



**NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL  
IMPACT REPORT (DEIR) AND SCOPING MEETING FOR  
4665 LAMPSON AVENUE**

**September 14, 2022**

To:  
(Potential Responsible, Trustee,  
Federal and Local Agencies, and nearby  
Property owners

From:  
City of Los Alamitos  
3191 Katella Avenue  
Los Alamitos, CA 90720

**CEQA LEAD AGENCY:**

City of Los Alamitos  
Planning Division  
3191 Katella Avenue  
Los Alamitos, CA 90720  
(562) 431-3538 Ext. 303  
Contact: Tom Oliver, Associate Planner

**SUBJECT: 4665 Lampson Avenue Project Draft Environmental Impact Report**

The City of Los Alamitos is commencing preparation of a Draft Environmental Impact Report (EIR) for the 4665 Lampson Avenue Project (referred to herein as the Project), and has released this Notice of Preparation (NOP) per the requirements of the California Environmental Quality Act (CEQA). The City wants to know your views as to the scope and content of the environmental information germane to you or an agency's statutory responsibilities. You may need to use the EIR prepared by the City when considering issuance of a permit or other approval for the Project. Information gathered during the NOP comment period will be used to shape and focus future analyses of potential environmental impacts.

A description of the Project, its location, and potential environmental effects, is attached. It has been determined that an EIR is required, and no Initial Study will be prepared (see State CEQA Guidelines, Sections 15060 and 15081).

**NOP COMMENT PERIOD:**

The City invites you to submit written comments describing your specific environmental concerns. If you are representing a public agency, please identify your specific areas of statutory responsibility, if applicable. Written comments are desired at the earliest possible date, but due to the time limits mandated by State law, your response must be sent no later than 30 days after receipt of this notice. **The NOP public comment period starts October 3, 2022 and ends November 2, 2022.** Please send your written comments to the City staff contact identified above, and please include your name, address, and contact information in your correspondence. **A scoping meeting will be held on October 20, 2022, details provided under Section V. Future Public Meetings, below.**

**Project Title:** 4665 Lampson Avenue Project

**Project Applicant:** Lampson Park Place, LLC

**Date:** September 21, 2022

**Signature:**

  
Tom Oliver, Associate Planner

## **I. PROJECT SITE LOCATION AND SETTING**

The 4655 Lampson Avenue Project (Project) site is located in the City of Los Alamitos, Orange County, California. The 12.3-acre Project site is located north of Lampson Avenue and northwest of the intersection of Lampson Avenue and Rose Street. The site is located within Assessor's Parcel Number (APN) 130-012-35. Under existing conditions, the Project site is developed with an office building and parking lot; currently occupied by the California Department of Fish and Wildlife. The site vicinity and surrounding areas include Arbor Park and Arbor Dog Park to the north, the Los Alamitos Joint Forces Training Base to the west, the Navy Golf Course to the east, and residential uses to the south. The regional map and local vicinity of the Project site are shown on Exhibit 1, *Regional Map and Local Vicinity* (attached at the end of this NOP).

## **II. EXISTING GENERAL PLAN DESIGNATION AND ZONING CLASSIFICATION**

The existing City of Los Alamitos General Plan land use designation for the Project site is Community & Institutional/JFTB and the zoning classification is Community Facilities (C-F).

It should be noted that the City of Los Alamitos, in accordance with its 2021-2029 Housing Element, is in the process of rezoning the Project site from C-F to Multi-family Residential Zone (R-3). The R-3 zone applies to lots intended to provide multi-family housing. The R-3 Zone implements the General Plan Multi-Family Residential land use designation.

## **III. PROJECT DESCRIPTION**

Exhibit 2, *Site Plan*, depicts the overall site plan proposed as part of the Project. As shown, the Project Applicant proposes to redevelop the existing office building with a residential development consisting of a variety of different product types, including: cluster homes, townhomes, and apartments. The unit mix would include 55 cluster homes, 114 townhomes, and 77 affordable multi-family apartment homes. The mixed density for the Project would be 20 dwelling units per acre (DUA). The Project would provide approximately 21,000 sf of common open space, which includes a central 14,000 sf neighborhood open space area. Under the City's R-3 development standards, the maximum building height for the Project is 35 feet.

The Project would provide a total of 557 parking spaces: 459 parking spaces for the cluster homes and townhomes and 98 parking spaces for the affordable multifamily apartment homes. Vehicle access to the Project site would be provided via one driveway on Lampson Avenue.

