



March 20, 2024

Nicole Morse  
Principal/Vice President  
T & B Planning, Inc.  
3200 El Camino Real, Suite 100  
Irvine, CA 92602

**Re: Potential Impact Analysis of Future Lampson Park Place  
Residents upon the Identified Parks**

Dear Nicole,

RRM Design Group (RRM) is pleased to submit this park impact analysis for the proposed 4665 Lampson Avenue residential project (“Project”) in the City of Los Alamitos.

This potential park impact analysis is based on a conceptual architectural site plan of the Project dated January 16, 2024, and schematic open space plans dated January 19, 2024, provided by T&B Planning. A copy of these plans is included as an attachment to this document.

The current conceptual plans show the Project having 246 dwelling units, including 55 single-family dwelling units (cluster homes), 114 attached townhome dwelling units, and 77 affordable apartment dwelling units, totaling 647 residents at full occupancy.

This analysis has been prepared to evaluate whether the potential impact of future Project residents upon those parks that are in close proximity to the Project and are likely to be used by Project residents, including Arbor Park, Arbor Dog Park, and Heather Park (“Identified Parks”).

**Summary of Key Findings**

The key findings from RRM’s analysis associated with the Project are as follows:

- I. The Project would not result in any increase of use such that substantial physical deterioration of the Identified Parks would occur or be accelerated, because the Identified Parks are currently and will continue to be maintained to industry standards, and the Identified Parks are currently not at full capacity usage and will not be at full capacity usage with development of the Project.



- A nominal amount of Project residents will regularly visit the Identified Parks as the parks they visit most often (see Tables 1 and 2)
  - A nominal amount of Project residents with dogs will regularly visit Arbor Dog Park (see Tables 3 and 4)
2. The Project's proposed recreational facilities and amenities minimize the extent to which the Identified Parks will be used by Project residents because these proposed facilities and amenities effectively serve as recreational substitutes for the Identified Parks.

### **Existing Conditions**

Residents and visitors in the area benefit from a unique geographic location and layout that presents a wide variety of recreation and leisure activities. Residents and visitors can utilize dozens of natural and manmade venues to enjoy hundreds of recreational activities. There is a web of public and private opportunities that service all ages and all levels of activity.

Because of the Project's close proximity to certain parks, and thus parks that are likely to be visited by residents and guests of the Project, this analysis focuses on the Project's impact on those parks. These parks are located within or managed by the City of Seal Beach.

### **Identified Parks**

#### **Arbor Park**

Located just north of Lampson Avenue behind (north of) the proposed Project site, Arbor Park borders the proposed Project along the north property line. Arbor Park is identified as a Community Park within the City of Seal Beach's Park system, comprising 9.6 acres (not including the Arbor Dog Park), and consisting of four unlit soccer fields, one unlit softball field, and a gravel parking lot. Arbor Park is available for use from dawn until dusk.

Arbor Park is maintained within industry standards and similar to other parks in the City of Seal Beach Park system. In addition to the overall park system maintenance request described above, staff has effectively responded to a specific concern identified in the 2013 Master Plan regarding rodent control at Arbor Park, funding a robust program with successful results.

Arbor Park is primarily a permitted park, which means groups/organizations/individuals must apply to the City of Seal Beach for approval for requested dates and times to utilize the park. Applicants provide information including, but not limited to, the type of activity and must follow the rules and regulations set forth by the City of Seal Beach.



Arbor Park is primarily permitted to AYSO Region 159, serving the Los Alamitos, Rossmoor, and Seal Beach area. AYSO Region 159 was permitted to use Arbor Park for 1,052 hours in each calendar year 2022 and 2023. No other groups received permits. Typically, Arbor Park is permitted on Saturdays and weekday afternoons for AYSO Region 159 games and practices. Arbor Park's permitted use is comparable to other similar active parks in the City of Seal Beach system.

Although Arbor Park is primarily a permitted park, the park is available and used by others outside of permitted times. Residents participate in allowable non-permitted/passive uses such as informal/family sports activities (i.e., soccer, ultimate frisbee, playing catch with the football/baseball) and walking.

In accordance with "Recreation Areas, Their Design and Equipment," a carrying capacity (referring to the number of visitors that can be accommodated in a park without unacceptable impacts to the quality of the visitor experience) can be calculated for a park utilizing the amenities, such as playgrounds, baseball fields, and open lawn areas present in the park. In general, a carrying capacity is not calculated for a community park that an agency can monitor for usage through a permitting process. However, for the purpose of this analysis, during non-permitted times, it is estimated at full capacity that 270 visitors can be accommodated at Arbor Park. Based upon City of Seal Beach staff monitoring and observations, Arbor Park is currently not at full capacity usage.

### **Arbor Dog Park**

Located just north of Lampson Avenue, Arbor Dog Park borders the proposed Project along the north property line. Arbor Dog Park is within the boundary of Arbor Park within the City of Seal Beach Park system, comprising 1.4 acres (not including the 9.6-acre Arbor Park), and consisting of a fenced dog park and gravel parking. Arbor Dog Park is available for use from dawn until dusk.

