

Expansion of the Los Alamos Community Plan Urban Boundary Los Alamos Commons



LOS ALAMOS COMMONS

Existing Los Alamos Community Planning Area (1993)



Prior to Plan

Residential: 369 Units

Commercial: 205,200 sf

1993 LACP Plan

620 Acres

Residential: 784 Units

Commercial: 221,000 sf

Developed 1994-2006

Residential: 221 Units

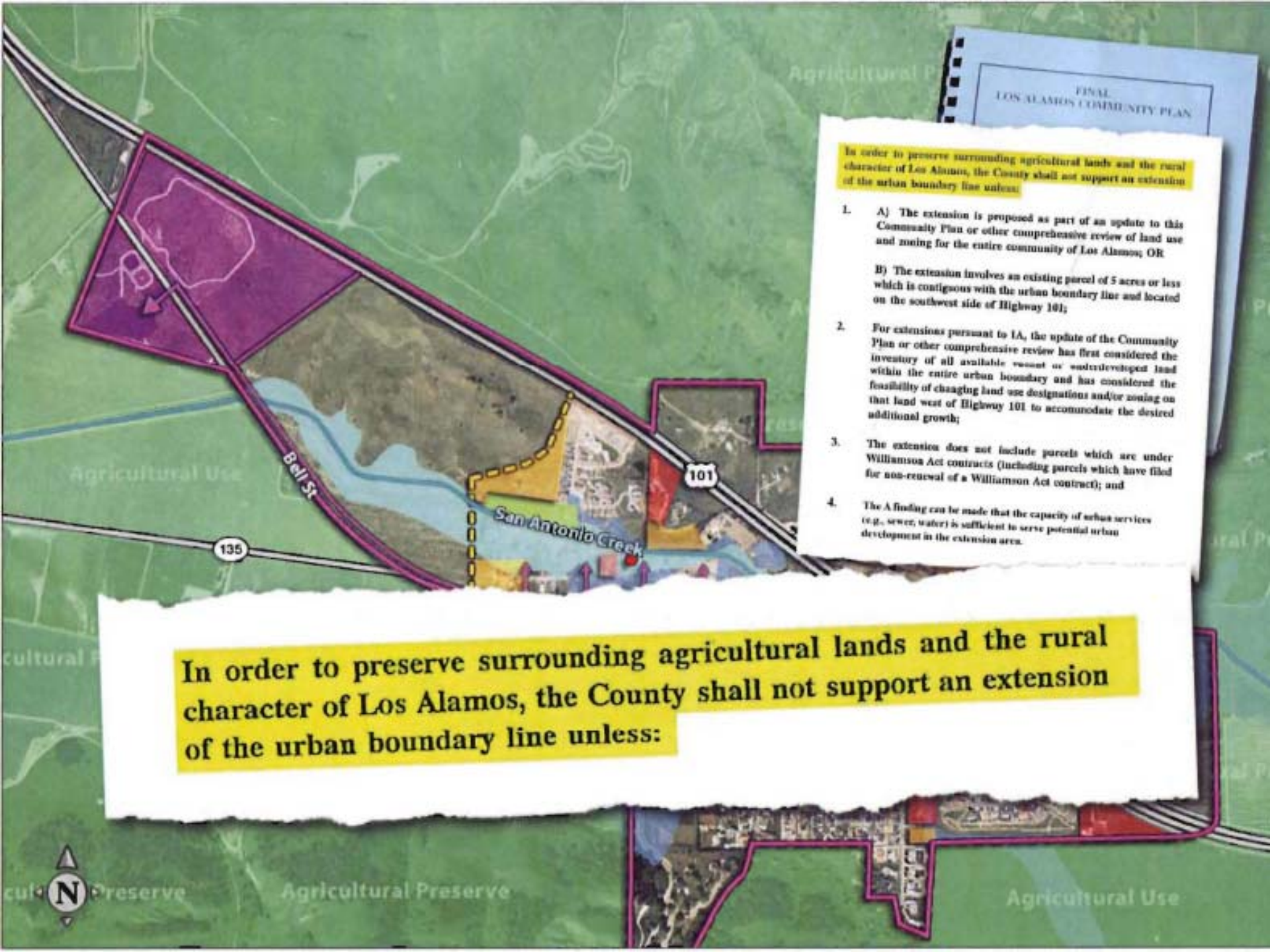
Commercial: 10,000 sf

Revised 07/08/08

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

