or 202,500 gallons per day.

ES25 Cumulative Impacts

B2-4 The mitigation references not exceeding "existing LACSD capacity of 240,00 gpd." This should be the "permitted capacity of 225,000 gpd". There are additional improvements that would be necessary to accommodate the 2010 Plan Update other than retention basin storage. There are effluent irrigation constraints with the acreage of land used for irrigation and the ability of the pump to dispose of additional flows. The reference to exceeding capacity is also misleading because of the assumptions used in the calculations in 4.3.2 Updated Flow Projections. Please see comment below under this section.

1-6 Section 1.4

B2-5 The first paragraph refers to LACSD as a potential lead agency. This District would be the lead agency for annexation and all connections to the system, not just system upgrades within the Plan Area.

4.3-1 Setting

B2-6 The last sentence in the second paragraph is misleading. The 2006 Wastewater Collection and Treatment Facilities Planning Study proposes that build out under the 1994 Community Plan will not exceed the permitted capacity (225,000 gpd).

4.3-2 Primary and secondary WW Treatment Facilities

B2-7 The second paragraph references the "the permit will need to be upgraded and possibly extended to the actual plant current disposal capacity of 240,000 gpd". This should read "the permit will need to be upgraded beyond the existing permitted capacity of 225,000 gpd."

The discussion towards the end of the second paragraph, should reference chloride, not chlorine (2 locations).

The last sentence mentions an "increase in flow capacity", but should read "increase in permitted capacity". In addition, the "design capacity of 240,000 gpd" should read "disposal capacity of 240,000 gpd" and the "maximum design capacity of 283,000 gpd" should read "maximum disposal capacity of 283,000 gpd".

4.3-5 Effluent Disposal System

Impact fees and maintenance revenue are separate funds. In the first sentence, please add the word "new" prior to construction and delete "maintenance of their facilities" from this sentence. Add a new sentence that says, "The maintenance of the facilities is from monthly revenues." B2-8

4.3-5 Lift Stations

It would make more sense to switch the Trunk Lines and Lift Stations paragraphs. The majority of town is gravity flow to the Bell Street Lift Station. In addition, please revise the first sentence under Lift Stations from "effluent through sewer mains" to effluent to the wastewater treatment plant". B2-9

4.3-6 Existing Unit Flow Update

The average wastewater flow referenced from 2005 is 191 gpd, but this is the average over the year, not the average over a month (as used in estimating the wastewater treatment plant capacity). This information is misleading. The District needs to use the maximum month for projections in order to be able to provide treatment during that month. The average for 2005, using the 118,500 gpd (maximum month of 2005) is 201 gpd. B2-10

4.3-8 Special Problem Areas

The third sentence, there is the letter "n", and should be the words "but in ". B2-11

4.3-9 Policy SD-LA-1.1

The buildout shall be accommodated within the permitted capacity (225,000 gpd) of the wastewater treatment system on a "First Come-First Serve" basis. "Eventual projected capacity" is not defined. B2-12

4.3-10 Updated Flow Projections

The District currently prepares Wastewater and Water Planning Studies every five years. The conservative nature of predicting future demand is acknowledged, but required. As discussed on page 4.3-6, the District needs to use the maximum month for projections in order to be able to provide treatment during that month. In addition, it does not make sense to use a value of wastewater generated **below** the industry-planning standard used in projecting future wastewater demand, as stated in paragraph one. Should the District measure a trend in decreased wastewater demand based on the installation of low flow toilets and showers, the projected estimates will be lowered to accommodate this trend. However, the District will not recognize the 178 gpd or the 149 gpd used in the calculations in the Los Alamos Community Plan Update. B2-13

4.3-11 Table 4.3-2

The projected demand for the build out scenario in this Community Plan Update should use 200 gpd for the maximum month flow. B2-14

B2

B2-14 Using the 200 gpd, does not require a peeking of the flows. The values calculated herein are lower than estimated and still exceed the permitted capacity of 225,000 gpd.

4.3-11 Updated Flow Projections

B2-15 The average projected wastewater flow used for capacity need to be the maximum month projections. Therefore the reference to 240,990 gpd is not necessary. The reference should be to the 265,089 gpd, which the District thinks is low. In addition, the maximum capacity of the wastewater treatment plant as it currently exists is 225,000 gpd (permitted capacity) not the referenced 240,000 gpd.

4.3-12

4.3-14 Project Impacts

B2-16 The middle paragraph on 4.3-12 references exceeding the permitted capacity of 225,000 gpd, but the top of 4.3-14 references exceeding the maximum plant capacity of 240,000 gpd. The District **cannot** exceed the permitted capacity of 225,000 gpd.

4.3-12 Project Impacts

B2-17 The last paragraph also references the 240,000 gpd as the current existing capacity, but the current permitted capacity is 225,000 gpd. The District would have to review the ability to amend this value and would like this as the referenced capacity in the Plan Update.

4.3-13 Project Impacts

B2-18 The paragraph under Table 4.3-3, last sentence, the wastewater treatment plant permitted design is 225,000 gpd. The system would need significant upgrade to get to the 283,000 gpd.

4.3-14 Project Impacts

B2-19 See comment on page 4.3-9 above.

4.3-14 Project Impacts

B2-20 The reference to accommodating the 2010 Plan Update Build out number of gpd should be revised for the 200 gpd and reference significant plant upgrades.

4.3-14 MM WW-1

B2-21 See comment on EN024 above.

4.3-15 Residual Impacts

B2-22 In the first paragraph, do not use the 240,000 gpd. Replace this with the permitted capacity of 225,000 gpd.

4.3-16 Area of Influence

B2-23 The District will provide service to projects on a First Come-First Serve" basis and not necessarily "strictly" to the Plan Area as noted in the first paragraph under this heading.

4.3-17 Mitigation Measures

B2-24 Do not use 240,000 gpd. Replace this with the permitted capacity of 225,000 gpd.

4.3-18 Residual Impacts

Do not use 240,000 gpd. Replace this with the permitted capacity of 225,000 gpd. B2-25

4.4-6 LACSD Facilities/Water Storage

The second paragraph refers to the "recent" addition of the 1-million gallon water tank. This was completed in 2004. Also, the second sentence, last word is "demand" and should be "required". B2-26

4.4-14 Policy WAT-LA-1.1

Reclaimed water is not available. B2-27

In addition, there are multiple locations throughout the document that misspell Kevin Barnard's name and title. His last name does not have an "e" and his position is "General Manager" not "Manager". Please revise accordingly.

Sincerely,

Lori Speer

Lori Speer, P.E.
District Engineer

c.c: Vickie Parker, County of Santa Barbara, Long Range Planning
Kevin Barnard, LACSD General Manager
Bill Rose, LACSD Board of Directors

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October 27, 2009
Lori Spear, P.E., Bethel Engineering

Bethel Engineering and Ms. Spear represent the Los Alamos Community Services District (LACSD) and their participation during development of the 2010 Plan Update.

Letter B2

Response to Comments:

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

B2-1 This comment requests that the word "permitted" be added to the document when referring to current wastewater treatment capacity and that LACSD treatment capacity is available on a "first come-first serve basis." DEIR Executive Summary, page ES-3 and section 4.3 Wastewater is revised in the FEIR where applicable to refer to the current wastewater treatment capacity as "permitted" capacity and that capacity is available on a first come-first serve basis. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B2-2 This comment questions how the LACSD would implement DEIR Mitigation Measure WR-1, which requires the County to coordinate with LACSD to develop a toilet retrofit program. The County of Santa Barbara recognizes there is no current funding in place to support such a program. As with many other communities in California, including the City of Santa Barbara, a toilet retrofit "incentive" program has been successfully implemented and has been funded by grants, general fund revenues, or a combination of both. The County of Santa Barbara would work with LACSD to seek funding for such a program subsequent to 2010 Plan Update final consideration. DEIR Mitigation Measure WR-1will be revised in the FEIR to refer to the program as a "toilet retrofit <u>incentive</u> program" in order to provide clarification as to the precise program being proposed.

B2-3 This comment questions the availability of LACSD revenue sources to fund annual monitoring and report preparation on the status of LACSD's wastewater treatment capacity. The intent of DEIR Mitigation Measure WW-1 is that the County of Santa Barbara, not the LACSD, would be the responsible party for conducting annual monitoring and report preparation. LACSD submits monthly

and quarterly status reports on LACSD plant capacity to RWQCB pursuant to their RWQCB permit. These same monthly and/or quarterly reports would meet the monitoring and annual reporting requirement as outlined in DEIR Mitigation Measure WW-1. The County of Santa Barbara would track information regarding land use permits and provide it as requested to the LACSD, and at the same time stay apprised of how permit trends are affecting the plant's capacity. Therefore, no additional activities are being required of the LACSD that would require funding to implement MM WW-1.

The County of Santa Barbara recognizes that LACSD funding is constrained such that funding of additional studies beyond the current 5-year Management Plan cycle is uncertain. In the event that permit trends lead the LACSD to determine that additional evaluations of disposal capacity would be warranted to address land use growth in the Plan Area, DEIR MM WW-1 directs the County to collaborate with LACSD to pursue potential funding sources and support preparation of the studies. These analyses would evaluate the possibility of expanding wastewater treatment and disposal capacity and/or identify alternative solutions to accommodate increased demand.

The County of Santa Barbara acknowledges that the LACSD supports the suspension of permitting additional sewer system connections upon the wastewater treatment plan reaching 90% of permitted capacity or 202,500 gpd, as outlined in DEIR MM WW-1.

B2-4 This comment requests that the Wastewater Cumulative Impacts discussion in the Executive Summary and in DEIR Section 4.3 be revised to reference LACSD "permitted" capacity of 225,000 gpd, rather than a "disposal" capacity of 240,000 gpd; and requests clarification that additional plant improvements beyond retention basin storage would be necessary to accommodate 2010 Plan Update buildout. DEIR Executive Summary page ES-25 and Section 4.3 Wastewater, page 4.3-17 are revised in the FEIR to clarify that plant improvements may involve more than increased retention basin storage, and the DEIR is revised to refer to "permitted" capacity of 225,000 gpd rather than "disposal" capacity of 240,000 gpd.

B2-5 This comment states that the LACSD would be the Lead Agency for property service annexations and all system connections, not just system upgrades. DEIR Section 1.4, page 1-6 states that the LACSD would be a potential lead agency for projects requesting annexation into their district or system upgrades in the Plan Area. The DEIR statement clarifies that the County of Santa Barbara is the Lead

Agency with respect to preparation and certification of the EIR, while the LACSD is a lead agency should their discretionary approval over a project be required for annexation requests and/or facility upgrades.

B2-6 This comment states that the reference to the plant's current maximum disposal capacity of 240,000 gpd on DEIR page 4.3-1 is misleading. The DEIR reference to the current maximum plant disposal capacity of 240,000 gpd is based on information provided from LACSD Plant Manager Kevin Barnard, and from a November 26, 2008 letter from Bethel Engineering to the County of Santa Barbara. During an October 28, 2009 meeting between the County and LACSD to discuss the DEIR, LACSD informed the County that in order for LACSD to increase the plant's disposal capacity up to 240,000 gpd, plant upgrades would be necessary. Therefore, DEIR Section 4.3, page 4.3-1 is revised in the FEIR to refer to the permitted capacity of 225,000 gpd for plant disposal capacity.

B2-7 This comment requests several textual revisions to DEIR Section 4.3, page 4.3-2 to distinguish between "permitted" and "disposal" capacity, and to consistently refer to "chloride" and not "chlorine" in the discussion. DEIR Section 4.3, page 4.3-2 is revised in the FEIR to reference "permitted" capacity when referring to 225,000 gpd and "maximum potential disposal" capacity subject to plant upgrades when referring to 240,000 gpd, and to consistently refer to "chloride" and not "chlorine" in the discussion.

B2-8 This comment requests text revisions to DEIR Section 4.3, page 4.3-5 to clarify funding sources for capital improvements and ongoing maintenance. DEIR Section 4.3, page 4.3-6~~5~~ is revised to clarify that impact fees are used to offset costs related to the construction of new physical capital improvements, while monthly fees are used to cover costs associated with daily operation and maintenance of the plant and administration services.

B2-9 This comment requests that the order of Lift Station and Trunk Line environmental setting discussions in DEIR Section 4.3, page 4.3-5 be reversed, and requests minor text revisions to the Lift Station discussion to clarify that effluent is pumped to the plant. DEIR Section 4.3, page 4.3-5 is revised in the FEIR accordingly, and the Lift Station discussion is revised to clarify that wastewater effluent is pumped to the plant.

B2-10 This comment states that the average wastewater flow rate referenced from 2005 is 191 gpd/person; this is the flow rate averaged over the year, and not the maximum monthly average. The County understands that the 191 gpd/person

rate is the average 2005 annual household wastewater flow rate. Future household wastewater flows were projected using 200 gpd/person. This corresponds to the maximum monthly average household for 2005, both of which were included in the 2006 LACSD Wastewater Collection and Treatment Facilities Planning Study prepared by Bethel Engineering. The unit flow generation rate calculated in the DEIR is based on the average flow over the year for 2008, and is peaked by a factor of 1.1 to project the maximum monthly flow (based on historical monthly flow data presented in the 2006 LACSD Wastewater Collection and Treatment Facilities Planning Study). As a comparison to the 200 gpd/person flow rate, the peak month unit flow rate calculated in the DEIR is 195 gpd/person (178 gpd x 1.1).

B2-11 This comment points out a grammatical error in the DEIR Special Problem Areas discussion on page 4.3-8. DEIR page 4.3-8 is revised in the FEIR accordingly.

B2-12 This comment requests that the 2010 Plan Update Policy SD-LA-1.1 be revised to state Plan buildout would be accommodated within the permitted capacity (225,000 gpd) of the wastewater treatment system on a "First Come-First Serve" basis, instead of within the projected capacity of the wastewater treatment system that is not defined. Policy SD-LA-1.1 is a specific statement that guides future decision making based on LACP Update goals and objectives. The 2010 Plan Update contains Goal SD-LA-1, which states development should be linked to a well-managed wastewater system. Policy SD-LA-1.1 supports this goal in ensuring that future development shall be accommodated within the eventual projected capacity of the wastewater system. The proposed policy effectively places a cap on future development based on the projected capacity of the wastewater treatment system.

Restricting 2010 Plan buildout to the permitted LACSD capacity of 225,000 gpd, as noted in the comment, is addressed as DEIR Alternative 1, Reduced Buildout Alternative. A detailed discussion of the Reduced Plan Alternative is contained in DEIR Section 6.3, page 6-18.

B2-13 This comment expresses concern with using wastewater flow rates that are lower than industry planning standards. The DEIR Table 4.3-2 and analysis on page 4.3-11 does consider maximum month wastewater flows by increasing the projected peak unit flow by the maximum month factor of 1.1. This is computed in DEIR Table 4.3-2, and is discussed in the paragraph below the table. The County agrees that using a wastewater flow rate below industry standards to estimate long-term buildout demand is generally untypical, while more

conservative unit flow factors are generally used. In this case, however, historical LACSD wastewater flow data support using a 178 gpd/person average monthly wastewater flow rate for residential uses, and then peaking the average flows to address maximum month wastewater flows. Furthermore, as noted in Response B2-10 above, the maximum monthly wastewater flow calculated in the DEIR is 195 gpd (178 gpd x 1.1 = 195 gpd), very close to the 200 gpd used in the 2006 LACSD Wastewater and Water Planning Study.