Arbor Dog Park is maintained within industry standards and similar to Zoeter Greenbelt Dog Park (approximately 0.4 acres) in the City of Seal Beach Park system and other dog parks in the region.

To use Arbor Dog Park, all owners are required to have their dogs licensed in the City of Seal Beach. Similar to Arbor Park, Arbor Dog Park sees users from the greater area in addition to Seal Beach residents, including Los Alamitos, Garden Grove, Rossmoor, and beyond.

Based upon City of Seal Beach staff monitoring and observations, it is estimated that approximately 70 dog owners, some with multiple dogs, utilize Arbor Dog Park on a daily basis. Arbor Dog Park's use is comparable to Zoeter Greenbelt Dog Park in the City of Seal Beach Park system and other dog parks in the region.



Unlike parks, dog parks do not have a calculation for carrying capacity. However, based upon City of Seal Beach staff monitoring and observations, Arbor Dog Park is currently not at full capacity usage.

Recent improvements to Arbor Dog Park include separate small dog and large dog entries and areas, and dog drinking fountains.

### **Heather Park**

Located at the southeast corner of Heather Street and Lampson Avenue, Heather Park is located approximately 350 feet southwest of the Project site, across Lampson Avenue. Heather Park is identified as a neighborhood park within the City of Seal Beach Park system, comprising of 1.6 acres, and consisting of two lit tennis courts, one tot lot/play structure, one swing set, and four picnic tables. Heather Park is primarily available for use from dawn until dusk, however, the tennis courts and lighting are available until 10:00pm.

Heather Park is maintained within industry standards and similar to other parks in the City of Seal Beach Park system.

Heather Park is primarily a non-permitted/passive use park. Park users are namely residents of the College Park East neighborhood with limited use from Los Alamitos, Garden Grove, and Rossmoor residents. Residents participate in non-permitted/passive uses such as informal/family sports activities (i.e., drop in tennis court use, soccer, playing catch with the football/baseball), playground use, picnicking, and walking.

Although Heather Park is primarily a non-permitted/passive use park, certain permitted uses do occasionally occur, such as classes (i.e., tennis lessons, introduction to soccer programs, preschool multi-sport camp), as well as the Annual Summer Send-Off Community event administered by the City of Seal Beach. The local neighborhood association reserves the park for a variety of special events/holiday celebrations at Easter, July 4<sup>th</sup>, and Christmas. Additionally, reservable picnic areas are available to the public.

In calendar year 2022, Heather Park was permitted to:

- Organized sports groups (18 hours)
- City of Seal Beach recreation programs classes (28 hours)
- Private parties (seven rentals for 20 hours)
- Special events (four events for 36 hours)





In calendar year 2023, Heather Park was permitted to:

- Organized sports groups (18 hours)
- City of Seal Beach recreation programs classes (28 hours)
- Private parties (nine rentals for 18 hours)
- Special events (four events for 36 hours)

Heather Park's permitted use is comparable to other similar parks in the City of Seal Beach system.

During non-permitted/passive use times, it is estimated at full capacity that 67 visitors can be accommodated at Heather Park. Based upon City of Seal Beach staff monitoring and observations, Heather Park is currently not at full capacity usage.

Future capital improvements/modifications, including new play equipment and surfacing, passive fitness stations, and a picnic area, are planned to be installed in the next 12 – 18 months.

### **Lampson Park Place Project**

#### **Proposed Development**

The Project consists of 246 residential units; 55 detached units, 114 townhomes, and 77 affordable multifamily units, totaling 647 residents at full occupancy. The Project design will provide multiple pedestrian connections with Arbor Park/Arbor Dog Park to the north.

The Project will provide three designed neighborhood green space areas totaling approximately 0.38 acres (16,508 sf), providing a ratio of 0.59 acres per 1,000 residents.

The main neighborhood green space will be provided towards the middle of the project site, north of the main entrance, consisting of a tot lot play area, lawn area, two lounge seating gathering areas (one with a fire pit), and a shade structure with BBQ island and dining furniture.

The second and third neighborhood green space areas will be located towards the west end of the project site, adjacent to the affordable housing units, consisting of a tot lot play area, three lounge seating gathering areas, lawn area with bench seating, and a shade structure with a BBQ island and dining furniture.

The three designed neighborhood green spaces will be maintained within industry standards and similar to other similar developments in the region.



The three designed neighborhood green spaces are intended for the residents of the Project for non-permitted/passive use. However, the general public could potentially utilize the neighborhood green spaces. Additionally, currently there are no plans for permitted only use.

### Potential Impact on Identified Parks

The three designed neighborhood green space areas are anticipated to meet many of the park and recreation needs of Project residents. Nonetheless, it is possible that Project residents may utilize existing off-site park and recreation facilities, including the Identified Parks.

Anticipated visitation increases to the Identified Parks are estimated based on the California State Parks Survey on Public Opinions and Attitudes on Outdoor Recreation in California that established the average distance and travel time people in the Southern California region travel to reach the outdoor recreation they most often visit and the frequency of park visitation.