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Agricultural Preserve

Agricultural Preserve

Agricultural Use



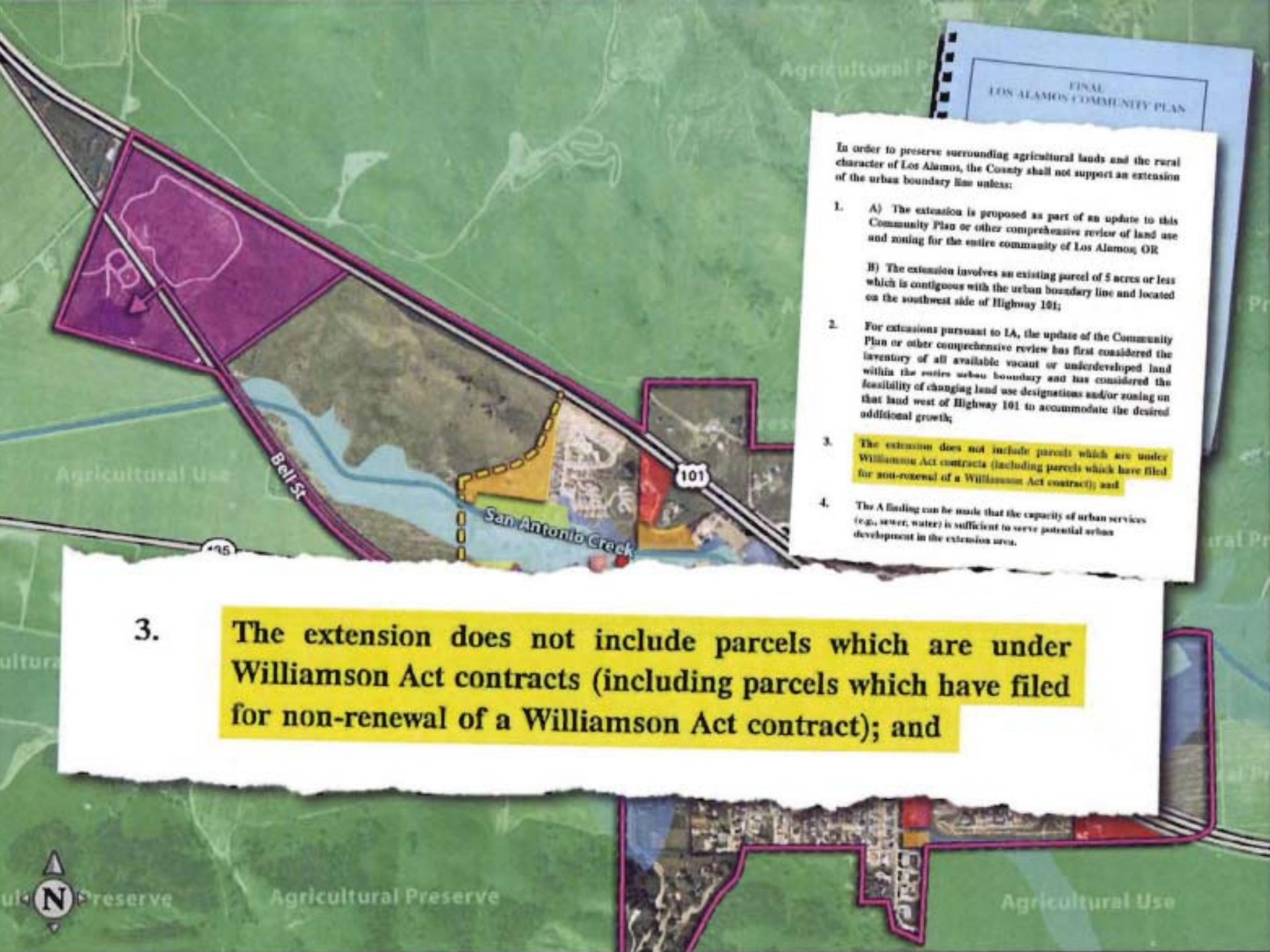
FINAL
LOS ALAMOS COMMUNITY PLAN

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Preserve

Agricultural Preserve

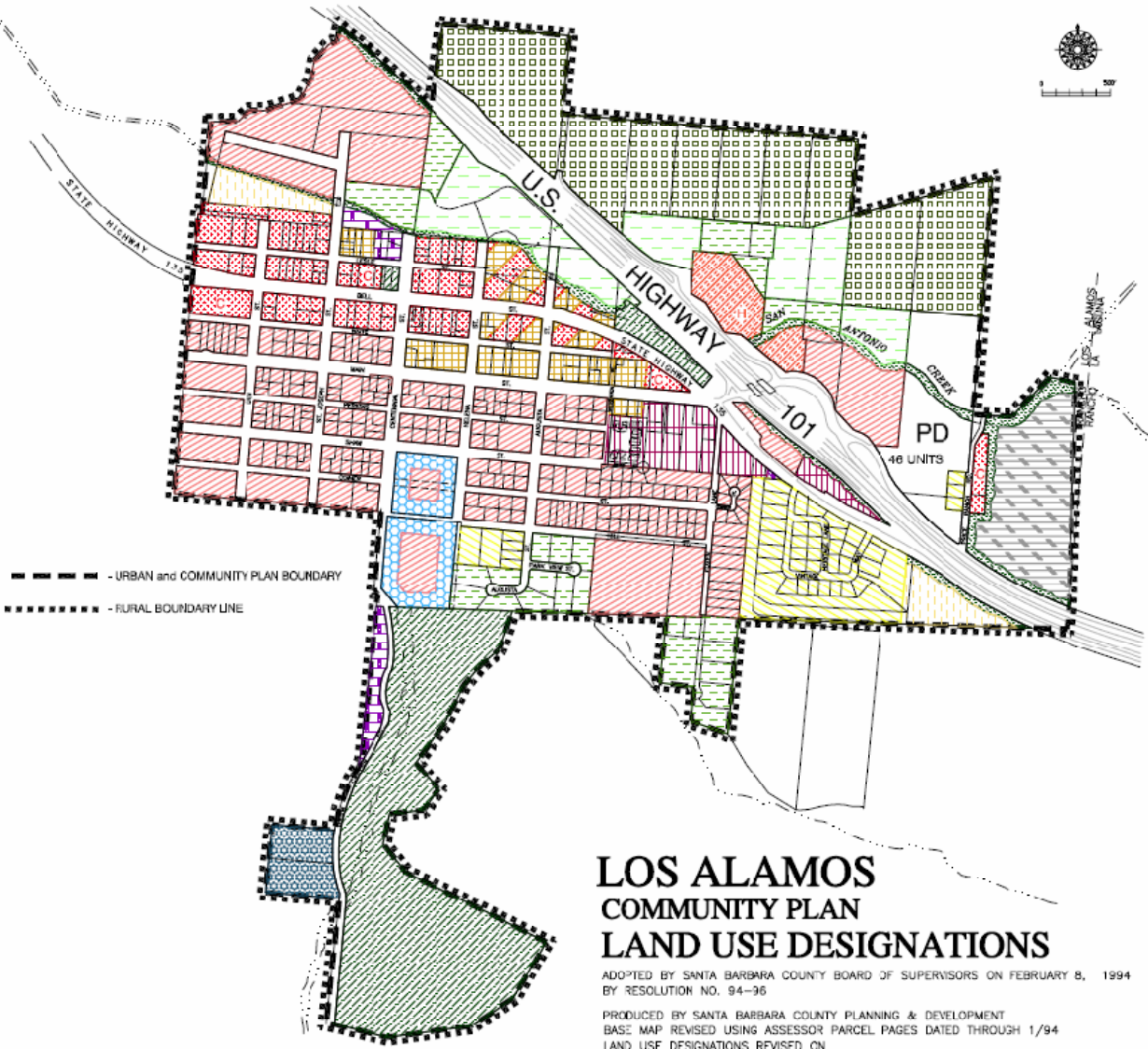
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Proposed Los Alamos Community Planning Area (2008)



