# Attachment 1: Summary of Issues
# Los Alamos Community Plan Update

## 1a. Project Description Summary

## 1b. Environmental Review Key Issues Summary – Water and Wastewater

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**Attachment 1a**
**Los Alamos Community Plan Update**
*Project Description Summary*

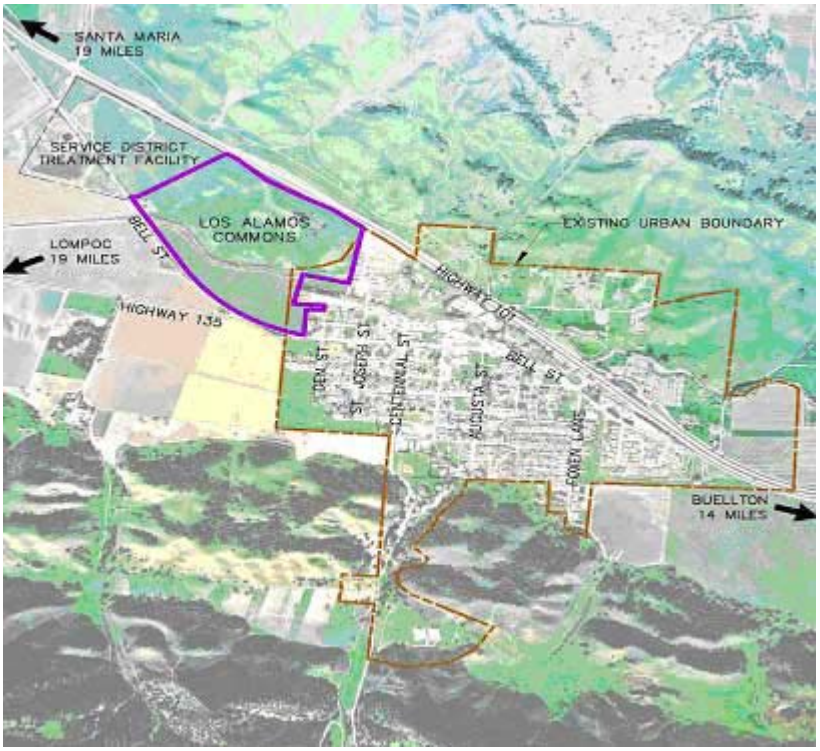
## 1.0 Los Alamos Community Plan Update (Attachment C)