Additionally, convenience and easy access to the Identified Parks is an important factor to consider. Based on the work of the national nonprofit Trust for Public Land, in collaboration with the National Recreation and Park Association and the Urban Land Institute, a park within a ten-minute walk provides enhanced quality of life for residents.

Not including the Arbor Dog Park, which will be addressed further below, due to the close proximity of the three designed green spaces in the Project (a five minute or less walk from the residences in the Project) and the Identified Parks (a six to ten minute walk from the residences in the Project) it is assumed that all potential visitation would occur via walking. In addition, because of the close proximity of the Project's on-site amenities to the Project's residents, residents will mostly walk to use these on-site amenities rather than walking off-site for recreational opportunities at the Identified Parks, as shown in Table I.

The number of Project residents visiting the three designed green spaces and the Identified Parks as the parks they most often visit is determined in Table I.

**TABLE 1**

Total project residents at full occupancy	647
Travel time (five minutes or less walk) (three designed green spaces) %	27.5%
Project residents visiting three designed green spaces most often	178
Travel time (six to ten minute walk) (Identified Parks) %	20.3%
Project residents visiting Identified Parks most often	131



Utilizing the 178 Project residents visiting the three designed green spaces and the 131 Project residents visiting the Identified Parks as the parks they visit most often from Table 1; the frequency of park visitation of those Project residents is determined in Table 2.

**TABLE 2**

Frequency of Park Visitation % <sup>1</sup>	Frequency of Park Visitation Category	Park Users at Three Green Spaces	Park Users at Identified Parks
16.7%	2 or more times per week	30	22
13.8%	About once per week	25	18
20.6%	Once or twice per month	37	27
24.4%	Several times per year	43	32
15.1%	Once or twice per year	27	20

<sup>1</sup>Balance % consists of not at all or refused to answer.

Regarding the Arbor Dog Park, according to the website “Pet Ownership Statistics by State 2024”, 57.2% of households have a pet, of which 40.1% are dog owners. Additionally, the average number of dogs per owner is 1.60 dogs and 62% of dog owners visit a dog park at least once per week.

The total Project resident dog owners and total dogs is determined in Table 3.

**Table 3**

Total project residents at full occupancy	647
Project residents owning a pet %	57.2%
Project residents owning a pet	370
Project residents owning a pet (dog) %	40.1%
Project residents owning a dog	148
Dogs per owner	1.60
Project residents’ dogs total	237

Utilizing the 148 Project residents owning a dog from Table 3, the number of dog visits to the Arbor Dog Park at least once per week is determined in Table 4.

**Table 4**

Project residents owning a dog	148
Project residents owning a dog visitation to dog park at least once per week %	62%
Project residents’ visits to dog park at least once per week	92
Dogs per owner	1.60
Project residents dog visits to dog park at least once per week	147



## **Conclusions**

Based on full occupancy of the Project, the three designed neighborhood green spaces in the Project, the capacity and existing maintenance and usage of the Identified Parks, and the estimated visitation of the Project residents to the Identified Parks, the Project is not anticipated to result in any increase of use such that substantial physical deterioration of the Identified Parks would occur or be accelerated. In addition, the Project includes recreational facilities, and these proposed recreational facilities and amenities minimize the extent to which the Identified Parks will be used by Project residents.

Thank you again for this opportunity.

Sincerely,

**RRM DESIGN GROUP**

A handwritten signature in blue ink, appearing to read 'Tom Hare'.

Tom Hare  
Principal Park Planner  
CA License No. 29811

Attachments: Conceptual Architectural Site Plan of Project dated January 16, 2024, and Schematic Open Space Plans of Project dated January 19, 2024



## **References**

City of Seal Beach Website [www.sealbeachca.gov](http://www.sealbeachca.gov)

City of Seal Beach Parks & Community Services Master Plan July 22, 2013

Comments from eight community members received during the EIR NOP comment period (randomly selected to provide a general representation of the comments received).

“Recreation Areas, Their Design and Equipment” – second edition, George D. Butler, The Ronald Press Company, New York, copyright 1958, by National Recreation Association Incorporated, pg. 96

Interviews with City of Seal Beach representatives

Survey on Public Opinions and Attitudes on Outdoor Recreation in California 2012 – California State Park Natural Resources Agency