LOS ALAMOS COMMUNITY PLAN LAND USE DESIGNATIONS

ADOPTED BY SANTA BARBARA COUNTY BOARD OF SUPERVISORS ON FEBRUARY 8, 1994
BY RESOLUTION NO. 94-96

PRODUCED BY SANTA BARBARA COUNTY PLANNING & DEVELOPMENT
BASE MAP REVISED USING ASSESSOR PARCEL PAGES DATED THROUGH 1/94
LAND USE DESIGNATIONS REVISED ON

Current Buildout

Residential: 625 Units

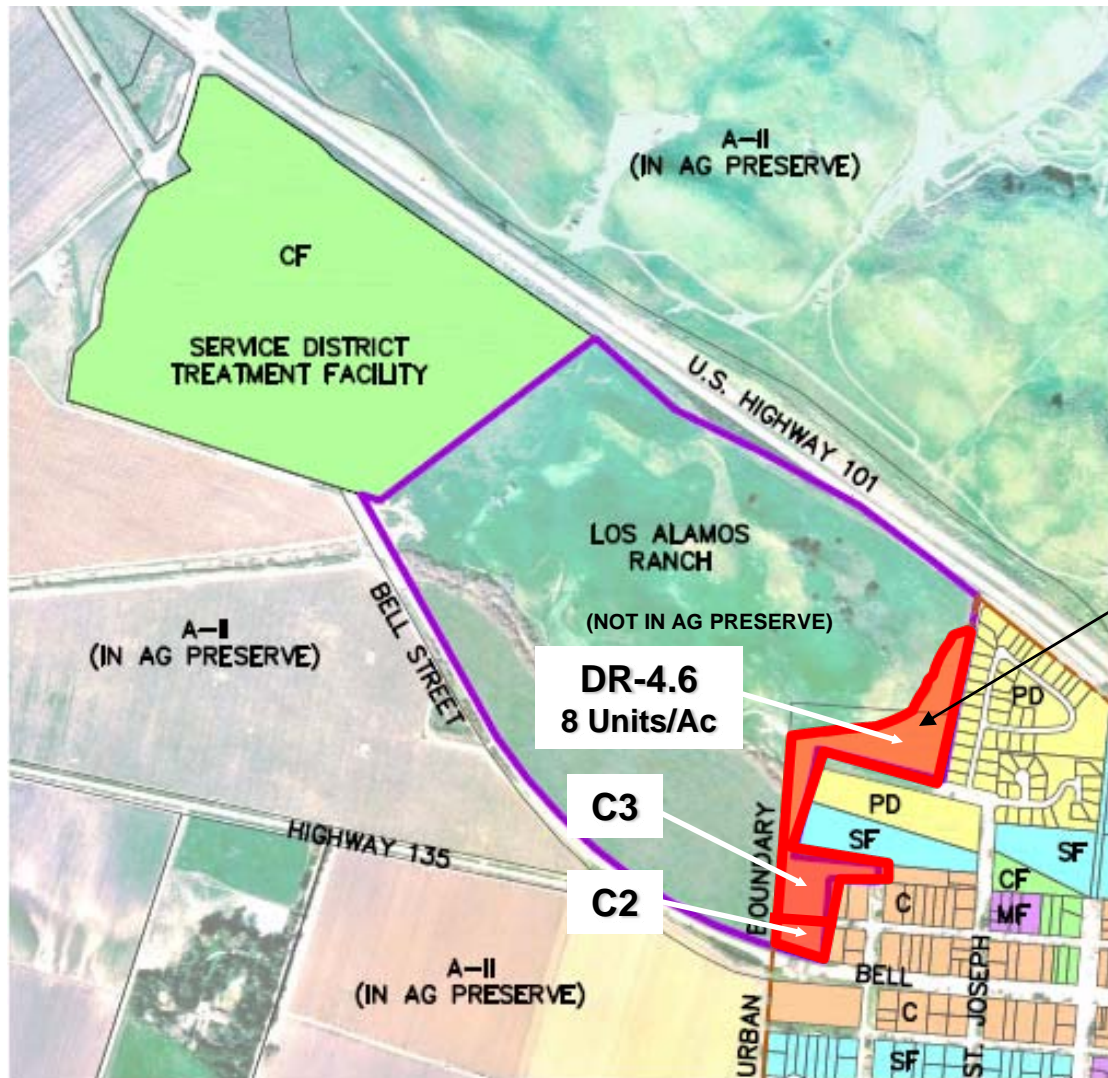
Commercial: 215,200 sf

Proposed Plan Buildout

Residential: 1268 Units

Commercial/Industrial:
749,909 sf

Los Alamos Commons In Relation to Urban Area



Los Alamos Commons
Site in LACP Urban Area

9 Acres

Potential Residential
50 Units

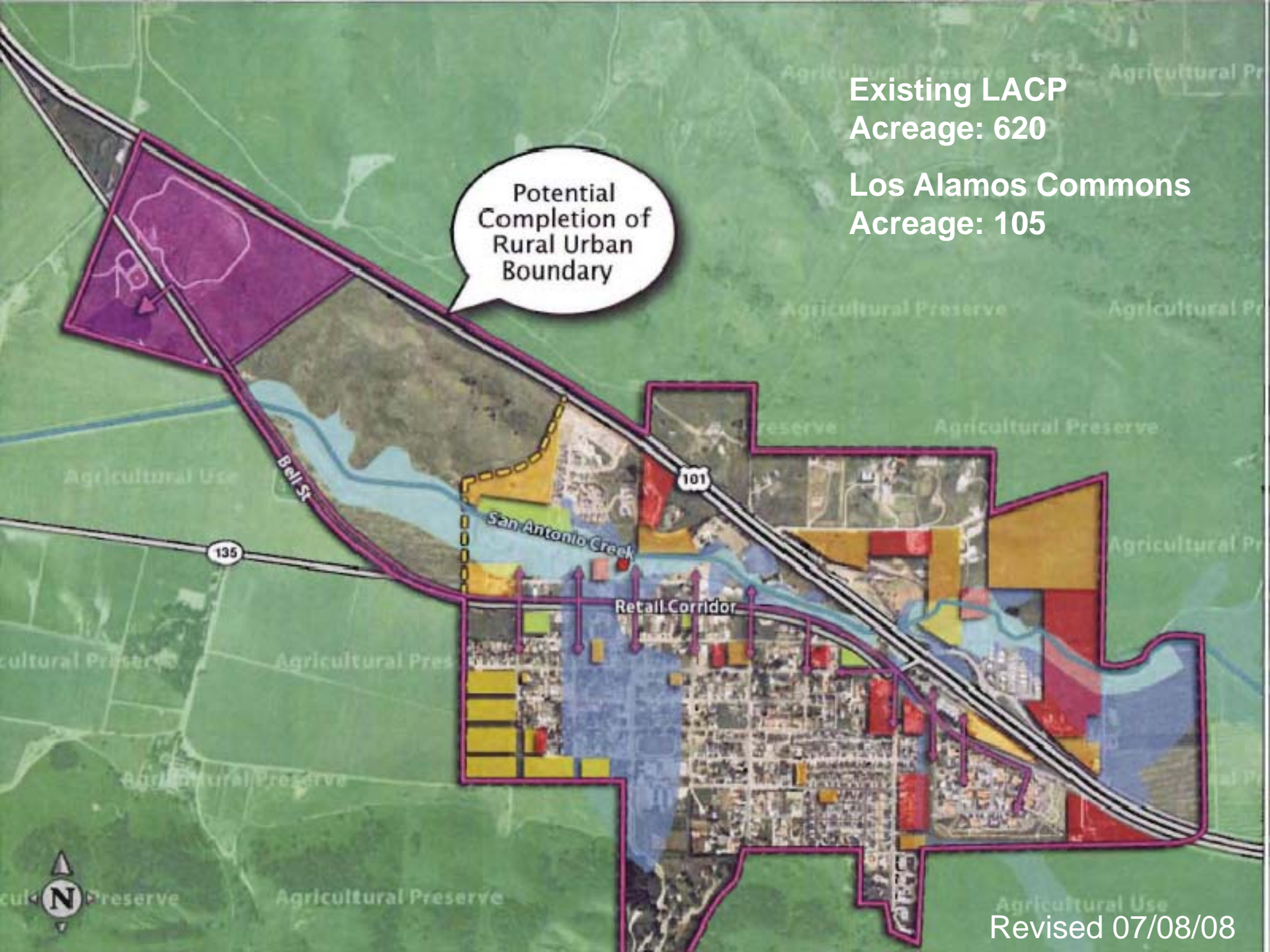
Potential Commercial
20,000 sf

Revised 07/08/08

Existing LACP
Acreage: 620

