

4665 Lampson Avenue
Fire Services Questionnaire – Orange County Fire Authority

1. Please correct/confirm the information requested below regarding the equipment (e.g., engines, fire trucks, EMT vehicles) and daily staffing for each of the stations serving the 4665 Lampson Avenue Project site, as well as any other station(s) not noted but pertinent

LOCATION	APPARATUS	DAILY STAFFING
OCFA Fire Station #48 3131 North Gate Road Seal Beach, CA 90740	Medic Engine 48, Patrol 48	One Fire Captain, One Fire Apparatus Engineer, and Two Firefighters. Total Station Staffing: 12 Firefighters
OCFA Fire Station #84 12191 Walley View Street Garden Grove, CA 92845	Medic Engine 84	One Fire Captain, One Fire Apparatus Engineer, and Two Firefighters. Total Station Staffing: 12 Firefighters

Source: Orange County Fire Authority Operations Division 1

2. Please confirm/correct Orange County Fire Authority’s (OCFA) response time goal (in minutes) for responding to emergency and nonemergency calls in the service area.

- a. OCFA’s current response standards are based on a 90th Percentile:

- ◆ A 5:00-minute first-due travel time standard and an 8:00-minute First Alarm travel standard.

- ◆ A total response time that includes 1:30 minutes for call processing and 2:00 minutes for turnout.

- ◆ A total response time as follows:

- First-due at 8:30 minutes.

- Effective Response Force (First Alarm) at 11:30 minutes, with an initial response of three engines, one ladder truck, and one Battalion Chief.

3. What is OCFA’s current average response time (in minutes) for emergency and nonemergency calls?

- a. OCFA’s current response standards are based on a 90th Percentile and does not report averages:

- i. In 2023 OCFA Responded to 178,370 incident

Total responses time at the 90th percentile in 2023 was 9:11

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4. Are there any existing deficiencies (personnel, equipment) in the fire protection service currently provided to the Project site?

a. None

5. Please summarize any plans for fire improvement plans or expanded capacity (personnel, equipment), if any, that would serve the Project site.

a. None at this time

a. What are the funding sources for the planned improvements?

- N/A

6. According to the comment letter received from OCFA during the Notice of Preparation (NOP) period for a Draft Environmental Impact Report for the Project site, OCFA Fire Station 48 houses Paramedic Engine 48 which responds to an average of 2,495 calls per year. Given the existing level of resources (stations, equipment, personnel), does OCFA anticipate that it will have adequate resources to meet the additional demands that would be generated as a result of development that would be accommodated by the 4665 Lampson Avenue Project?

a. Any project which increases population can potentially increase workload. All projects are cumulative and OCFA uses a fair share approach to mitigate fire service response impacts and facility/equipment needs.

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- a. If not, please summarize any additional resources that would be needed.
7. Will the OCFA be able to serve any known cumulative developments in addition to the proposed Project?
- a. Any project which increases population can potentially increase workload. All projects are cumulative and OCFA uses a fair share approach to mitigate fire service response impacts and facility/equipment needs.
 - b. Please summarize any additional resources (stations, equipment, personnel) needed.
8. What are the primary sources of funding for OCFA operations and improvements?
- a. Property taxes
 - b. Charges for Service
9. In addition to the comment letter received during the NOP period, please provide any additional comments and/or information you wish to make regarding fire service in the Project site related to the Project.
- a. As a condition of approval, the site developer shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority. This Agreement shall specify the developer's pro-rata fair share funding of capital improvements necessary to establish adequate fire protection facilities and equipment, and/or personnel.
 - b. The project is subject to review by the City and the OCFA for various construction document plan checks for the applicable fire life safety codes and regulations. The project will be subject to the current editions of the California Building Code (CBC), California Fire Code (CFC), and related codes.

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- c. New water supply shall be public fire hydrants, hydrant spacing shall meet the minimums identified in the codes.
- d. Fire department access shall be provided all around the buildings.
- e. It is unlawful to occupy any portions of these buildings until City building department and OCFA have conducted final inspection and sign off.
- f. Buildings over 75 feet high will require the Building/Fire Code provisions for “High Rise” construction.
- g. Amenity/Sky decks will be considered Assembly occupancies.