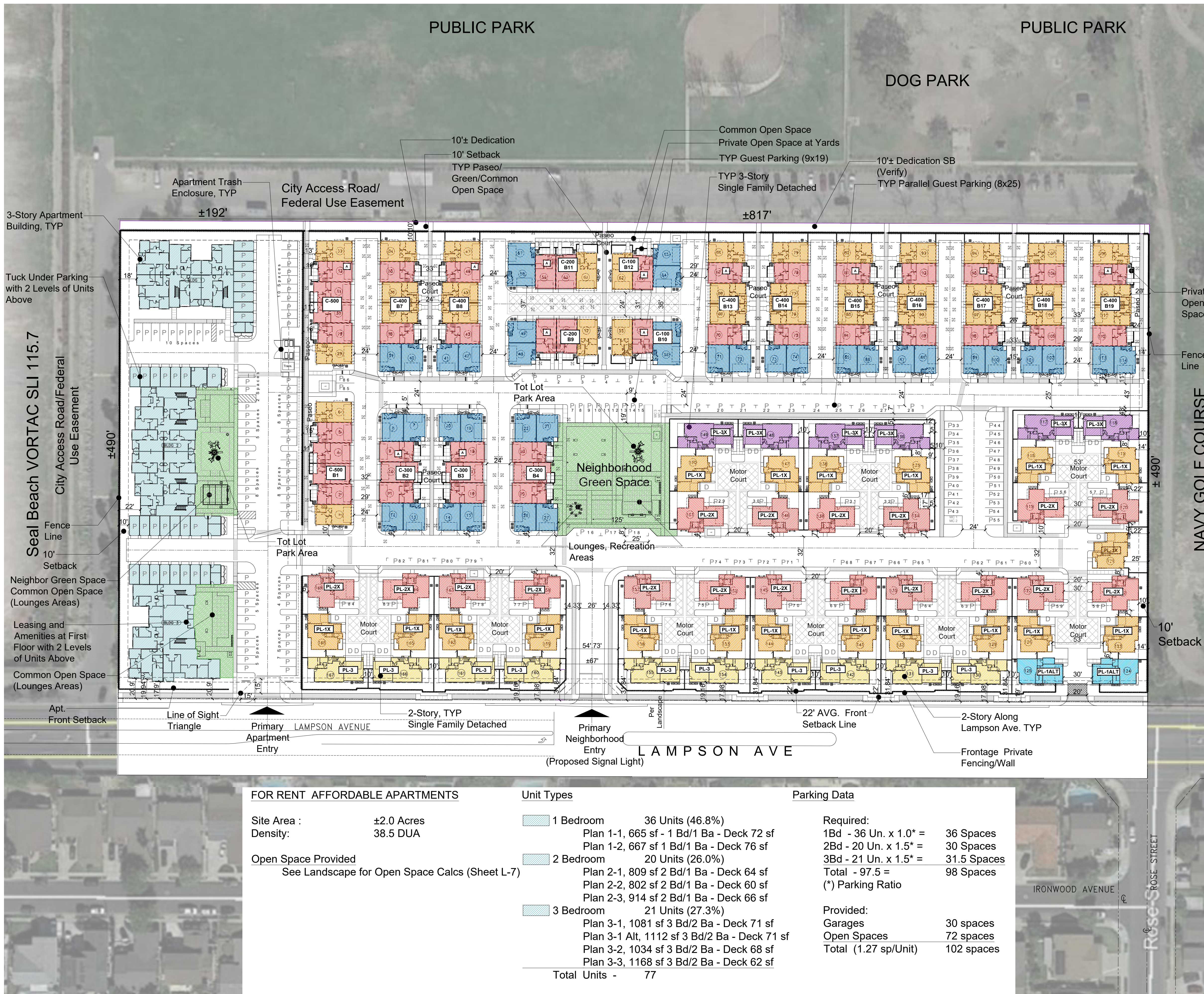
Trust for Public Land website [www.tpl.org](http://www.tpl.org)

Pet Ownership Statistics by State 2024 website  
[www.worldpopulationreview.com/state-rankings/pet-ownership-statistics-by-state](http://www.worldpopulationreview.com/state-rankings/pet-ownership-statistics-by-state)

14 Interesting Pet Ownership Statistics in California website [www.petkeen.com/pet-ownership-statistics-in-california/](http://www.petkeen.com/pet-ownership-statistics-in-california/)

Must-Know Dog Park Statistics [Recent Analysis] website at [www.gitnux.org/dog-park-statistics/](http://www.gitnux.org/dog-park-statistics/)





**SITE INFORMATION**  
 Address: 4665 Lampson Ave. #C  
 City: Los Alamitos  
 County: Orange County  
 APN: 130-012-35  
 Current Zoning: C-F Community Facilities  
 Proposed Zoning: Adopted R-3 Ordinance (Pending)  
 Building Height: 35' to Roof (Exemption - 17.16.040 to 41')  
 Front Street Setback: 20' Avg. (15' Min.)  
 Rear Setback: 10'  
 Side Setback (Interior): 5'

**SITE SUMMARY COMBINED DATA**

	Net Site	Gross Site
Site Area:	±12.1 Acres <sup>A</sup>	±12.3 Acres
Total Units for SITE:	246 Units	246 Units
Mixed Density:	20.33 DUA	20.0 DUA
Combined Parking Required:	440 Spaces	
Combined Provided Parking:	577 Spaces	
Surplus Parking:	137 Spaces	

Open Space	Required	Provided
Common Open Space (COS)	49,200sf (200sf/Unit)	16,160sf (67sf/Unit)
(Per Section 17.08.030 Development Standard in Residential)		
Private Open Space (POS)	14,760sf (60sf /Unit)	51,320sf (216sf/Unit)
(Includes all Decks and Private Patios. See Landscape Sheet L-7)		

