



DEVELOPMENT APPLICATION

PROJECT INFORMATION

Title: **LAFD Fire Station No. 4**Project Address: **4401 Diamond Dr. & 9999 Range Rd. Los Alamos NM 87544**

Description:

Request to rezone 18,735 square feet of Open Space—Passive Open (OS-PO) at 9999 Range Road to Institutional (INS). The proposed amendment would align the zoning with the adjacent Institutional (INS) district. The rezoning is being processed concurrently with a Summary Plat application that realigns the boundary between 9999 Range Road and 4401 Diamond Drive to accommodate a potential new fire station.

Check all application types, if applicable:

- | | |
|--|--|
| <input type="checkbox"/> Administrative Deviation ... \$25 | <input type="checkbox"/> Site Plan* ... \$500 plus
\$75 per/Million \$ estimated construction cost |
| <input type="checkbox"/> Administrative Wireless Telecom ... \$250 | Estimated Construction Cost: _____ |
| <input type="checkbox"/> Encroachment Permit ... \$25 | <input type="checkbox"/> Major Site Plan Amendment* ... \$500 |
| <input type="checkbox"/> Temporary Use Permit ... \$25 | <input type="checkbox"/> Minor Site Plan Amendment ... \$250 |
| <input type="checkbox"/> Comprehensive Plan Adoption &
Amendment*... \$250 | <input type="checkbox"/> Major Zone Map Amendment* ... \$500 (+\$25/acre)
No fee if initiated by County Council
or County Manager |
| <input type="checkbox"/> Conditional Use Permit* ... \$300 | <input checked="" type="checkbox"/> Minor Zone Map Amendment* ... \$500 (+\$25/acre)
No fee if initiated by County Council
or County Manager |
| <input type="checkbox"/> County Landmark or Historic District
Adoption/Amendment* ... \$250 | <input type="checkbox"/> Master Plans* (Major, Minor) ...\$250 |
| <input type="checkbox"/> Development Plan* ... \$500 | <input type="checkbox"/> Text Amendment* ... \$150
No fee if initiated by County Council
or County Manager |
| <input type="checkbox"/> Major Development Plan Amendment* ... \$500 | <input type="checkbox"/> Variance ... \$250
No fee if application is a part of a Site Plan review |
| <input type="checkbox"/> Minor Development Plan Amendment ... \$250 | <input type="checkbox"/> Administrative Wireless Telecommunication
Facility ... \$250 |
| <input type="checkbox"/> Summary Plat... \$100 plus \$25 lot; \$10 / acre for
non-residential | <input type="checkbox"/> Discretionary Wireless Telecommunication
Facility* ... \$500 |
| <input type="checkbox"/> Sketch Plat, Subdivision*... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | <input type="checkbox"/> Small Wireless Facility ...\$250 |
| <input type="checkbox"/> Preliminary Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | <input type="checkbox"/> Major Historic Demolition* ... \$250 |
| <input type="checkbox"/> Final Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | <input type="checkbox"/> Major Historic Property Alteration
Certification* ... \$250 |
| <input type="checkbox"/> Landscaping Plan ...\$500 | <input type="checkbox"/> Minor Historic Property Alteration Certificate ... \$250 |
| <input type="checkbox"/> Lighting Plan ...\$500 | |

*** Application reviews require a pre-application meeting.**

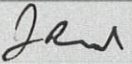
PROPERTY & OWNER INFORMATION

Property Address:	9999 Range Rd. & 4401 Diamond Dr.	Los Alamos	NM	87544
	<small>Address</small>	<small>City</small>	<small>State</small>	<small>ZIP</small>
Zoning District:	OS-PO & INS	Overlay Zone:	<input checked="" type="checkbox"/> N/A	
Existing Structure(s) Sq. Ft.:	12,100.00	Proposed Structure(s) Sq. Ft.:		
Lot Area (sq.ft.): ±63.99 acres (9999 Range Rd.) & ±1.80 acres (4401 Diamond Dr.)				
Property Owner(s) Name: Los Alamos County, Anne Laurent - County Manager				
Owner(s) Email: anne.laurent@lacnm.us				
Owner(s) Phone(s)#: 505.662.8400				
<input type="checkbox"/> Owner's Address same as Property Address				
Owner(s) Address:	1000 Central Ave.	Los Alamos	NM	87544
	<small>Address</small>	<small>City</small>	<small>State</small>	<small>ZIP</small>