Responses Prepared By:

Tamera Rivers	Management Analyst
Name	Title
Orange County Fire Authority	3/18/24
Agency	Date

4665 Lampson Avenue

Police Services Questionnaire – City of Los Alamitos Police Department

1. Please provide the information requested below regarding the staffing for each of the stations serving the 4665 Lampson Avenue Project site, as well as any other station(s) not noted but pertinent

LOCATION	DAILY STAFFING	TOTAL STAFFING
Los Alamitos Police Department – 3201 Katella Avenue, Los Alamitos, CA 90720	Daily Staffing (Patrol) 1 – Sergeant 1 – Corporal 2 – Police Officers 1 – School Resource Officer 1 – Motor Officer	25 funded sworn police officer positions.
	Detectives (Monday-Thursday) 1 – Sergeant 2 – Detectives	21 professional staff positions (full-time, part-time, and volunteer).
Other Station (relevant)		

2. What is Los Alamitos Police Department’s (LPD) response time goal (in minutes) for responding to emergency and nonemergency calls in the service area?

Priority 1 – Less than five minutes.

Priority 2 – Less than ten minutes.

Priority 3+ - Less than 15 minutes.

3. What is LPD’s current average response time (in minutes) for emergency and nonemergency calls?

Priority 1 – 3:50

Priority 2 – 5:13

Priority 3+ – 9:32

4. Are there any existing deficiencies (personnel, equipment) in the police protection service currently provided to the Project site?

None.

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Police Services Questionnaire – City of Los Alamitos Police Department

5. Please summarize any plans for police improvement plans or expanded capacity (personnel, equipment), if any, that would serve the Project site.

None.

- a. What are the funding sources for the planned improvements?

6. Given the existing level of resources (stations, equipment, personnel), does LPD anticipate that it will have adequate resources to meet the additional demands that would be generated as a result of development that would be accommodated by the 4665 Lampson Avenue project?

Yes.

- a. If not, please summarize any additional resources that would be needed.

7. Will the LPD be able to serve any known cumulative developments in addition to the proposed Project?

Yes.

- b. Please summarize any additional resources (stations, equipment, personnel) needed.

8. What are the primary sources of funding for LPD operations and improvements?

City of Los Alamitos General Fund.

9. Please provide any additional comments and/or information you wish to make regarding police service in the Project site related to the Project.

None.

4665 Lampson Avenue

Police Services Questionnaire – City of Los Alamitos Police Department

Responses Prepared By:

Michael Claborn

Chief of Police

Name

Title

Los Alamitos Police Department

4 / 9 / 2024

Agency

Date

4665 Lampson Avenue

Police Services Questionnaire – City of Seal Beach Police Department

1. Please provide the information requested below regarding the staffing for each of the stations serving the 4665 Lampson Avenue Project site, as well as any other station(s) not noted but pertinent

LOCATION	DAILY STAFFING	TOTAL STAFFING
Seal Beach Police Department Station 911 Seal Beach Boulevard Seal Beach, CA 90740		40 sworn staff members and includes: Patrol Officers, Detectives, Traffic
		21 non-sworn staff members which includes: SCSO's, Police Aides, Records Clerks
Other Station (relevant)		

2. What is Seal Beach Police Department's (SBPD) response time goal (in minutes) for responding to emergency and nonemergency calls in the service area?

3:30 for Emergency Calls

Under 6 minutes for non emergency calls

3. What is SBPD's current average response time (in minutes) for emergency and nonemergency calls?

Emergency calls: 3:22 (2023 Average)

Non Emergency: 5:21 (2023 Average)

4. Are there any existing deficiencies (personnel, equipment) in the police protection service currently provided to the Project site?

This site is within Los Alamitos, therefore service is provided by the Los Alamitos Police Department.

However, Seal Beach PD provides service to Lampson, and SBPD has concerns traffic flow and safety, which should be carefully reviewed in the EIR and mitigation measures proposed.

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Police Services Questionnaire – City of Seal Beach Police Department

5. Please summarize any plans for police improvement plans or expanded capacity (personnel, equipment), if any, that would serve the Project site.

SBPD will not be expanding service capacity, the project is in Los Alamitos.

- a. What are the funding sources for the planned improvements?

N/A

6. Given the existing level of resources (stations, equipment, personnel), does SBPD anticipate that it will have adequate resources to meet the additional demands that would be generated as a result of development that would be accommodated by the 4665 Lampson Avenue project?

SBPD has concerns regarding increased traffic, and potentially parking impacts to College Park East from project residents or users of Arbor Park who currently use the office building site for parking. Existing resource levels may not be adequate to manage increased traffic safety concerns on Lampson. The EIR should carefully consider these issues and mitigation measures for traffic enforcement, road maintenance, signalization, and parking regulations.

- a. If not, please summarize any additional resources that would be needed.

Unknown at this time without analysis. Resources may include funds to support the maintenance and upkeep of the roadway; funding for neighborhood parking permit program for the College Park East Housing track; increased parking staff (SCSO, Police Aides) to manage overflow parking, etc.

