



## Notice of Availability of a Draft Environmental Impact Report for the 4665 Lampson Avenue Project

Pursuant to Public Resources Code Sections 21091(a) and 21092(b) and California Environmental Quality Act (CEQA) Guidelines Section 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (DEIR) (SCH No. 2022090476) for the 4665 Lampson Avenue project (Proposed Project) is available for public review during the public comment period (April 24, 2024, to June 10, 2024). The City of Los Alamitos has prepared the DEIR to analyze environmental impacts associated with implementation of the Proposed Project to discuss alternatives, and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

The Project Applicant, Lampson Park Place, LLC, is seeking approval of a Site Development Permit – Major, Tentative Parcel Map 2022-133 (for Finance and Conveyance Purposes), Vesting Tentative Tract Map No. 19263 (for Condominium Purposes), and an Affordable Housing Unit Application for Density Bonus and/or Incentives or Concessions to redevelop the Project site with 246 residential units. The Proposed Project would demolish the existing office building and surface parking lot on the 12.3-acre property and redevelop the Project site with 246 residential units consisting of a variety of different product types, including: 55 single family detached homes, 114 townhomes, and 77 for rent affordable multi-family apartment homes, construction of associated site improvements. The Project site is located at 4665 Lampson Avenue, in the City of Los Alamitos, County of Orange (Assessor Parcel Number (APN) 130-012-35). Specifically, the Project site is north of Lampson Avenue and northwest of the intersection of Lampson Avenue and Rose Street.

The DEIR identifies potential significant effects generated by the proposed project in relation to the following Environmental Analysis Checklist Categories: Biological Resources, Cultural Resources, Geology and Soils, Transportation, and Tribal Cultural Resources. The DEIR includes proposed mitigation measures that will ensure that the Proposed Project will not result in any significant, adverse effects on the environment, except for Transportation (Vehicle Miles Traveled) impacts. Implementation of mitigation measures would reduce Transportation impacts to the extent feasible, however, impacts would remain significant and unavoidable. The Project site is not located on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The purpose of this notice is to inform responsible and trustee agencies, local residents, institutions, and other interested parties about the availability of the DEIR during the public comment period (April 24, 2024, to June 10, 2024) at the locations provided below. Written comments on the DEIR must be submitted no later than 5:00 pm, **Monday, June 10, 2024**, to Tom Oliver, Associate Planner, at the address below.

### DEIR REVIEWING LOCATIONS

City of Los Alamitos  
3191 Katella Avenue  
Los Alamitos, California 90720  
Phone: (562) 431-3538 x303

Garden Grove Tibor Rubin Library  
11962 Bailey Street,  
Garden Grove, California 92845  
Phone: (714) 897-2594

Online:  
<https://www.cityoflosalamitos.org>

### Please submit written comments by June 10, 2024 to:

Tom Oliver, Associate Planner  
City of Los Alamitos  
Planning Department  
3191 Katella Avenue  
Los Alamitos, California 90720  
Email:  
[toliver@cityoflosalamitos.org](mailto:toliver@cityoflosalamitos.org)

For more information online:  
<https://www.cityoflosalamitos.org>