Los Alamos Commons
Acreage: 105

Potential
Completion of
Rural Urban
Boundary



Revised 07/08/08

Los Alamos Commons



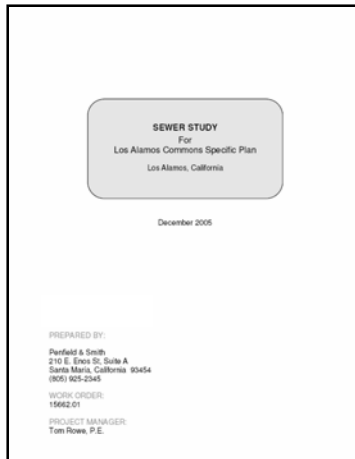
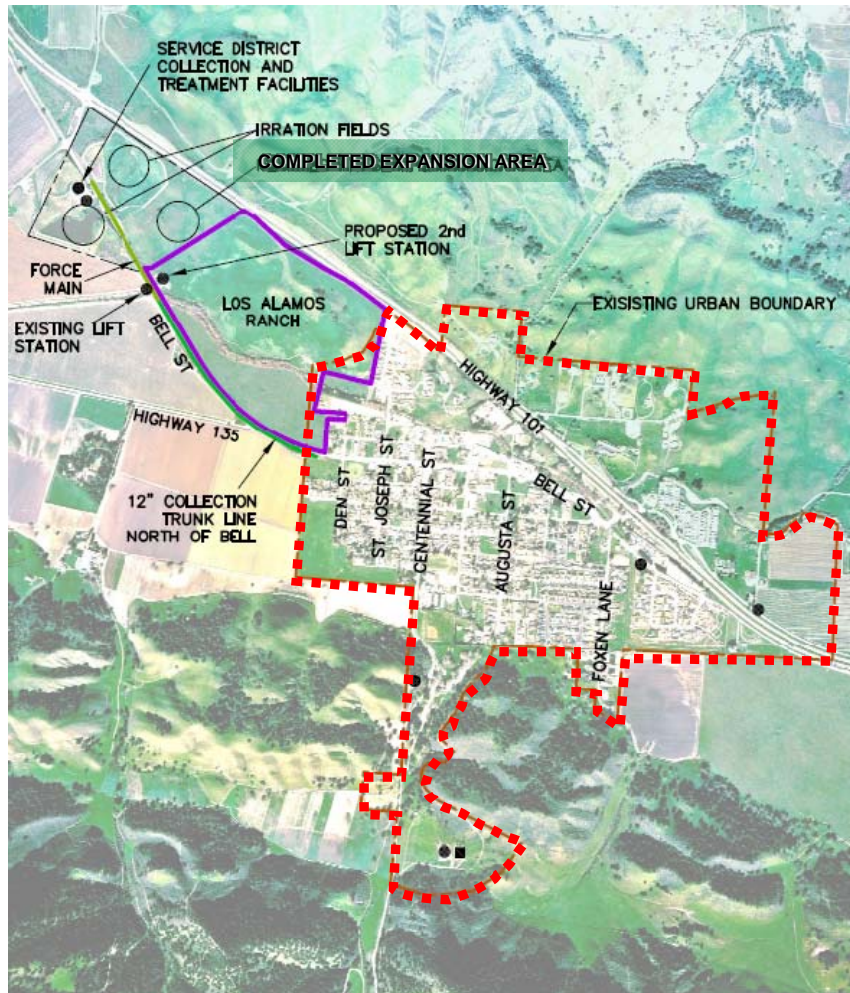
- 114 Acres (9 in Ex. Urban Area)
- 196 Units
- 55,750 sf Commercial
- Community Center
- 40,000 sf Self Storage
- Fire Station
- Passive/Active Recreation
- 54 Acres Open Space

Los Alamos Commons Development

- 2003 Initiated Project
- 2004 - 2005 Site Evaluation & Initial Design
 - Neighborhood Interviews
 - 10 Public Input Meetings
- 2005 Specific Plan Application to County (12/05)
 - Request to Expand Urban Boundary
- 2006 LACP Update
 - LAPAC Formation
 - Applicant funded \$75,000 for Process
- 2008 Split Vote on Expansion

Site Studies- Wastewater

Penfield & Smith, LACSD



- LACSD Plant Design Capacity @ 400,000 gpd
- LACSD Discharge Capacity – 240,000 gpd (24 Acres Sold to LACSD by LA Commons)
- Current Service – 159,087 gpd (2008)
- Service Need w/ LA Commons – 229,180 gpd
- Plant Capacity Can Serve All Proposed Uses
- Will Need Additional Discharge Area

Conclusions: Facilities Sufficient to Accommodate Expansion Area Development

Revised 07/08/08

Site Studies- Water

Penfield & Smith, LACSD



LACSD Water Capacity –
1,446,780 Gal.

- Recent Addition of 1,000,000 Gal.
Storage Tank Increased Capacity

1396 Units in LACP Area =
279,200 Gal.

(Includes 50 LA Commons Units in
LACP Area)

146 New Units = 29,200 Gal.

Total Use = 308,400 Ga.