7. Will the SBPD be able to serve any known cumulative developments in addition to the proposed Project?

At this time the main issue for Seal Beach PD is the increased traffic on the Lampson Ave. A traffic mitigation plan and increased traffic safety will be priority for the area, to include a traffic study and possible increased traffic controls on Lampson Ave.

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Police Services Questionnaire – City of Seal Beach Police Department

b. Please summarize any additional resources (stations, equipment, personnel) needed.
Increased officers for traffic control and enforcement on the roadway. Increased parking staff to deal with parking overflow into Seal Beach neighborhood.

8. What are the primary sources of funding for SBPD operations and improvements?

Mitigation measures should consider no additional funding is available from Seal Beach.

9. Please provide any additional comments and/or information you wish to make regarding police service in the Project site related to the Project.

This project resides in the City of Los Alamitos, however the only access point is on Lampson Ave which is monitored and maintained by the Seal Beach Police Department and SB public works. The increase of vehicle traffic on the roadway is a concern.

The other issue of concern is parking for residents, guests, park users. As the only option for overflow / additional parking is the tract to the south, College Park East (in Seal Beach).

Responses Prepared By:

Name Michael Ezroj

Title Police Captain

Agency Seal Beach Police Department

Date 11/16/2023



LOS ALAMITOS UNIFIED SCHOOL DISTRICT

IGNITING UNLIMITED POSSIBILITIES

ACADEMICS • ATHLETICS • ACTIVITIES • ARTS

10293 Bloomfield Street • Los Alamitos, CA 90720-2200
(562) 799-4700 • FAX (562) 799-4730

Andrew Pulver, Ed.D.
Superintendent

November 8, 2022

Tom Oliver, Associate Planner
City of Los Alamitos Planning Division
3191 Katella Avenue
Los Alamitos, CA 90720

Dear Mr. Oliver,

Los Alamitos Unified School District sincerely appreciates the collaboration between the community and the City Council in terms of coordination on new projects that result in growth for our community. The District welcomes and supports projects that attract new residents and students to our award-winning quality schools. I am writing today to express our support for the Lampson Park Place housing development and to assure our schools will be able to accommodate any new enrollment that comes from this development.

As a school community, over 80% of our families have reported the main reason they have moved into this community is because of our schools and the quality programs offered to our youth. We are honored to serve this community and consider it a privilege to provide a world-class quality education program to students and families. Over the past few years, school districts across the state have experienced a decline in enrollment due to various factors. The Los Alamitos Unified School District has not been immune from similar changes in enrollment. Over the past five years, our District enrollment has declined nearly 7%, a decline of over 600 students. Each of our campuses have available classrooms to accommodate enrollment growth as new housing developments are considered and planned within the community.

The District goes to great lengths to thoughtfully plan for enrollment shifts within our schools. Last year, we hired a demographer to help guide our short and long-term planning based on enrollment patterns at each school site and throughout the District. The demographer presented enrollment projections over the next five and ten years to our Board of Education at our June 14, 2022, Board meeting. Based on the demographer's enrollment projection study, the District is further projected to decline in enrollment over the next five years. We welcome opportunities to serve more families living in this community and the desire to have their children attend our award-winning quality schools.

In summation, the Los Alamitos Unified School District supports the approval of the Lampson Park Place Project. We appreciate this opportunity to provide input into the process, and we remain available to respond to any questions you may have regarding this project and its impact on the school district.

Sincerely,



Andrew Pulver, Ed.D
Superintendent, Los Alamitos Unified School District

cc. Los Alamitos City Council
Shelley Hasselbrink (Mayor), Tanya Doby (Mayor Pro Tem)
Trisha Murphy, Mark Chirco, Jordan Nefulda (Council Members)
Chet Simmons (City Manager)

Seal Beach City Council
Joe Kalmick (Mayor), Mike Varipapa (Mayor Pro Tem)
Thomas Moore, Schelly Sustarsic, Sandra Massa-Lavitt (Council Members)
Jill Ingram (City Manager)

EIR RESPONSE-LAMPSON

School Services Questionnaire—Los Alamitos Unified School District

4665 Lampson Avenue

1.

School Level	2022/2023 Facility Capacity	2022/2023 Enrollment	Capacity Excess or (Shortage)
K-5 (Rossmoor)	582	576	6
6-8 (McAuliffe)	1,146	1,004	142
9-12 (LAHS)	3,186	3,005	181

2. The District currently is near capacity at all schools which fall within the attendance boundary of the proposed 4665 Lampson project. We have utilized classrooms at each school to add Wellspaces, intervention rooms, reading labs, learning spaces to support students on an individual education plans, before and after school day care and expanded learning programs. Additionally, the recent new requirement for districts to provide Universal Transitional Kindergarten to all eligible four-year-old students, it is anticipated that the elementary school enrollment will increase at each site. In addition to additional capacity being required to serve students from the Lampson Project, ancillary facilities may be required. While there is currently available capacity at the 6-8 and 9-12 grade levels, the cumulative effect of additional projects may increase enrollment beyond capacity. However, the capacity could be mitigated by applying developer fees to accommodate new growth. Additional projects will be discussed in response to question 5.