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

## A. Land Use

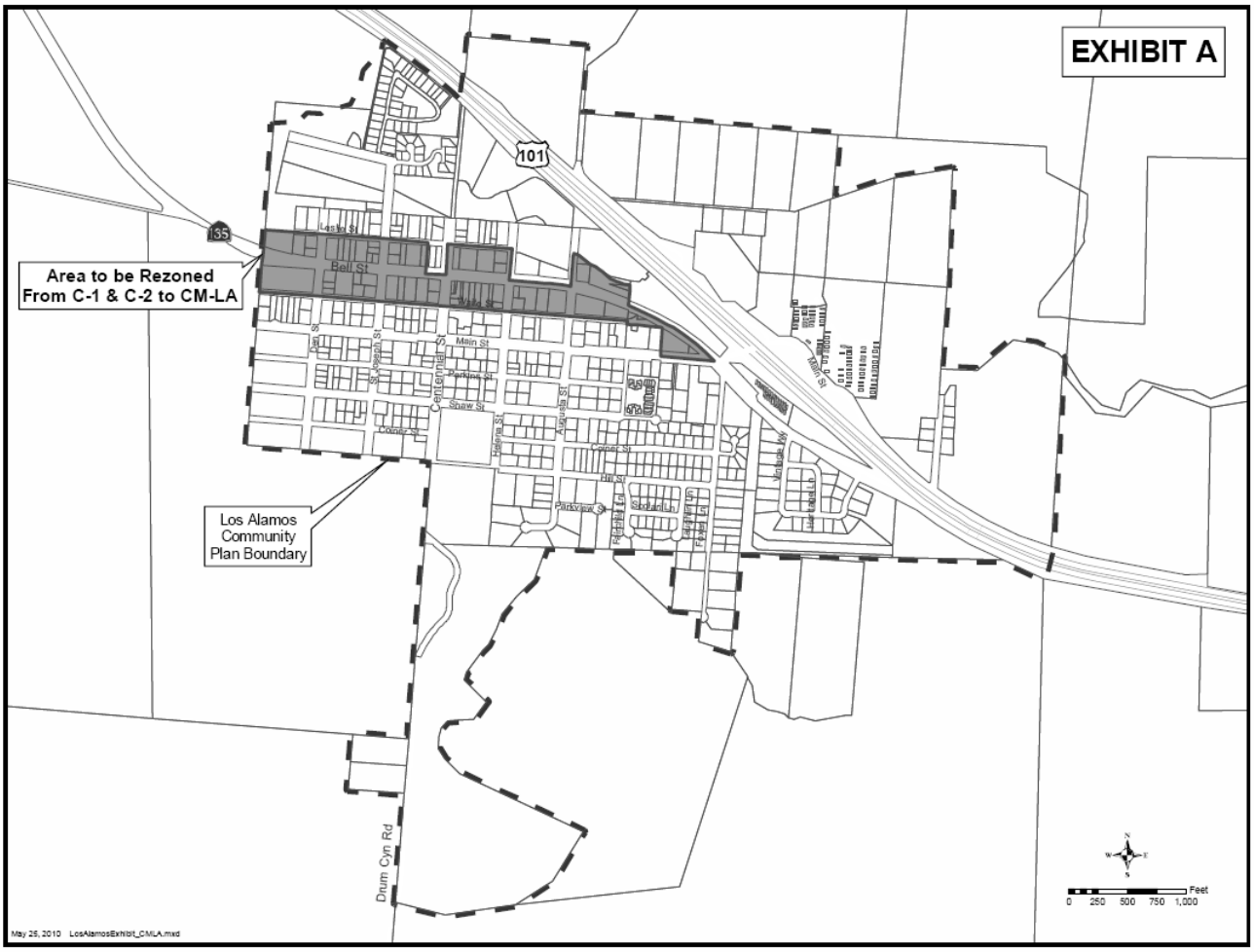
In April 2007, the LAPAC voted to not expand the urban boundary and instead focus on urban infill and revitalizing the existing Los Alamos downtown. Figure 1 below shows the area considered but not recommended for Urban Boundary expansion and the current urban and Community Plan boundary.

Figure 1




County staff and the LAPAC identified several regulatory changes to remove zoning regulation barriers to development and encourage reinvestment in downtown Los Alamos. Central to the recommended regulatory changes is the establishment of a new Community Mixed Use-Los Alamos (CMLA) zone district and form-based development code to replace the existing C-1 and C-2 zoning along Bell Street. The new CM-LA zone increases buildable area, allows a greater mix of uses, and relaxes permitting requirements and on-site parking standards. The proposed CM-LA rezone area is depicted in Figure 2.

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




Unlike conventional zoning, form-based codes focus less on use and more on building form and context. The intent of the form-based code is to support a mixed use, pedestrian-friendly public area while recognizing that uses change over time while structures remain. The form-based code defines the building forms which will create or enhance a desired urban presence and establishes development standards appropriate for the area. The Bell Street area proposed to be rezoned to CM-LA is shown in Figure 2.

## B. Buildout of the Los Alamos Community Plan

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

**Table 1 - Community Plan Buildout Summary**

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

Total residential development under the proposed plan is 1,321 units. The analysis is based on existing units plus new potential units on vacant sites under current land use regulations and on sites with the proposed land use regulation changes. Of the 685 potential residential units, 288 units could be built within the CM-LA zone district. The buildout analysis makes a reasonable assumption that certain existing historical structures would not be redeveloped, and certain residential uses would convert to commercial use.