## **IV. REQUIRED PERMITS/ACTIONS**

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Los Alamitos is the Lead Agency and is charged with the responsibility of deciding whether or not to approve the Project. A General Plan Amendment and Change of Zone is required for the Project.

The following approvals and permits are required from the City of Los Alamitos to implement the Project:

- Certification of the EIR with the determination that the EIR has been prepared in compliance with the requirements of CEQA.
- General Plan Amendment to amend the land use designation from Community & Institutional/JFTB to Limited Multifamily Residential

- Zone change to change the zoning designation from Community Facilities to Multifamily Residential (R-3)
- Specific Plan
- Site Development Permit - Major for the site plan and building elevations.
- Tentative Tract Map

Other non-discretionary actions anticipated to be taken by the City at the staff level as part of the Project include:

- Review and approval of all off-site infrastructure plans, including street and utility improvements pursuant to the conditions of approval;
- Review all on-site plans, including grading and on-site utilities; and
- Approval of a Final Water Quality Management Plans (FWQMP) to mitigate post-construction runoff flows.
- Affordable Housing Agreement with Senate Bill 1818 concessions requested.

Approvals and permits that may be required by other agencies include:

- **Regional Water Quality Control Board.** A National Pollutant Discharge Elimination System (NPDES) permit to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened.
- **Other Utility Agencies.** Permits and associated approvals, as necessary for the installation of new utility infrastructure or connections to existing facilities.
- Other Agencies such as the City of Seal Beach, Orange County Airport Land Use Commission, or the Joint Forces Training Base.

## PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT

The Draft EIR for the Project will contain a detailed Project Description, a description of the existing environmental setting of the Project sites and surrounding areas, analysis of Project-specific environmental impacts, analysis of cumulative impacts, identification of additional Project-specific mitigation measures required to reduce potentially significant impacts, and an analysis of alternatives to the Project that could reduce one or more of the potentially significant impacts of the Project.

Based on currently available information, and as discussed below, It has been determined that the Project would have no impacts or less than significant impacts related to agriculture and forestry resources, mineral resources, and wildfire. Therefore, no further analysis of these environmental topics will be provided in the Draft EIR.

- **Agriculture and Forestry Resources.** The California Department of Conservation Farmland Mapping and Monitoring Program shows that the Project site is located within Urban and Built-up Land (CDC, 2016). The City of Los Alamitos does not designate any land within the City for agricultural uses and there are no areas in the City under

Williamson Act contracts. There are no forest lands in the City or any areas designated as forest land or timberland for production or resource management. (City of Los Alamitos, 2014b) Accordingly, no impacts to agriculture and forestry resources are anticipated.

- **Mineral Resources.** The City of Los Alamitos and its SOI fall within the Mineral Resource Zone-1 (MRZ) and MRZ-4. MRZ-1 represents areas where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. MRZ-4 indicates areas where available information is inadequate for assignment to any other MRZ zone (City of Los Alamitos, 2014b). In addition, the California Department of Conservation does not show oil, gas, or geothermal fields underlying the site; and no oil or gas wells are recorded on or near the site in the Division of Oil, Gas, and Geothermal Resources (DOGGR) Well Finder (DOC, 2019). No sites within the City of Los Alamitos City limits have been designated as locally important mineral resource recovery sites in the City of Los Alamitos General Plan. Accordingly, no impact to the availability of a regionally or locally important mineral resource would occur. No impacts are anticipated.
- **Wildfire.** According to the California Department of Forestry and Fire Protection's (Cal Fire) Fire and Resources Assessment Program (FRAP), the Project site is not located in a Very High Fire Hazard Severity Zone (VHFHSZ) of the City (Cal FIRE, 2007). The Project site is located within the limits of the City of Los Alamitos, and is therefore not within a State Responsibility Area (SRA), which is the land where the State of California is financially responsible for the prevention and suppression of wildfires. Therefore, the Project would have no impacts related to wildfires.

The analysis to be provided in the forthcoming Draft EIR, and the supporting technical studies to be included in the Draft EIR, will address the following environmental topics due to the potential for significant impacts, and mitigation measures will be identified, if necessary:

- **Aesthetics.** The Project would alter the existing visual character of the Project site and would introduce new sources of light during construction and operation. Potential impacts to aesthetics (including light and glare) will be addressed in the Draft EIR.
- **Air Quality.** The Project site is located in the South Coast Air Basin (Basin). Air quality in the Basin is administered by the South Coast Air Quality Management District. Impacts related to the following topics will be addressed in the forthcoming Draft EIR: consistency with the Air Quality Management Plan for the Basin; the potential for a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under applicable air quality standards; the potential exposure of sensitive receptors to substantial pollutant concentrations, including mobile source health risk impacts; and potential for the other emissions (such as those leading to odors adversely affecting a substantial number of people).
- **Biological Resources.** The Project site is adjacent to the Los Alamitos JFTB, which has the potential for a number of sensitive species such as the burrowing owl (City of Los Alamitos, 2014b). The Draft EIR will address the Project's potential impacts to biological resources and discuss any potential conflicts with local policies protecting biological resources and any habitat conservation plans.