B2-14 This comment recommends using 200 gpd/person for the maximum wastewater month flow to avoid having to peak the average flows. Please see response to comment B2-13. The maximum monthly flow and the average unit flow peaked by the maximum monthly factor are nearly identical. Use of either the 200 gpd/person or 195/gpd person flow rate results in the same conclusion relative to 2010 Plan Update buildout impacts on wastewater capacity.

B2-15 This comment states that the maximum monthly wastewater flow should be used to determine LACSD capacity, such that the reference to average 240,990 gpd treatment wastewater flows is not necessary. DEIR Table 4.3-2 and subsequent discussion on page 4.3-11 clarifies the average and maximum month flows under buildout of the 2010 Plan Update; the discussion explains that the LACSD wastewater treatment plant would require excess disposal capacity to accommodate maximum monthly flows, which would be 265,089 gpd under buildout of the 2010 Plan Update.

The comment also states that the current maximum capacity of the wastewater treatment plant is 225,000 gpd (permitted capacity), and not the referenced 240,000 gpd. The DEIR states that the LACSD estimates the maximum capacity of the wastewater treatment plant as 240,000 gpd. However, DEIR page 4.3-11 is revised in the FEIR to delete the reference to the maximum plant disposal capacity of 240,000 gpd.

B2-16 This comment requests clarification when referring to permitted capacity and plant disposal capacity. DEIR page 4.3-12 and page 4.3-14 are revised in the FEIR to clarify LACSD permitted capacity and plant disposal capacity.

B2-17 This comment requests clarification when referring to LACSD permitted capacity and plant disposal capacity. Please see response to comment B2-16.

B2-18 This comment requests clarification when referring to LACSD permitted capacity and plant disposal capacity. DEIR page 4.3-13 is revised in the FEIR to clarify LACSD permitted capacity and plant disposal capacity.

B2-19 This comment requests that LACP Update Policy SD-LA-1.1 be revised to state buildout of the 2010 Plan Update would be accommodated within the LACSD permitted capacity (225,000 gpd) of the wastewater treatment system on a "First Come-First Serve" basis, instead of within eventual projected capacity of the wastewater treatment system. Please see response to comment B2-12.

B2-20 This comment suggests using 200 gpd/person for calculating the projected 2010 Plan Update buildout wastewater demand, and to reference that "significant" plant upgrades would be necessary to accommodate 2010 Plan Update buildout wastewater flows. Please see response to comment B2-14. The DEIR estimated average wastewater flows were peaked by a factor 1.1, resulting in a projected 195 gpd/person residential maximum month flows. DEIR page 4.3-14 is revised in the FEIR to clarify the "significant" plant upgrades required to accommodate future development under the 2010 Plan Update (e.g., retention basin storage).

B2-21 This comment refers to comment B2-3 requesting what revenue source would be available to the LACSD to fund annual monitoring and report preparation regarding the status of the wastewater treatment capacity, as identified in DEIR Mitigation Measure WW-1. Please see response to comment B2-3.

B2-22 This comment requests clarification when referring to LACSD permitted capacity and plant disposal capacity. DEIR page 4.3-15 is revised in the FEIR to clarify LACSD permitted capacity and plant disposal capacity.

B2-23 This comment requests that the DEIR be revised to state LACSD provides service on a "First Come – First Serve" basis rather than "strictly" to the Plan Area buildout as a planning unit. DEIR page 4.3-16 states that the LACSD provides wastewater service to the Plan Area, except for those parcels outside the LACSD service area. DEIR page 4.3-16 is revised in the FEIR to clarify that LACSD provides wastewater treatment service to the Plan Area, and deletes the word "strictly."

B2-24 This comment requests that the permitted LACSD wastewater treatment plant capacity of 225,000 gpd be used, rather than the plant disposal capacity of 240,000 gpd. DEIR page 4.3-17 is revised in the FEIR to reference the permitted

LACSD wastewater treatment plant capacity of 225,000 gpd, and deletes reference to the disposal capacity of 240,000 gpd.

B2-25 This comment requests that the permitted LACSD wastewater treatment plant capacity of 225,000 gpd be used, rather than the plant disposal capacity of 240,000 gpd. Please see response to comment B2-24.

B2-26 This comment provides information as to when the 1.0 million gallon LACSD water storage tank was completed, and identifies the need for textual corrections. DEIR page 4.4-6 is revised in the FEIR to clarify that the 1.0 million gallon water tank was completed in 2004, and corrects the text in the second paragraph of page 4.4-6 to replace the word "demand" with "required."

B2-27 This comment states that reclaimed water is not available within the LACSD service boundary, and questions the validity of proposed 2010 Plan Update Policy WAT-LA 1.1 that encourages the use of reclaimed water where feasible. The County of Santa Barbara recognizes that reclaimed water is presently unavailable within the Plan Area. Should reclaimed water become available within the projected 20-year Plan Update horizon, Policy WAT-LA-1.1 encourages its use in irrigating large open space areas (e.g., parks).

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B3

Michael Fordyce.
One West Insurance Services, Inc
P.O. Box 1588
Santa Ynez, CA 93460

11/7/2009

County of Santa Barbara
Long Range Planning
Derek Johnson, Director
30 East Figueroa, 2nd Floor
Santa Barbara, CA 93101

Dear Mr. Johnson,

Thank you for the opportunity to respond to your department and provide comment on the Draft Los Alamos Community Plan Update and Environmental Impact Report. It is truly a unique time in the 131 year infancy of our little township.

It is important to mention that the community is small and this project is as important as it is strategic. As the surrounding townships and municipalities reach saturation points, Los Alamos shall be forced to absorb population and the resulting consequences. Pressure to expand will also come from the existing population. It is this element that will have a preconceived idea of what their community should look like. Our responsibility is to make a measurable and viable approach for the maturation of our town. We need to engineer realistic and attainable goals for the permit applicants. They need to collaborate with our collective vision to make this project viable. Volumes of restrictions and unrealistic regulations will result in the continued economic stagnation in Los Alamos. B3-1

The Community Plan Update to be useful is dependent on current and accurate information. My sense is that the aforementioned efforts have not been realized. B3-2

My understanding of the purpose of the LAPAC group is to try and address the more obvious points. The major concerns that I see are as follows:

1. The plan does not address the significant impact to the flow of the urban plan created by the current access and egress to Highway 101. Eventual improvements to the US 101 interchange at Los Alamos hopefully will have a positive impact the traffic patterns for business and residents. The Community Plan Update is a forward thinking document that has influence in how we access the business district and residential clusters. How can this be accurately forecasted if eventual improvements to the highway interchange are not contemplated? B3-3
2. The EIR document is dependent on information from a six year old aquifer analysis. Huge agriculture infill has occurred since data has been recorded. We do not know at this time if the water resource has stabilized or is at a greater deficit than is stated in the analysis. B3-4

B3

B3-5

3. The flood issues are silent as to the prescribed Storm Water system requirements that are implied in the building code for Los Alamos. The connection is made to the BMP and SWQMP for projects in the CM-LA, yet avoids the commitment to the infrastructure that would alleviate the most significant threat of destruction.

I sincerely appreciate the efforts of your team and I look forward to uncovering ways we can improve our infrastructure and the communication of the planned improvements to our residents.

Sincerely,

Michael Fordyce
LAPAC Member
Michael Fordyce.

CC: LAPAC
Supervisor Doreen Farr

November 7, 2009
Michael Fordyce, One West Insurance Services, Inc.

Letter B3

Response to Comments:

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

B3-1 This comment expresses the value of realistic and attainable goals for permit applicants in order to achieve a measurable and viable approach for the maturation of Los Alamos. The commenter also expresses concern for imposing restrictions and regulations on future development in Los Alamos. This comment addresses the merits of the Plan and does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B3-2 This comment states that the 2010 Plan Update must be based on current and accurate information. Development of the Plan and this EIR is based on extensive technical analysis that integrates the most up to date environmental data. The data are cited within the DEIR and References section 9.0.

B3-3 This comment states that the 2010 Plan Update did not address transportation and circulation impacts created by the current ingress and egress to Highway 101, and questions how the Plan can be accurately forecasted without eventual improvements to the U.S. Highway 101 / State Route 135 interchange at the south end of town being contemplated. DEIR Impacts TC-2 and TC-3 assessed the transportation and circulation impacts from implementation of the proposed 2010 Plan Update on roadways and intersections within the Plan. The analysis, prepared by ATE, a County-qualified transportation engineering and planning firm, determined that the existing Los Alamos roadway and intersection system has the capacity to accommodate the buildout of land uses envisioned under the proposed Plan. DEIR Table 4.9-4 indicates that both the U.S. 101/S.R. 135 southbound and northbound on and off ramps would operate at level-of-service (LOS) B at Plan buildout, which is an acceptable LOS as noted in the County of Santa Barbara Environmental Thresholds and Guidelines Manual. In addition, Caltrans acknowledged no significant impacts to the U.S. 101 Highway and State Route 135 intersection. Therefore, no significant impact on

transportation/circulation roadway or intersection capacities would result from 2010 Plan Update buildout.

The appropriateness of analyzing the U.S. 101/S.R. 135 interchange is also addressed in response to comment A2-1, regarding egress and ingress issues associated with the Burtness property. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B3-4 This comment states that the DEIR depended on six-year old aquifer analysis and that substantial agricultural infill has occurred since the last analysis, which may have resulted in greater overdraft of the San Antonio Groundwater Basin. The DEIR Section 4.4 *Flooding and Water Resources* analysis is based on the most recent information prepared by the County of Santa Barbara Water Agency, which is a 2003 Groundwater Report and the April 2006 LACSD Water Facilities Planning Study prepared by Bethel Engineering. These analyses provide the most current information available at time of preparing the DEIR concerning current overdraft conditions of the San Antonio Groundwater Basin.

However, on December 1, 2009, the County of Santa Barbara Water Agency released their 2008 Santa Barbara County Groundwater Report, providing an updated assessment of County of Santa Barbara Groundwater basins. The 2008 report continues to rely upon the 2003 Groundwater Report for current San Antonio Groundwater Basin overdraft conditions, and provides the following assessment regarding the current status of the basin (page 72).

"…water level data was collected at 21 sites throughout the San Antonio Basin during the 2006-2008 period. General trends are as follows: in the far eastern part of the basin in the uplands area there appears to be no substantial change as well as in the far western part of the basin near the Barka Slough. However, in the north central part of the basin where vineyard development has been increasing there were significant declines in 2006, recovery in 2007 and again declines in 2008 after the extremely dry 2007. It is likely that the recovery in 2007 was a result of the above average rainfall of 2005 two years earlier. Unfortunately there is no long term trend that can be analyzed at this time as these wells were added to the monitoring program around 2003 when concern about water usage in the San Antonio Basin due to increased irrigated acreage began. SBCWA will continue to monitor the San Antonio Groundwater Basin and discuss any significant water level or quality changes in future groundwater reports."

As noted in the excerpt above from the 2008 report, the County Water Agency is unable to determine whether the basin has stabilized or is at a greater deficit. As a result, the County Water Agency intends to continue monitoring the basin and address any significant water level issues should they arise. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B3-5 This comment states that although the DEIR addresses Best Management Practices (BMPs) as part of the County's Stormwater Management Plan (SWMP) for projects within the CM-LA zone district, it does not address flood issues with respect to the Storm Water System requirements implied in the building code for Los Alamos. DEIR Section 4.4 *Flooding and Water Resources* provides information on the County of Santa Barbara's designation of Los Alamos as a "Special Problems Area" due to the continuing potential for flooding conditions in the Plan Area. The DEIR explains that the County's Flood Hazard Overlay is applied to the Los Alamos area and provides planners and decision-makers with a heads-up on potential flood-related issues for projects located within the overlay. In addition, the DEIR explains that all proposed projects in the Plan Area are reviewed by the Special Problems Committee (SPC), which can impose conditions on projects to prevent and/or mitigate problems related to land development.

Furthermore, the DEIR Regulatory Setting, Special Problems Committee section provides information on the County's Capital Improvement Program (CIP), which includes storm water improvements in the Community. The discussion states that due to continued shortfall of necessary funding being generated from the Los Alamos Flood Zone District, the unfunded improvements (e.g., storm drains) have been transferred into the County's overall CIP to increase potential funding opportunities for future implementation of the improvements.

Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

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URBAN
PLANNING
CONCEPTS, INC.
URBAN DESIGN ● LAND PLANNING ● ENVIRONMENTAL ANALYSIS

B4

November 9, 2009

Mr. Derek Johnson, Director
Long Range Planning
30 East Figueroa Street, 2nd Floor
Santa Barbara, Ca 93101

RE: Los Alamos Community Plan Draft EIR Comments

Dear Mr. Johnson:

I have reviewed the LACP Draft EIR prepared by DUDEK and first want to note that it was well written and easy to read. DUDEK continues to be one of the best companies in EIR preparation in this area. The following comments do not reflect on the quality of their work but on some of the flaws that have been inherent in the community plan from the beginning.

As noted at the EIR hearing by several speakers, the form based code assumes that most of the undeveloped sites in the CM-LA will be fully improved and then indicates that each site is responsible for LID and BMP requirements. There is no discussion in the Community Plan or in the EIR about the major storm drain pipe on Bell Street that has been planned to convey storm water directly to San Antonio Creek. Flood Control has had this pipe planned for years and was to connect with the Legacy Estates Storm Drain System to San Antonio Creek. Without the analysis and full discussion of how storm water is going to be handled and how this pipe is going to be built none of the commercial sites along Bell Street will be developed or improved. This is just one of many Mitigation Measures that will hold up development of Los Alamos. B4-1

The following are my comments on the document and I look forward to seeing them addressed in the Final EIR.