APPLICANT / OWNER'S AGENT INFORMATION

<input checked="" type="checkbox"/> Applicant is same as Owner				
Applicant Name:				
Applicant Address:				
	<small>Address</small>	<small>City</small>	<small>State</small>	<small>ZIP</small>
Applicant Email:				
Applicant Phone(s)#:				

ASSOCIATED APPLICATIONS

Application Type: Comprehensive Plan Amendment, Summary Plat	
Case Number: CPA-2025-0009, SUM-2025-0008	
<i>I hereby certify and affirm, under penalty of perjury, that the information I have provide in this application is true and accurate to the best of my knowledge, information, and belief. [NMSA 1978, §30-25-1]</i>	
Signature: 	Date: 7/3/25
Signature:	Date:

STAFF USE ONLY

Date Received:	Staff:
Case No. #:	Meeting Date:

SUBMITTALS

<input type="checkbox"/> Proof of Ownership or Letter of Authorization from Owner	<input type="checkbox"/> Complete Application – Date: _____
<input type="checkbox"/> Items from associated Application Checklist	<input type="checkbox"/> Payment – Accepted upon verification of a complete application - Date: _____

MINOR ZONE MAP AMENDMENT

Applicants for all development application reviews must complete this checklist and submit it with the Development Application. Refer to the referenced code sections for additional information. Contact the Planning Division with questions regarding these requirements: planning@lacnm.us.

PRE-APPLICATION MEETING

Date Held: 02/11/2025

APPLICATION APPLICABILITY

Minor Zone Map Amendments are proposed amendments to a single tract, parcel or lot under common ownership; or the land or the land affected by the map amendment is predominantly owned by a single person or entity under common ownership.

SITE PLAN

Scaled site plan at a minimum of 1" = 100' that illustrates the following:

- ☐ Property Lines – all parcels to be rezoned
- ☐ All existing structures
- ☐ Existing easements
- ☐ Existing utilities

ZONING

Current: Open Space - Passive Open

Proposed: Institutional

USE

Current: Open Space

Proposed: Institutional - Fire Station

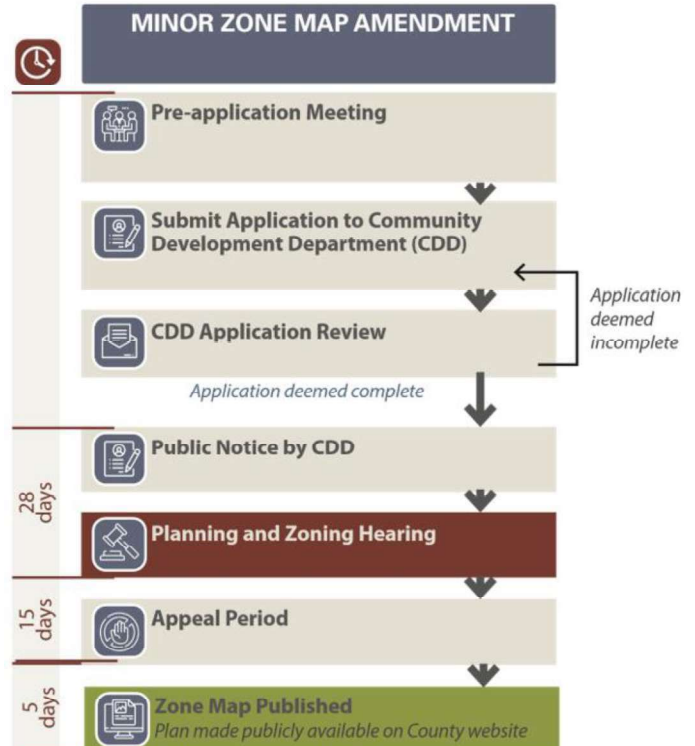
COMPREHENSIVE PLAN UPDATE

Will the text amendment require an update to the Future Land Use Map?