**FOR SALE PRODUCT - Single Family Detached/Townhomes**  
 Site Area: ±10.1 Acres  
 Density (SFD/Towns): 16.73 DUA  
 Total Units: 169

**Plan/Unit Types**

**Detached SFD (Gross sf):**

- 2 units - Plan 1 ALT - 1719 sf - 3Bd/2.5Ba, Bonus/Loft - 2 Story
- 18 units - Plan 1X - 2214 sf - 4Bd/3.5Ba, Bonus/Loft - 3 Story
- 19 units - Plan 2X - 2679 sf - 4Bd/3.5Ba, Bonus/Loft - 3 Story
- 10 units - Plan 3 - 2187 sf - 4Bd/3Ba, Loft/Opt.Bd/Den - 2 Story
- 6 units - Plan 3X - 2815 sf - 4Bd/4Ba, Bonus,Loft/Opt. Bd/Den/ - 3 Story
- 55 units (Total) 132,951sf

**Townhomes (Gross sf):**

- 10 units - Plan 1 - 1325sf - 2bd/2.5ba - 73sf Deck (Carriage)
- 19 units - Plan 1X - 1376sf - 2bd/2.5ba - 68sf Deck (Carriage)
- 9 units - Plan 1Y - 1266sf - 2bd/2.5ba - 71sf Deck (Carriage)
- 34 units - Plan 2 - 1803sf - 3bd/3.5ba (side/side)
- 7 units - Plan 2X - 1837sf - 3bd/3.5ba(side/side)
- 35 units - Plan 3 - 1928sf - 4bd/3.5ba - 72sf Deck (side/side)
- 114 units (Total) 192,429sf 5,181sf

(A) - Accessible Unit Provided at 10% (12 Units of Plan 2)

**Parking Data**

**Parking Required (Per State Density Bonus, Section 65915):**

2Bd:	38 units x 1.5 sp/unit =	57 spaces
3Bd:	43 units x 1.5 sp/unit =	65 spaces
4Bd (or more):	88 units x 2.5 sp/unit =	220 spaces
<b>Total Required: (Max Parked)</b>		<b>342 spaces</b>

**Parking Provided:**

Garages	338 spaces
(D) Driveways	51 spaces
(P) Open Parking**	86 spaces
<b>Total Parking Provided</b>	<b>475 spaces (2.8 sp/unit)</b>

(\*\*) Required Four(4) Motor Cycle Parking Spaces to be provided at (MC) Open Spaces (Per 17.22.060 - 1 space : 20 Car Spaces)

**FOR RENT AFFORDABLE APARTMENTS**

Site Area : ±2.0 Acres  
 Density: 38.5 DUA

Open Space Provided  
 See Landscape for Open Space Calcs (Sheet L-7)

**Unit Types**

1 Bedroom	36 Units (46.8%)
Plan 1-1, 665 sf - 1 Bd/1 Ba - Deck 72 sf	
Plan 1-2, 667 sf 1 Bd/1 Ba - Deck 76 sf	
2 Bedroom	20 Units (26.0%)
Plan 2-1, 809 sf 2 Bd/1 Ba - Deck 64 sf	
Plan 2-2, 802 sf 2 Bd/1 Ba - Deck 60 sf	
Plan 2-3, 914 sf 2 Bd/1 Ba - Deck 66 sf	
3 Bedroom	21 Units (27.3%)
Plan 3-1, 1081 sf 3 Bd/2 Ba - Deck 71 sf	
Plan 3-1 Alt, 1112 sf 3 Bd/2 Ba - Deck 71 sf	
Plan 3-2, 1034 sf 3 Bd/2 Ba - Deck 68 sf	
Plan 3-3, 1168 sf 3 Bd/2 Ba - Deck 62 sf	
<b>Total Units -</b>	<b>77</b>

**Parking Data**

**Required:**

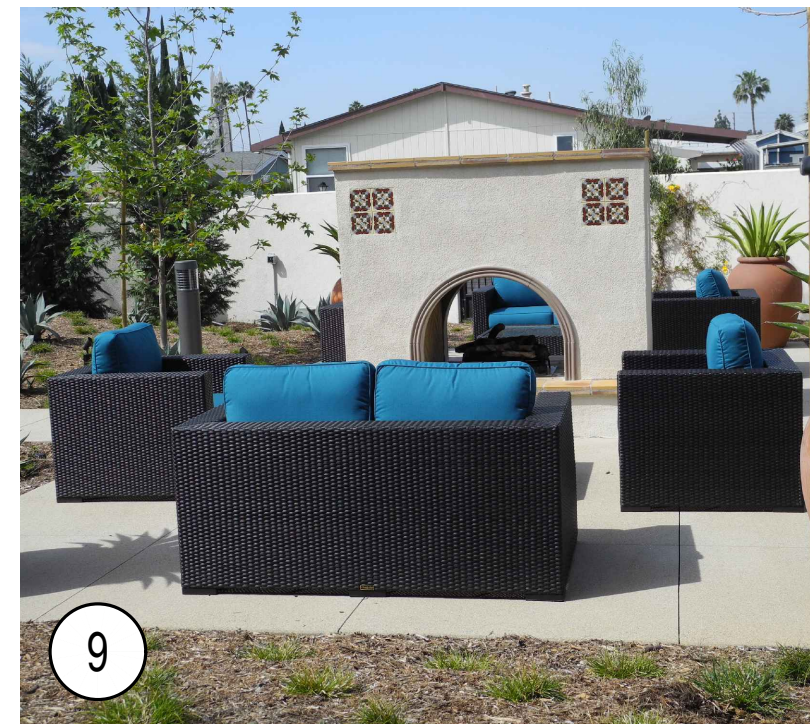
1Bd - 36 Un. x 1.0* =	36 Spaces
2Bd - 20 Un. x 1.5* =	30 Spaces
3Bd - 21 Un. x 1.5* =	31.5 Spaces
<b>Total - 97.5 =</b>	<b>98 Spaces</b>