ES-3	Para 3	Alternative 1 is not a valid alternative. The County is assuming that they can place limitation on a separate legal board who are responsible to the community and Regional Water Quality Control Board. Their responsibility is to provide service to their community as it grows per state law. This alternative should be deleted because it is based on an incorrect assumption.	B4-2
1-2	Para 2	You may want to update this section by stating that in September 2009 the property was sold to a non-profit organization that is planning to build a school on this site.	B4-3
1-6	Para 4	This document will also be used by LAFCO if at such time there are proposed extensions of the LACSD to expand services to those properties that are in the LACP area.	B4-4
2-7	Para 5	It was also noted that there is incomplete infrastructure such as the storm drain system that hinders any new development in the commercial core. Please add this comment to this section.	B4-5
2-9	Para 4	The codes do not resolve the issue of Storm Water quality LID's, BMP's and infrastructure improvements for drainage. This section needs to include a Capital Improvement Plan clearly noted in this section to assure that the commercial	B4-6

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B4-6			section will actually be built and will pay for these improvements.
B4-7	2-13	Table 2-3 Table 2-6	These tables do not reflect what has happened in the build out of the 1994 plan. Almost every residential project and commercial development was 25 to 30% less build out than originally designated. To assume full worst case build out does not reflect the fiscal reality of Los Alamos and may seriously impact the CIP and the LACSD and artificially raises the numbers. This table needs to be amended to reflect the historic built reduction that has occurred in this community. At 25% reduction of the additional units, 685 would result in 171 few units and a total of 1149 unit build out. Please correct this table.
B4-8	2-23	Para 4	The statement about the ordinance applying to existing buildings is not clear and you should provide the exact wording in this section from the form based code so it is clear.
B4-9	2-27	Figure 2-6	Putting the Scenic Buffer designation on the Thompson site will have a negative impact on the development of the site because of the 50 foot setback requirement that is all landscaping. This will substantially reduce any build out on this site. The no build area should be clearly measured on an exhibit so the landowner knows how much of the land is impacted by the adverse MM.
B4-10	2.6	Para 2	Need to include a Capital Improvement Plan and AB 1600 fee development program for upgrading infrastructure with all new development as has been adopted in the other community plans.
B4-11	3-1	Table 3.1	This acreage chart does not include the acreage covered by roads. This is a big number when it includes Highway 101 and Bell Street. Or is this number net figure not including roads.
B4-12	3.7	Para 4	The original LACSD plant was designed with an ultimate capacity of 400,000 gals per day. The limitation to that plan capacity is discharge area. The district can work with the landowners and farmers to acquire more land for discharge when the capacity reaches 75% of their current permit. The proposed development in the community plan is required to pay a hold up fee for expansion. Please correct this section of the document with a fuller discussion about the plant design and capacity and not the artificial limitation that the County is proposing.
B4-13	3-8	Para 3	The use of the 3% growth rate for Los Alamos is unrealistic based on the current economic times. You might provide a slow growth rate of 1% to project out what is more likely to be reality for this community.
B4-14	4.1-2	Para 1	Does this unit count include the mobile home units as individual units or as one meter serving the park? Please clarify these numbers.
B4-15	4.1-2	Para 5	Please indicate the estimate units in the portion of the Commons property in the LACP. Calculations based on 8 units per acre and mixed use in the commercial indicated about 60 potential residential units and commercial sf. in this site. This should be clearly indicated in this paragraph.

B4

		It should also be noted how under developed this whole AHO area was based on the previous community plan. There was only 40% build out compared to what the land was designated.	B4-15
4.1-5	Sub-area 8	This area was almost completely built out since the 1994 community plan and was underdeveloped by about 60% of the approved zoning designations. There is very little left to build in this area. Please add to this section.	B4-16
4.1-7	Para 3	The district line is not coterminous with the Los Alamos Commons area and need to be adjusted when development occurs. This section should note that LAFCO will be involved with the district boundary changes when applied for by the current landowner.	B4-17
4.1-10	Para 7, 8	It should be noted that once the LACP is adopted these two action items will be deleted because they will have happened as part of Board approval.	B4-18
4.1-11		The policies related to Agriculture should be discussed in the agricultural section of this EIR. And same with the Housing section.	B4-19
		DS LUR-LA-2.2.2 This section should be deleted in that the houses along this section of the industrial have already been built and this is no longer needed.	B4-20
4.1-12		This industrial policy should note that there already is an approved project on this parcel. That was found to be consistent with this policy.	B4-21
4.1-17	Para 2	This section should also include the fact that the Scenic Designation will reduce at least a quarter of the site for development with the fifty foot setback.	B4-22
4.1-18	Para 1	This section should include the build out based on the zoning. The calculation has been 60 units.	B4-23
4.1-22	Para 3	This sentence should be changed to state "affordable by design" and not to be confused with the affordable housing program.	B4-24
Cultural Resources 4.2-1	Para 2	This section seems to miss a big reason why there are no known arch sites in this area. Because of the convergence of several drainages and canyons and San Antonio Creek the township of Los Alamos has been periodically flooded and has wiped away most potential for archeological remains. Please add this to the Arch Resources setting section.	B4-25
4.2-20	Para 1	This "**shall MM"** will add a huge cost to the redevelopment of the Bell Street corridor. Either the County wants to see redevelopment or they are going to add expenses that will deter new construction from happening. This MM should only apply if the applicant wants to have the building registered as a Historic Landmark or else it should not apply. Please delete.	B4-26
4.2-22	Para 3	Again this section does not address the historic flooding in this area and the fact that most surface site would have been washed downstream so it could not be potentially significant. In that no known arch sites have been found in the last 20 years of development in Los Alamos, it is unlikely any will be found in this small area. Please correct this statement. This is	B4-27

B4-28			not a Class 1 impact and should be labeled Class III and corrected throughout the document.
B4-29	4.2-23	Para 5	It is very unlikely that development anywhere in the County will continue at 3% a year annually for the foreseeable future. Please amend this section.
B4-30			The County is going to have to change their threshold of 50 years because that is now including buildings and tract homes built in the 1960's. Is that really historical buildings? Who will make that determination?
B4-31	4.3-1	Para 3	These are the correct design numbers for the sewer plant and should be used throughout the rest of the document.
B4-32	4.3-3	Figure 4.3-1	This figure does not show all of the land that the district purchased from Los Alamos Commons in 2006. Please correct this exhibit.
B4-33	4.3-8	Para 4	It looks like the BS should take action on the Special Problems Area. If a new project is in the CM-LA and do not require discretionary review, do they still have to go to Special Problems or if they meet all of the conditions and MM do they avoid this added step. Not clear in the Form Based code what happens. Please clarify in this section.
B4-34	4.3-9	Para 3	This is an erroneous statement in that the plant has already been built to 400,000 gals per day and the only limitation is the acquisition of land for discharge. Just like the last purchase of 26 acres for the Los Alamos Commons property in 2006. This is not a significant impact.
B4-35	4.3-10	Para 2	This policy will need to be expanded to state that new development in 2010 will have to pay a new fee for the upgrades to the plant because they are a new development.
B4-36	4.3-11	Table 4.3-2	This table should add another line item that indicates that build out has been 25-30% less than worst case calculations for every project approved in Los Alamos.
B4-37	4.3-12	Para 1	This paragraph is incorrect in that there is a LACSD adjustment that is needed for the development of the properties of the old Los Alamos Commons site. Please correct.
B4-38	4-3-14	Para 5	This is a legally incorrect statement in that the County and the LACSD is required to complete with the LACP a Capital Improvement Plan and AB 1600 fee program to cover build out of the plan to address infrastructure improvements related to the development. Please correct this statement.
B4-39	4.3-14	MM-WW-1	This mitigation measure needs to be front loaded so that every new permit pays its proportionate share of the future plant upgrades. This is the legal requirement for new development in every other community plan.
B4-40	4.3-15	Para 4	Please correct this statement by stating that the County will work with the LACSD to create a AB1600 fee for future upgrades to the plant. This is the feasible funding mechanism require by state law. This is not a Class 1 impact when the planning is done right and the fees are collected early. It has worked in Orcutt and other community plans. Development pays its way.

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4.3-17	Para 1	Again this is an incorrect statement. Development is required to pay its way. That is the County policy in every other community when a community plan is adopted and it is a requirement for the Los Alamos Community Plan per state law. This infrastructure cannot be address after all of the development has been completed. Please correct this section and refer to the requirement for developer fees for sewer upgrades.	B4-41
4.4-2	Para 1	This 1990 study also includes a Storm Water Pipeline Plan to improve drainage throughout Los Alamos. This plan is still in effect and is a requirement of project development. There is no mention of this plan in this section of the EIR and it is critical.	B4-42
4.4-17	Para 3	This Dev Std will hinder the development of the Bell Street Corridor and should be deleted.	B4-43
4.4-19	MM-WR-1	There is a fatal flaw in this proposal in that the number of units does not work for this retro fit program. There are not enough existing units to retrofit to justify this program. It is a waste of time and resources.	B4-44
4.4-22- 4.4-28	MM-WR-2 MM-WR-3 MM-WR-4 MM-WR-5	These four MM could be very difficult to meet in these small in-fill township lots that are going to be 100% hardscape per the form based code. There has to be very clear exemption in the SWPPP, LID, BMP for these small buildings or they will never be built. Again there is no mention of the plan to take storm water from the Bell Street Corridor directly to San Antonio Creek just like the rest of development in town has done over the years. If this is not allowed in this plan then nothing will happen in the future. Please revise the MM's to allow exemptions from these MMs.	B4-45
		Although there is no discussion about the CIP for Flood Control and the AB 1600 fee for the building of the major storm drain in Bell Street. If this is not fully analyzed and permitted as part of this plan no development will occur on Bell Street just like the last 15 years.	B4-46
Visual Resources		This section should be amended where they refer to 50 foot setback in the Scenic Corridor. This is too big of a setback.	B4-47
		Delete and amend references to 3% growth rate in the community.	B4-48
		There is no mention of adopting an underground utility program for the Bell Street Corridor to improve the overall look of the community. This cannot be done piece meal but can be done with the help of the County, CalTrans and PG&E.	B4-49
4.5-33	Para 4	Dev StdVis-LA-1.2.1 Again this policy is excessive and will harm the development of the Thompson property and should be noted in the EIR how much of this parcel will be rendered undeveloped. This Dev Std is an adverse impact on an individual property and should be reduced or deleted.	B4-50
4.5-39	Para 4	The growth in 2009 is not 3% and this should be corrected based on the changes in the economy.	B4-51

B4-52	4.8-17	MM-SW-1	Please delete this unnecessary MM. The County already implements all of these requirements and there is no reason to require added programs. No one monitors this requirement.
B4-53	4.9-1	Traffic	The traffic count numbers in this section seem to be wrong. The existing numbers are way below the traffic counts from the Legacy Estates EIR of 2003 and there have also been 70 units built since that EIR was written. Please explain the discrepancy.
B4-54			Also in the full build out Figure 4.9-5 with the LACP only doubling the worst case build out of the community, how can the traffic counts triple on Bell Street, three times as much on Main Street and ten times as much on Waite. Clearly there is a huge error in this traffic study. OR there needs to be an explanation of where all this traffic is coming from when the whole purpose of the form-based code was to reduce traffic in the core area. Please explain.
B4-55			This section is missing the analysis of the Bell Street 101 connection to the north. Why was this missing from the traffic study?
B4-56	4.10-35	MM-AQ-1 MM-AQ-9	All of these MM are either standard conductions like dust control or construction equipment standards Or The other MM are standard construction and building code requirements and are redundant and/or excessive for such a small town plan. Instead of cutting and pasting MM that do not apply, County staff should go through item by item to document and delete those that clearly are redundant to existing codes or would not be implemented with small commercial buildings.
B4-57			MM-AQ-3 should be deleted because the adoption of the plan itself is the MM. The form based code provides most of these items and the rest are infeasible per the plan. So this one should be deleted.
B4-58			MM-AQ-4 is overkill for small infill commercial buildings and almost all of these items will not apply. For example MM-AQ-5. Most likely there will not be any businesses in Los Alamos with 50 or more people so this MM can be deleted because it does not apply.
B4-59			MM AQ 6,7,8 have not been required in any other Plan and should be deleted from this one. They are standard conditions on a project by project requirement and should not be raised to the level of Dev Std in a Community Plan. Also there are no maps in the EIR to indicate how many properties are being impacted by this new MM. 500 feet is excessive and does not apply to any other community plan in the County so why start this in the small town of Los Alamos. Based on the Community Plan there are no new residential projects that

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		would trigger these requirements except for the Bell Street Corridor and these units would most likely be apartment not condos and would not have CCRs. Again here are MMs that clearly were not designed for the community of Los Alamos. Please delete.	B4-59
		Most of AQ 9.1-9.7 are either standard conditions or infeasible for the type of development that is being encouraged in Los Alamos. These costly MMs should be deleted or made as options but they all say "SHALL" with no options based on the type of infill development that is happening on Bell Street. Please delete or rewrite.	B4-60
4.11-17	MM-N-1	This MM is contrary to the Form Based Cope and the Design Guidelines and should be rewritten to allow open balconies along Bell Street as long as there are notices provided. Solid patios and deck barriers are ugly and not what Los Alamos wants along Bell Street. Please rewrite this MM to be consistent with the Design Guidelines.	B4-61
		Standard building codes will reduce the interior noise to below 45 DB so this MM could be deleted all together along Bell Street. This would save a lot of money for future builders of these infill projects. It should be noted that this MM is not required in any other community plan just Los Alamos.	B4-62
5-20		The Housing Policies are all being deleted in this table but it should be made clear that the AHO with 8 units per acre designation is still in effect in the north west corner of Los Alamos and could result in 45-60 additional units being built in this area. Please correct this record. Do not delete.	B4-63

In Summary, this Draft EIR was very thorough but it missed the point that Los Alamos needs help from the County and the costly, inappropriate MMs are inconsistent with the goals and objective of the Community Plan. County staff should go through these MMs with a clear directive to reduce as many as possible to save build out costs for these small commercial mixed use infill buildings that the LAPAC is trying to encourage. Some of these MMs sounded like they applied to another LA not the small town of Los Alamos. Please reconsider the level of MM for this Community Plan. B4-64

Sincerely,

Laurie Tamura

Laurie Tamura, AICP
Principal Planner

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November 9, 2009
Laurie Tamura, Urban Planning Concepts, Inc.

Letter B4

Response to Comments:

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

B4-1 This comment states that there is no discussion in the Community Plan or in the DEIR regarding the major storm drain pipe on Bell Street that has been planned to convey storm water directly to San Antonio Creek. DEIR, page 4.4-11, provides information on the County's Capital Improvement Program (CIP), including storm water improvements in the Community. The discussion states that due to the continued shortfall of necessary funding being generated from the Los Alamos Flood Zone District, the unfunded improvements (e.g., storm drains) have been transferred into the County's overall CIP to increase potential funding opportunities for future implementation of the improvements. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B4-2 This comment states that the DEIR Reduced Buildout Alternative is not a valid alternative and questions the ability of the County to impose a limitation on sewer service based on inadequate sewer capacity. DEIR Section 6.2.2, page 6-7, provides an explanation regarding the Reduced 2010 Plan Buildout Alternative, which would place a cap on 2010 Plan Update development so not to exceed LACSD permitted wastewater treatment capacity. The DEIR explains that this alternative would require adoption of an ordinance or other regulatory mechanism to limit approval of additional development requiring wastewater treatment demand exceeding the existing LACSD capacity.

B4-3 This comment suggests updating the DEIR to state that the Commons property was sold in September 2009 to a non-profit organization that is pursuing development of a charter school for foster youth on the property. DEIR Section 1.1, *Project Background,* is revised in the FEIR to state that the Commons property recently transferred ownership to a non-profit organization called The Children's Project Academy.

B4-4 This comment states that LAFCO would use the EIR at such time there are proposed extensions of LACSD boundaries to expand service to properties not currently in the district. DEIR, Section 1.4, *Intended Uses of the EIR,* is revised in the FEIR to state that LAFCO would use the EIR for proposed Plan Area annexations to LACSD.