Conclusions: Facilities Sufficient to Accommodate Expansion Area Development

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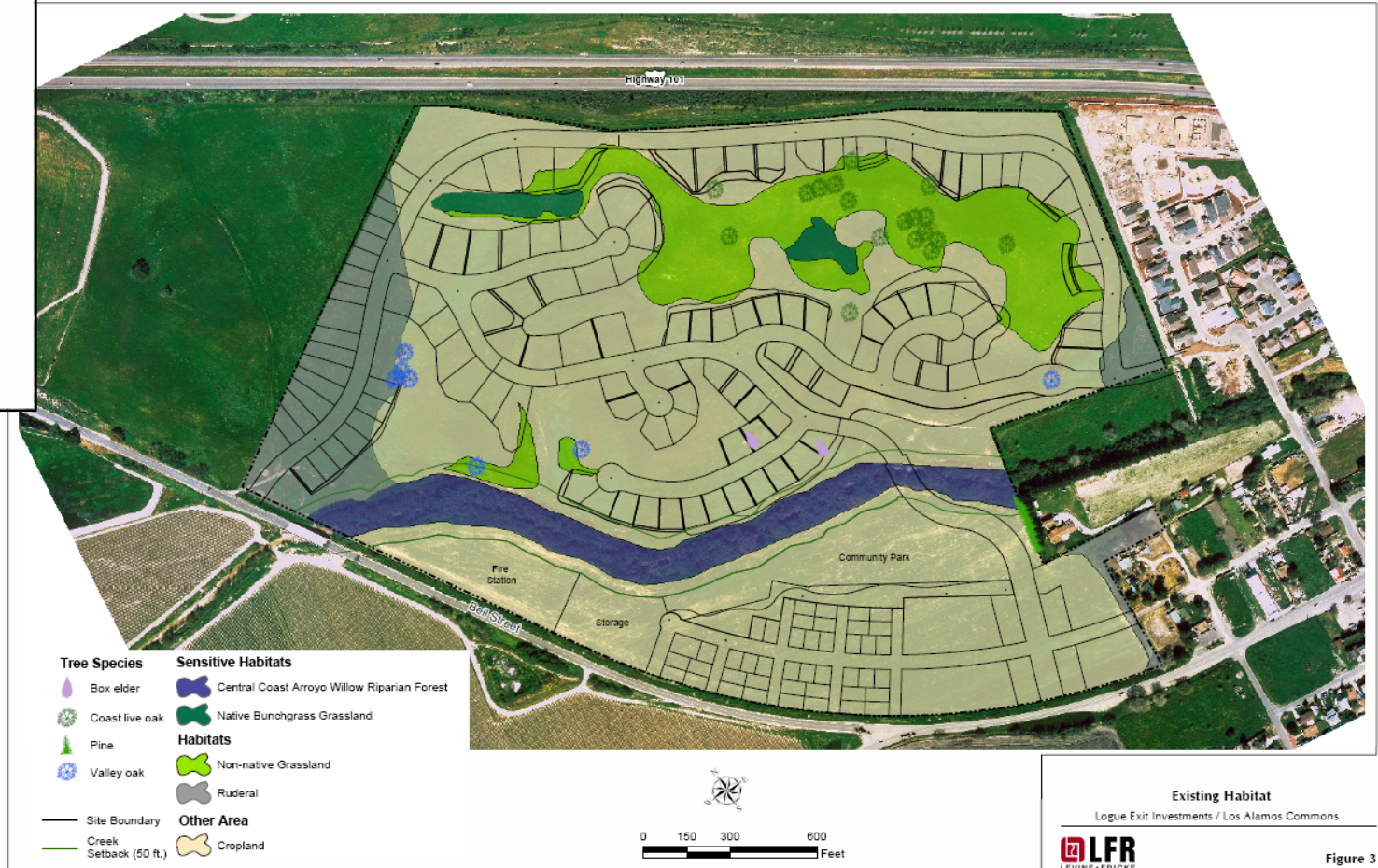
Site Studies- Biology

LFR

Los Alamos Commons
Los Alamos, California
Sensitive Species and Habitat Survey

021-10092-00
June, 2006

Prepared by
LFR Levine-Fricke
301 South Miller Street, Suite 210
Santa Maria, California 93454-5244