## C. Key Permitting Changes

The following regulatory changes in the CM-LA zone district are intended to reduce development costs:

- Development Plan (DP) permit trigger raised from the existing 5,000 s.f. building size to a 15,000 s.f. building size[2];
- CM-LA features "zero" front setback and "build-to" lines which provide flexibility in siting structures and parking, and bring building façades up to the property line along Bell Street;
- Allow off-site parking to fulfill parking requirements for commercial uses;
- Allow forecourts to encourage the creation of inviting public spaces along Bell Street;
- Allow residential use in the CM-LA zone as a primary use (i.e. greater than 50%);
- Increase the mixed use ratio to two bedrooms per each 700 square feet of commercial building, compared to the existing two bedrooms per every 1,000 square feet of commercial.

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

***Development Plan (DP) Threshold***

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

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

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

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

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

During preparation of the LACP, a parking inventory for the Bell Street corridor was conducted (LACP Figure 8, page 55). Parking demand in the CM-LA zone district at buildout is estimated to be 655 on-street parking spaces. There are currently 519 available on-street parking spaces throughout the Bell Street corridor study area. An estimated 730 spaces could be provided by establishing angled parking on County maintained roads in the CM-LA zone.

Action CIRC-LA-1.5.1 (LACP, page 61) requires the County to prepare an On-Street Parking Plan to establish ultimate road rights-of-way, angled parking configurations, phasing, and drainage and frontage improvements for each street identified in Figure 8. The On-Street Parking Plan would be prepared within two years of Plan adoption and concurrently with the Pedestrian Circulation Plan identified in Action CIRC-LA-1.4.1 (LACP, page 61).

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

**Additional Land Use and Zoning Changes**

In addition to the proposed CM-LA zone district, the Plan Update rezoned properties located adjacent to Highway 101: the Burtness parcel (APN: 101-120-022) and the Thompson parcel (APN: 101-260-059).

***The Burtness Parcel***
The Burtness parcel is located on the north side of Highway 101 and State Route 135 interchange. The parcel would be rezoned from Highway Commercial (CH) to Retail Commercial (C-2) to allow for a greater range of potential commercial uses (e.g., grocery/convenience store, service/repair, or retail stores) that would be more compatible with the character of the existing land uses north of Highway 101 that includes 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.