B4-5 This comment requests that DEIR Section 2.4, *Project Characteristics*, be amended to include a statement that notes there is incomplete storm drainage infrastructure in the Community which hinders new development along the commercial core of Los Alamos. Please see response to comment B4-1. DEIR, page 4.4-11, provides information on the County's Capital Improvement Program (CIP), including storm water improvements in the Community.

B4-6 This comment states that the codes do not resolve the issue of storm water quality Low Impact Development techniques LID's, Best Management Practices (BMP's) and infrastructure improvements for drainage. The commenter also states that this section should include a Capital Improvement Plan to ensure implementation of infrastructure improvements identified in 2010 Plan Update Policies and Development Standards. The proposed Los Alamos Bell Street Form-Based Code and the Los Alamos Bell Street Design Guidelines are proposed zoning regulations, rather than policies or development standards that would dictate the type of infrastructure required to support 2010 Plan Update buildout. Funding mechanisms to support the Storm Water quality LIDs, BMPs, and drainage infrastructure improvements as identified in proposed Policy FLD-LA-1.1 would be identified subsequent to the Board of Supervisors' final action on the 2010 Plan Update, including FEIR certification. The appropriate funding mechanism would be the Countywide CIP. Furthermore, the LID is a separate standard with thresholds that largely do not apply to small lots in Los Alamos.

B4-7 This comment states that the buildout numbers included in Tables 2-3 and 2-6 do not reflect what has happened under the 1994 LACP buildout, and that almost every residential and commercial project was built out 25 to 30% less than designated. The comment also expressed concern with assuming a worst case buildout scenario that does not reflect the fiscal reality of Los Alamos, and which would impact the CIP and LACSD's ability to collect adequate funding. DEIR Tables 2-3 and 2-6 provide total maximum theoretical buildout under the 1994 Existing Plan and the 2010 Plan Update, with Tables 2-1 and 2-2 providing existing (actual) buildout and maximum theoretical buildout under the 1994 Plan and 2010 Plan Update. CEQA mandates that a reasonable worst case scenario be analyzed as part of the environmental impact analysis; therefore, the DEIR

assessed the potential environmental impacts from the maximum theoretical buildout and not a reduced buildout based on past trends. Should the County pursue developing a development impact fee program to offset all or a portion of the cost of public facilities in the Community, a fee justification study would be the appropriate document, not the CEQA document, to take into consideration past and current development trends. A fee program would be the appropriate document to consider development trends, as it would determine a fee commensurate with the cost of planned public facilities. This requires a realistic projection of new development in order to ensure that the County collects an appropriate fee amount. If the fee were too low, too little money would be collected from development to fund needed infrastructure; if too high, the County would collect too much money based on an unsupported fee program (too few units calculated in determining fee amount and/or capital costs not realistic), thus exposing the County to a challenge. As a result, any future fiscal study will need to take into consideration past and future development trends within the Community to ensure that the resultant impact fee is appropriate and reasonable or the fee would be subject to legal challenge. The buildout table includes adjustments based on the assumptions listed in the footnotes, which address the commenter's concern that a discrepancy exists. No revisions to the table are necessary.

B4-8 This comment requests clarification as to the specific Bell Street Design Guidelines that would apply to existing buildings. DEIR, Section 2.4.3.3, *Los Alamos Bell Street Design Guidelines*, page 2-23, states that "In the event an existing building does not already comply with the guidelines, only the portions being altered are subject to the guidelines and design review by the CBAR." The Bell Street Design Guidelines are included in the DEIR as Appendix C-2. DEIR, Section 2.4.3.3 is revised in the FEIR to state that the Bell Street Design Guidelines are located in Appendix C-2.

B4-9 This comment expresses concern with the Scenic Buffer designation that applies a 50-foot setback requirement to the Thompson site, which the commenter considers to have a negative impact on development of the property. This comment addresses the merits of the Plan and does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B4-10 This comment states that a Capital Improvement Plan and AB 1600 Fee Program for upgrading infrastructure needs to be included as part of the Plan. Funding mechanisms to support upgrading of infrastructure within the Plan Area would be investigated subsequent to the Board of Supervisors' final action on the 2010 Plan Update, including the FEIR certification. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B4-11 This comment requests clarification as to whether DEIR Table 3.1 represents gross or net acreage of the Los Alamos Community Plan Area. DEIR Table 3.1 provides "net" acreages and does not include roads.

B4-12 This comment states that the LACSD Wastewater Treatment Plant was designed with an ultimate capacity of 400,000 gpd and the limited availability of discharge area limits the ability of LACSD to reach the 400,000 gpd capacity. DEIR Section 4.3 Wastewater and the 2006 LACSD Wastewater Collection and Treatment Facilities Planning Study prepared by Bethel Engineering, state that the design of the LACSD wastewater treatment plant is 283,000 gpd, not 400,000 gpd. LACSD collection and treatment ponds are rated at 400,000 gpd, which exceeds the plants maximum design capacity of 283,000 gpd. DEIR Section 4.3 Wastewater notes that in order for the plant to increase capacity up to the maximum design capacity of 283,000 gpd, increased discharge area would be required; however, no upgrades would be necessary to the collection and treatment facilities, which exceed plant design capacity.

B4-13 This comment questions the validity of using a 3% growth rate for Los Alamos given the current economic climate. DEIR Section 3.0 Environmental Setting explains the use of the projection method pursuant to CEQA Section 15130 (b)(1)(B). This approach to evaluating cumulative impacts uses the growth rate as projected in the most recent 2007 Santa Barbara County Regional Growth Forecast. The annual growth rate in the unincorporated Santa Ynez Valley, including Los Alamos, has been determined to be 3 percent.

B4-14 This comment requests clarification as to whether the unit count shown on page 4.1-2 of the DEIR includes mobile homes as individual units or as one mobile home park. The unit count shown on page 4.1-2 of the DEIR includes mobile homes as individual units.

B4-15 This comment requests that the number of potential units be estimated for the portion of the Commons property located within the Plan Area. DEIR Section

4.1 Land Use and Planning provides an estimate of potential development which would range from 16 – 24 units for the estimated 2 -3 acres zoned residential. DEIR Section 4.1 also states that approximately 1.0 acre of land is located in the AHO district, but is landlocked by adjacent residential development and U.S. Highway 101. Potential development on this small portion within the Plan Area is limited due to parcel size, location, adjacent agricultural lands, and configuration due to the Plan Area boundary defining a relatively small developable area. However, to address the commenter's concern, DEIR Section 4.1 Land Use and Planning is revised in the FEIR to estimate the number of potential units on the approximately 1.0 acre of land within the Plan Area, which would be up to 8.0 units, based on the AHO District, whereby properties located within the AHO are eligible for an increase in residential densities up to 8.0 units per acre, subject to affordability restrictions set forth by the County.

B4-16 This comment requests that the DEIR discussion pertaining to Sub-area 8 include a statement that the area has been underdeveloped by about 60% of the approved zoning designations. Please see response to comment B4-7. DEIR Section 4.1.1 is revised in the FEIR to explain that buildout within Sub-area 8 has been less than allowed under existing zoning designations.

B4-17 This comment points out that LACSD and the LACP Area boundary are not coterminous in the northwest corner of the Plan Area. DEIR Section 4.1.1 states the following:

"…..While the LACSD service area and the urban boundary line are coterminous throughout most of the town, there are several large parcels in the hilly region northeast of Highway 101 which are in the Plan Area, but are outside the current LACSD service area."

However, DEIR Section 4.1.1 is revised in the FEIR to clarify that there is a portion in the northwest corner of the Plan Area outside LACSD service area.

B4-18 This comment states that once the LACP is adopted Action LUR-LA-1.1.1 and Action LUR-LA-1.1.2 should be deleted, since they will have been implemented as part of Board adoption of the 2010 Plan Update. Both action items are valid until Board adoption. Should proposed Plan adoption result in the fulfillment of one or both of the action items, the Final 2010 Plan Update would be revised to reflect the Board's approval of the Plan, and all implemented actions would be deleted from the final document.

B4-19 This comment states that policies related to agriculture should be discussed in the agricultural section of the DEIR and similarly with the housing section. DEIR Section 4.6 Agricultural Resources discusses relevant agricultural policies listed in Section 4.1 Land Use and Planning. The DEIR Section 4.1 Land Use and Planning includes housing related policies, since this section discusses and analyzes affordable housing.

B4-20 This comment requests that proposed 2010 Plan Update DevStd LUR-LA-2.2.2 be deleted, since the area is already developed with residential uses. DEIR DevStd LUR-LA-2.2.2 remains valid should future development or redevelopment of the area occur over the life of the Plan.

B4-21 This comment requests that Policy LUI-LA-1.1 be amended to note that there is already an approved project on this parcel that was found consistent with this policy. DEIR Policy LUI-LA-1.1 addresses future (additional) development on the Lucas & Lewellen (L&L) property. The L&L property is not built out under the existing Industrial zoning designation. As a result, the policy is cited in the DEIR as a tool to reduce potential conflicts between land uses. Therefore, the policy would be applicable to any future development on the industrially zoned property.

B4-22 This comment requests that the DEIR be amended to state that the Scenic Buffer designation applies to the Thompson parcel, which is considered to reduce the developable area of the site. This comment addresses the merits of the Plan and does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B4-23 This comment requests that buildout of the AHO designated area be based on zoning, which should calculate to 60 units. Please see response to comment B4-15 regarding potential units. DEIR Tables 2-2 and 2-3 provide buildout estimates based on current and proposed zoning (Res 8.0). Furthermore, individual development applications would be considered at the time of project submittal to determine buildout potential on each property.

B4-24 This comment requests that the discussion under DEIR Impact LU-6 Residual Impacts should be revised to state that the units proposed in the CM-LA Overlay would be affordable by design and not affordable through County Affordable Housing Program restrictions. DEIR Impact LU-6 Residual Impacts, is

revised in the FEIR to state that the 288 potential new units in the CM-LA Overlay would be affordable by design.

B4-25 This comment recommends amending the Archaeological Resources discussion to state that because of the convergence of several drainages and canyons', including San Antonio Creek, Los Alamos has periodically been flooded, which has washed away any potential for archaeological remains. DEIR Section 4.2.1 states that "…much of the Plan Area is within the floodplains of these tributaries. The alluviation from flooding has the potential for covering up prehistoric campsites that could have existing previously along the banks of the water courses……" The Flood water erosion forces are capable of scouring the top layers of archaeological sites and areas on creek banks. When alluvial sediments are also carried, they are capable of burying portions of archaeological sites outside of the stream corridor prism, and therefore capping and preserving artifacts and cultural soils. Therefore, the potential for unknown, buried prehistoric archaeological sites within the Plan Area remains high and the potential for unknown archaeological resources to be unearthed as part of future development remains significant (Class I).

B4-26 This comment states that DEIR MM CR-1 would add significant costs to the redevelopment of the Bell Street corridor, and therefore should only apply if the applicant wishes to have their building registered as a Historic Landmark. DEIR MM CR-1 provides additional protection from future development of the Town's historical commercial core, since under the 2010 Plan Update, buildout would change the commercial intensity of the area, which may result in the demolition and/or alteration of structures of potential historical importance, resulting in the loss of their historic integrity. However, to address the commenter's concern, DEIR MM CR-1 is revised in the FEIR to state: "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 to preclude reasonable use of property. For structures that have been determined to be a significant historic resource the project applicant shall retain a County-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."

B4-27 This comment states that due to past flooding in the Los Alamos, the potential for unknown, buried prehistoric archaeological resources is unlikely. Please see response to comment B4-25 concerning unknown archaeological resources.

DEIR Section 4.2.1 states that only 5 percent of the Plan Area has been investigated for the presence of archaeological remains, explaining why relatively few archaeological sites have been recorded in the vicinity of San Antonio Creek and other drainages.

B4-28 This comment states that potential impacts on unknown prehistoric and historic archaeological resources should be Class III, not Class I. Please see response to comments B4-25 and B4-27.

B4-29 This comment requests that DEIR Section 4.2.3 Cumulative Impacts be amended to reflect that it is very unlikely that development anywhere in the County will continue at 3% annual growth for the foreseeable future. Please see response to comment B4-13.

B4-30 This comment states that the County will need to update their threshold with respect to historical resources, since the 50 year old threshold would now include structures built in the 1960's. The 50-year threshold is based on state and national significance thresholds. The potential significance of historic structure is related to its age and uniqueness. The County recognizes that the vast majority of structures constructed in the 1950s are not architecturally significant. The review of structures takes into account. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B4-31 This comment states that the LACSD Wastewater Treatment Plant design numbers shown in DEIR Section 4.3.1 are correct and should be used throughout the document. DEIR Section 4.3 Wastewater is revised in the FEIR to clarify when referring to "permitted" capacity and "disposal" capacity.

B4-32 This comment states that Figure 4.3-1 does not accurately depict the land purchased by LACSD from the Commons property in 2006. DEIR Figure 4.3-1 is revised in the FEIR to include land purchased by LACSD from the Commons property.

B4-33 This comment suggests that the Board of Supervisors should take action on the Special Problems Area and clarify whether projects located in the CM-LA would be subject to review by the Special Problems Committee (SPC), and that it is not clear in the Form-based code what happens. The Board of Supervisors designated the entire Los Alamos Community Plan Area as a Special Problems Area. As a result, all proposed projects in the Plan Area, including projects

within the CM-LA zone district would be subject to the SPC. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B4-34 This comment states that the LACSD Wastewater Treatment Plant has already been built to 400,000 gpd capacity and the only limitation is insufficient disposal area. Please see response to comment B4-12.

B4-35 This comment requests that LACP Update Policy SD-LA-1.2 be amended to state that new development will be conditioned to pay a fee determined at time of development by the LACSD for any necessary plant upgrades or infrastructure required to serve the new development. DEIR Mitigation MM WW-1 identifies the circumstances under which the LACSD would evaluate the expansion of disposal capacity or other alternative solutions for accommodating increased wastewater treatment demand. Additional fees assessed on new development would be determined at that time.

B4-36 This comment states that DEIR Table 4.3-2 should be revised to indicate that buildout has been 25-30% less than worst case calculations used in the DEIR analysis. Please see response to comment B4-7, which explains that CEQA mandates analyzing a worst case scenario.

B4-37 This comment points out that the LACSD service area boundary is not coterminous with the Plan Area in the northwest portion of the Plan Area. DEIR Impact WW-1 is revised in the FEIR to clarify that a small portion in the northwest corner of the Plan Area is outside the LACSD service area.