- **Cultural Resources.** During construction of the Project, ground-disturbing activities could encounter and cause a substantial adverse change in the significance of previously unknown historical or archaeological resources, or human remains. Therefore, these issues will be studied in more detail in the Draft EIR.
- **Energy.** The Project will consume energy resources during construction and operation. The Draft EIR will address the potential for the Project to result in the wasteful, inefficient, or unnecessary consumption of energy resources, and whether the Project would conflict with state or local plans for renewable energy or energy efficiency.
- **Geology and Soils.** The Draft EIR will address the geological, soil, and seismic hazards having the potential to impact the Project and Project occupants. The Project site is in an area with high paleontological sensitivity, and the potential to impact paleontological resources will be addressed in the Draft EIR.
- **Greenhouse Gas Emissions.** The potential for the Project to generate greenhouse gas (GHG) emissions during construction and operation, either directly or indirectly, that may have a significant impact on the environment will be addressed in the Draft EIR. Furthermore, the Draft EIR will include an evaluation of consistency of the Project with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs.
- **Hazards and Hazardous Materials.** The Draft EIR will address potential hazards during construction and operation of the Project, and the potential for exposure of construction workers and Project occupants to hazardous materials. The Project site is not within 1/4-mile of a school; the nearest school is approximately 1.5 miles to the east. The potential to impair or interfere with an adopted emergency response plan will also be addressed. As identified previously, the Project site is not in a wildfire hazard area; therefore, no further analysis of the potential for wildland fires will be provided in the Draft EIR. Any potential hazards associated with the project site abutting an established golf course (Navy Golf Course) will also be addressed.
- **Hydrology and Water Quality.** The Draft EIR will address the potential for the Project to violate water quality standards and to degrade water quality during construction and operation. Project features included in the Project-specific Water Quality Management Plan (WQMP) to treat and/or limit the entry of contaminants into the storm drain system will be identified in the Draft EIR. The Project would increase the amount of impervious surface on the Project site. Changes to the drainage patterns will be identified in the Draft EIR and potential impacts from these changes related to erosion and siltation, the amount and rate of storm water runoff, flooding and impeding flood flows, and storm drain capacity will be addressed. The Draft EIR will also address the potential for release of pollutants from Project inundation, and the Project's consistency with the applicable water quality control plan and sustainable groundwater management plan.
- **Land Use and Planning.** The Project involves the construction and operation of residential housing, and is not consistent with the existing General Plan land use and zoning designations. The consistency of the Project with applicable General Plan goals and policies and zoning will be addressed in the Draft EIR. Analysis of the Project's consistency with applicable provisions of the SCAG's regional planning programs will also

be provided. The Project would not divide an established community, which will be addressed in the Draft EIR.

- **Noise.** The Draft EIR will address the potential for construction-related and operational (stationary and mobile) noise increases to exceed applicable established noise standards, and the potential for vibration during construction and operation. The City of Los Alamitos Municipal Code, Chapter 17.20 establishes noise standards for construction and operational activities. The potential for exposure of Project occupants to noise from the Los Alamitos Joint Forces Training Base will also be addressed. Noise impacts will be addressed in the Draft EIR.
- **Population and Housing.** The Draft EIR will address the potential for unplanned population growth in the area due to the Project's purpose as a residential development. The Project would not displace existing people or housing.
- **Public Services.** The Draft EIR will address the potential increase in demand for public services resulting from the Project (i.e., police protection and fire protection), and whether there is a need for new or physically altered government facilities, which could cause significant physical environmental impacts.
- **Recreation.** The Draft EIR will address the potential for the Project to increase the use of existing neighborhood and regional parks such that substantial physical deterioration of the facility would occur. No public recreational facilities are proposed, which will be addressed in the Draft EIR.
- **Transportation.** The Draft EIR will address the potential for the Project to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. It will also evaluate the potential of the Project to conflict with CEQA Guidelines Section 15064.3(b), which requires that transportation impacts be measured based on VMT. The potential for the Project to increase hazards due to geometric design, and to result in inadequate emergency access will also be addressed in the Draft EIR.
- **Tribal Cultural Resources.** The Draft EIR will discuss potential impacts related to tribal cultural resources directly related to California Native American tribes that populated the area where the Project site is geographically located. The Draft EIR will also discuss the results of Native American consultation activities conducted by the City, as required by Assembly Bill AB 52.
- **Utilities and Service Systems.** The Project involves the installation of utility infrastructure needed to serve the Project (e.g., water, sewer, storm drains, electric, natural gas, telecommunications). The physical environmental impacts resulting from the installation of utility infrastructure on- and off-site, will be addressed in the Draft EIR. The Draft EIR will determine the availability of water supply and will address the capacity of Orange County water treatment facilities. The solid waste generation from the Project during construction and operation will be estimated, and the Draft EIR will address the capacity of the local infrastructure for solid waste management, and whether the Project would comply with solid waste management regulations.