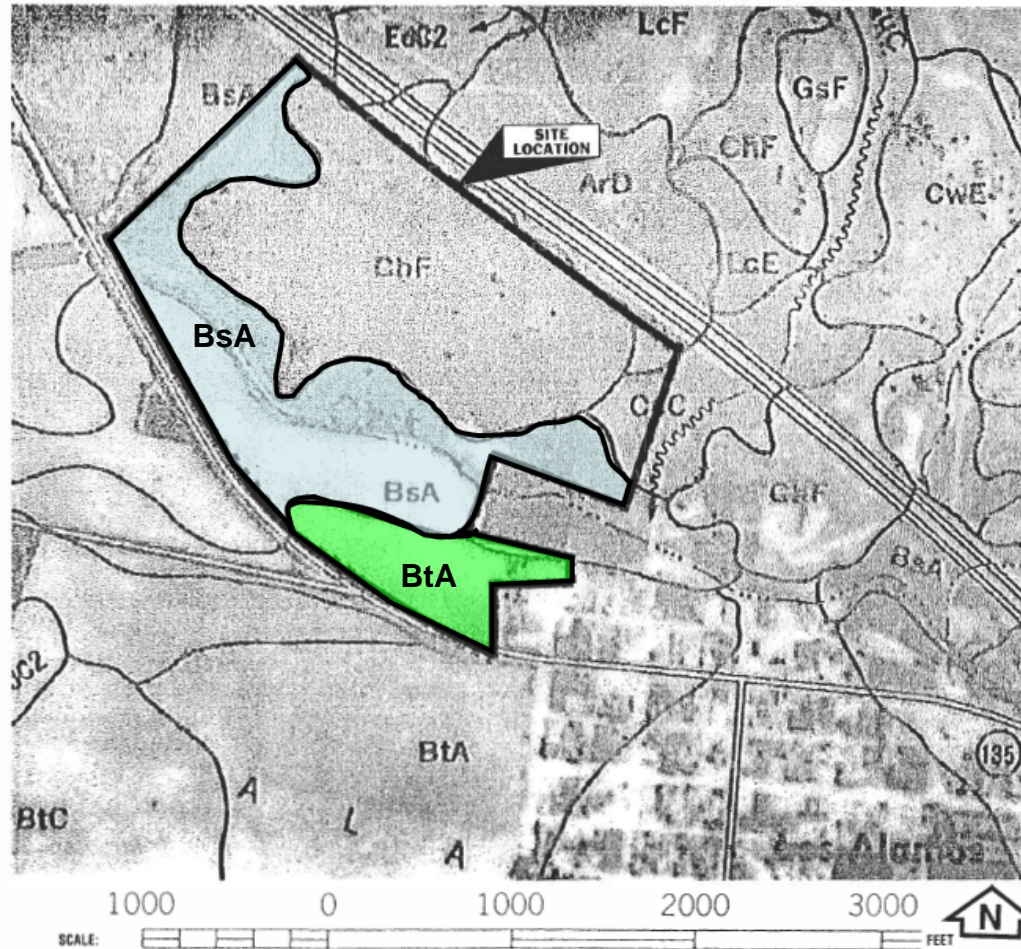
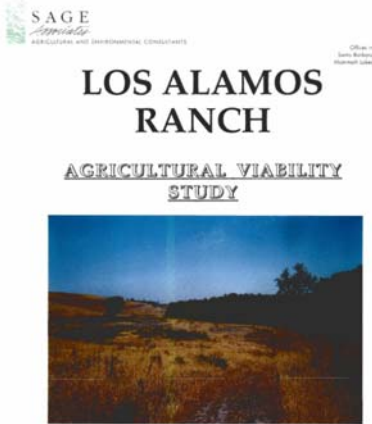


Conclusions: 1) 2 Years of Protocol Level Surveys – No CTS Presence

2) Project Design Avoids Sensitive Vegetative Habitats

Site Studies – Agriculture

Sage & Associates



Prime Soils

BtA – Botella Clay Loam

- 12.5 Ac (11% of Site)
- Class I Soil

BsA – Botella Loam

- 41 Ac (36% of Site)
- Class II Soil

Conclusions: Expansion in LA Commons Area Would Not be a Significant Impact to Agriculture

Revised 07/08/08

Site Studies – Traffic

Penfield & Smith

Los Alamos Commons Specific Plan
Traffic Impact Study

December 2005

Prepared By:
Derek Rapp, T.E.
Penfield & Smith
Engineers, Surveyors, Planners

101 East Victoria Street
Santa Barbara, CA 93101
(805) 963-9532
W.O. 15662.02

PM Peak Hour Existing Plus Project Intersection Level of Service

Intersection	Existing LOS	Existing + Project LOS	Project-added Trips	Impact?
SR135/ Hwy 101 NB Ramps	4.21/LOS A	10.6/LOS B	64 trips	No
SR 135/Hwy 101 SB Ramps	5.77/LOS A	8.3/LOS A	108 trips	No
SR 135-Bell St./Main St.	9.70/LOS A	9.9/LOS A	108 trips	No
SR 135-Bell St./St. Joseph St.	5.11/LOS A	9.3/LOS A	340 trips	No
SR 135/Bell St.	3.86/LOS A	9.0/LOS A	147 trips	No
Bell St./Cat Canyon Rd.	5.00/LOS A	8.5/LOS A	100 trips	No
Hwy 101 Southbound/Cat Canyon Rd.	9.47/LOS A	10.2/LOS B	45 trips	No
Hwy 101 Northbound/Cat Canyon Rd.	5.45/LOS A	No Change	0 trips	No

Conclusions: Expansion Would Not Reduce Levels of Service Significantly

Site Studies – Drainage

Penfield & Smith

MEMORANDUM W.O. 15662.01

TO: Dale Weber, P.E.
Santa Barbara County Flood Control District

FROM: Wade Horton
Penfield & Smith

SUBJECT: Los Alamos Commons - Preliminary Revised Floodplain Analysis

DATE: March 7, 2008

Per Santa Barbara County Flood Control District comments to the Los Alamos Commons Specific Plan, a FEMA Letter of Map Revision is required for the segment of San Antonio creek running through the subject property. This memo summarizes analysis to date and specifies preliminary results for the existing and proposed conditions.

Method of Analysis
The FEMA Letter of Map Revision modeling process is as follows:



1. **Create Duplicate Effective Model.** This initial HEC-2 model run duplicates the results from the original FEMA study, and serves as the starting point for model refinement.
2. **Create Corrected Effective Model.** In this step, errors replicated from the original model to the Duplicate Effective Model are corrected.
3. **Build Existing Conditions Model.** This model modifies the Corrected Effective Model by incorporating additional cross sections and current topographic data, reflecting current conditions.
4. **Model Proposed Preliminary Improvements.** The proposed improvements model analyzed the feasibility of incorporating a bridge at R.S. 21.817 and a retaining wall on the north side of the creek running from R.S. 21.677 to R.S. 21.817.