B4-38 This comment states that it is illegal to require the County and LACSD to complete a Capital Improvement Plan and AB 1600 Fee Program to cover costs associated with new infrastructure. Funding mechanisms to support future wastewater infrastructure improvements would be identified subsequent to the Board of Supervisors' final action on the 2010 Plan Update, including FEIR certification. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B4-39 This comment states that Mitigation Measure WW-1 needs to designed so that every new project pays its proportionate share of future plant upgrades, as has been incorporated in other County community plans. Funding mechanisms to

support future wastewater infrastructure improvements would be identified subsequent to the Board of Supervisors' final action on the 2010 Plan Update, including FEIR certification. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B4-40 This comment requests that DEIR Impact WW-1, Residual Impacts, state that the County will work with LACSD to create an AB 1600 Fee Program to fund future plant upgrades; and therefore, the impact is not a Class I. Funding mechanisms to support future wastewater infrastructure improvements would be identified subsequent to the Board of Supervisors' final action on the 2010 Plan Update, including FEIR certification. DEIR mitigation measure WW-1 states that the County shall work with LACSD and RWQCB to pursue feasibility, funding, and environmental studies to evaluate the possibility of expanding LACSD disposal capacity or other alternative solutions for accommodating increased wastewater treatment demand from buildout of the LACP Update. Due to the absence of an existing feasible funding mechanism in place to provide for increased LACSD retention basin storage to accommodate 2010 Plan Update buildout exceeding LACSD plant disposal capacity, impacts to wastewater services would remain significant and unavoidable (Class I).

B4-41 This comment states that development is required to be self-funded, and requests that DEIR, Section 4.3.3, Cumulative Impacts, be amended to state this as a requirement. 2010 Plan Update Policy SD-LA-1.2, cited on page 4.3-10 of the EIR addresses this comment and states, "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."

B4-42 This comment states that the DEIR doesn't address the Storm Water Pipeline Plan included in the 1990 Santa Barbara County Flood Control District Drainage Study. Please see response to comment B4-1. In addition, DEIR Section 4.4 *Flooding and Water Resources*, Regulatory Setting, describes the drainage improvements set forth in the Capital Improvement Plan for the 1994 LACP, which included drainage improvements to San Antonio Creek, Calaveras, and local ditches.

B4-43 This comment states that LACP Update Development Standard FLD-LA-1.2.1 would hinder development along the Bell Street corridor, and that it should be

deleted. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B4-44 This comment states that Mitigation Measure WR-1 would not be a feasible method to reduce water consumption. Many other communities in California, including the City of Santa Barbara, have successfully implemented a toilet retrofit incentive program whereby the local government/district provides a cash incentive or a rebate on individual water bill to replace older (pre – 1994) toilets with a contemporary, standard 1.5-gallon model, or provides free water-saving toilets and installation. The typical reduction in water consumption is considered to be up to 30 percent per household. The funding for these programs typically comes from grants, general fund revenues, or a combination of both.

B4-45 This comment states that Mitigation Measures WR-2 through WR-5 could be very difficult for small in-fill type projects to comply with, due to 100% hardscape requirements per the form based code; and therefore, exemptions should be incorporated. DEIR Mitigation Measures WR-2 through WR-5 reflects standard County of Santa Barbara conditions of approval for new development in Los Alamos. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

This comment also states that there is no mention in the 2010 Plan Update to take storm water from Bell Street directly to San Antonio Creek. DEIR Impact WR-2 discusses the potential drainage impacts from buildout of the LACP Update. Construction of impervious surfaces associated with anticipated development would be controlled on a case-by-case basis by applying conditions of approval which encourage the use of pervious construction materials where appropriate and that adequate drainage plans are submitted so not to exacerbate the local urban drainage problem. In addition, all development in Los Alamos shall be made to comply with County policy and practices for hydromodification and low impact development which are in effect or have been adopted at the time of project review.

B4-46 This comment states that there is no discussion in the EIR relative to the CIP and AB 1600 Fee Program for building major storm drains along Bell Street, and if this is not fully analyzed and permitted as part of the Plan, no future

development will occur along Bell Street. Funding mechanisms to support future wastewater infrastructure improvements would be identified subsequent to the Board of Supervisors' final action on the 2010 Plan Update, including FEIR certification. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B4-47 This comment states that the 50-foot setback required on projects located within the Scenic Buffer Overlay is too extensive. Please see response to comment B4-9.

B4-48 This comment requests deleting any reference to a 3% growth rate in the community. Please see response to comment B4-13.

B4-49 This comment states that there is no mention in the EIR of adopting an underground utility program for the Bell Street corridor to improve the visual resources of the area. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B4-50 This comment states that Development Standard VIS-LA-1.2.1 is excessive and will impact the development potential of the Thompson parcel. Please see response to comment B4-9.

B4-51 This comment states that growth in 2009 is not 3% and this growth rate should be corrected to reflect the current economy. Please see response to comment B4-13.

B4-52 This comment states that Mitigation Measure SW-1 is redundant and is already a requirement of new development and should be deleted. The Solid Waste Management Plan is a standard County mitigation measure, and contributes to the County's effective reduction in regional landfill demands as required by the Solid Waste Management Act, AB 939. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B4-53 This comment states that the DEIR 2010 Plan Update projected traffic count numbers are incorrect, and requests clarification as to why the traffic counts from the Legacy Estates EIR are below existing counts. The DEIR included a Traffic and Circulation Study prepared by Associated Transportation Engineers (ATE) in April, 2009. The study included new traffic counts that were conducted in February, 2009. Traffic volume data was also taken from recent traffic studies completed for projects proposed in the area, as well as data on file with Caltrans, the County and ATE. The existing volumes are consistent with those studies. There is some variation in the traffic volumes from study-to-study (including the Legacy Estates EIR). However, such variation can be attributed to natural fluctuations in traffic that occur during different days of the week as well as seasons of the year.

B4-54 This comment questions the DEIR traffic counts on Bell Street and Waite Street. Please see response to comment B4-53. Traffic growth on the town's streets is related to the magnitude and location of future development in the vicinity. Traffic on Bell Street would also result from "background" growth related to developments beyond the community. The traffic forecasts were developed for the buildout scenario by first determining background growth on the regional facilities that traverse Los Alamos, including U.S. Highway 101 and Bell Street within Los Alamos. The analysis is then modeled the traffic growth that would result from buildout of the land uses envisioned under the LACP.

Growth factors for U.S. Highway 101 and Bell Street (State Route 135) were determined using Caltrans historical traffic volume data to determine the growth that has occurred between 1995 and 2007. The data shows that volumes on U.S. Highway 101 adjacent to Los Alamos have grown by about 1% per year and volumes on Bell Street have grown by about 2% per year. Consistent with Caltrans forecasting methods, the growth factors were applied to forecast volumes at Year 2030, representing 20 years of growth beyond the anticipated plan approval of 2010.

The existing traffic volumes on Main Street and Waite Street are in the 150-500 ADT range. Full development of the land uses under the Los Alamos Community Plan is expected to generate about 22,600 ADT. There is a significant amount of community mixed-use (CM-LA) development planned within the Bell Street corridor. The land uses allowed under the CM-LA designation include auto repair, apparel stores, banks, bars, car washes, convenience grocery markets, plant nurseries, restaurants, hotels, gas stations, personal services, and professional offices. There is also the potential for 288 residential units within

the CM-LA zone. Given the mix of commercial and housing units, some of the trips will be non-vehicular trips. The trip generation analysis accounts for the mix of trips that would be generated within the CM-LA zone.

The layout of the proposed land uses is such that access would be provided by Waite Street. Thus, the traffic increases expected along that roadway (net increase of 850 ADT) are reasonable. Similarly, the traffic increases expected for Main Street (net increase of 1,400 ADT) are reasonable given the magnitude of new traffic in the vicinity and the connectivity of Main Street with the U.S. Highway 101 interchange. Since the existing volumes are very low on these two streets (Waite Street carries 150 ADT and Main Street carries 500 ADT), traffic is expected to more than double. However, the buildout volumes are well within the carrying capacity of the streets.

B4-55 This comment states that the DEIR Traffic section does not include analysis of the Bell Street /U.S. Highway 101 connection to the north. The Bell Street/U.S. Highway 101 junction includes an off-ramp to Bell Street from U.S. Highway 101. The ramp is free flow and operates as LOS A. Buildout of the Los Alamos Community Plan is forecasted to add less than 40 trips to the off-ramp during the peak hour period. The free flow off-ramp would continue to operate at LOS A. The EIR present this analysis, due to the very low traffic volumes on this connector and the resulting negligible impact on LOS.

B4-56 This comment states that DEIR MM AQ-1 though AQ-9 are redundant and are excessive for Los Alamos. DEIR Mitigation Measures AQ-1 through AQ-9 are Santa Barbara County Air Pollution Control District construction standards based on the Best Available Control Technology (BACT). They are applied to development throughout the Air Basin and if approved, are integrated into and implemented through the Los Alamos Community Plan, not another development process

B4-57 This comment requests that DEIR MM AQ-3 should be deleted because the adoption of the Plan is in itself mitigation, since the form based code provides most of the provisions. DEIR Mitigation Measure AQ-3 lists the Santa Barbara County Air Pollution Control District construction standards based on the Best Available Control Technology (BACT). They are applied to development throughout the Air Basin and if approved, are integrated into and implemented through the Los Alamos Community Plan, not another development process

B4-58 This comment states that DEIR MM AQ-4 and AQ-5 are unnecessary and would not apply to small infill commercial buildings, since businesses with 50 or more employees is unlikely to occur in Los Alamos. DEIR MM AQ-4 and MM AQ-5 are Santa Barbara County Air Pollution Control District construction standards based on the Best Available Control Technology (BACT). They are applied to development throughout the Air Basin and if approved, are integrated into and implemented through the Los Alamos Community Plan, not another development process. As the 2010 Plan Update addresses a 20-year horizon, such that it is possible a 50-employee company in Los Alamos is possible.

B4-59 This comment states that DEIR MM AQ-6, AQ-7, and AQ-8 have not been required as part of other Community Plan Updates and should be deleted. The commenter also states that there is no map indicating how many properties are being impacted by MM AQ-8. Further, these mitigation measures are standard condition of approval and should not be elevated to development standards in a Community Plan. DEIR MM AQ-6, -7, and -8 are Santa Barbara County Air Pollution Control District construction standards based on the Best Available Control Technology (BACT). They are applied to development throughout the Air Basin and if approved, are integrated into and implemented through the Los Alamos Community Plan, not another development process. Staff has reviewed the list of actions in the Air Quality section and deleted items addressed by other regulations. The Development Standards are included to ensure their application to all discretionary and ministerial development. Sensitive receptors within 500 feet of US Highway 101 would be concentrated along the Bell Street Corridor. The 500 feet is promulgated by concerns identified by the Santa Barbara County APCD relative to health effects adjacent to major roadways. Please see response to comment A1-7.

B4-60 This comment states that DEIR MM AQ-9.1 through AQ-9.7 are either standard conditions or infeasible for the type of development being encouraged in Los Alamos; and therefore, these mitigation measures should be deleted or made as options. DEIR MM AQ-9.1 through AQ-9.7 are Santa Barbara County Air Pollution Control District construction standards based on the Best Available Control Technology (BACT). They are applied to development throughout the Air Basin and if approved, are integrated into and implemented through the Los Alamos Community Plan, not another development process. The Development Standards are included to ensure their application to all discretionary and ministerial development and in order to minimize the incremental cumulative effects of Plan buildout on global climate change.

B4-61 This comment states that DEIR MM N-1 contradicts the Bell Street Form Based Code and Design Guidelines. DEIR MM N-1 ensures that exterior and interior noise impacts upon sensitive land uses in the CM-LA zone district and adjacent to U.S. Highway 101 would be reduced to a significant, but feasibly mitigated level (Class II), which is consistent with the Bell Street Form Based Code and Design Guidelines.

B4-62 This comment states that application of standard building codes would reduce interior noise below 45 dB, and therefore, this Mitigation Measures N-1 should be deleted and not applicable to Bell Street. DEIR MM N-1 ensures that exterior and interior noise impacts upon sensitive land uses in the CM-LA zone district and adjacent to U.S. Highway 101 would be reduced to a significant, but feasibly mitigated level (Class II). Please note that all the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B4-63 This comment states that the Housing policies being deleted in DEIR Table 5.2 would still be applicable to property in the northwest corner of the Plan Area; and therefore, should not be deleted. No change to existing zoning is proposed as part of the 2010 Plan Update. DEIR Table 5.2, page 5-20 is revised in the FEIR to clarify that Policy H-LA-2.1 and Action H-LA-2.1.1 have been implemented with adoption of the AHO Overlay applicable to these properties, and therefore are removed from the Plan.

B4-64 This comment states that the DEIR is very thorough, but missed the point that Los Alamos needs assistance from the County, and costly and inappropriate mitigation measures, which are inconsistent with the goals and objectives of the Community Plan would increase costs for small commercial mixed use infill buildings. The commenter stated that it appears many of the mitigation measures are more suited for the City of Los Angeles and not the small Town of Los Alamos. DEIR mitigation measures are designed to minimize environmental impacts from buildout of the LACP Update. Please note that all the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

Jackson FAMILY ENTERPRISES

B5

November 9, 2009

Mr. Bret McNulty
Planning & Development
Office of Long Range Planning
30 E. Figueroa St. 2nd Floor
Santa Barbara, CA 93101

RE: Comments on DEIR LACPU

Dear Mr. McNulty,

Thank you for the opportunity to review and comment on the Draft Environmental Impact Report (DEIR) for the Los Alamos Community Plan Update (LACPU). We have reviewed the document and provide the following questions/comments:

1. **Page ES-8, MM WR-1, Dev Std WAT-LA-1.2.1:** The proposed development standard refers to "significant" methods for conserving water. What are "significant" methods; are they defined elsewhere in the Plan? Also, the standard states all new development "will" include the listed conservation measures. It would appear that by use of the word "will" all new development "must" include the water conservation methods listed. What if a project can demonstrate equal or better water conserving results using other methods than those identified in this list, is that unacceptable? We suggest that "significant" be deleted and "will" be changed to "should". B5-1

2. **Page ES-9, MM WR-6:** The proposed mitigation measure requires re-evaluation of the groundwater basin prior to the approval of a future development proposal with consumptive water demand predicted to exceed the 23 AFY significance threshold. Since the basin covers more area than that which is contained within the LACPU, does this mitigation measure only apply to projects within the LACPU boundary? What happens once the significance threshold is recalculated? B5-2

3. **Page ES-10, Impact AES-1:** The report determined implementation of the LACPU would substantially obstruct views of important visual resources. How were visual impacts evaluated and what is considered a "substantial obstruction"? Does the Plan include height limitations as mitigation to protect visual impacts? B5-3

4. **Page ES-10, MM BIO-2:** The proposed mitigation measure requires field assessment and/or protocol-level surveys for California tiger salamanders, California red-legged frogs, and other special status plant or wildlife species for development of any parcels within 100 feet of San Antonio Creek top of bank or the 2010 Plan Area boundary adjacent to undeveloped lands, including agriculture. This mitigation measure seems unnecessary since State and Federal Agencies (USFWS, CADF&G, etc) have standards for consultation that would require development of any parcel to conform to their regulations. If this mitigation is determined to be warranted, the words "of any parcels" should be deleted as they are redundant. Further, if the mitigation range is 100' from the top of bank of the creek and the proposed development will be outside that area, what is the basis to require a survey for a species that is not going to be impacted? Finally, please clarify the intent of the statement "or the 2010 Plan Area boundary B5-4

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B5

B5-4 the LACPU boundary would require analysis of all properties that surround the Plan Area boundary.