(\*) Parking Ratio

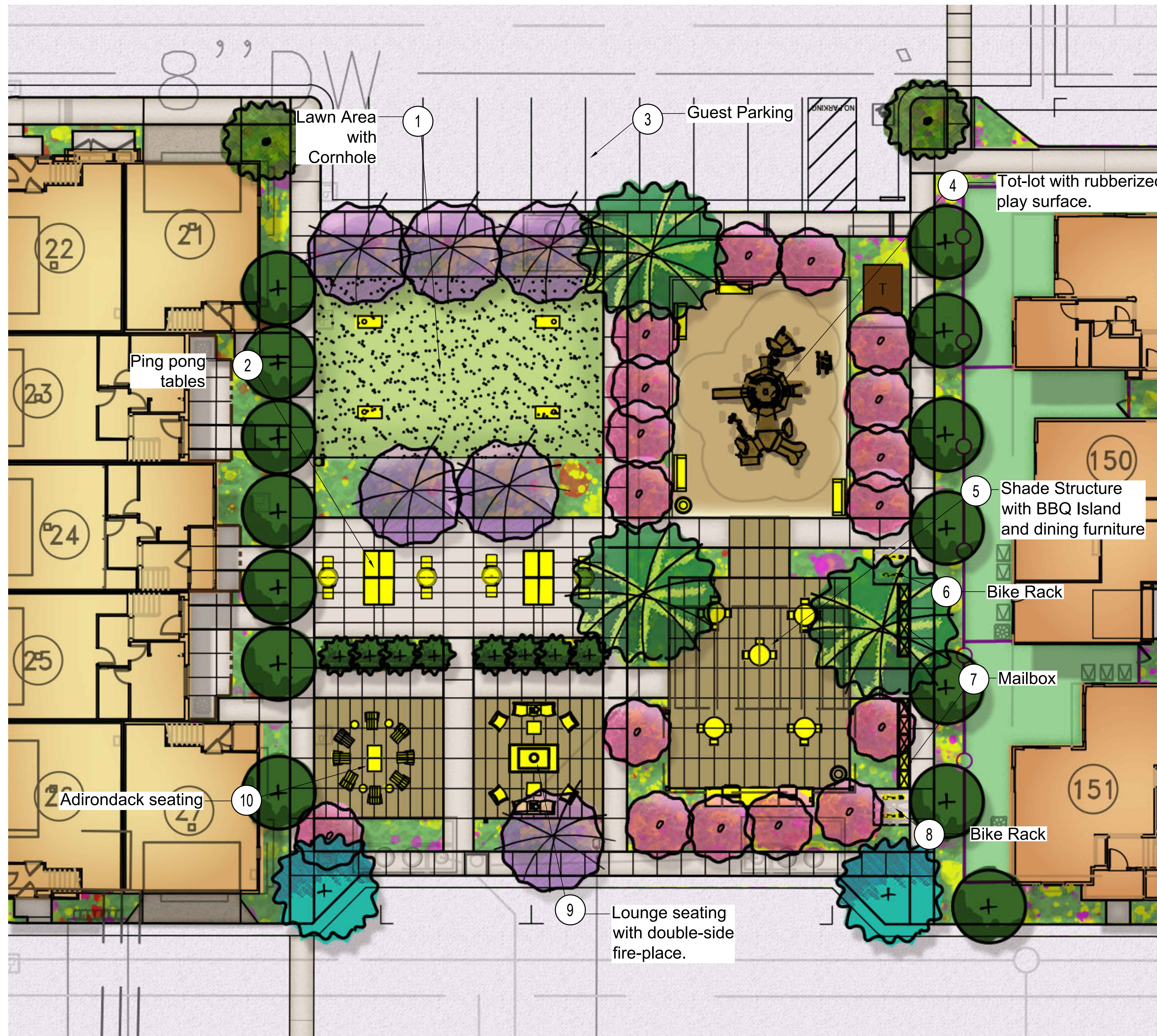
**Provided:**

Garages	30 spaces
Open Spaces	72 spaces
<b>Total (1.27 sp/Unit)</b>	<b>102 spaces</b>