- ☒ No
- ☐ Yes

ADDITIONAL SUBMITTALS

Based on staff's review and Interdepartmental Review Committee's recommendation – additional submittals may be required and will be communicated to the applicant by the assigned Case Manager.



See Reverse.

Revision-Jan2023

Code Reference: 16-74 (h)

DECISION CRITERIA 16-74(h)(3)

- a. The proposed Zone Map Amendment is consistent with the health, safety and welfare of the County as shown by conformance with the goals and policies of the Comprehensive Plan and other adopted County plans or policies. Explain.

The Zone Map Amendment shall conform to the comprehensive plan and aligns with the HSW goals of the County. Exhibit A indicates the 2016 Comprehensive plan along with the Future Land Use Map (FLUM) showing current zoning of Institutional and Open Space - Passive Open.

Approving this zone map amendment would allow for the replacement of Fire Station No. 4, thus adhering to the Council's Strategic Goals of improving public safety, creating effective, efficient, reliable services, and reducing greenhouse gas emissions.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- b. The existing zone district designation is shown to be inappropriate of one or more of the following reasons: (1) It was established in error; (2) Changed conditions warrant the rezoning; or (3) A different zone is more advantageous to the community as articulated by conformance with each applicable goal and policy in the Comprehensive Plan, including the future land use map. Explain.

This site was approved by the County Council on 11/12/24 to locate Fire Station No. 4 replacement. For the existing fire station to remain fully operational during construction, a lot line expansion via a Summary Plat application is required. Once the lot lines are expanded these portions of the property warrant making the zoning consistent within the property; therefore, re-zoning these portions from OS-PO to INS would allow for the property to be consistently zoned INS.

Approving this zone map amendment would allow for a Fire Station No. 4 replacement, thus adhering to the Council's Strategic Goals by improving public safety, creating effective, efficient, reliable services, and reducing greenhouse gases.

Which accomplishes the goals and policies of the Comprehensive Plan.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- c. The proposed zoning will not designate a zone district different from surrounding zone districts to one small area (i.e. create spot zone) unless one or more of the following criteria are met: (1) Granting such zoning accomplishes the goals and policies of the Comprehensive plan; (2) Unique characteristics specific to the site exist; or (3) the zoning serves as an appropriate transition between land uses of higher and lower intensity. Explain.

The proposed zoning will not designate a zone district different from the surrounding area and does not create a spot zone.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

DECISION CRITERIA 16-74-(h)(3)

- d. The establishment, maintenance, or operation of uses made possible by the Zone Map Amendment will not be detrimental to health, safety, or welfare of persons residing or working adjacent to or within the proximity of the subject property. Explain.

The existing fire station building was developed by Atomic Energy Commission (AEC) and later conveyed to the County by Department of Energy (DOE) in 1998. The existing fire station currently operates in providing essential operations beneficial to public health, safety, and welfare. The re-zone request will allow the County to construct a new fire station allowing modern amenities to continue this effort to serve the Los Alamos County residents and businesses. Various studies conducted at the existing fire station site indicate that response times are within targets and utilizing this locations is suitable for a new fire station. See Exhibit D. The new fire station, made possible by this Zone Map Amendment, with further improve firefighter response efficiencies and their own and the public's health, safety, and welfare through the design of the new fire station.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

Attach additional sheets, if needed.



Legend

- | | | |
|--|---------------------|-------------------|
| Low Density Residential- 0-3 DU/A* | Institutional | Commercial/Office |
| Medium Density Residential-3-7 DU/A* | Parks | Industrial |
| Med-High Density Residential- 7-15 DU/A* | Open Space- Active | Federal |
| High Density Residential-15+ DU/A* | Open Space- Passive | ROW |
| | Mixed-Use | Urban Reserve |