B5-5 5. **Page ES-24, MM WW-1 Policy SD-LA-1.1:** The proposed mitigation measure requires annual monitoring and reporting on the capacity of the LACSD and suspends permitting when the District reaches 90% capacity. This mitigation, as currently written, could result in a building moratorium at 90% capacity with little to no direction as to how to resolve the capacity issue once the threshold is reached. We suggest the language be modified to allow for flexibility such that the LACSD can continue to serve new customers, provided a good faith effort is being pursued to increase capacity and identify funding for that capacity. For instance, there are many funding options to secure capacity expansions (grants, CFD's, etc) that may not be in place by the time the LACSD reaches 90% capacity. It would seem reasonable to allow for continued service provided such funding is being actively pursued according to the LACSD's bi-annual plan. We would recommend the following language be included to provide this flexibility: Upon reaching **90%** of LACSD permitted capacity, **"the LACSD must demonstrate that a reliable plan and accompanying funding mechanism is being pursued to expand the disposal capacity or other alternative solutions for accommodating increased wastewater treatment"**, otherwise the County shall suspend permitting of additional sewer system connections except for emergency or public benefit purposes, until additional capacity is constructed.

B5-6 6. **Page ES-25:** This section of the Plan indicates no feasible mitigation measures exist to ensure adequate funding is available to fund plant improvements to provide for increased LACSD retention basin storage to accommodate 2010 Plan Update buildout exceeding LACSD existing capacity by up to 25,089 gpd. Since this is a long-range policy planning document, isn't it a requirement that there be policies in place to allow for the future service of the LACP area, or by default is this plan dictating that a moratorium is eminent when the treatment capacity reaches 90%? From our opinion, this Plan should include policies that encourage and require expansion of services to meet projected buildout and we question why this is not being pursued.

B5-7 7. **Page ES-28, MM AG-1 Policy LUR-LA-2.1:** This policy seems to be in direct conflict with development that has been allowed throughout the LACP boundary and is further supported by neotraditional design concepts which encourage higher density development within urban boundaries. For instance, there are 5 recently approved and built homes fronting the Lucas and Lewellyn vineyard on the east side of town, and a fairly recent subdivision map that was approved in the northwest part of town had single family residences abutting agriculture. The entire town lies within a thriving agricultural region and little to no conflicts have occurred to date. We recommend this policy be revised or deleted.

B5-8 8. **Page ES-33, Dev Std BIO-LA-1.1.2:** The proposed development standard identifies development allowed within the San Antonio Creek and Canada de Calaveras corridors; however, it is unclear as to how "corridor" is defined and/or measured? What is meant by the comment "from edge of riparian corridor on both sides of the creek"? Typically the edge of the corridor is defined as a setback from either centerline of the creek or from the top of bank, but in this case there is no definition of what constitutes a corridor. Please clarify.

B5-9 9. **Page 4.7-28: Dev Std BIO-LA-1.1.1:** The proposed development standard requires a buffer for San Antonio Creek be established to protect the biological productivity and water quality of the creek. How can a policy document recommend that "A buffer for San Antonio Creek shall be established" without the science to justify that the buffer is warranted, and if so, to what extent? While the intent to establish such a buffer is well intentioned, without reasonable evidence to

B5

support whether the buffer is warranted, this policy is arbitrary. We suggest this policy be modified to read "In order to protect the potential biological productivity and water quality of the creek, the County will consider establishing a buffer along San Antonio Creek upon review of the science and recommendations of the Department of Fish and Game and Regional Water Quality Control Board." B5-9

Thank you again for the opportunity to comment on the above mentioned document. Should you have any questions or comments pertaining to the comments contained herein please do not hesitate to contact me.

Sincerely,

Karen J. Massey

Karen J. Massey
Project Manager

421 Aviation Boulevard, Santa Rosa, California 95403
Phone (707) 525-6242

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November 9, 2009
Karen J. Massey, Jackson Family Enterprises

Letter B5

Response to Comments:

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

B5-1 This comment questions the verbiage of Dev Std WAT-LA—1.2.1 relative to "significant" water conservation measures and that the standards "will" apply to all new development. This comment addresses the merits of the Plan and does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B5-2 This comment questions the appropriateness of DEIR MM WR-6 identified in the DEIR Executive Summary Table ES-1. MM WR-6 is incorrectly listed in Table ES-1. It is deleted in the FEIR text. DEIR MM WR-7 as listed in Table ES-1 is changed to MM WR-5 in the FEIR.

B5-3 This comment questions the methodology used to assess Impact AES-1, substantial obstruction of important visual resources, and asks if height limitations are included as a possible mitigation measure. DEIR Section 4.5.1, Setting, identifies and characterizes key viewpoints and visual resources including those experienced from scenic roadway corridors, and views of streams, watersheds, mountains, and cultural resources sites. The location and visibility of these important visual resources is presented in DEIR Section 4.5.1. DEIR Impact AES-1 describes how potential development could obstruct important public views of the Purisima and Solomon Hills, and lands currently or historically in agricultural use adjacent to the Los Alamos urban perimeter as experienced from streets within Planning Subareas 1 through 7, travel corridors along State Route 135 (Bell Street), and from U.S. Highway 101. Height limitations are not considered a feasible mitigation measure to address potential public view obstruction, as it would not allow for achieving objectives of CM-LA mixed use development within the Los Alamos Bell Street corridor.

B5-4 This comment questions the appropriateness of MM BIO-2 relative to carrying out protocol-level surveys for sensitive plant and wildlife species, and suggests

that the measure is redundant with state and federal agency consultation requirements. DEIR MM BIO-2 identifies the process required for land use applications, whether discretionary or ministerial, within the Plan area that have the potential to support sensitive species, including those adjacent to undeveloped lands with potential habitat that has not been previously disturbed or encroached upon. The potential Plan Development Standard provides direction to future applicants and allows for more efficient, comprehensive land use planning. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B5-5 This comment questions the appropriateness of 2010 Plan Update Policy SD-LA-1.1. and MM WW-1 regarding the checkpoint the LACSD would follow upon reaching 90% of the Wastewater Treatment Plant capacity. It suggests that new service connections be allowed if the LACSD can demonstrate that funding is being pursued to expand needed capacity. This comment addresses the merits of the plan and does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that all the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B5-6 This comment questions the lack of a 2010 Plan Update Policy or Development Standard to provide for sufficient wastewater capacity to accommodated 100 percent of projected Plan buildout. Policy SD-LA-1.2 provides for a placing the financial burden for any wastewater treatment systems on new development. DEIR Alternative 2, Reduced Project, identifies a reduced buildout scenario that would be accommodated by existing LACSD wastewater treatment capacity. Please note that all the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B5-7 This comment questions the appropriateness of 2010 Plan Update Policy LUR-LA-2.1. This comment addresses the merits of the plan and does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that all the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

B5-8 This comment questions the definition of "the edge of the riparian corridor" as identified in DEIR MM BIO-4. The edge of the riparian corridor on a given project site within the Plan area would be identified in the investigation prepared by a County-qualified biologist, as defined in DEIR MM BIO-4. Riparian corridor is comprised of native vegetation associated and dependent upon the adjacent

water course. This criterion for identifying the buffer is identified rather than top of bank, as the riparian corridor vegetation may in places along San Antonio Creek and Canada de Calaveras extend farther than 50 feet from top of bank. Preservation of important biological habitat values is dependent on the inclusion of the riparian corridor in this setback.

B5-9 This comment questions the need for defining "a buffer for San Antonio Creek" as part of Dev Std. BIO-LA.1.1.1. Please see response to comment B5-8. DEIR MM BIO-4 precisely identifies the definition of this buffer based on the professional biological understanding that preservation of important biological habitat values is dependent on the inclusion of the riparian corridor in this setback.

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McNulty, Bret

From: Chris Wrather [chris.wrather@cottonwoodhorse.com]
Sent: Monday, November 09, 2009 4:27 PM
To: McNulty, Bret
Cc: Parker, Vicki
Subject: comment on draft EIR

Bret, In Figure 4.7-1 "Biological Habitats - Regional Setting" there is a pond on my property that might not be appropriate to show on the map. On the parcel just north of the urban boundary, follow Peppertree Lane to the point where it jogs east then north. Just to the east of there, right on the property line, is a pond. The pond is ornamental, man-made and is landscaped with primarily non-native plants. I don't know what the criteria are for being on this map, but in the event being on it could cause problems of some kind later (not sure what) I wanted to ask you to review it. B6-1

Best regards, Chris

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November 9, 2009
Chris Wrather

Email B6

Response to Comments:

Thank you for your comment on the Los Alamos Community Plan Update Draft EIR. Please find our response below.

B6-1 This comment questions the inclusion of a wetlands pond located near the northwest corner of parcel 101-100-033 on DEIR Figure 4.7-1. The commenter states that the pond is a man-made, ornamental pond, landscaped with primarily non-native vegetation. The map in Figure 4.7-1 includes wetland mapping conducted by the U.S. Fish and Wildlife Service (FWS), Ventura Field Office in 2007. FWS includes ponds associated with rural and agricultural uses in their wetlands inventory maps using the methodology set forth in the publication *Classification of Wetlands and Deepwater Habitats of the United States* (1979). The pond occurs in the FWS inventory, and as such, is represented on this Figure 4.7-1.

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10.4 Responses to Public Testimony

A public hearing was held to receive comments regarding the Draft EIR for the Los Alamos Community Plan Update on October 28, 2009 at the Los Alamos Senior Facility located at 690 Bell Street in Los Alamos. The hearing provided an opportunity for members of the public and the LAPAC members to receive a summary presentation of the Los Alamos Community Plan Update as well as the major findings of the Draft EIR. The primary purpose of the public comment portion of the hearing was to receive input from interested parties regarding the adequacy of the analysis and mitigation measures in the Draft EIR. The following table summarizes verbal comments made by nine speakers in the order received.

Table 10-2 Environmental Hearing Public Comment Summary

Number	Speaker, Affiliation	Summary of Discussion Topics
1.	Lisa Mendoza	a. There is a delay in the Sheriff response time creating safety concerns that will be increased as new businesses locate downtown. b. Currently, there are three bars downtown. The plan's goals and policies should influence uses that are more appropriate.
2.	Laurie Tamura, Urban Planning Concepts	a. The 3% growth rate in the DEIR does not take into account the dynamic and dramatic changes proposed by the plan. The 3% growth rate over estimates growth in the area and should be revised to reflect current economic conditions. b. The Cultural Resources analysis should be revised to acknowledge that past flooding events have scoured the area along the San Antonio Creek and may have damaged archaeological of resources. c. Infill development associated with the LACP Update will increase hardscape and thus an increase in impervious services. Best Management Practices and Low Impact Development techniques cannot be accomplished unless some concession is made to developers. Mitigation measures need to acknowledge there will be basins on-site that will undermine the goals of the CM-LA. Suggests looking to the Water Quality section for feasible mitigation. d. The policy to take stormwater to the creek is in conflict with BMP.

Number	Speaker, Affiliation	Summary of Discussion Topics
3.	Jerry Borland	a. Agrees with the policy to not expand the urban boundary. b. States that the County should invest in putting a drainage system down Bell Street. Contrary to mitigation requiring that stormwater be collected and diverted to San Antonio Creek, the County Flood Control needs to find a better solution.
4.	Rick Ruud	a. Flood control measures from in the old plan have not been addressed in the EIR. b. Flood Insurance rates increase due to no flood control improvements. c. The County should speak to the owners of Charlie's Restaurant regarding flood control issues in Los Alamos. d. Delay in Sheriff response times needs to be addressed. e. Sheriff substation should be paid for by new development. f. Low-income housing is concentrated in Los Alamos as compared to other communities and this should be studied. (Study Low Income Housing Countywide and compare it to Los Alamos) g. Sewer rates increase with new development. h. Water rates are already too high and an ongoing problem. i. It is irresponsible to overdraft the groundwater and propose to use more. j. The entire town should be in the water district. k. Noise impacts with respect to motorcycles. l. The waste issue is offset with the new landfill on Solomon Grade. m. Tree replacement requirements of 10 trees for each one tree removed is putting additional fuel in high fire areas. n. Concerned about slant-in parking and noise.
5.	Steven McClenden	a. Requests animal control laws (e.g., barking dogs) be enforced in Los Alamos. b. States unsure of the cause, but there is a parking problem on Shaw Street. c. Caltrans new crosswalk narrowed the road by 6 feet. The speed limit should be reduced from 35 mph to 25 mph for safety issues.

Number	Speaker, Affiliation	Summary of Discussion Topics d,
		d. Right-of-ways should be defined to solve land use conflicts and eliminate the placement of signs and parking in the public right-of-way. e. Light pollution should be addressed in the DEIR.
6.	Susan deWitt, Member of the Los Alamos Planning Advisory Committee (LAPAC)	a. Expressed concern about building of stairs right to sidewalks as being inappropriate and provided an example of poor residential design in a project located on State Route 154 in Buellton. b. Expressed concern that the water supply is insufficient to supply Buildout of the plan. c. Requested clarification with the CM-LA zone district height limits.
7.	Carolyn Mortholé	a. The proposed school is not addressed in the DEIR.
8.	Jean Naughton, LAPAC Member	a. The Affordable Housing Overlay still applies to the undeveloped parcels to the west of the residential subdivision at the north end of town.
9.	Michael Fordyce, LAPAC Member	a. Would like to know if there are contingencies built into the plan should the town's population grow by 10%. b. Does the DEIR need to address the proposed Foster School project within the alternatives? In particular, issues with respect to septic and water wells. c. The Highway 101 and State Route 135 and the farm service road intersections near the L&L Winery are poorly engineered. For example, the northbound ingress lane is a frontage road. Trucks accessing the L&L Winery will have difficulty in making 180 degree turn to service the winery. d. The watershed is being shared by Vandenberg Air Force Base and agricultural uses. Any communication with VAFB and Ag. Uses regarding the availability of water?

1. Lisa Mendoza

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

1. The comment states that there is a delay in sheriff response times to Los Alamos. The Los Alamos Community Plan Update Initial Study evaluated potential impacts to Santa Barbara County Sheriff Department (SBCSD) service levels and response times. According to the Santa Barbara County Sheriff Department current staffing levels are considered adequate for the Los Alamos area, with SBCSD response times to Los Alamos from Santa Maria ranging from 10-12 minutes for emergency patrol response, and from 15-20 minutes for non-emergency patrol responses. DEIR Section 7.4.3 provides a discussion summarizing the reason Police Protection Service was found not to be significant. 2010 Plan Update Policy POL-LA-1.1.1 directs the County to explore the feasibility of establishing a Sheriff substation in Los Alamos to provide a greater police presence and reduce call response time.