Facility needs exist regardless of the availability of capacity to serve student enrollments, inclusive of student enrollment generated from new development. New students generated from future development will affect existing school facilities. Capital improvements, including upgrades or the replacement of existing facilities with new facilities for their continued long-term use, may be necessary to adequately serve future enrollment growth at all school levels.

3. Developer Fees Confirmed

4. The buildout of 4665 Lampson may require additional classrooms and ancillary facilities at the K-5 grade levels. Currently, the middle school and high school have capacity to serve 6-12 students; however, the cumulative effect of future projects may require

additional capacity at the 6-12 grade levels as well. Regardless, new students generated from future developments will impact existing school facilities. Capital improvements, including upgrades or the replacement of existing facilities with new facilities for their continued long-term use, are necessary to adequately serve future enrollment growth at all school levels.

5. With proper planning and appropriate resources, the District will be able to serve all students generated from future cumulative development. According to the Los Alamitos Planning Department's Regional Housing Needs Allocation (RHNA), in addition to the 246 units planned for the Lampson project, an additional 523 residential units may be constructed in the next five years. Of the 769 units, 313 are projected to be low-income units. We anticipate more students coming from low-income units as low-income units typically generate more students for districts to serve.

In addition to facilities, the District must consider the addition of teachers and support staff to educate the additional students generated from new development.

6. In addition to facilities and personnel, additional impacts from the new housing on District's schools must be analyzed, including safe routes to school to support pedestrian, bicycle, and auto access to schools (which includes safety impacts as the result of increased traffic queues during drop-off and pickup at the schools).

The constituents of the Los Alamitos community expect, deserve, and receive a high standard of academic excellence along with a high standard of school facility accommodations to serve students. Great schools and high standards are the expectation of those purchasing a home in Los Alamitos.

Response Prepared By:

Elvia Galicia Assistant Superintendent of Business Services

Name	Title
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Los Alamitos Unified School District	March 19, 2024
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Agency	Date
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4665 Lampson Avenue

Library Services Questionnaire – Orange County Public Libraries

1. Please provide the information requested below regarding the staffing, volume, square footage for the library serving the 4665 Lampson Avenue Project site.

LOCATION	STAFF, FULL-TIME EQUIVALENT	VOLUME	SQUARE FOOTAGE
Los Alamitos- Rossmoor Library 12700 Montecito Seal Beach, CA 90740	7 FTE Positions	65,000	9,856

Source: City of Los Alamitos General Plan Update Draft EIR

2. Are there any existing deficiencies (staff, library space, volumes) in the library service currently provided to the Project site?

As of April 2023 the site has been closed for renovations. Prior to the closure the site was less than adequate for the number of attendees at library programs. As a result the renovation includes a reconfiguring of space and the addition of a new approximately 788 sq ft community room -for an increased footprint totaling approximately 10,644.

3. Please summarize any plans for the library service improvements plans or expand capacity (personnel, equipment), if any, that would serve the project area.

With the addition of 55 single family, 114 town homes and 77 multi family apartment homes or 246 new residencies, with an average of 4 people per site the community adds an additional +-1000 people or potential library users which we anticipate may impact service delivery but is difficult to predict.

- a. What are the funding sources for the planned improvements?

Funding sources could include, developer fees, grants, or property tax income.

4. Would buildout of the 4665 Lampson Avenue require construction of new or expanded libraries?

Not at this time due to the current renovation. In hindsight yes, there may have been consideration to the size of the expansion if this information was known when plans were being developed.

- a. If so, please provide any estimate of the additional square footage needed.

4665 Lampson Avenue

Library Services Questionnaire – Orange County Public Libraries

5. Will the OCPL be able to serve any known cumulative developments in addition to the proposed Project?

As libraries are open and used by all ages of the public, additional developments will have an impact on the library usage, but as a 32 branch free public library system we strive to accommodate the needs of each and all communities.

- b. Please summarize any additional resources (facilities, collections, staff) needed.

Increased collection size may be expected and possibly additional programming staff.

6. What are the primary sources of funding for OCPL operations and improvements?

OC Public Libraries are primarily funded through a dedicated property tax from the County of Orange.

7. Please provide any additional comments and/or information you wish to make regarding library service in the Project Site related to the Project.

Responses Prepared By:

Julie Oakley

Admin Manager

Name

Title

OC Public Libraries

12/5/2023

Agency

Date