*Dwelling Units per Acre

**Future Land Use
Los Alamos
Townsite**

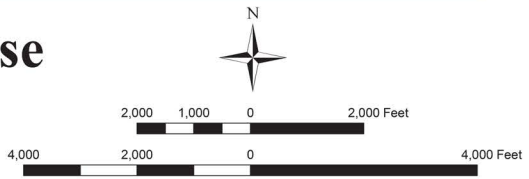
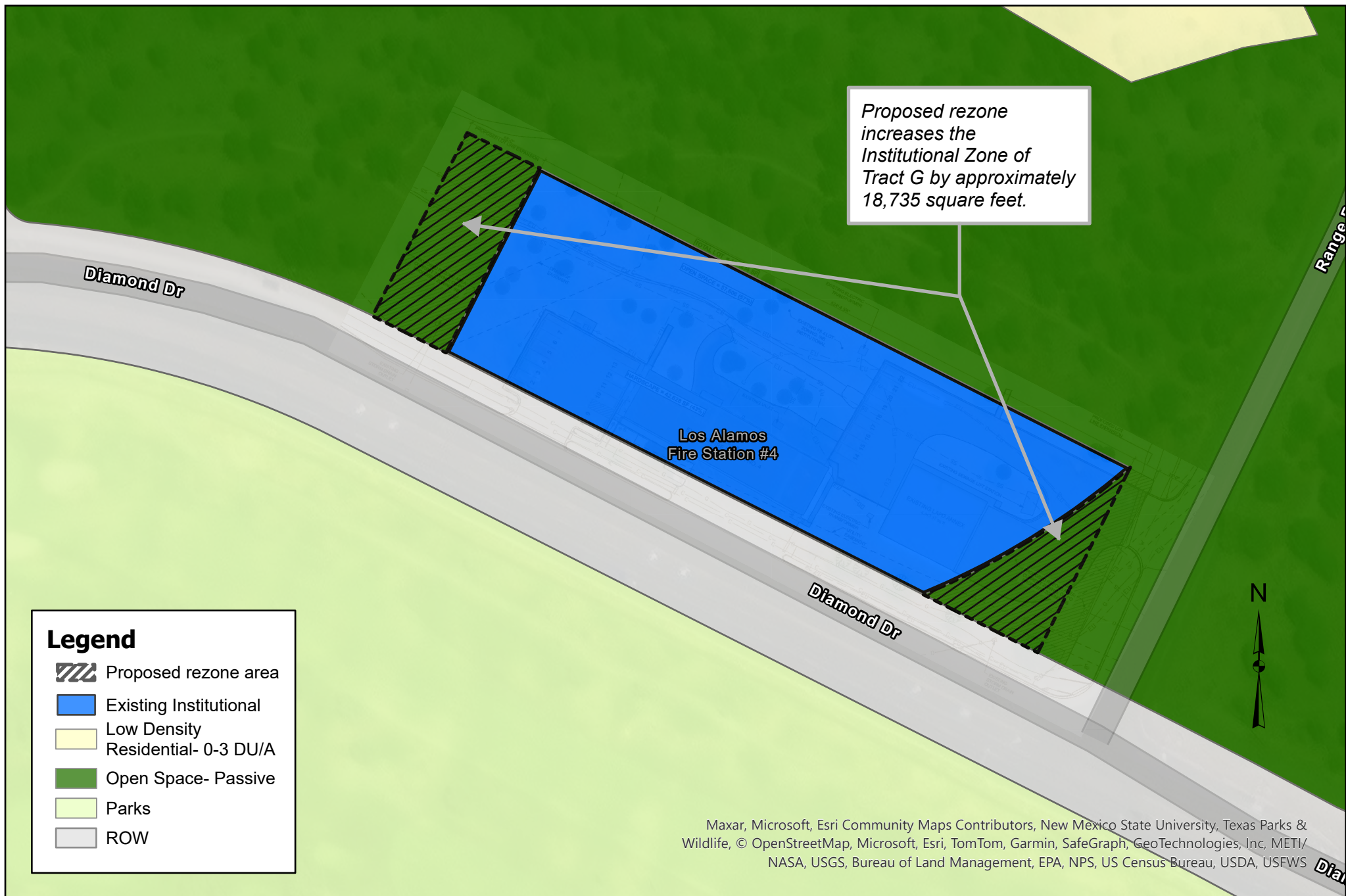


EXHIBIT B





06.10.2025

Los Alamos County

Fire Station No. 4 Neighborhood Meeting Summary

The purpose of this summary is to document compliance with the Minor Zone Map Amendment submission requirements and identify community feedback.