2. This comment states that there are three bars in the downtown area and the Plan's Goals and Policies should influence uses that are more appropriate. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

2. Laurie Tamura, Urban Planning Concepts, Inc.

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

a. This comment states that a 3% growth rate in the DEIR does not take into consideration the changes proposed by the Plan and current economic conditions. Please see response to comment B4-14.

b. This comment states that the Cultural Resources analysis should be revised to acknowledge that past flooding events have scoured the area along San Antonio Creek and may have damaged archaeological resources. Please see responses to comments B4-25 and B4-27.

c. This comment states that concessions to infill development are necessary in order to incorporate Best Management Practices and Low Impact Development techniques. Please see response to comment B4-45.
d. This comment states that the LACP Policy requiring stormwater be directed to the creek is in conflict with Best Management Practices. Please see response to comment B4-45.

3. Jerry Borland

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

a. This comment expresses agreement with LACP Update Policy LU-LA-1.1 to not expand the urban boundary. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

b. This comment states that the County should invest in a drainage system along Bell Street, instead of requiring stormwater to be collected and diverted to San Antonio Creek. The Country Flood Control needs to find a better solution to the drainage system along Bell Street. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

4. Rick Ruud

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

a. This comment states that flood control issues and measures from the 1994 LACP have not been addressed in the DEIR. DEIR Section 4.4 Flooding & Water Resources provides a detailed discussion regarding the flooding issues in the Plan Area, which include recent changes to the Flood Insurance Rate Maps (FIRM) that represent adjustments to the San Antonio Creek floodplain. The DEIR also states that the County has applied a Flood Hazard Overlay to the Los Alamos area. The Flood Hazard Overlay alerts planners to potential flood related issues when reviewing applications for new

development in the Plan Area. In addition, the DEIR notes that the Board of Supervisors designated the entire Los Alamos Community Plan Area as a Special Problems Area, with respect to flood issues. As a result, all proposed projects in the Plan Area would be subject to review by the Special Problems Committee, which has authority to impose conditions on individual projects to prevent or mitigate problems related to land development.

c. Furthermore, DEIR Impact WR-2 discusses the potential drainage impacts from buildout of the LACP Update. Construction of impervious surfaces associated with anticipated development would be controlled on a case-by-case basis by applying conditions of approval which encourage the use of pervious construction materials where appropriate and that adequate drainage plans are submitted so not to exacerbate the local urban drainage problem. In addition, all development in Los Alamos shall be made to comply with County policy and practices for hydromodification and low impact development which are in effect or have been adopted at the time of project review.

b. This comment states that flood insurance rates increase due to no flood control improvements. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

c. This comment recommends that the County meet with the owners of Charlie's restaurant to discuss flood control issues in Los Alamos. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

d. This comment states that delay in sheriff response times needs to be addressed. Please see response to comment 1a above.

e. This comment states that a new sheriff substation should be paid for by new development. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

f. This comment states that low-income housing is concentrated in Los Alamos as compared to other communities and this should be studied. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

g. This comment states that sewer rates increase with new development. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

h. This comment states that water rates are already too high and are an ongoing problem. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

i. This comment states that it is irresponsible to overdraft the groundwater basin and propose new development which will increase water use. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

j. This comment states that the entire Plan Area should be within the LACSD service boundaries. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

k. This comment suggests that noise impacts from motorcycles should be analyzed. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

l. This comment states that the solid waste issue is offset with construction of the new landfill on Solomon Grade. This comment does not identify an

inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

m. This comment states that the tree replacement requirement of 10 trees for every one tree removed is adding potential fuel in an area designated as high fire hazard. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

n. This comment expresses concern with the proposed angled parking and noise associated with future CM-LA uses. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

5. <u>Steven McClenden</u>

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

a. This comment requests that animal control laws be enforced in Los Alamos. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

b. This comment states that there is a parking problem on Shaw Street. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

c. This comment states that Caltrans' new crosswalk narrowed the road by six (6) feet and the speed limit should be reduced from 35 mph to 25 mph for safety issues. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

d. This comment states that right-of-ways should be defined so that land use conflicts are minimized from placement of signs and parking in public right-of-ways. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

e. This comment states that light pollution should be addressed in the DEIR. DEIR Section 4.5 Aesthetics/Visual Resources, Impact AES-4, analyzed potential impacts from light and glare. The DEIR determined that with implementation of the 2010 Plan Update policies and development standards and compliance with the Bell Street Form Based Code and Design Guidelines, potential visual impact from light and glare would be less than significant (Class III).

6. Susan deWit, LAPAC Member

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

a. This comment expressed concern with building stairs right down to the sidewalks as being inappropriate and poor residential design. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

b. This comment expressed concern about an insufficient water supply to meet future demand from buildout of the 2010 Plan Update. Please see response to comment B1-4.

c. This comment requests clarification on the CM-LA zone district height limits. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

7. Carolyn Mortholé

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

a. This comment states that the proposed Charter school on the former Commons property is not addressed in the DEIR. Please see response to comment 9b.

8. Jean Naughton, LAPAC Member

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

a. This comment states that the Affordable Housing Overlay still applies to the undeveloped parcels in the northwest portion of the Plan Area. DEIR Figure 2.7 shows the areas within the Plan Area subject to the AHO district. Those parcels located within the northwest corner of the Plan Area, west of the existing residential subdivision are included in the AHO District.

9. Michael Fordyce, LAPAC Member

Thank you for your comments on the Los Alamos Community Plan Update Draft EIR. Please find our responses below.

a. This comment requests information as to whether the 2010 Plan Update includes contingencies should Los Alamos' population grow by 10%. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process.

b. This comment states that the DEIR needs to address the proposed Charter school within the DEIR Alternatives, particularly with respect to septic and water wells. The primary purpose of alternatives analysis in EIRs is to consider alternatives that reduce or eliminate the potentially significant adverse environmental impacts of a project, while attaining most of the key project objectives. As discussed in DEIR Section 6.1.1 Extension of the Plan Urban Boundary Line, the former property owner, known as the Commons property was considered as an alternative, but rejected. Development on this

property would extend the existing Plan Area boundary allowing urban development west of Los Alamos on land designated in the Comprehensive General Plan for agricultural use. This would not be consistent with many of the LACP Update goals and objectives to preserve agricultural lands and avoid urban sprawl by promoting urban infill development. As a result, the Commons property was removed from consideration from the range of alternatives. However, DEIR Appendix D will be revised in the FEIR to add the Charter School to the list of pending and approved projects in the Los Alamos Plan Area and vicinity. This list provides an illustration of the type of projects that are likely to represent buildout within and adjacent to the 2010 Plan Update Area.

c. This comment states the roadway intersections near the Lucas and Lewellen Winery are poorly engineered. Please see response to comment B3-3.

d. This comment states that the watershed is being shared with Vandenberg Air Force Base and agricultural uses, and questions whether any communication has occurred regarding water availability. This comment does not identify an inadequacy in the analysis, conclusions or mitigation measures in the EIR. Please note that the Board of Supervisors will take into consideration all comments and suggestions during the decision-making process. However, DEIR Section 4.4.1 provides a discussion on the San Antonio Groundwater Basin and states that urban uses account for about one-percent (1%) of the total water demand in the basin, with agriculture being the primary user. Vandenberg Air Force Base use has dropped substantially due to a shift to State Water.

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11.0 MITIGATION MONITORING AND REPORTING PROGRAM

(Note: Section 11 was added after the Publc Draft Final EIR, but is not underlined as new text)

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Environmental Impact Report, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program (MMRP).

Several of the mitigation measures recommend revisions to the draft Community Plan and would be implemented by incorporation into the final Community Plan. Other mitigation measures—those that would not be implemented by changes to the Community Plan—would be monitored by County staff for implementation, often on a project by project basis. These on-going mitigation measures are listed in the following table.

The following list shall be used as a checklist to determine compliance with required mitigation measures for the Los Alamos Community Plan Update and projects under the Community Plan. The numbering of the mitigation measures pertains to the associated Impact discussion, so numbered mitigation measures in the list may skip numbers if the impact was not found to be significant for the particular site, or if the mitigation measures would be implemented by changes to the Community Plan. Where mitigation is recommended, rather than required, this is indicated in parentheses following the measure.

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Table A Mitigation Measures Required for the Los Alamos Community Plan

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
CULTURAL RESOURCES					
CR-1 ***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 resource, the project applicant shall retain a County-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.	An assessment of historic structure proposed architectural design shall be prepared by a County-qualified architectural historian, and provided with the project application for CBAR consideration. The assessment shall be reviewed and approved prior to issuance of zoning clearance for development.	County Permit Compliance shall ensure compliance with approved plans in the field.			
WASTEWATER					
WW-1 ***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 solutions to be considered. ***DevStd SD-LA-1.1.2*****:** Upon reaching 90% of LACSD permitted capacity, the County shall suspend permitting of additional sewer system connections except for emergency or public benefit purposes, until additional capacity is	This revision would be included as a new action and development standard in the Final 2010 Plan Update.	Planning and Development shall monitor development activity and coordinate data exchange with LACSD.			

Table A Mitigation Measures Required for the Los Alamos Community Plan

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
constructed.					
FLOODING/WATER RESOURCES					
WR-1 ***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.	Board of Supervisors adoption of this action shall be included in the Final 2010 Plan Update.	Planning and Development shall coordinate with LACSD as funding opportunities become available.			
WR-2 Project applicants in the Plan Area shall submit an Erosion and Sediment Control Plan or, if greater than 1.0 acre, a comprehensive Storm Water Pollution Prevention Plan (SWPPP) may be submitted in lieu of an Erosion and Sediment Control Plan according to County Code 14-29 to the County of Santa Barbara Flood Control Division.	Drainage plans including proposed SWPPP or Erosion & Sediment Control Plan shall be reviewed by Planning & Development Building and Safety Division and the Public Works Flood Control Division prior to the issuance of grading or construction permits for any future development project.	County Permit Compliance and Grading Inspector shall provide periodic monitoring during construction to ensure compliance with approved drainage plans.			
WR-3 ***Policy FLD-LA-2.1*****:** Pollution of surface and groundwater shall be avoided. ***DevStd FLD-LA-2.1.1*****:** Development shall incorporate best management practices (BMPs) to reduce pollutants in water runoff, and retain flood water as appropriate to the Los Alamos Community Plan goals for the Bell Street corridor.	All drainage plans shall be reviewed by Planning & Development and Public Works Flood Control Division prior to the issuance of grading or construction permits for any future development project.	County Permit Compliance shall inspect in the field prior to issuance of certificate of occupancy to ensure compliance with the approved drainage plans.			
WR-4 ***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	All BMPs shall be noted on 2010 Plan Update buildout projects' drainage plans, as appropriate. Planning &	County Permit Compliance shall inspect in the field prior to issuance of certificate of occupancy to			

Table A Mitigation Measures Required for the Los Alamos Community Plan

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
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.	Development Department and the Public Works Department shall review and approve plans prior to approval of Land Use Permits	ensure compliance with BMPs.			
WR-5 ***DevStd FLD-LA-1.3.1*****:** All new development in the Los Alamos Community Plan area should integrate designs and landscaping that facilitate infiltration of rainwater. The use of cisterns and tanks for onsite water storage for landscape irrigation and reserve shall be encouraged in all new developments to enhance groundwater basin recharge and lower effective consumptive use water demands.	All drainage plans shall be reviewed by Planning & Development and Public Works Flood Control Division prior to the issuance of grading or construction permits for any future development project.	County Permit Compliance shall inspect in the field prior to issuance of certificate of occupancy to ensure compliance with the approved drainage plans.			
AGRICULTURAL RESOURCES					
AG-1 ***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-parcel development concept, the agricultural buffer setback shall be established by Planning and Development during project design.	The applicant shall submit building plans depicting required setback for Planning & Development review and approval prior to issuance of a building permit.	Planning & Development permit compliance shall ensure compliance with setbacks prior to issuance of a building permit.			
AG-2 ***Policy LUR-LA-2.2*****:** Proposed residential development which borders on agriculturally-designated land shall integrate mechanisms into project design (such as, fences and/or buffer areas) to reduce conflicts between residences and agricultural operations. This policy does not apply to RR-5 zoned parcels in the Plan Area. ***DevStd LUR-LA-2.2.2*****:** Fencing or an earthen berm shall be	The applicant shall submit building and/or landscape plans depicting the fence to Planning & Development for review and approval or shall submit a waiver from the adjacent property owner(s). Plans or waivers shall be	Planning & Development grading inspectors or planners shall site inspect and photo document installation prior to rough grading approval.			

Table A Mitigation Measures Required for the Los Alamos Community Plan

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
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.	submitted prior to final map recordation; fence shall be installed prior to rough grading approval.				
AG-3 ***DevStd LUR-LA-2.2.3*****:** As a condition of approval for all discretionary projects that are immediately adjacent to agricultural lands, potential purchasers of lots shall be notified in the property title of the potential for agricultural activities on adjacent parcels.	The applicant shall submit evidence of signed recognition of adjacent farming activities to Planning & Development. Signed recognition shall be submitted prior to occupancy for new structures.	Planning & Development shall document property owner recognition of adjacent farming activities prior to occupancy.			
BIOLOGICAL RESOURCES					
BIO-1 ***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. ***DevStd BIO-LA-1.8.1*****:** Prior to issuance of a development 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	Survey reports shall be reviewed and approved by Planning & Development prior to approval of Land Use Permits.	Planning & Development Permit Compliance shall ensure compliance with approved plans in the field.			

Table A Mitigation Measures Required for the Los Alamos Community Plan

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
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.					
BIO-2 Deleted					
BIO-3 ***DevStd BIO-LA-1.8.2*****:** 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 of CDFG criteria for size and percent cover shall be protected to the maximum extent feasible by: Project re-design and preservation of such areas as open space; or Restoration of native grassland in other portions of the parcel at a replacement ratio of 2:1.	Survey reports, planting and restoration plans shall be reviewed and approved by Planning & Development prior to approval of Land Use Permits.	Planning & Development Permit Compliance shall ensure compliance with approved plans in the field.			
BIO-4 ***DevStd 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 consultation with the Department of Fish and Game and Regional Water Quality Control Board in	Buffers shall be identified on grading and construction plans. Restoration specifications and appropriate plantings shall be provided on landscape plans. All plans shall be	Planning & Development Permit Compliance shall ensure compliance with approved plans in the field.			

Table A Mitigation Measures Required for the Los Alamos Community Plan

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
order to protect the biological productivity and water quality of the creek: 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. 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. ***DevStd 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 shall be limited to the following: a. Public trails or other passive public recreational uses; 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; c. Development where the primary function is the improvement of fish and wildlife habitat; and	reviewed and approved by Planning & Development prior to approval of Land Use Permits.				