\*Conceptual images (provided herein are conceptual and subject to change)

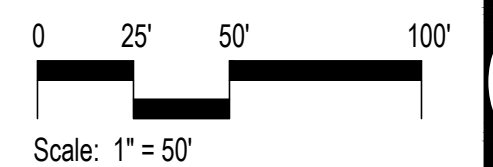


**Enlargement A: Neighborhood Community Open Space**

Scale: 1" = 10'



**Key Map**  
Scale: N.T.S.



## Schematic Open Space Enlargement Plan A - Market Rate Units

MJW Investments, LLC

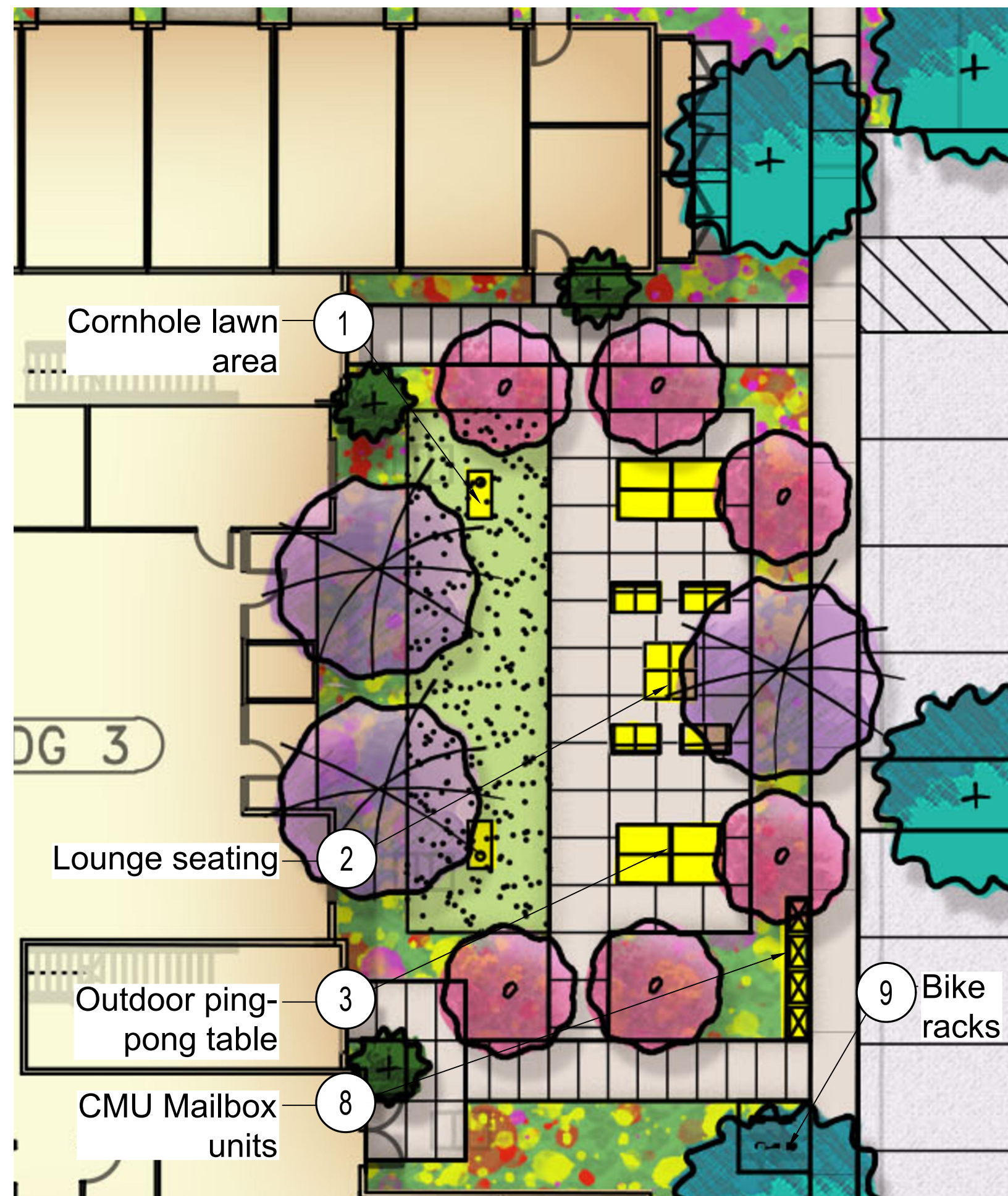
4th City Submittal | Project No.: MJW06  
Date: Jan. 19, 2024