PROOF OF MEETING:

Proof of Meeting Offered:

The meeting was announced via press release, social media, email, and posted on the project website: <https://www.losalamosnm.us/County-Projects/Fire-Station-4-Replacement-Design>. The press release is as follows:

Reminder: Public meeting tonight regarding Fire Station 4 replacement project

LOS ALAMOS, NEW MEXICO — Los Alamos County Public Works and the Los Alamos Fire Department remind the community that they are holding an in-person meeting regarding the Fire Station 4 replacement project. The meeting will be held tonight, **Thursday, March 6**, at **5:30 p.m.** in the Fire Department training room on the **third floor** of the LAFD Administrative Offices at **999 Central Avenue, Los Alamos**.

The project is currently in the design phase after the Council's decision last November to build the new facility adjacent to the existing structure at 4401 Diamond Drive. The upcoming March 6 meeting will permit the County's project team to present information regarding the rezoning application and scope, conceptual site layout, and design considerations to minimize impacts on open space.

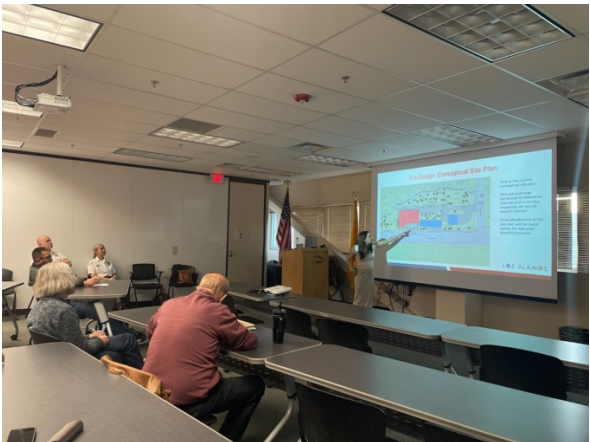
Following the public meeting, the project will be presented to the Planning and Zoning Commission in April for consideration of a combined minor zone map amendment and re-plat application.

Community members can visit the project webpage at <https://lacnm.com/FS4-Design> or direct questions to the County Project Manager Sobia Sayeda at lapcw@lacnm.us.

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Proof Meeting Occurred:

While the initial meeting began at 5:30pm and concluded around 6pm, an additional resident showed up around 6:15pm, so the team presented the material again to that resident.



Sign-In Sheet of Attendance:

FIRE STATION 4 REPLACEMENT ZONE MAP AMENDMENT - MINOR NEIGHBORHOOD NOTIFICATION MEETING MARCH 6th 2025		
NAME	CONTACT	SIGNATURE
SOBIA SAYEDA	SOBIA.SAYEDA@LACNM.US	SOBIA
Miguel Jimenez	miguel.jimenez@lacnm.us	Miguel
Barbara Calef	bfcalf@gmail.com	Barbara Calef
Phil Gursky	phil.gursky@gmail.com	Phil Gursky
Jane Mathews	jane.mathews@gmail.com	Jane Mathews
DAN O'BRIEN	Don.O'Brien@LACNM.US	Dan O'Brien
XAVIER ANDERSON	XAVIER.ANDERSON@LACNM.US	Xavier Anderson
NORMA JEAN VALDEZ	NORMA.VALDEZ@LACNM.US	Norma Valdez
Wendy Sarvey	Wendy.sarvey@lacnm.us	Wendy Sarvey
Tracy Hughes	tracy.hughes@lacnm.us	Tracy Hughes
Jean Gindrac	pac8@losalamos.com	Jean Gindrac
Tyrannica Tom Tierney	t.tierney4@comcast.net	Tyrannica Tom Tierney

Meeting Location, Date, and Time:

999 Central Ave., Los Alamos on the Third Floor. 3/6/25 at 5:30pm

SUMMARY OF DISCUSSION:

The meeting started at 5:30 with two attendants from the community. Attendants did not express any concerns about the lot line adjustment and minor zone amendment presented. Attendants received two different answers related to the future use of the existing FS4. A gentleman showed up after the meeting had ended and all other attendants left. The architect and project manager presented the meeting slides one more time for him.