Table A Mitigation Measures Required for the Los Alamos Community Plan

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
d. Culverts, fences, pipeline, and bridges (when support structures are located outside critical habitat) may be permitted, when no alternative route/location is feasible. **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: a. Removing and controlling invasive, non-native vegetation at a 2:1 ratio (restored/disturbed); or b. 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; c. Providing for wildlife movement to avoid ecological "islands." Proposed revegetation and restoration measures outlined 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.					
BIO-5 *Policy BIO-LA-1.3*: Native or non-native trees with	Survey reports shall be	Planning & Development			

Table A Mitigation Measures Required for the Los Alamos Community Plan

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
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. 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. Non-Native trees that are healthy and structurally sound shall be preserved when active nests or roosts are present.	reviewed and approved by Planning & Development prior to approval of Land Use Permits.	Permit Compliance shall ensure compliance with approved plans in the field.			
BIO-6 ***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.	Survey reports shall be reviewed and approved by Planning & Development prior to approval of Land Use Permits.	Planning & Development Permit Compliance shall ensure compliance with approved plans in the field.			
BIO-7 ***DevStd BIO-LA-1.5.1*****:** New development shall be designed to minimize encroachment within the canopy dripline 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	Oak trees shall be identified on grading and landscaping plans. Landscaping plans shall include the replacement types and ratio as specified. All plans shall be reviewed and approved by Planning &	Planning & Development Permit Compliance shall ensure compliance with approved plans in the field.			

Table A Mitigation Measures Required for the Los Alamos Community Plan

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
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 include a graphic depiction of the Tree Protection Plan elements on final grading and building plans. (Existing landscape plans submitted to the County Board of Architectural Review (BAR) may be sufficient) and include the following components. a. 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.	Development prior to approval of Land Use Permits.				
BIO-8 ***Policy BIO-LA-1.6:*** At least 50 percent of the species proposed for planning in landscape plans shall be locally-occurring species including valley oak, coast live oak, Fremont cottonwood, western sycamore, and box elder 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.	All trees shall be identified on grading and landscaping plans. Landscaping plans shall include the replacement types and ratio as specified. All plans shall be reviewed and approved by Planning & Development prior to approval of Land Use Permits.	Planning & Development Permit Compliance shall ensure compliance with approved plans in the field.			
BIO-9 ***Policy BIO-LA-1.7:*** Existing native trees with a 6-inch or greater diameter measured at breast height in Los Alamos County Park shall be protected to the maximum	All trees shall be identified on grading and landscaping plans. Landscaping plans shall	Planning & Development Permit Compliance shall ensure compliance with			

Table A Mitigation Measures Required for the Los Alamos Community Plan

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
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: the Los Alamos Valley, the adjacent Purisima Hills or the 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 Los Alamos County Park. If necessary, a biological site visit shall be conducted by P&D staff 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.	include the replacement types and ratio as specified. All plans shall be reviewed and approved by Planning & Development prior to approval of Land Use Permits.	approved plans in the field.			
PUBLIC SERVICES					
PF-1 ***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.	The applicant shall submit to P&D final square footage calculations and a copy of the fee payment to the school district(s) prior to issuance of building permits. The applicant shall submit proof that an agreement has been executed prior to approval of Land Use Permits.	Building and Safety shall ensure payment is made prior to issuance of Building Permit.			

Table A Mitigation Measures Required for the Los Alamos Community Plan

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
SW-1 ***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.	A Solid Waste Management Plan or source reduction plan shall be submitted by the applicants of future projects to the Public Works Department Resource Recovery and Solid Waste Division and Planning and Development for review and approval prior to approval of land use permits. Plan components shall be implemented prior to occupancy clearance.	Prior to the approval and issuance of a Land Use Permit, Planning Department staff shall verify review and approval of the Solid Waste Management Plan by the Public Works Department. Public Works staff shall inspect the site during construction prior to occupancy.			
TRAFFIC AND CIRCULATION					
TC-1 ***Policy CIRC-LA-1.6*****:** Angled parking shall be encouraged within the CM-LA Zone District on County maintained roads. ***DevStd 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. ***Action CIRC-LA-1.6.2*****:** The County shall pursue development of additional capacity such as parking lots when development reaches 90% of the expanded parking capacity. ***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	Public Works and Planning and Development shall prepare a Bell Street Commercial Corridor parking demand survey bi-annually when development within the Bell Street Commercial Corridor reaches 50% building capacity.	Planning & Development shall provide acknowledgment of the completed surveys.			

Table A Mitigation Measures Required for the Los Alamos Community Plan

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
road.					
TC-2 ***Policy LUC-LA-2.3*****:** Priority use of excess public road right-of-way, within two blocks north and south of Bell Street, shall be for enhancing public parking capacity; pedestrian access and circulation; storm water quality and drainage improvements; or other public benefits consistent with the LACP. Public Works and Planning & Development shall review all right-of-way abandonment requests and make said findings that no public benefit is available prior to approval of said abandonment.	Planning & Development and the Public Works Department shall review all right-of-way abandonment requests and make the required findings.	N/A			
AIR QUALITY					
AQ-1 ***DevStd 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: • 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 heavy-duty diesel engines shall be used. Equipment meeting Tier 2 or higher emission standards should be used to the maximum extent feasible. • The engine size of construction equipment shall be the minimum practical size. • The number of construction equipment operating	Planning and Development shall review grading and building plans for all project components prior to grading and construction.	Permit Compliance inspectors shall perform periodic spot checks during construction to ensure compliance with requirements. APCD inspectors shall respond to nuisance complaints.			

Table A Mitigation Measures Required for the Los Alamos Community Plan

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
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					
AQ-2 ***DevStd 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.	Planning and Development shall review grading and building plans for all project components prior to grading and construction.	Permit Compliance inspectors shall perform periodic spot checks during construction to ensure compliance with requirements. APCD inspectors shall respond to nuisance complaints.			
AQ-3 ***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	Zoning permits or clearances related to Los Alamos Community Plan	County of Santa Barbara Permit Compliance shall monitor and verify			

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Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
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traveled. This includes- but is not limited to the following, as additional measures are encouraged. • Include design features to encourage alternate transportation modes. o 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. o For transit riders: All of the above plus safe, sheltered transit stops with convenient access to building entrances. o 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 locker facilities. o For carpools and vanpools: preferential parking: • Allow onsite services as by right to reduce the need for travel outside the Plan Area. o For residential developments: include childcare, telecommute center, neighborhood retail stores, postal machines, automatic teller machines. o For commercial/office developments: include childcare, food services, postal machines, banking services. o For commercial/retail developments: include delivery services, sales by phone. o 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	projects shall be subject to the existing permit compliance program.	applicable conditions have been met prior to occupancy clearance.			

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Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
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service, bike racks on buses). • Bikeway improvements. • Pedestrian improvements serving the project (addition of sidewalks, pedestrian crossings).					
AQ-4 ***DevStd AQ-LA-1.4.1*****:** The County shall consider including the following energy-conserving techniques to implement Policy AQ-LA-1.4: a. Prohibit the inclusion of wood-burning stoves in new construction, using natural gas instead, with 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: 1. Photovoltaic (PV) panels for electrical power, residential water heating systems, and other ~~facilities~~ needs of home. 2. Photovoltaic landscape lighting, gate openers, water features. 3. Solar water heating system 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	Zoning permits or clearances related to Los Alamos Community Plan projects shall be subject to the existing permit compliance program.	County of Santa Barbara Permit Compliance shall monitor and verify applicable conditions have been met prior to occupancy clearance.			

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Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
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and interior transom windows to reduce energy consumption in commercial, office and municipal structures; 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 alternative transportation methods; p. Installation of covered bus stops to encourage use of mass transportation;					

Table A Mitigation Measures Required for the Los Alamos Community Plan

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
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q. For neighborhood commercial uses, include childcare, food services, postal machines, and banking services. r. A tiered fee reduction for projects that provide: 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					
AQ-5 ***DevStd 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 the programs established by the Santa Barbara Air Pollution Control District.	Future commercial developers under the 2010 Plan Update shall incorporate the listed provisions into development plans or shall submit proof of infeasibility prior to initiation of construction.	The Planning and Development Department shall site inspect to ensure development is in accordance with approved plans prior to occupancy clearance. Planning and Development staff shall verify installation in accordance with approved building plans.			
AQ-6 ***DevStd AQ-LA-1.4.3*****:** Applicants of non-residential projects with uses that have 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: a. Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints. 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. c. Description of potential odor sources at the facility.	The project OAP shall be reviewed by the APCD and approved by Planning & Development prior to Land Use Clearance approval.	Planning & Development Permit Compliance shall field inspect for compliance with the approved OAP.			

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Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
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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. e. Contingency measures to curtail emissions in the event of a public nuisance complaint.					
AQ-7 ***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.	This requirement shall be shown on applicable plans submitted for Land Use Clearance approval.	County of Santa Barbara Permit Compliance staff shall ensure that the aforementioned requirements are included on plans submitted for approval of any Land Use and Building permits and shall verify compliance onsite prior to occupancy clearance. Staff shall also review the future Covenants, Conditions, and Restrictions (CC&Rs) for inclusion of guidelines pertaining to the proper maintenance/replacement of filters.			
AQ-8 ***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.	The future project applicant shall provide this disclosure statement as part of the project CCRs to County Counsel and Planning & Development to verify the disclosure statement is fair	County of Santa Barbara Permit Compliance staff shall verify that the Air Quality Disclosure Statement has been incorporated into the CCRs prior to sale of			

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Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
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	and adequate. The disclosure shall be reviewed and approved prior to any Land Use and Building permits.	homes. Planning & Development shall review and approve the statement for objectivity, balance, and completeness.			
AQ-9.1 Construction Phase Mitigation to Reduce Fuel Usage and Greenhouse Gases. The County shall incorporate the following into the 2010 Plan Update: ***DevStd AQ-LA-1.4.6***: Upon application for grading permits for discretionary projects, the applicant shall submit grading plans, the proposed rate of material movement and a construction equipment schedule to the APCD. In addition, the applicant shall implement the following measures where feasible to mitigate equipment emissions: • 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	The applicant shall provide the grading amounts and schedule to the Planning & Development Department at least 3 months prior to the start of construction, at which time the Planning & Development Department will define the appropriate level of BACT for the project. The application of all BACT features shall occur prior to project construction. These measures shall be shown on all grading and construction plans prior to issuance of construction permits. Compliance with these measures shall be included as bid specifications submitted to contractors.	The applicant shall provide the Planning & Development Department with proof that the above listed measures, as well as those required by Planning & Development Department upon review of grading plans, have been implemented prior to the start of the project's construction activity. The grading inspector shall perform periodic site inspections.			

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Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
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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 equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, where feasible; and • The applicant shall apply Best Available Control Technology (CBACT) as determined by the APCD. • Recycle/Reuse demolished construction material.					
AQ-9.2 Operational Phase Mitigation to Reduce Fuel Usage and Greenhouse Gases. The County shall incorporate the following into the 2010 Plan Update: ***DevStd AQ-LA-1.4.7***: The following energy efficiency and green building techniques shall be implemented for discretionary projects where feasible: • 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 high efficiency gas or solar water heaters (CAPCOA MME-14); • Using built-in energy efficient appliances (CAPCOA MM E-16);	The applicant shall incorporate the listed provisions into building and improvement development plans or shall submit proof of infeasibility prior to issuance of grading permit.	Planning and Building shall site inspect to ensure development is in accordance with approved plans prior to occupancy clearance.			

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Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
• Installing double-paned windows; • Installing door sweeps and weather stripping if more efficient doors and windows are not available; • Installing low energy interior lighting; • Using low energy street lights (i.e. sodium); and • Installing high efficiency or gas space heating (CAPCOA, MS G-9). • 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 D-17). • 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)					
AQ-9.3 Transportation Emissions. **Action CIRC-LA-2.2.4:** 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.	Planning & Development and the Public Works Department shall revise the County Road Impact Fee Ordinance to implement Action CIRC-LA-2.2.4.	Planning and Development shall review and approve the policy prior to adoption of the Final 2010 Plan Update.			

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Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
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Action AQ-LA-1.5: To further offset greenhouse gas (GHG) emissions, the County shall incorporate the following actions where feasible into the Los Alamos Community Plan Area. • 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 Ms G-4).	Zoning permits or clearances related to Los Alamos Community Plan projects shall be subject to the existing permit compliance program .	County of Santa Barbara Permit Compliance shall monitor and verify applicable conditions have been met prior to occupancy clearance.			
AQ-9.4 Deleted					
AQ-9.5 Solar Energy Systems in New Construction. The County shall incorporate the following into the 2010 Plan Update: ***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.	This development standard would be included as a new standard in the Final 2010 Plan Update.	Planning and Development shall review and approve the development standard prior to adoption of the Final 2010 Plan Update.			
AQ-9.6 Greenhouse Gas Emissions Reduction. The	This policy would be	Planning and Development			

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County shall incorporate the following into the 2010 Plan Update to reduce GHG emissions of individual projects under the Community Plan: ***DevStd AQ-LA-1.4.9***: County shall require, unless economically infeasible, all future projects to incorporate the following Green House Gas reduction measures to the maximum extent feasible: • 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 energy savings over a period of time (OPR Energy Conservation Policies and Actions GHG Reduction Measure #7). • Use drought resistant native trees, trees with low emissions and high carbon sequestration potential. Evergreen trees on the north and west sides afford the best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will admit summer sun; evergreen plantings on the north side will slow cold winter winds; constructing a natural planted channel to funnel summer cooling breezes into the house. Neighborhood CCRs not requiring that front and side yards of single family homes be planted with turf grass. Vegetable gardens, bunch grass, and low-water landscaping shall also be permitted, or even encouraged. • Unless the parcel precludes reasonable development, orient 75% or more of homes and/or buildings to face	included as a new policy in the Final 2010 Plan Update.	shall review and approve the policy prior to adoption of the Final 2010 Plan Update.			

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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).					
AQ-9.7 LEED Building Construction. The County shall incorporate the following into the 2010 Plan Update: ***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).	This policy would be included as a new policy in the Final 2010 Plan Update.	Planning and Development shall review and approve the policy prior to adoption of the Final 2010 Plan Update. Proposed mitigation measures AQ-9.5, -9.6, and -9.7 are aimed at building standards to minimize energy consumption. None of these standards would have the potential to create significant secondary effects and, rather, would be expected to generally reduce or minimize the environmental effects of development in all issue areas. While these measures may increase construction and hence housing costs, such economic or social effects			

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		are not treated as significant effects on the environment when such economic effects do not result in physical impacts on the environment (CEQA Guidelines Section 15131). It is not anticipated that these types of projects would create significant secondary effects.			
NOISE					
N-1 ***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). **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 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. The 65 dB (CNEL) standard for exterior living areas along	Acoustical reports shall be submitted to Planning and Development Department that detail construction and design specifications which would result in attenuation of noises such that future residents are not exposed to noise in excess of the 65 dB (CNEL) exterior standard and the 45 dB (CNEL) interior standard. Prior to occupancy, noise levels in the most affected residences and exterior usable spaces should be verified as below the 45 dB(CNEL) interior and 65 dBA CNEL exterior standards by sound	Planning and Development shall review acoustical reports prior to issuance of grading permits and site inspect prior to issuance of occupancy clearance.			

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Bell Street may be exceeded if all the following findings are made: 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	measurements. The acoustical report and plans shall be submitted to the Department of Planning and Development for review and approval prior to issuance of building permits. A report documenting the post construction noise levels in the most affected residences and exterior usable spaces shall be submitted prior issuance of occupancy permits.				