**L-2**

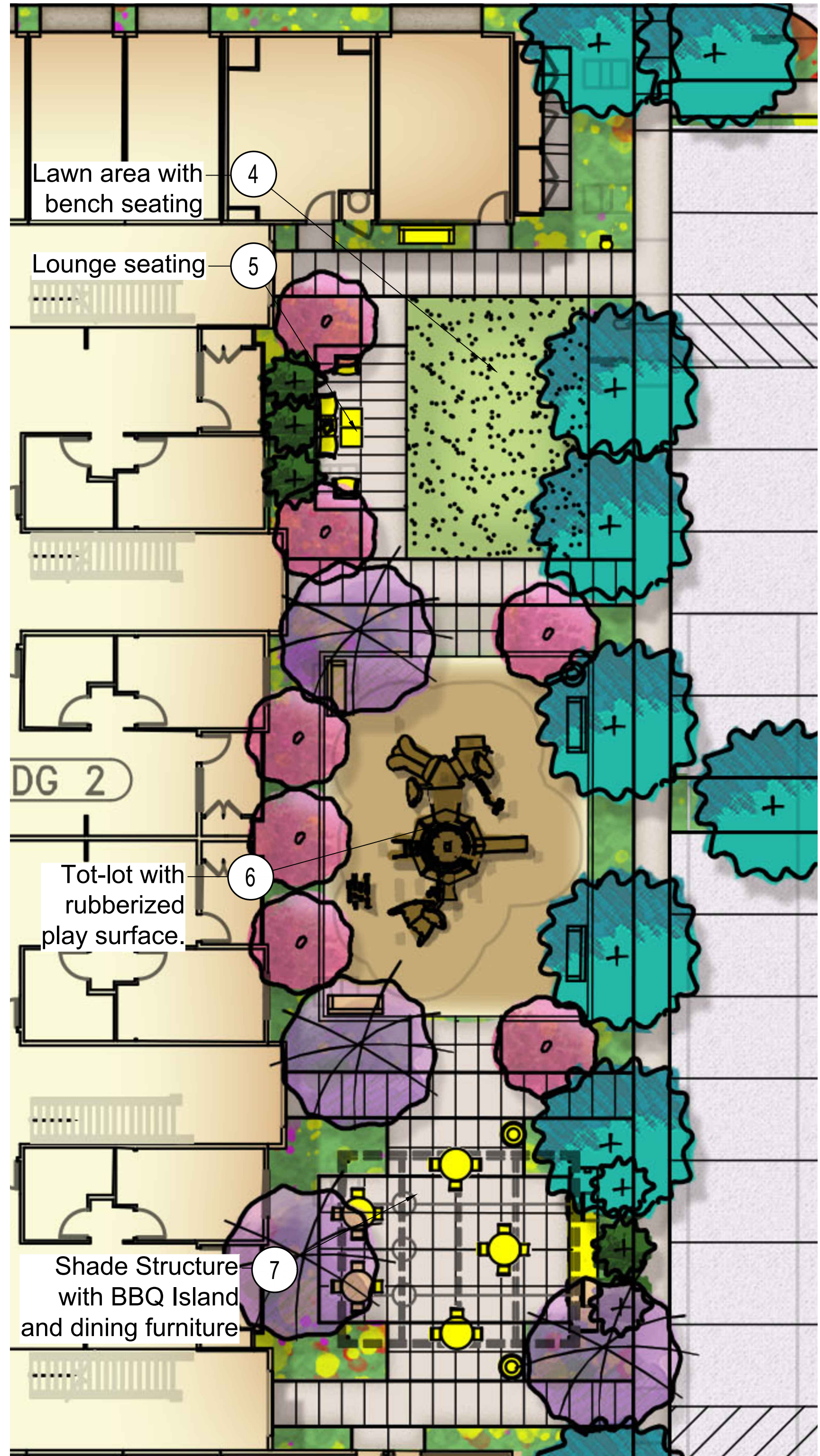
# Los Alamitos - Lampson Ave.







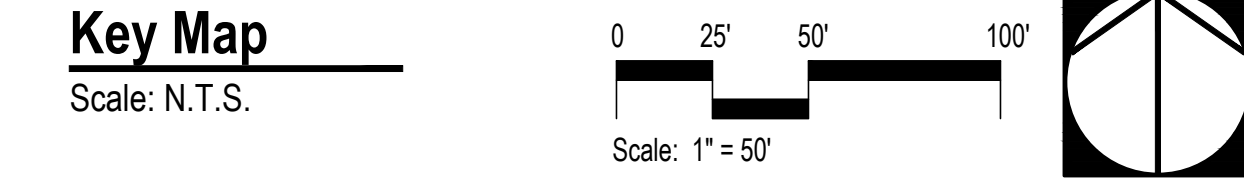
**Enlargement B: Affordable Apartment Teen Game Zone/Area**  
Scale: 1" = 10'



**Enlargement C: Affordable Apartment Open Space**  
Scale: 1" = 10'



\*Conceptual images (provided herein are conceptual and subject to change)



Schematic Open Space Enlargement Plan B & C- Affordable Units

MJW Investments, LLC

4th City Submittal | Project No.: MJW06 | Date: Jan. 19, 2024

Los Alamitos - Lampson Ave. **studio PAD**

**L-3**  
Landscape Architecture  
22075 N. Pacific Coast Hwy, Suite 100  
Laguna Hills, CA 92653 | www.studiopad.com