## **V. FUTURE PUBLIC MEETINGS**

Notice is hereby given that the City of Los Alamitos will hold a Draft EIR scoping meeting for the general public and any interested agencies. The Scoping meeting will be held October 20<sup>th</sup> at 6:00 p.m. The scoping meeting will be held **in the City Council Chamber of the City of Los Alamitos**. At the meeting, the Applicant will provide background information on environmental impact reports, provide a brief overview of the Project and will solicit public input on environmental issues to be addressed in the Draft EIR and on items of public concern. Issues identified during the scoping meeting will be addressed in the Draft EIR (as appropriate).

## **VI. RESPONSE TO THIS NOTICE OF PREPARATION**

Please provide written comments no later than 30 days from receipt of this Notice of Preparation. According to Section 15082(b) of the State CEQA Guidelines, your comments should address the scope and content of environmental information related an agency's area of statutory responsibility. More specifically, your response should identify the significant environmental issues and reasonable alternatives and mitigation measures that an agency will need to have explored in the Draft EIR; and, whether an agency will be a responsible agency or a trustee agency, as defined by CEQA Code Sections 15381 and 15386, respectively. Please return all comments to the following address:

Tom Oliver, Associate Planner  
City of Los Alamitos Planning Division  
3191 Katella Avenue  
Los Alamitos, CA 90720  
Email: [toliver@cityoflosalamitos.org](mailto:toliver@cityoflosalamitos.org)  
(562) 431-3538, Ext. 500

The City of Los Alamitos appreciates your conscientious attention to this Notice of Preparation.

## VII. DOCUMENTS INCORPORATED BY REFERENCE AND REFERENCES

The following reports and/or studies are applicable to development of the Project site and are hereby incorporated by reference. The reports are available for review at the City of Los Alamitos Planning Division at the address above.

- *Los Alamitos General Plan Draft Environmental Impact Report*. SCH NO. 2013121055, August 2014 (City of Los Alamitos, 2014a)
- *Los Alamitos General Plan Draft Environmental Impact Report Volume II: Appendices* (City of Los Alamitos, 2014b)
- *Los Alamitos General Plan Update Revised Final Environmental Impact Report*, SCH NO. 2013121055, certified February 2015 (City of Los Alamitos, 2015a)
- *Los Alamitos General Plan*, March 2015 (City of Los Alamitos, 2015b)

The following supporting documentation was used in preparing this NOP:

Cal FIRE. (2007). *FHSZ Viewer*. Retrieved from <https://legis.fire.ca.gov/FHSZ/>

CDC. (2016). *California Important Farmland Finder*. Retrieved from <https://maps.conservation.ca.gov/DLRP/CIFF/>

City of Los Alamitos. (2014a, August). *General Plan Draft Environmental Impact Report Volume I: Draft EIR*. Retrieved from <http://cityoflosalamitos.org/DocumentCenter/View/437/Environmental-Impact-Report-Draft---Volume-1-PDF>

City of Los Alamitos. (2014b). *Los Alamitos General Plan Update Draft Environmental Impact Report Volume II: Appendices*. Retrieved from <http://cityoflosalamitos.org/DocumentCenter/View/438/Environmental-Impact-Report-Draft---Volume-2-PDF>

City of Los Alamitos. (2015a). *Revised Final Environmental Impact Report*. Retrieved from <http://cityoflosalamitos.org/DocumentCenter/View/432/Environmental-Impact-Report-Final-PDF>

City of Los Alamitos. (2015b). *General Plan*. Retrieved from <http://cityoflosalamitos.org/DocumentCenter/View/436/2035-General-Plan-PDF>

DOC. (2019). *Well Finder*. Retrieved from <https://maps.conservation.ca.gov/doggr/wellfinder/#/-118.04944/33.78112/17>