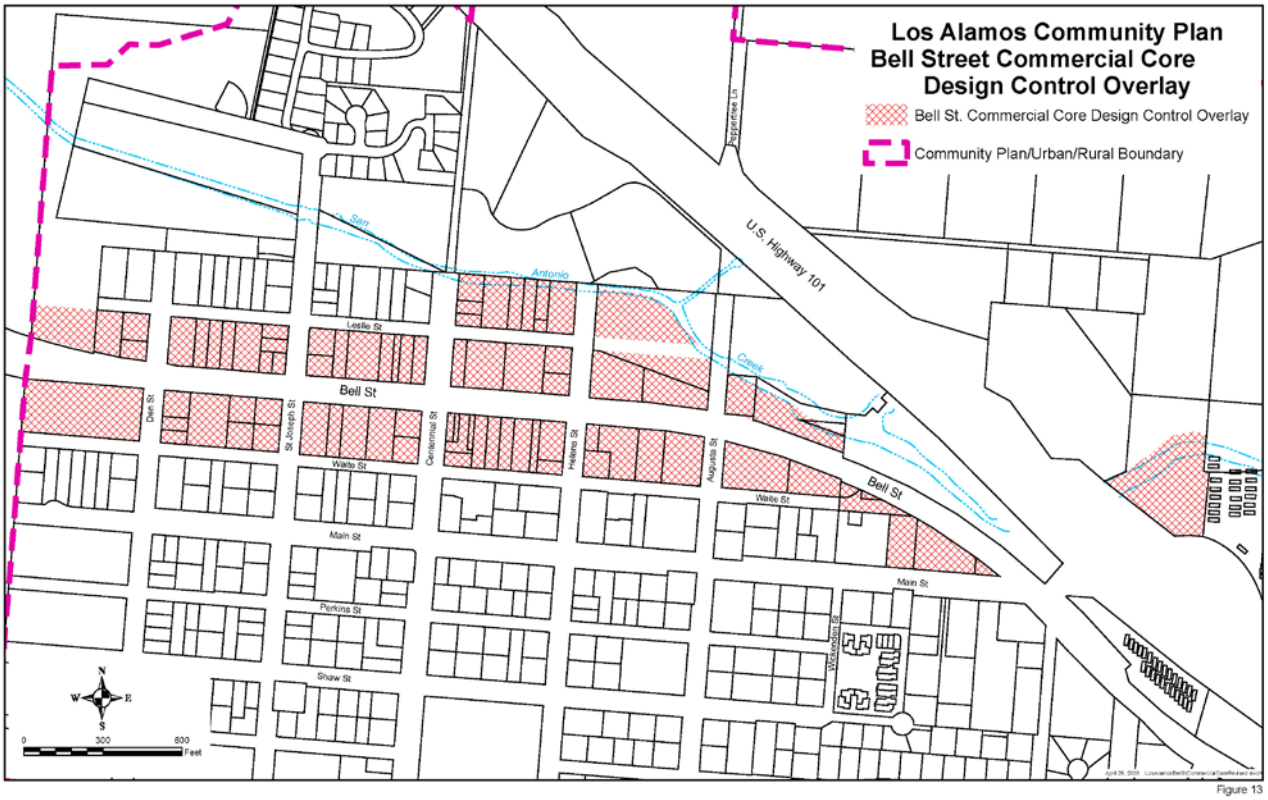
***The Thompson Parcel***
The Thompson parcel is located on the eastern end of Bell Street adjacent to Highway 101 south of the State Route 135 interchange. The parcel would be rezoned from Residential (DR-8) to General Commercial (C-3). The types of uses allowed under the C-3 zoning include wholesale and heavy

commercial uses and services more compatible with the immediate proximity to Highway 101. Surrounding existing development is single-family residential to the south, a mobile home park to the west, and Highway 101 abutting the northern and eastern boundary of the property.

## D. Bell Street Design Guidelines (Attachment G)

The Bell Street Design Guidelines provide guidance to those proposing new and remodel construction within the Bell Street Design Control Overlay which encompasses the CM-LA zone district and key properties at the Highway 101 gateway (Figure 3). The Design Guidelines integrate the community's western theme with architectural features currently found downtown.

Figure 3




The Design Guidelines are a tool for staff and decision-makers, describing clearly the range of the building types and styles that are consistent with the form-based code. The Design Guidelines map out regulatory requirements and provide step-by-step guidance allowing landowners, developers, and designers to quickly identify the key characteristics of buildings compatible with the community's vision for downtown. New projects compatible with the Design Guidelines will be less costly as they will require fewer revisions during plan check and benefit from faster processing. The result will be a vibrant mix of uses along Bell Street, with retail on the ground floor with housing above and behind.

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**Attachment 1b**
**Los Alamos Community Plan Update**
Environmental Review Key Issues Summary – Water and Wastewater

## A. Los Alamos Community Services District

The Los Alamos Community Services District (LACSD) provides wastewater treatment and supplies potable water to the Plan Area. The wastewater treatment system was constructed in 1988 to address ongoing wastewater problems in Los Alamos. The system consists of a conveyance system and pumps which transport effluent to treatment ponds and spray fields located on 64 acres of land located on LACSD properties northeast of town. The Plan Area water supply is provided by LACSD-owned groundwater wells that tap into the San Antonio Groundwater Basin aquifer which was determined to be in a state of overdraft in 2005.[1]

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

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

Recent completion of the Phase III expansion added 18 acres of spray irrigation (total of 47.6 acres) for reclamation of the treated wastewater which increased the effluent spray irrigation amount to 283,000 gpd. Residential buildout under the proposed plan is estimated at 1,321 units which include 21 residential units located outside the LACSD boundary.