After the presentation, the attendants from the community asked the following questions:

1. Q: How many trees will be impacted by this project?

R: Alexis showed the tree survey and identified the trees that will be impacted. She proceeded to indicate that the impacted trees will be replaced in compliance with the tree mitigation policy.

Our next step will be to formally identify trees to be demolished and develop a landscape plan to be presented during the site plan phase. The project will look to accommodate this concern by being as intentional as possible with the site plan layout and preserve as many existing trees as we can.

2. Q: What will be the future the existing fire station building? (Phil Gursky)

C: It could be repurposed for community use. (Phil Gursky)

R: There will be a formal process that involves community feedback to determine what happens to this existing fire station building. It is understood that some members of the community want to see this building re-purposed which would require some upgrades to the restrooms and

structure; while others wish to see it demolished and turned into green space. What happens to this building will be a separate process from the scope of this new fire station building.

Our next step will be to keep the public updated when the process for discussing the future of the existing fire station is to begin (likely when the proposed fire station is under construction). And in order to best accommodate all future outcomes, this project has ensured that the site meets the 70% maximum lot coverage with the existing building to remain.

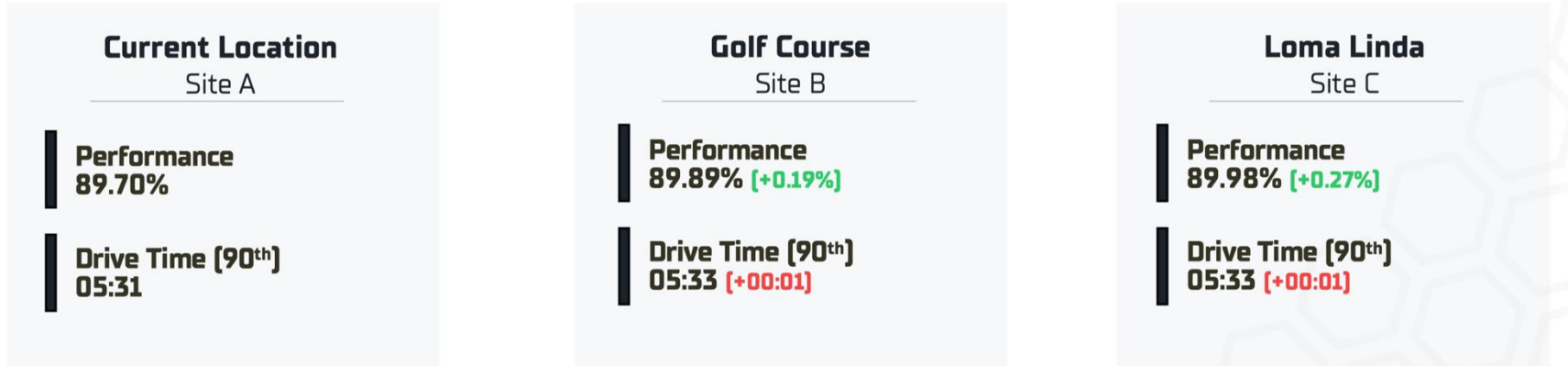
3. Q: What will be the future of the Annex building?

R: It will be used by other County Departments.

4. C: Phil Gursky noted that historical photos in 1962 show that the old Range Rd was curved and followed the Eastern FS4 lot line. He is in favor of the adjustment to the lot line.

Response Time Analysis

EXHIBIT D



Our analysis suggests that relocating Station 4 to either the Golf Course [Site B] or Loma Linda [Site C] would offer limited significant benefits. Performance across all three locations, including the current site, is generally high. While Site C shows the highest performance, the differences are minimal, with marginal improvements of 0.19% and 0.27% for Sites B and C respectively, compared to the current location. Given these findings, our model indicates that any of the three sites would be suitable candidates for the station, with limited additional advantage to relocation.