Duplicate Effective Model
The Duplicate Effective Model (DEM) replicates a portion of the original FEMA study performed by Michael Baker Jr. Inc. Data input was obtained from hardcopy HEC-2 model output, dated 12/04/90 (Attachment A).

The original FEMA study analyzed approximately 1.8 miles of San Antonio Creek, spanning from River Station 21.473 (immediately downstream from HWY 135 Bridge), upstream to River Station 23.260 (approximately 550' upstream from the Pierce Ranch Road Bridge). Santa Barbara County Flood Control Maps, based on 10-12-89 photography, served as the basis for model topographical input for River Stations 21.667-23.260. Topo data for R.S. 21.473-23.260 was based on visual site investigations and tie-in to existing Flood Control Maps, resulting in a Zone A classification for the region (flowby and base flood elevations not determined—see Attachment B for original topo maps).

Los Alamos Commons

San Antonio Creek Looking Upstream, Near RS 22,000


- Cut Slopes
- Fill Slopes
- Final Flood Zone

Conclusions: Project Design to Avoid Impacts to San Antonio Creek

Site Studies – Drainage

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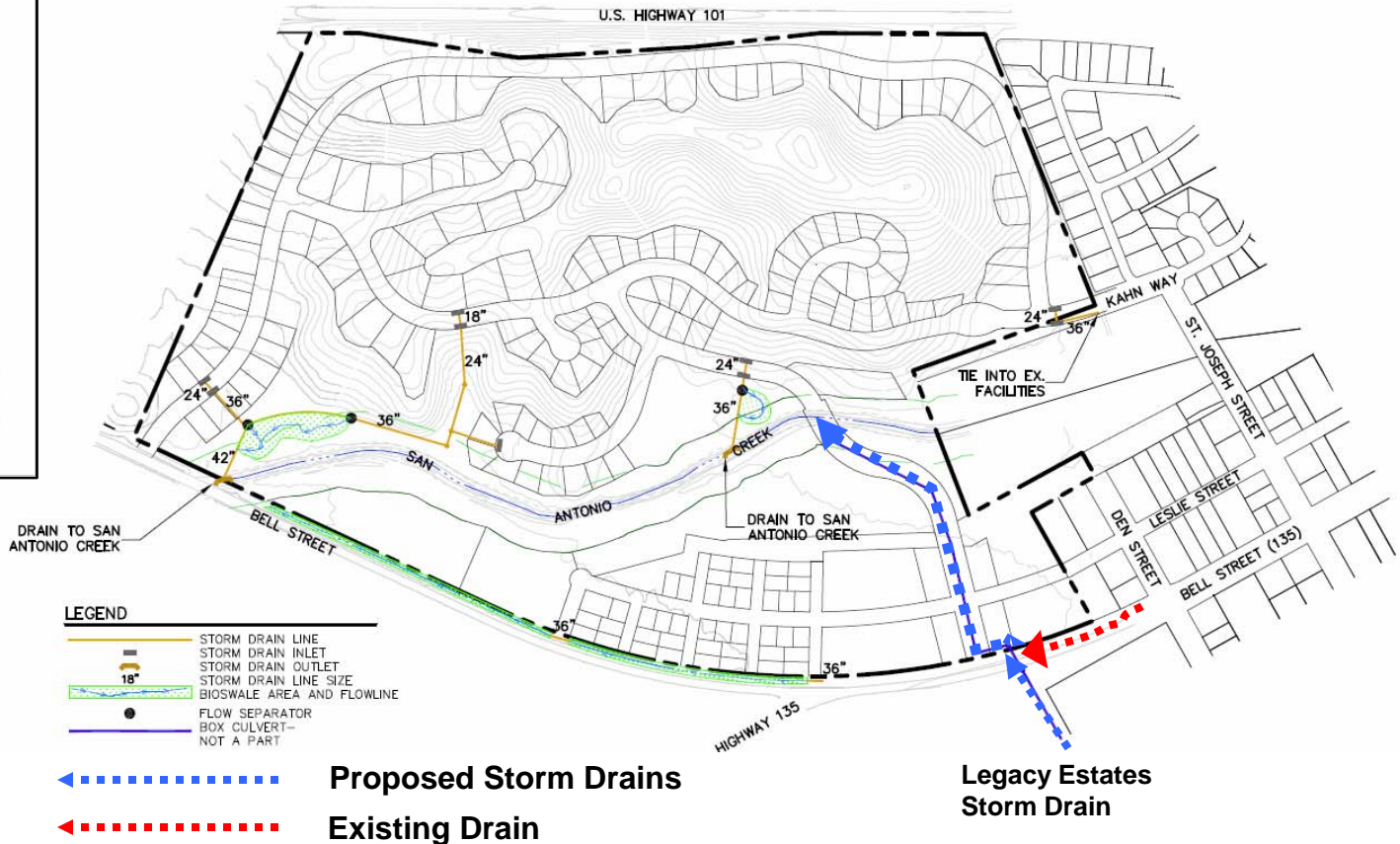
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Los Alamos Commons



San Antonio Creek Looking Upstream, Near RS 22,000

Conclusions: Expansion to Improve Downtown Drainage

Urban Area Expansion Rationale

- LAPAC Split Vote (4-3) on Los Alamos Commons Site for Urban Expansion
- Los Alamos Commons Logical Site for EIR Expansion Analysis
- Opportunity for LACP Update Process to Provide Complete Information to Decision Makers