At buildout, average wastewater flows to the treatment plant are projected to be approximately 240,990 gpd, of which approximately 126,304 gpd is attributed to new development under buildout of the Plan Update. Based on the highest historical monthly peaking factor of 1.10 that reflect worst case wet weather flows, the projected maximum monthly wastewater flow to the treatment plant at buildout is projected to be approximately 265,089 gpd. To accommodate the excess flow, the plant's existing retention basin capacity would need to be increased and the effluent pump system upgraded.[2]

Projections of when the treatment plant would require these improvements range from 14 years (2024) using an aggressive 5% annual growth scenario, to 22 years (2032) using a moderate 3% growth scenario consistent with regional growth trends, and assuming no additional capacity is added to the treatment plant in the interim.[3, 4]

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[1] 2005 Santa Barbara County Groundwater Report, Santa Barbara County Water Agency, March 2006.
[2] Los Alamos Community Services District Wastewater Collection and Treatment Facilities Planning Study, Dennis Bethel & Associates, Inc. 2006
[3] 2007 Regional Growth Forecast. Santa Barbara County Association of Governments.

To offset wastewater increases associated with buildout of the LACP, recommended Plan Action SD-LA-1.1.1 (Attachment C, LACP, page 83) requires the County to work with LACSD to pursue expansion of the plant's capacity upon reaching 75% of the permitted treatment plant capacity. Recommended Development Standard SD-LA-1.1.2 requires the County to suspend issuing land use permits requiring new sewer system connections upon reaching 90% of the treatment plant's capacity until new capacity is constructed. The projected maximum monthly wastewater flows assume implementation of Development Standards WAT-LA-1.3.1 and WAT-LA-1.3.2 (Attachment C, LACP, page 92) which require water conservation measures in all new development to incorporate significant methods for lowering consumptive water use through use of high-efficiency fixtures in buildings and landscaping.

***Water Storage – Fire and Emergency Reserve***

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

In 2006, LACSD had a water storage deficiency of 13,364 gallons. The existing LACSD water storage capacity is 1,446,780 gallons (or 1.45 million gallons). LACSD determined that an additional 1 million gallon storage tank would be necessary to accommodate complete build-out of the 1994 Plan and constructed a concrete pad to accommodate a tank when funding becomes available in the future.[5]

Recently, the LACSD brought another well online in the Plan Area. This well provides the District with additional water supply sufficient to offset storage deficiencies until additional storage capacity is funded and constructed (Personal Communication, Kevin Barnard, LACSD, 2009). LACSD has identified incremental steps to increase storage capacity in the interim period before a new water storage tank can be constructed.

Build-out of the LACP would generate a demand for approximately twice the existing storage capacity (3.18 vs. 1.45 million gallons). The EIR recommends constructing an additional 1.75 million gallon capacity tank, which would fit on the existing concrete pad and be sufficient to accommodate the 1.63 million gallon deficiency and provide for additional future surplus storage.

[4] Residential unit growth reached 4.3% annual growth in the Plan Area at the height of the economic expansion in 2005.
[5] Los Alamos Community Services District Water Facilities Planning Study, Dennis Bethel & Associates, Inc. 2006.

***Groundwater***

In 2005, the San Antonio Groundwater Basin was identified as having a safe yield of 15,000-acre feet per year (AFY), and as being over-drafted at a rate of 9,540 AFY.[6] 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 principle supply, VAFB's use had dropped to approximately 300 AFY.

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

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

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[6] 2008 Santa Barbara County Groundwater Report, Santa Barbara County Public Works Department, Water Resources Division, December 2009.
http://www.countyofsb.org/uploadedFiles/pwd/Water/2008%20groundwater%20report%20ver5_CommentsAccepted_Final.pdf

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